

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS.

**TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS**

Town Hall – 703 Washington Street  
Holliston, MA 01746  
(508)429-0635

2015 SEP 21 PM 12:53

*Christy L. Samuels*



2015 00175458

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**SPECIAL PERMIT CERTIFICATE OF ACTION  
120 GOULDING STREET**

**Date of Decision:** September 16, 2015  
**Applicant:** Diana and William Harrington  
**Applicant's Address:** 120 Goulding Street  
**Owner:** Same  
**Subject Property:** Same  
**Assessor's Identification:** Map 6 Block 2 Lot 17.A  
**Zoning District:** Residential (R-1)  
24626-147

**ADMINISTRATIVE RECORD**

Hearing notice under the requirements of MGL, c. 40A and the Holliston Zoning By-Laws included the following:

1. Publication of the hearing notice in the Metrowest Daily News on September 1, 2015 and September 8, 2015,
2. Posting of the hearing notice in the Town Clerk's Office on August 25, 2015,
3. Notification to parties in interest (including the petitioner) by mail on August 25, 2015.

The petitioner filed an application with the Town Clerk on August 21, 2015. The public hearing was opened and closed on September 16, 2015. The Board deliberated on the matter on September 16, 2015.

**Project Description**

The Petitioner is seeking a Special Permit under Section I-C(3)(b), Pre-Existing, Non-Conforming Uses, Structures and Lots for restoration of an existing, detached accessory dwelling on the lot. The locus is 120 Goulding Street in the R-1 zoning district. The Inspector of Buildings has determined that the structure and use are non-conforming.

### Findings of Fact

The Board reviewed the application materials and testimony provided by the Petitioner. In accordance with the provisions of Section I-C and VI-E(5), the Board finds the following: 1. The proposed renovation and active use of the existing accessory structure does increase the non-conforming nature of the structure, 2. There is no material change in the exterior appearance of the existing single family dwelling except according to the terms of this Special Permit and 3. The use will not be substantially more detrimental to the neighborhood than the existing non-conforming structure and use.

### Zoning Board Vote

The Board's vote to approve the Petitioner's Special Permit application for relief under Section I-C (3)(b) for property described and located at 120 Goulding Street was as follows on a motion by Mr. Bush, seconded by Mr. Liberis:

Chairman Dellicker	Aye
Mr. Liberis	Aye
Mr. Bush	Aye

### Conditions of Approval

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s. 11 and shall lapse in 2 years if a substantial use thereof has not sooner commenced except for good cause or if construction has not begun by such date except for good cause. The copy of the decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision was filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.
2. Renovation of the structure shall result in no further encroachment into the side lot line and it shall remain substantially the same in general appearance.
3. Occupancy shall be limited to family and non paying guests, as represented.

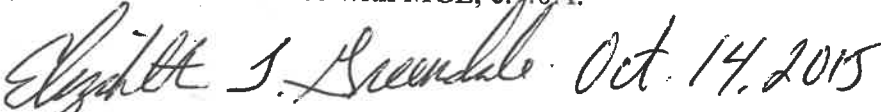
### HOLLISTON ZONING BOARD OF APPEALS



Henry A. Dellicker, Jr.  
Chairman

### TOWN CLERK'S CERTIFICATION OF NO APPEAL

I hereby certify that 20 days has passed since this decision has been filed and no appeals have been taken in accordance with MGL, c. 40A.



Elizabeth Greendale, Town Clerk

OCT 15 2015

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. \_\_\_\_\_

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK 66228

PAGE 461

*Melanie C. Cristoforetti*

REGISTER