

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: _____

Applicant's Name: D. MASTERS ENTERPRISES INC., DBA MASTERS TOUCH

Applicant's Address: 24 WATER ST, HOLLISTON, MA

Applicant's Phone Number: 508-294-0634

Owner's Name: Christopher Best

Owner's Address: 39 Locust St. Holliston MA, 01746

The Owner hereby appoints JACOB GADBOIS, MASTERS TOUCH to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived under deed from _____, dated _____

And recorded in _____ Registry of Deeds, Book _____, Page _____

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 49 on Map 12, Block 1

And has an address of or is located at 137 WASHINGTON ST (39 LOCUST ST)

in the AG/R2 AND INDUSTRIAL zoning district.

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit:

Please see attached document

Section of Zoning Bylaw that permits this use by grant of Special Permit:

Use table sections D. 5., D.10., D.11., G.1., G.5., allow for these uses in Industrial

Previous Zoning Information (To be completed by Inspector of Buildings):

SUBJECT PROPERTY IS LOCATED IN BOTH RES + IND DISTRICTS WITH THE PRINCIPAL STRUCTURE AND USE IN THE RES DISTRICT. A MACHINE HAS OPERATED AT THIS SITE SINCE 1957. IN 1977 A SPECIAL PERMIT WAS GRANTED TO ALLOW THE NOW NON-CONFORMING USE TO EXPAND. THE APPLICANT IS SEEKING A SPECIAL PERMIT TO ALTER AN EXISTING NON-CONFORMING USE (MACHINE SHOP) TO BECOME A CONTRACTOR'S OFFICE, SHOWROOM + WAREHOUSE. I-C.Z.1 CC 2/24/20

The Applicant presents the following evidence that supports the grant of the special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

THERE ARE NO SIGNIFICANT ADVERSE EFFECTS TO THE NEIGHBORHOOD OR TOWN

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

Will the proposed use include the storage or process of any hazardous substances?

Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Owner's Signature: _____

Christopher Best
Christopher Best (Feb 13, 2020)

MASTERS TOUCH



DESIGN • BUILD

D. Masters Enterprises Inc
24 Water St
Holliston, MA
01746

NATURE AND SUBJECT MATTER OF SPECIAL PERMIT:

Masters Touch is filing with intent to purchase the property at 137 Washington street, which is currently a machine shop with office space, zoned partly in both Industrial and AGR-B. We are filing for special permit to use the property for mixed office and warehouse, light retail sales, tool storage, and functional residential demo kitchen for sales/prof staff use.

Building will be modified for these uses in accordance with all building codes. These modifications will include interior partitions, building facade, functional bathroom and shower spaces, and functional residential style kitchen for display purposes and light office staff use.

Masters Touch is a residential Design/Build firm employing Professional staff, Trade workers, and laborers. The space will be used for professional offices, showroom of residential building finishes (which includes fully functional residential kitchen and bathrooms), warehouse space for building materials and various tools, and light retail sales of building finishes such as cabinets, tile, carpet, flooring.

Retail traffic is expected to be very low, as sales are concentrated on clients who are engaged in full residential Design/Build remodeling projects. Heavy trailer traffic is also expected to be very low. Noise level will be very limited, as power tools will not be used on site on a regular basis during course of normal business.

Old Locust St

Old Locust St

Old Locust St

Washington St

Auer Zaiac & Associates LLP

Tree Specialists

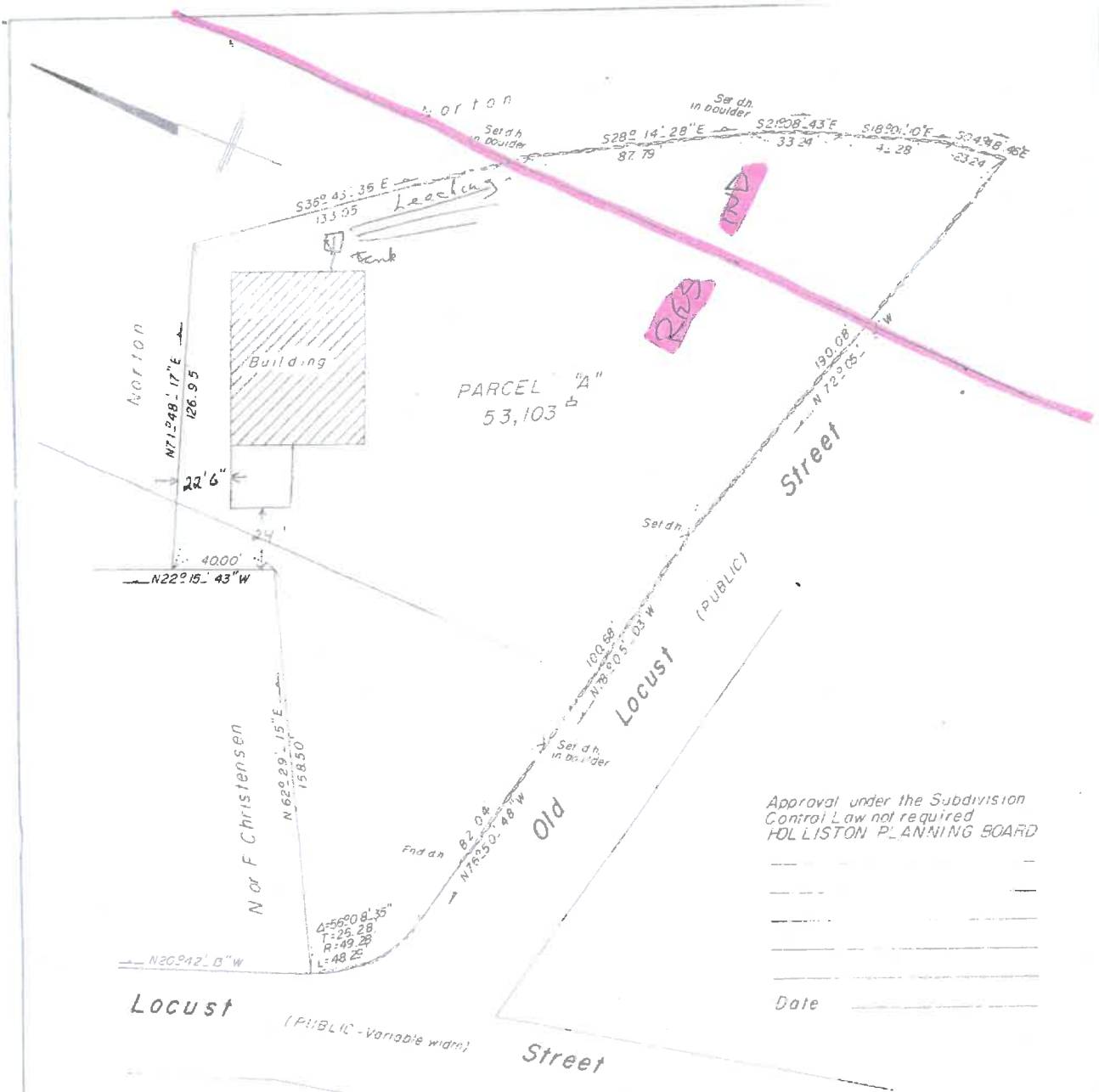
(16)

Washington St
Locust St

Locust St

Locust St

New England
Pack & Ship



Approval under the Subdivision
Control Law not required
HOLLISTON PLANNING BOARD

Date _____

Deed Ref
Bk R470 pg 258
So M:gn Reg of Deeds

Plan of Land in Holliston, Mass.

Owned by:

Pegasus Co.

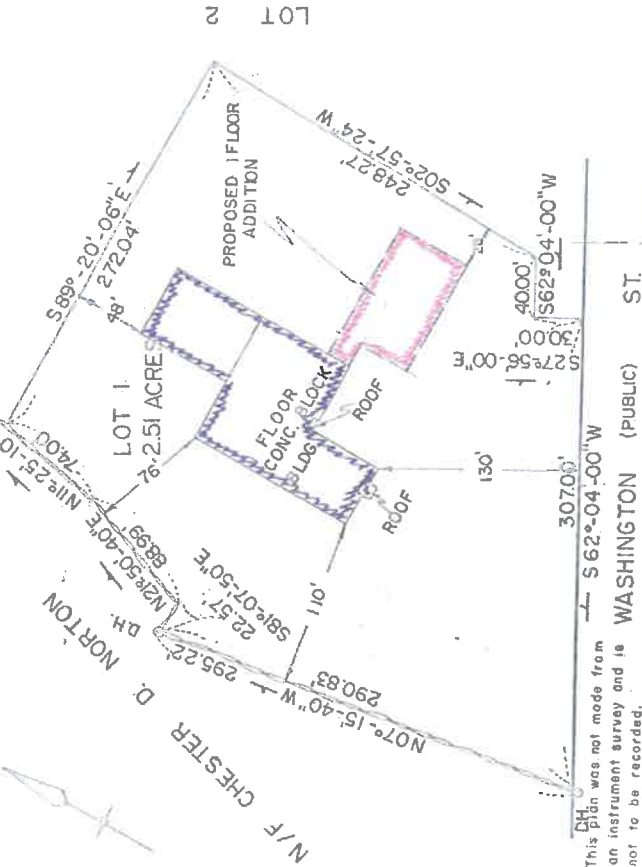
Scale: 1" = 40'

July 26, 1962

Survey by: Mac Carthy Engineering Service Inc.
Natick, Mass.

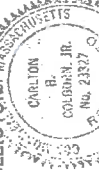
PLOT PLAN OF LAND IN

HOLLISTON, MASS.
Owned by: W. F. WOOD ENGINEERING CORP.
Date: FEB 15 1972
Scale: 1"=80'
ADDITIONS FEB. 27, 1973
OCT. 15, 1973



NOTE: This plan was not made from an instrument survey and is not to be recorded.

I HEREBY CERTIFY THAT THE BUILDINGS ON THIS PROPERTY ARE LOCATED AS SHOWN ON THE ABOVE PLAN AND COMPLY WITH THE ZONING LAWS OF THE TOWN OF HOLLISTON, MASSACHUSETTS.



Carlton B. Colburn, Jr.

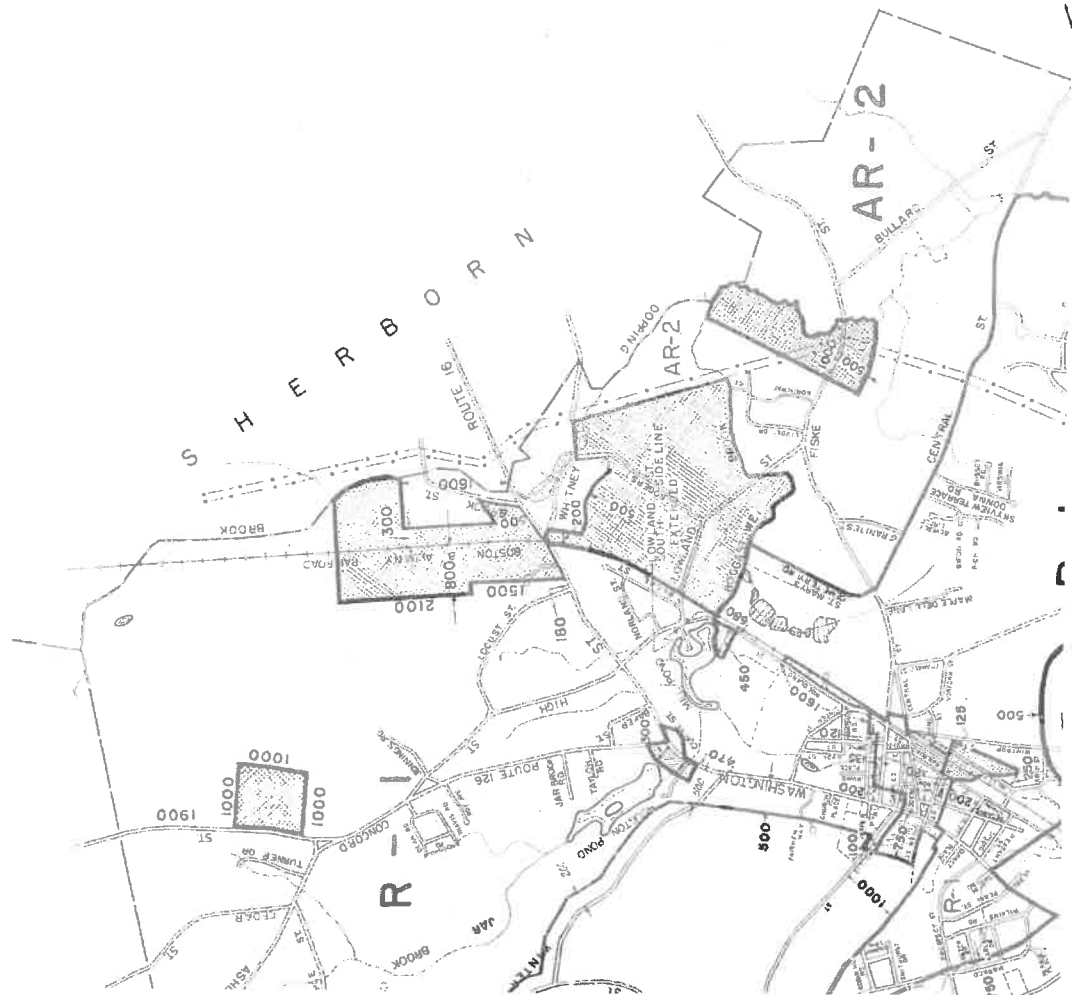
PREPARED BY
COLBURN ENGINEERING
454 Main Street, Hudson, Mass.
Registered Land Surveyors & PROFESSIONAL ENGINEERS

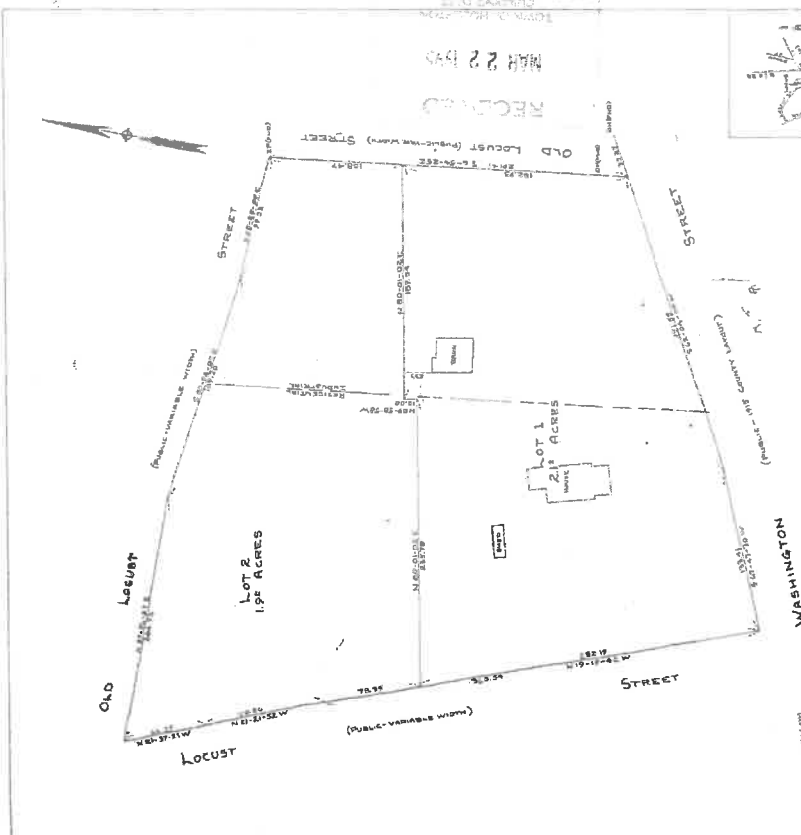
PLAN REFERENCE
Title: COMPILED PLAN OF LAND IN HOLLISTON, MASS.
By: COLBURN ENGINEERING
Date: DECEMBER 27, 1971
Recorded: COUNTY REGISTRY

Job No.

WASHINGTON (PUBLIC) ST.

3070.0' S 62°-04'-00\"/>





PL 15 100

Approved Under Subdivision
 Control, New York
 Department of Taxation and Finance
 Division of Real Estate
 Date: 1/11/1911

NOTES:
 1) These Notes are given subject to the provisions of the Subdivision Control Law, Chapter 480 of the Laws of 1914, as amended, and the Regulations thereunder.
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1/11/1911



Additional Particulars 6-100

PAID BY LAND
 HONOLULU, HI
 SCALE 1" = 100'
 Surveyed by
 T. D. McNamee & Associates
 211 Broadway, New York, N.Y.

RECORDED 10/11/1911
 87-1037