



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS
2022 OCT 12 AM 10:11

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 10/6/22

Applicant's Name: Ryan & Elizabeth O'Leary

Applicant's Address: 458 Chamberlain St.

Applicant's Phone Number: 508-951-6373

Owner's Name: Same

Owner's Address: Same

The Owner hereby appoints _____ 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 Middlesex Registry of Deeds, Book 77028, Page 174

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 147 on Map 7, Block 7

And has an address of or is located at 458 Chamberlain St.

in the Residential 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: Increasing gross floor area by more than 50% of existing gross floor area.
Existing house: 1,778 sq ft.
Allowed: 889 sq ft.
Proposing: 1,653 sq ft.

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

I-C(3)(3.3)

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

Pre existing non conforming structure exceeding gross floor area more than 50% requires a special permit.

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

OK
10/6/22

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

We believe our proposed addition will blend well with the character of the neighborhood.

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

- Not changing existing non-conforming setbacks
- No new non-conformities
- House constructed in 1962 was conforming to prior zoning

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

Yes _____ (Please attach additional information.) No ☒

Applicant's Signature:

Ryan F. O'Leary & Elizabeth R. O'Leary

Owner's Signature:

Ryan F. O'Leary & Elizabeth R. O'Leary

SWING TIES

DESCRIPTION	'A'	'B'
TANK M.H. (IN)	16.8'	34.5'
TANK M.H. (OUT)	21.0'	36.6'
TANK M.H. (OUT)	23.5'	36.0'
D. BOX	73.6'	69.7'
BEG L-1	67.3'	63.1'
END L-1	74.3'	49.1'
BEG L-4	85.4'	77.6'
END L-4	90.8'	66.6'
INSPECTION PIPE #1	71.8'	58.4'
INSPECTION PIPE #2	77.4'	63.4'
INSPECTION PIPE #3	83.2'	68.9'

SYSTEM INVERT SCHEDULE

DESCRIPTION	PROPOSED	AS-BUILT
HOUSE OUT	210.224	210.3
FERNCO		210.2
TANK (IN)	209.80	209.9
TANK (OUT)	209.70	208.8
D-BOX (IN)	209.00	208.7
D-BOX (OUT)	208.80	208.7
INVERT	208.58	207.5
BOTTOM	207.5	207.5

THIS IS TO CERTIFY THAT GLM ENGINEERING CONSULTANTS INC. DID, ON DEC. 10, 2021 INSPECT THE FINAL GRADING FOR THE SEWAGE DISPOSAL SYSTEM SHOWN ON THIS PLAN AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE TERMS OF THE PERMIT. THE REQUIREMENTS OF THE BOARD OF HEALTH, COMMONWEALTH OF MASSACHUSETTS TITLE 81A, CHAPTER 8B, SECTION 10, AND THE APPROVED SEWAGE DISPOSAL PLAN.

NOTWITHSTANDING BACKFILLING OF THE SEPTIC SYSTEM OR FINISH GRADING OVER AND ADJACENT TO THE LEACHING FACILITY, THIS FIRM DID NOT INSPECT AND FOUND IT TO BE SUBSTANTIALLY LOCATED AND CONSTRUCTED IN COMPLIANCE WITH THE TERMS OF THE PERMIT. THE REQUIREMENTS OF THE BOARD OF HEALTH, COMMONWEALTH OF MASSACHUSETTS TITLE 81A, CHAPTER 8B, SECTION 10, AND THE APPROVED SEWAGE DISPOSAL PLAN DATED JAN. 21, 2021.

GRAPHIC SCALE

(1" = 20' FT.)
1 inch = 20 ft.

GLM Engineering
CONSULTANTS, Inc.

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www.GLMengineering.com

F.L.D.:

S.M. DD

DRW.:

CNG

CHKD.:

JMAN

SEPTIC AS-BUILT & FINAL GRADING PLAN

458 CHAMBERLAIN STREET
HOLLISTON, MASSACHUSETTS
FOR
RYAN O'LEARY
458 CHAMBERLAIN STREET
HOLLISTON, MA

JOB No. 16790-ASB

DATE: 1/17/22

SCALE: 1"=20'

SHEET: 1 of 1

CHAMBERLAIN STREET

