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2022 NOV -1 PM 12:38

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 10/12/22

Applicant's Name: 567 Concord St LLC, Gilvan Miranda

Applicant's Address: 567 Concord St Holliston MA 01746

Applicant's Phone Number: 860-982-6055 - GILVANMIRANDA@AOL.COM

Owner's Name: Gilvan Miranda

Owner's Address: 19 Forest Park Rd Woburn MA 01801

The Owner hereby appoints Gilvan Miranda 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 Sfax Realty LLC, dated

And recorded in Middlesex South Registry of Deeds, Book 72135, Page 364

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 12 on Map 14, Block 4

And has an address of or is located at 567 Concord St Holliston MA 01746

in the IND 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:

Requesting a special Permit to operate a car dealership, gasoline sale and automotive repair. A maximum of 12 used cars ~~will be~~ for sale will be on the site at any given time. Site is located in the Industrial district and has been granted a license to sell used cars for many years.

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

Section ~~III~~ E (1) and (2)

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

This is an existing use and is now ~~transferrable~~ ^{seems transferable} and requires a special permit in the Industrial District

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

10/17/22
KL

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

There will be no prohibited uses, objectionable odors or washes discharged. The site has private sewage disposal which conforms to state Title 2 of Holliston Board of Health requirements. There will be no more than 12 used cars for sale at the premises at any given time.

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

The planned use of the property as a combined gasoline filling station, repair shop, and used cars sales is consistent with the Town of Holliston Bylaws ~~(Section 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 27AA, 27AB, 27AC, 27AD, 27AE, 27AF, 27AG, 27AH, 27AI, 27AJ, 27AK, 27AL, 27AM, 27AN, 27AO, 27AP, 27AQ, 27AR, 27AS, 27AT, 27AU, 27AV, 27AW, 27AX, 27AY, 27AZ, 27BA, 27BB, 27BC, 27BD, 27BE, 27BF, 27BG, 27BH, 27BI, 27BJ, 27BK, 27BL, 27BM, 27BN, 27BO, 27BP, 27BQ, 27BR, 27BS, 27BT, 27BU, 27BV, 27BW, 27BX, 27BY, 27BZ, 27CA, 27CB, 27CC, 27CD, 27CE, 27CF, 27CG, 27CH, 27CI, 27CJ, 27CK, 27CL, 27CM, 27CN, 27CO, 27CP, 27CQ, 27CR, 27CS, 27CT, 27CU, 27CV, 27CW, 27CX, 27CY, 27CZ, 27DA, 27DB, 27DC, 27DD, 27DE, 27DF, 27DG, 27DH, 27DI, 27DJ, 27DK, 27DL, 27DM, 27DN, 27DO, 27DP, 27DQ, 27DR, 27DS, 27DT, 27DU, 27DV, 27DW, 27DX, 27DY, 27DZ, 27EA, 27EB, 27EC, 27ED, 27EE, 27EF, 27EG, 27EH, 27EI, 27EJ, 27EK, 27EL, 27EM, 27EN, 27EO, 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The use meets the performance standards of section 27C of the bylaws.

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

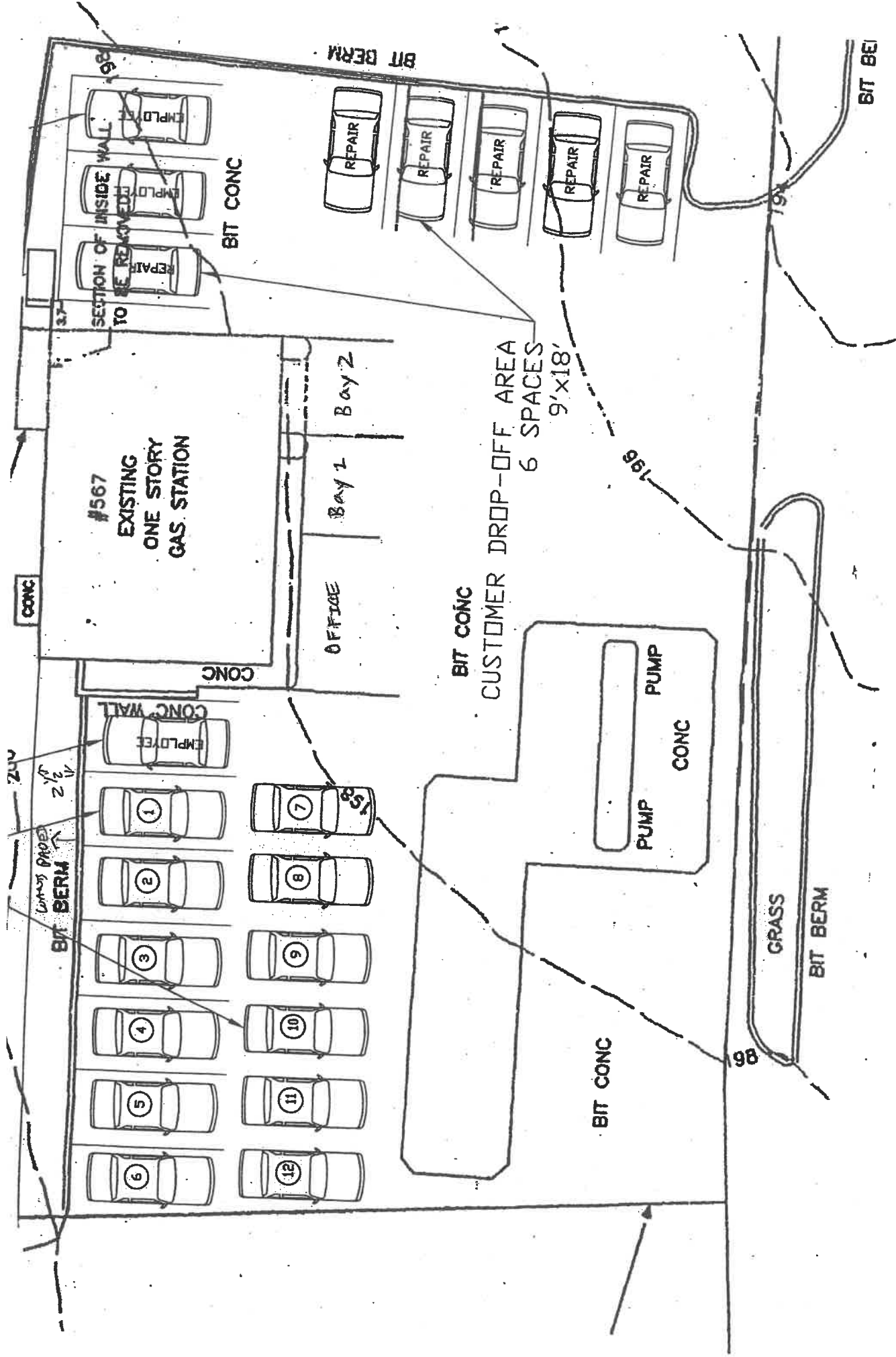
Yes _____ (Please attach additional information.) No ☒

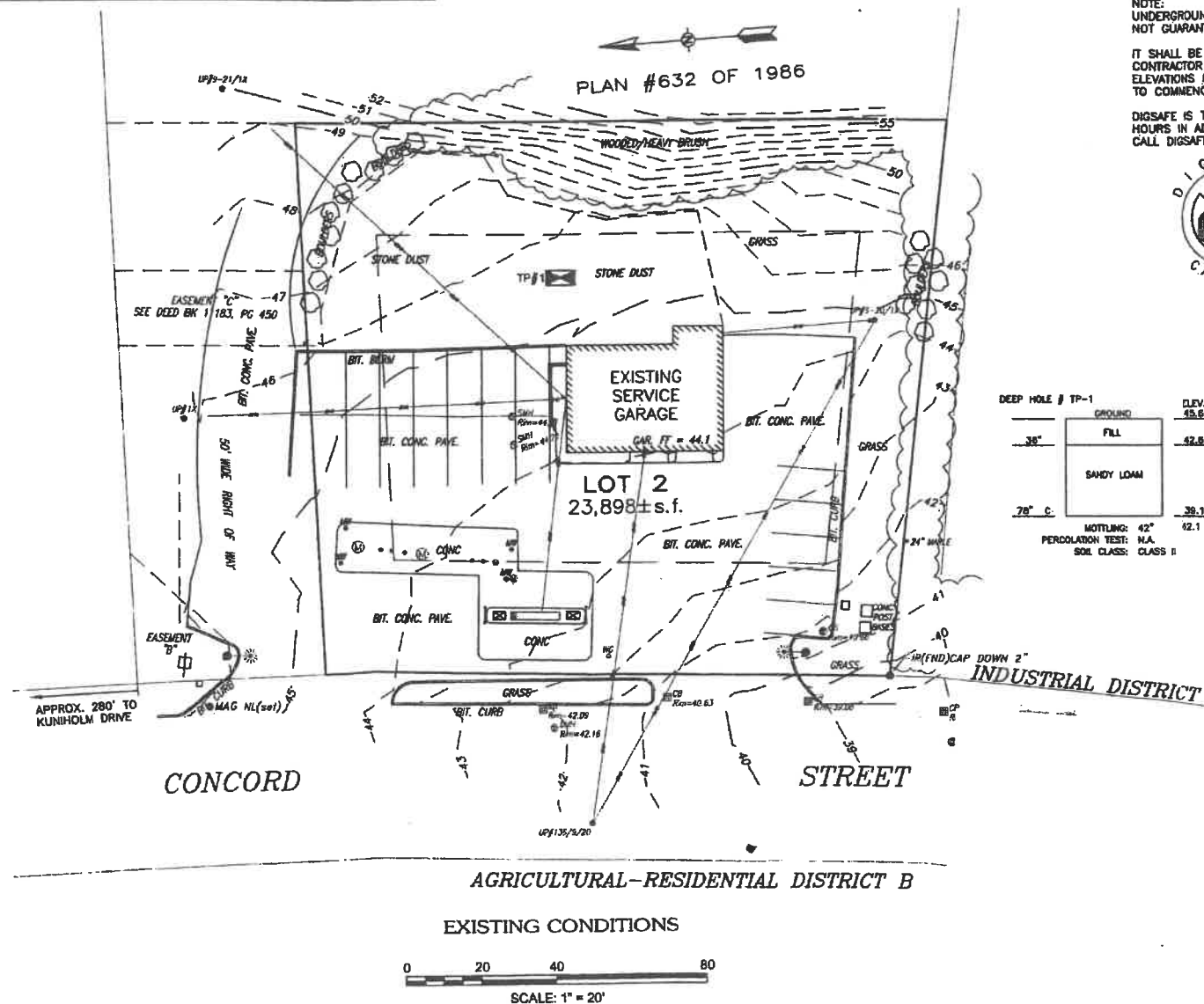
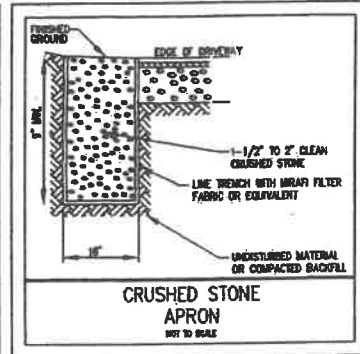
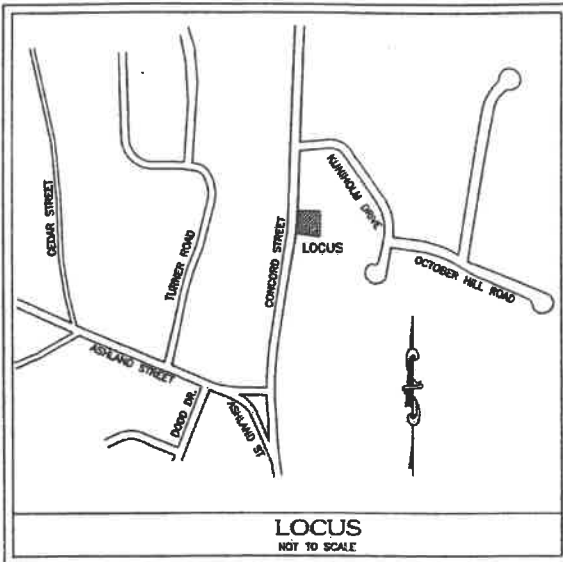
Applicant's Signature:

Gilbert A. Miranda

Owner's Signature:

Gilbert A. Miranda
Am





NOTE:
UNDERGROUND UTILITY LOCATIONS ARE
NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY LOCATIONS AND
ELEVATIONS OF EXISTING UTILITIES PRIOR
TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS
HOURS IN ADVANCE OF CONSTRUCTION.
CALL DIGSAFE AT 811



| DEEP HOLE # TP-1 | | CLEV. |
|------------------|-----------------------|-------|
| | GROUND | 45.6 |
| 38" | FILL | 42.8 |
| | SANDY LOAM | |
| 78" C. | | 38.1 |
| | MOTTLING: 42" | 42.1 |
| | PERCOLATION TEST: N/A | |
| | SOIL CLASS: CLASS II | |

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CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE
CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE
WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR
THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS
THIRD PARTY COSTS.

| REV | DATE | DESCRIPTION |
|-----|---------|-----------------------------|
| 1 | 1/25/16 | ISSUED FOR REVIEW |
| 2 | 1/25/16 | REVISED FOR REVIEW COMMENTS |



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SITE PLAN
567 CONCORD STREET
HOLLISTON, MASSACHUSETTS

EXISTING CONDITIONS and LAYOUT & MATERIALS
567 CONCORD STREET
HOLLISTON, MASSACHUSETTS
TUNIS REALTY LLC
567 CONCORD STREET
HOLLISTON, MASSACHUSETTS 01746

FILE NO. 1485 SITE PLAN
EXIST & LAYOUT
DATE:
JANUARY 25, 2016
SHEET NO. 1 OF 2
1