

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: September 13, 2023

Subject Address: 167 Central Street

Applicant's Name: Shannon Arnold

Applicant's Phone Number: 774-217-8601

Applicant's Email: elijah777\_03@yahoo.com

Owner's Name: Cuddy Realty Trust, Shannon Arnold Trustee

Owner's Address: 167 Central Street Holliston

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

Applicant's Signature: Shannon Arnold  
Digitally signed by Shannon Arnold  
DN: cn=Shannon Arnold, o, ou,  
email=elijah777\_03@yahoo.com, c=US  
Date: 2023.09.13 10:31:15 -0400

Owner's Signature: Shannon Arnold  
Digitally signed by Shannon Arnold  
DN: cn=Shannon Arnold, o, ou,  
email=elijah777\_03@yahoo.com, c=US  
Date: 2023.09.13 10:31:36 -0400

Registry of Deeds Recording Information: Book 75047 Page 19 L.C. Y/N?

Assessors Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

Zoning District: R-1

The applicant is seeking to increase a preexisting non-conforming structure. The increase is more than 50% of the original gross floor area and would require a S.P. under section I-C 3.3. The structure is in the residential zoning district and has a side yard setback encroachment (10.7') and the lot is only 14,436 s.f. The existing detached garage is proposed to be razed as well.

*Wk* 9/18/23

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

Section I.C.3.3

**Nature and subject matter of Special Permit:**

Special Permit for changes to existing non-conforming (side setback) dwelling

**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:**

See attached

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

See attached

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

Yes \_\_\_\_\_ (Please attach additional information.) No no

**MEMORANDUM IN SUPPORT OF  
PETITION FOR VARIANCE and SPECIAL PERMIT**

The property at 167 Central Street (the “Premises”) was created and developed in the 1950’s prior to the amendment of the Zoning By-Law establishing the current Dimensional Requirements for lots within the Residential District (“R-1 District”) in which the property is located. The Premises, when created and now, consists of fourteen thousand four hundred thirty-six (14,436) square feet with 89.84 feet of frontage. The Premises is, therefore, non-conforming, as lots within the R-1 District are required to have thirty thousand (30,000) square feet and one hundred twenty (120) feet of frontage.

Based upon Assessors’ records, the dwelling on the Premises was constructed in 1950, before the establishment of the current Setback Requirements. The dwelling is located approximately 30.6 feet from Central Street, which setback complies with the Front Setback Requirements of the By-Law. The dwelling, however, is only setback ten (10) feet seven (7) inches from the easterly property line. The location of the dwelling is, therefore, non-conforming, as a side setback of twenty (20) feet is required.

The existing dwelling consists of approximately one thousand two hundred twenty-eight (1,228) square feet of finished area. A single car detached garage is also located on the Property. The existing dwelling is a two (2) story structure. The detached garage is to be removed.

The proposal is to reconstruct, renovate and expand the dwelling. Approximately four hundred sixty (460) square feet (first and second floors) of the existing dwelling will be demolished and reconstructed. The reconstruction will be in the same location as the existing dwelling. The

remainder of the existing dwelling will be renovated. A new two (2) story addition will be added to the rear of the dwelling. The addition will extend the current building line, which slants slightly away from the Property so that at the rear of the dwelling the setback will be eleven (11) feet (existing front corner setback is ten (10) feet seven (7) inches). As noted, the dwelling is presently non-conforming as to the side setback. As the addition will follow the existing building line, a Special Permit is required for the setback of the addition, as the area of the addition exceeds fifty percent (50%) of the area of the existing dwelling.

The dwelling itself has not been upgraded for years, is outdated and a new access to the basement is needed. The septic system also needs to be repaired. Accordingly, the costs to install a new septic system and to renovate the dwelling exceed the fair market value of the property and, as such, the proposal is to reconstruct the property and add a two (2) story addition; thereby providing value to the property as a return for the significant cost investment to make the property useable under today's market standards. As noted, the dwelling is already non-conforming as to the side setback, and changes will not increase the non-conformity. In fact, the proposed plans will result in an improvement of the property. Additionally, the single-family use of the property is consistent and authorized under the Zoning By-Law and the changes will, therefore, not have a detrimental impact nor derogate from the purpose or intent of the By-Law.

As to the Special Permit required for the alteration of the premises (expansion layout is fifty percent (50%) of the existing structure), the granting of the request for the proposed improvements is in harmony with the purpose and intent of the By-Law, which is to allow single-family dwellings on lots within the R-1 Zone. The granting of the requested relief will authorize the use of the property in a manner that is not substantially detrimental to the public good.

The Petitioner, therefore, requests that the Zoning Board of Appeals grant a Special Permit thereby authorizing the use of the Property as depicted on the Plans.

PETITIONER

SHANNON ARNOLD

By her Attorney

A handwritten signature in dark ink, appearing to read "P. Barbieri", is written over a horizontal line.

Peter R. Barbieri, Esquire

Fletcher Tilton PC

161 Worcester Road, Suite 501

Framingham, MA 01701

Direct Phone: 508-532-3517

Email: [pbarbieri@fletchertilton.com](mailto:pbarbieri@fletchertilton.com)

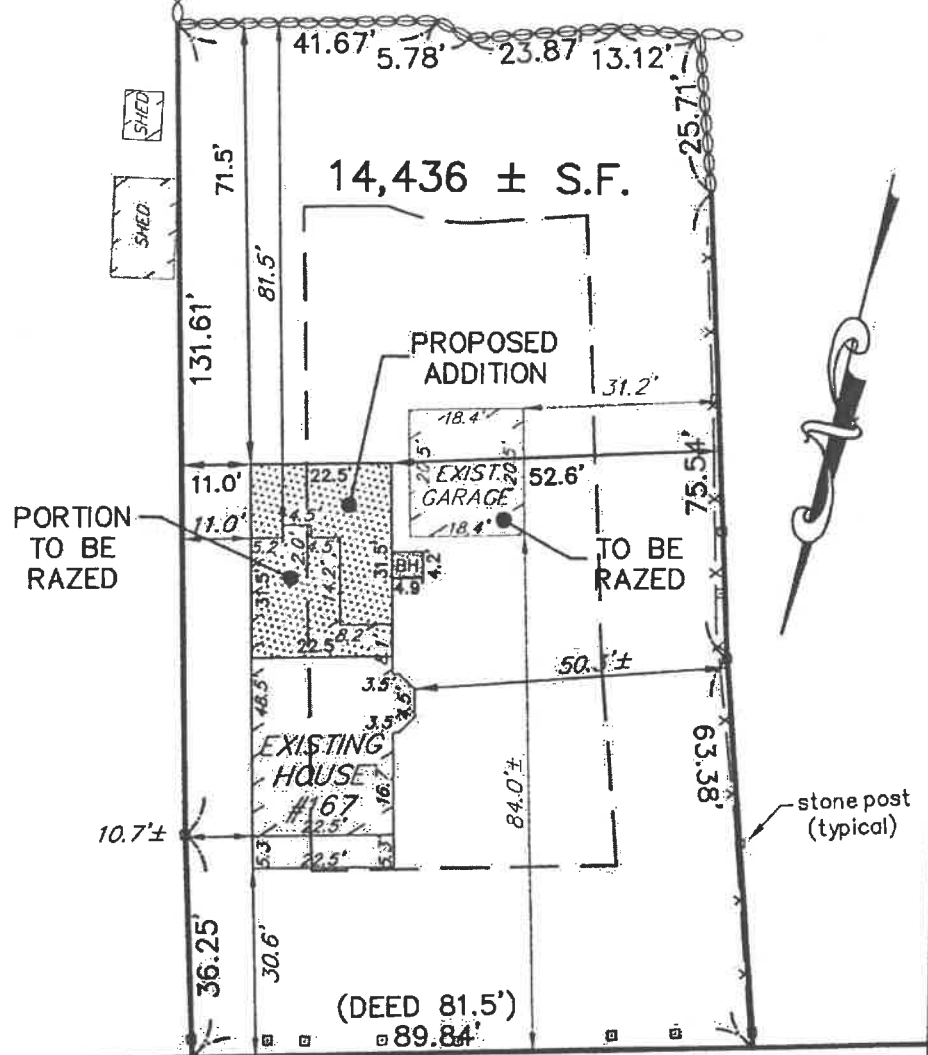
	EXISTING	PROPOSED
FRONT SET BACKS	30.6'	30.6'
SIDE SETBACKS	11.0'	11.0'
REAR SETBACKS	81.5'	71.5'

## PLAN VIEW

SCALE: 1"=30'

### NOTE:

- PORTION OF EXISTING HOUSE TO BE RAZED.
- EXISTING GARAGE TO BE RAZED.



### ZONING CLASSIFICATION:

RESIDENTIAL DIST.  
MIN. LOT SIZE = 30,000 S.F.  
MIN. FRONTAGE = 120'  
MIN. LOT DEPTH = 150'

### MIN. SETBACK REQUIREMENTS:

FRONT SET BACKS = 30'  
SIDE SETBACKS = 20'  
REAR SETBACKS = 30'

MAX. LOT COVERAGE = 30%

I certify that the building on this property is located as shown.



**GLM** Engineering Consultants, Inc.

19 EXCHANGE STREET  
HOLLISTON, MA 01746

P:508-429-1100

www.GLMengineering.com

**PROPOSED  
ADDITION PLAN  
167 CENTRAL STREET  
HOLLISTON, MA**

7/26/2023  
rev: 8/17/23, 9/5/23

JOB # 17436



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Signature: [Signature]  
 Title: [Title]

Client

## The Arnold Family

167 Central Street  
Holliston MA 01745

Conclusion:

Project

The Arnold Residence

157 Capital Street  
Boston, MA 01706

12-500

23

[illegible]

### Discussion

**Subject:**

## Basement Plan

1045  
110250  
Q Allow for  
Savings

A101

80% PROGRESS SET



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Chlorine

**The Arnold Family**  
167 Central Street  
Holliston, MA 01746

### Conclusions

1350000

### The Arnold Residence

167 Canal Street  
Holliston, MA 01746

22-1734

6085

1. *What is the purpose of the study?*  
 2. *What are the research objectives?*  
 3. *What is the research design?*  
 4. *What are the variables?*  
 5. *What are the data sources?*  
 6. *What are the data collection methods?*  
 7. *What are the data analysis methods?*  
 8. *What are the results?*  
 9. *What are the conclusions?*  
 10. *What are the limitations?*  
 11. *What are the implications?*  
 12. *What are the future research directions?*

### Summary

Dr. Andrew

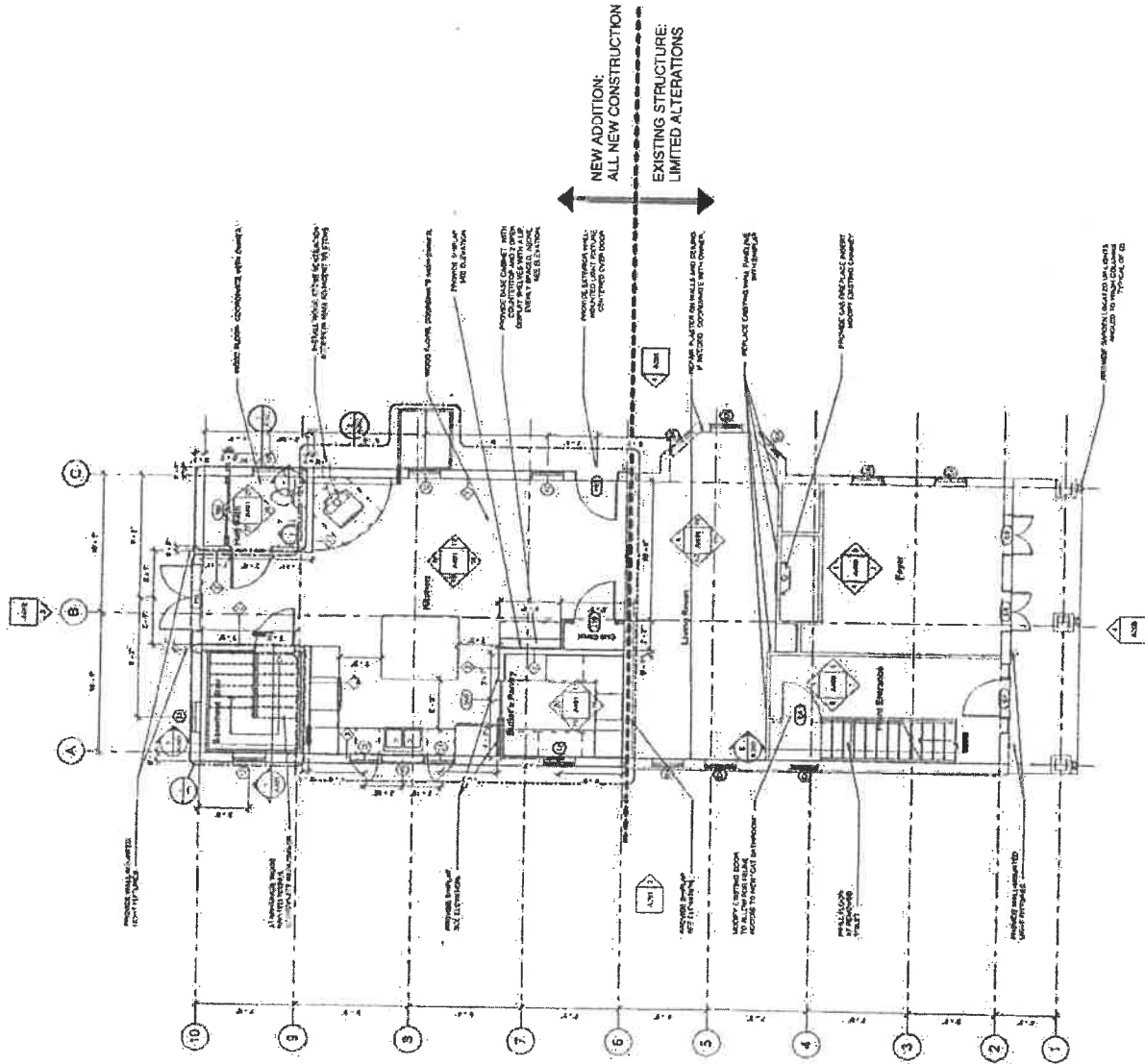
### First Floor Plan

DATE 12/10/2010

1000

A102

80% PROGRESS SET



① Final Answer  
7100 m 9.1 ft

① Final Answer  
7100 m 9.1 ft





