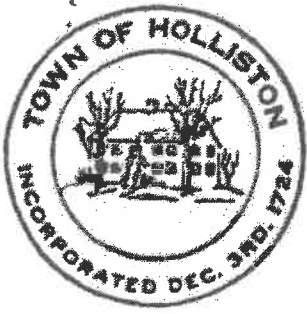




TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2023 AUG 29 PM 12:25

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 8/28/23

Subject Address: 15 Winthrop Street

Applicant's Name: Ed Daniels

Applicant's Phone Number: 508-341-7880

Applicant's Email: Ed@vestama.com

Owner's Name: Ed Daniels / Lara Realty LLC

Owner's Address: 15 Winthrop Street, Holliston, MA 01746

The Owner hereby appoints Lara Realty LLC to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

Applicant's Signature: Ed Daniels

Owner's Signature: Ed Daniels

Registry of Deeds Recording Information: Book 74503 Page 124 L.C. Y/N?

Assessors Map 8F Block 7 Lot 12

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

Zoning District: VC

8/29/23 *[Signature]*

Applicant is seeking to increase the non conforming structure by 5" in both side yard setbacks. This property falls in the Village Commercial Zone. Under section (table) 10-B ** Exceptions this application would fall on to section V-K (5) giving ZBA special permit Authority.

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

~~Section I-C (3.1) for "reconstruction, extension or structural change"~~

Nature and subject matter of Special Permit:

1U-B U-K (5)

The project is creating a new non conformity by increasing the footprint of the building by 5" to install a foundation under the existing structure. The additional expansion will be nearly invisible above ground as the foundation will be chamfered to conceal below grade.

→ Per section IV-B, in the Village Center zoning district, the ZBA can reduce the front yard setbacks to zero and coverage to 80%.

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:

The intent of the project is to maintain the existing structure and extend its safe useful lifespan by providing a foundation under the existing structure. The existing structure does not appear to have a compliant foundation structure. The foundation is chamfered to remain nearly invisible above grade.

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

The foundation is chamfered and will remain nearly invisible therefore not affecting the general public's experience of the building in any substantive way. If executed correctly the general public will not even realize that a new foundation was ever installed.

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

Yes _____ (Please attach additional information.) No NO