

July 14, 2022

Holliston Zoning Board of Appeals  
Town Hall  
703 Washington Street  
Holliston, MA 01746

**Re: Application for Special Permit  
Amardeep Singh  
Lot 1A and 2A (House #611) Norfolk Street, Holliston**

Dear Board Members,

On behalf of Amardeep Singh of 5 Harmony Lane, Framingham, MA 01702, we are submitting a request for a Special Permit to construct two-family dwellings on Lot 1A and Lot 2A.

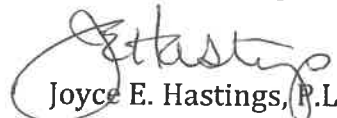
The property is in an R-1 zoning district where a two-family dwelling is allowed by Special Permit (Section III.A.2). The Holliston Zoning Bylaw requires that each lot must have the minimum area required for the zoning district (IV-B), plus an additional 10,000 square feet for the second dwelling unit in a two-family dwelling (IV-C.3). Lot 1A contains 112,182 square feet of area and Lot 2A contains 199,345 square feet of area.

Attached please find the following materials:

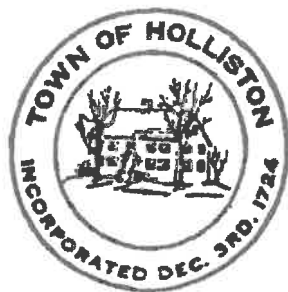
- Filing Fee for Lots 1A and 2A - \$500.00
- Sixteen (16) copies of the Application and Plans for Lot 1A.
- Sixteen (16) copies of the Application and Plans for Lot 2A.
- A check for \$80.00 for the legal notice

Thank you for your attention. Please call 508-429-1100 if you have any questions.

Sincerely,  
GLM Engineering Consultants, Inc.

  
Joyce E. Hastings, P.L.S.

cc. Amardeep Singh



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: 7/6/2022

Applicant's Name: Amardeep Singh

Applicant's Address: 5 Harmony Lane, Framingham, MA 01702

Applicant's Phone Number: 508-663-6286

Owner's Name: Same.

Owner's Address: \_\_\_\_\_

The Owner hereby appoints GLM Engineering Consultants, Inc. 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 the Estate of Olga Mantell, dated August 10, 2021

And recorded in Middlesex Registry of Deeds, Book 78452, Page 253

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_

Part of  
The land is shown in the Assessor's records as Lot 369.1 on Map 5A, Block 1

And has an address of or is located at Lot 1A Norfolk Street (next to 611 Norfolk St.)

in the R-1 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:**

Proposal to construct a two-family dwelling in an R-1 zoning district.

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

Section III.A.2

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

Requester's special permit under section III.A.2.

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 property is located within a residential neighborhood.

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

The lot will have 112,182 S.F., which exceeds the minimum required area (30,000 S.F. + 10,000 S.F.) as outlined in Section IV-C(3) of the Zoning Bylaw and the dwelling meets all the required zoning set back dimensions.

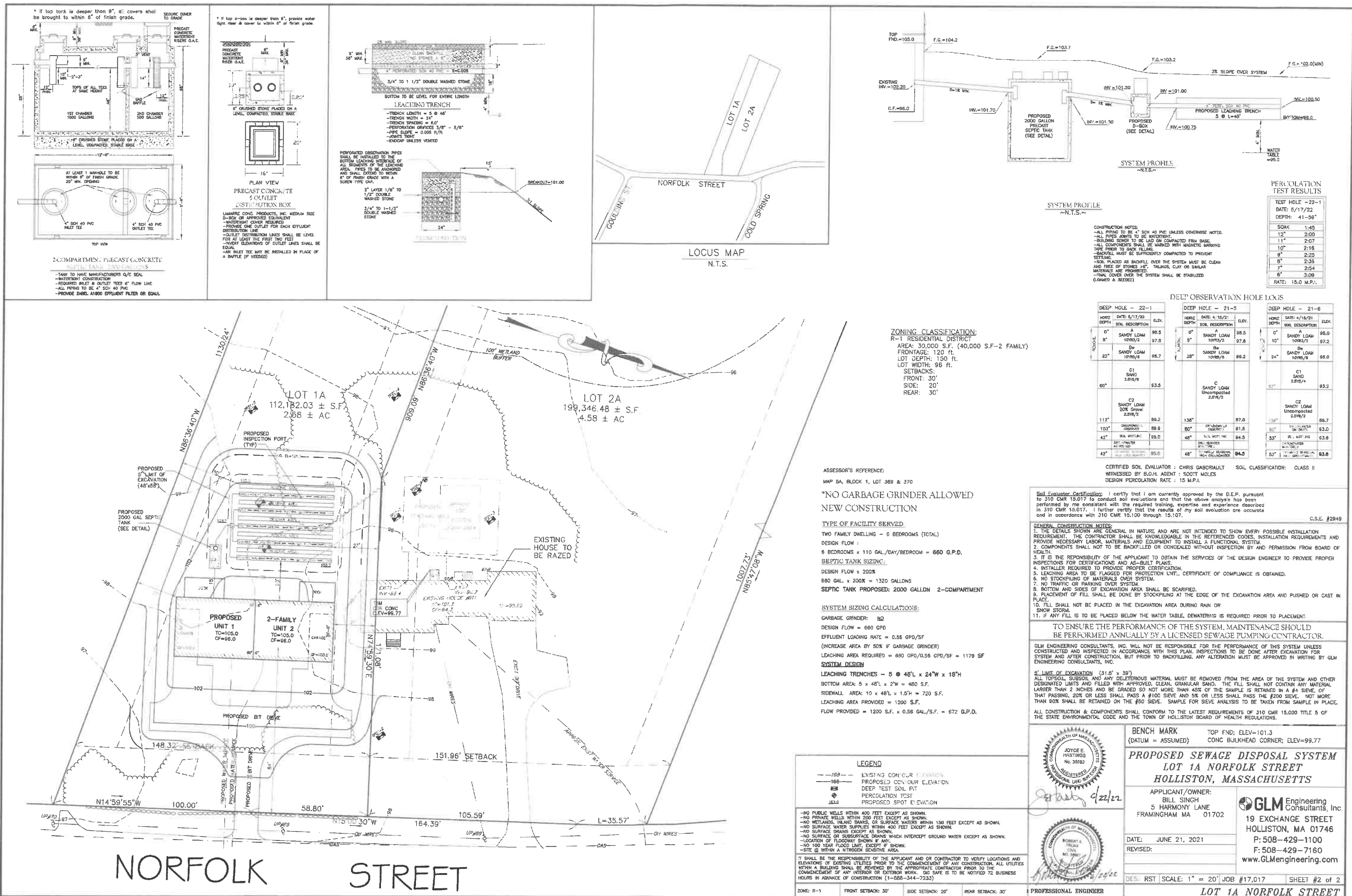
**Will the proposed use include the storage or process of any hazardous substances?**

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

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

AMARDEP SINGH









**LAURENCE MALSKY**  
**ARCHITECT** LLC  
26 DRAPER AVENUE  
MANFIELD, MA 02048  
508-683-6881  
MALSKYARCHITECT@HOTMAIL.COM

**DRAFT**

**NEW DUPLEX APARTMENT**  
**ADDRESS STREET**  
**TOWN, MASSACHUSETTS**

REVISIONS:	
DATE:	DESCRIPTION:
07-25-2022	ISSUE FOR PERMIT

PROJECT NO:	22.24
DATE:	07-05-2022
SCALE:	AS NOTED
DRAWN BY:	LM
CHECKED BY:	LM

**EXTERIOR**  
**ELEVATIONS**

**A-6**