

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.

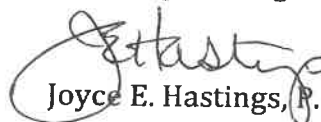
The property is in an R-1 zoning district where a two-family dwelling is allowed by Special Permit (Section III.A.2). The Holliston Zoning Bylaw requires that each lot must have the minimum area required for the zoning district (IV-B), plus an additional 10,000 square feet for the second dwelling unit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

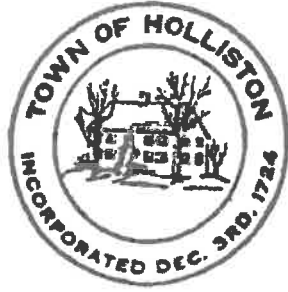
- Filing Fee for Lots 1A and 2A - \$500.00
- Sixteen (16) copies of the Application and Plans for Lot 1A.
- Sixteen (16) copies of the Application and Plans for Lot 2A.
- A check for \$80.00 for the legal notice

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 611 Norfolk Street (Lot 2A)

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):
Requires special permit under section III.A.2
MK

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.

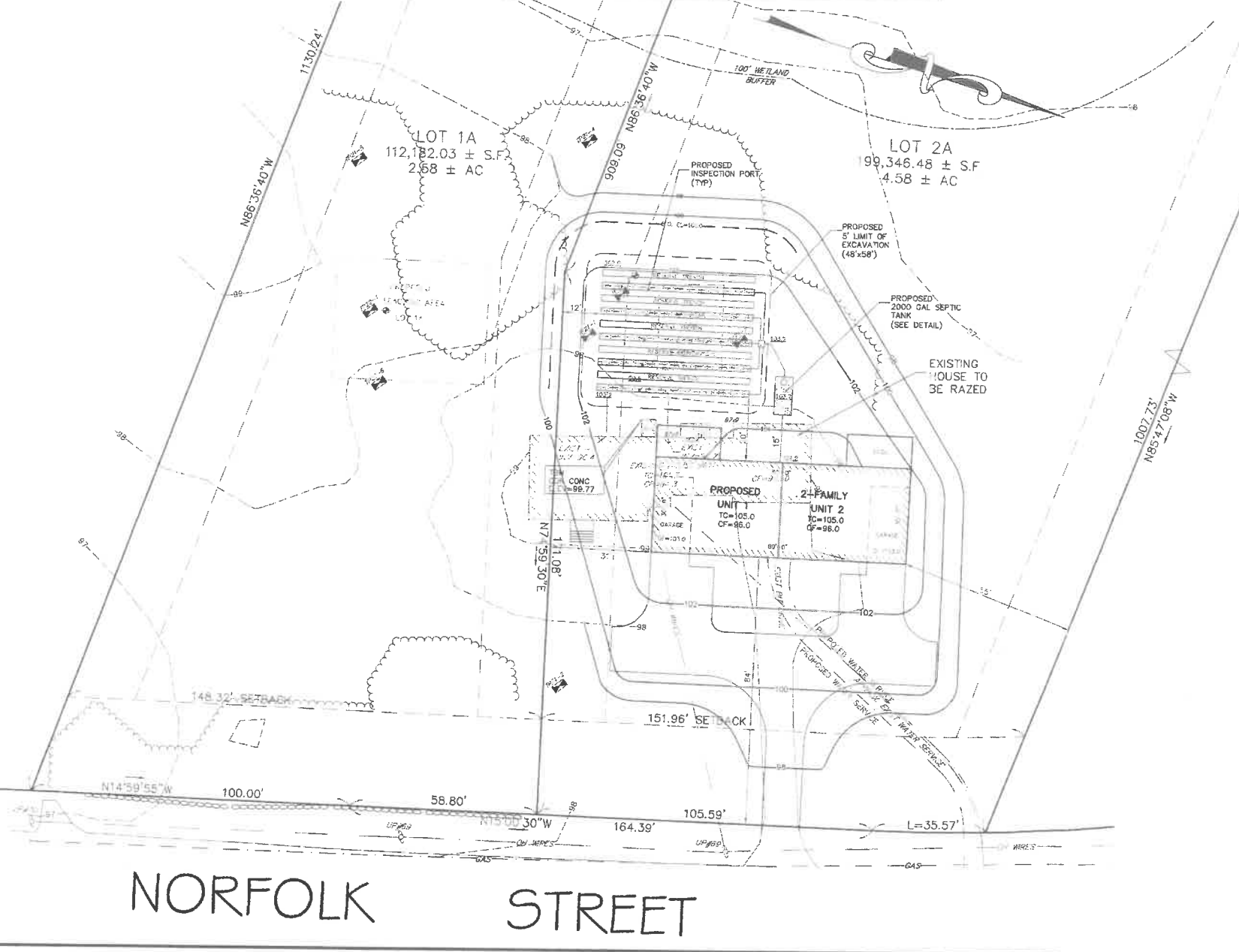
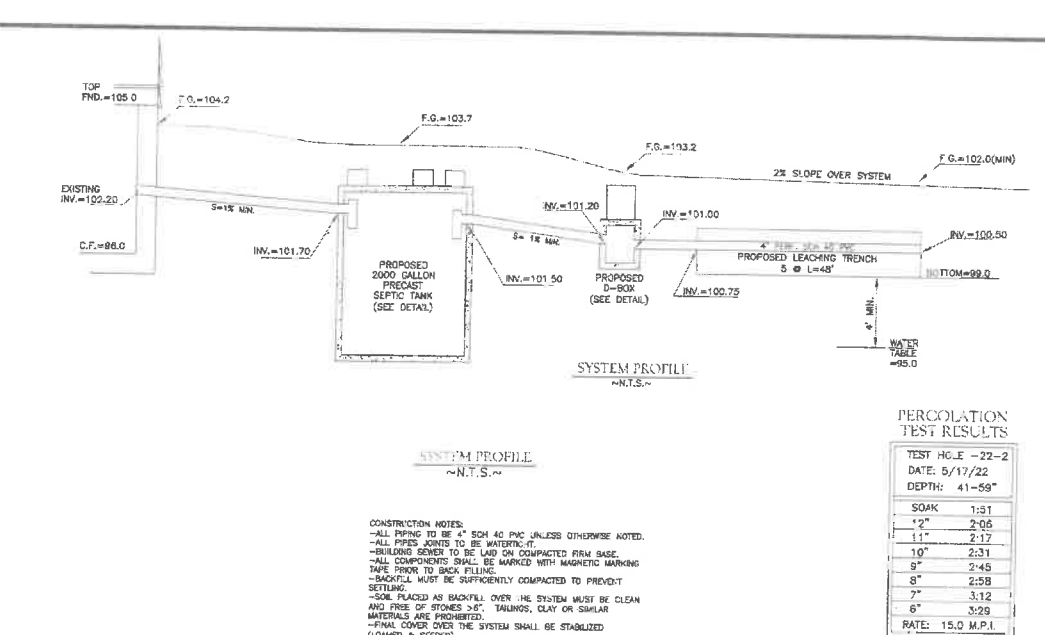
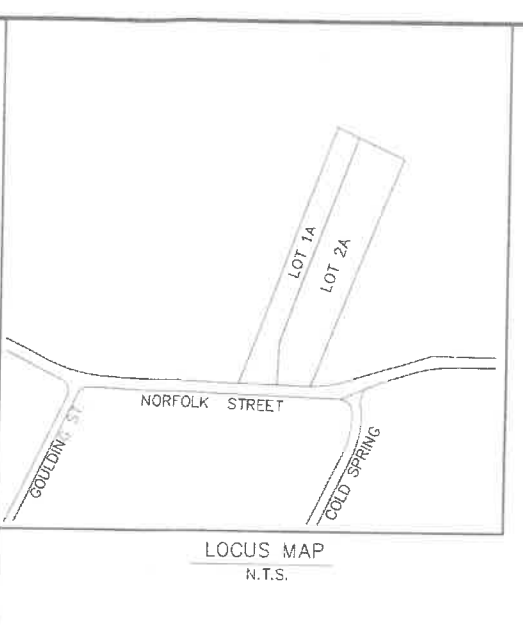
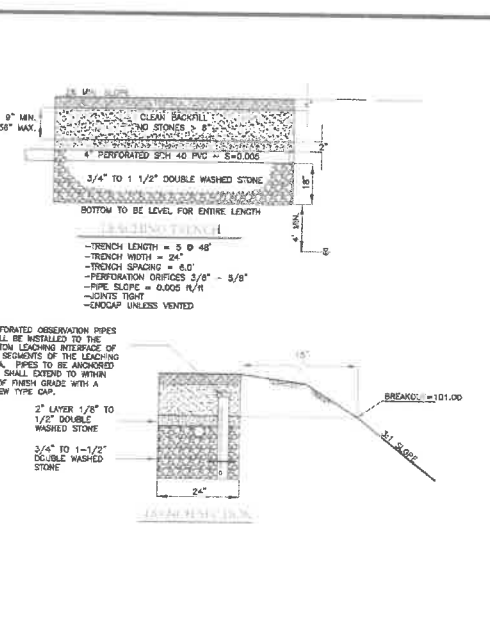
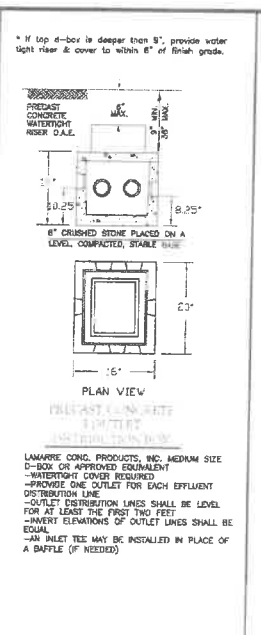
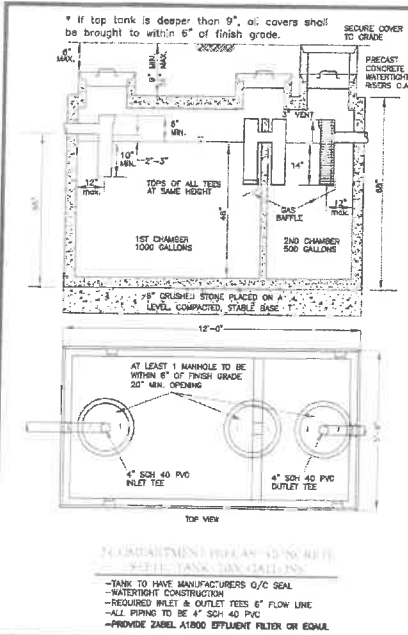
b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:
The lot will have ^{198,345 S.F.} ~~142,182 S.F.~~, which exceeds the minimum required area (30,000 S.F. + 10,000 S.F.) as outlined in Section IV-C(3) of the Zoning Bylaw and 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: _____

AMARDEEP SINGH



ZONING CLASSIFICATION:
R-1 RESIDENTIAL DISTRICT
AREA: 30,000 S.F. (40,000 S.F.-2 FAMILY)
FRONTAGE: 120 FT.
LOT DEPTH: 150 FT.
LOT WIDTH: 96 FT.
SETBACKS:
FRONT: 30'
SIDE: 20'
REAR: 30'

ASSESSOR'S REFERENCE:
MAP 5A, BLOCK 1, LOT 369 & 370

***NO GARBAGE GRINDER ALLOWED
NEW CONSTRUCTION**

TYPE OF FACILITY SERVED
TWO FAMILY DWELLING - 6 BEDROOMS (TOTAL)
DESIGN FLOW:
6 BEDROOMS x 110 GAL/DAY/BEDROOM = 660 G.P.D.
SEPTIC TANK SIZING:
DESIGN FLOW x 200%
660 GAL. x 200% = 1320 GALLONS
SEPTIC TANK PROPOSED: 2000 GALLON 2-COMPARTMENT

SYSTEM SIZING CALCULATIONS:
GARBAGE GRINDER: NO
DESIGN FLOW = 660 GPD
EFFLUENT LOADING RATE = 0.56 GPD/SF
(INCREASE AREA BY 50% IF GARBAGE GRINDER)
LEACHING AREA REQUIRED = 660 GPD/0.56 GPD/SF = 1179 SF
SYSTEM DESIGN
LEACHING TRENCHES - 5 @ 48'L x 24"W x 18"H
BOTTOM AREA: 5 x 48'L x 2"W = 480 S.F.
SIDEWALL AREA: 10 x 48'L x 1.5"H = 720 S.F.
LEACHING AREA PROVIDED = 1200 S.F.
FLOW PROVIDED = 1200 S.F. x 0.56 GAL/S.F. = 672 G.P.D.

DEEP OBSERVATION HOLE LOGS

DEEP HOLE - 22-2	DEEP HOLE - 21-1	DEEP HOLE - 21-2	DEEP HOLE - 21-3
HORIZ. DEPTH	HORIZ. DEPTH	HORIZ. DEPTH	HORIZ. DEPTH
DATE: 5/17/22	DATE: 5/17/22	DATE: 5/17/22	DATE: 5/17/22
0" SANDY LOAM 10/16/2	0" SANDY LOAM 10/16/2	0" SANDY LOAM 10/16/2	0" SANDY LOAM 10/16/2
11" SANDY LOAM 10/16/2	8" SANDY LOAM 10/16/2	10" SANDY LOAM 10/16/2	10" SANDY LOAM 10/16/2
28" SANDY LOAM 10/16/2	20" SANDY LOAM 10/16/2	22" SANDY LOAM 10/16/2	38" SANDY LOAM 10/16/2
C1 SAND 2.5/6/4	C1 SAND 2.5/6/4	C1 SAND 2.5/6/4	C1 SAND 2.5/6/4
34" SAND 2.5/6/4	34" SAND 2.5/6/4	38" SAND 2.5/6/4	38" SAND 2.5/6/4
C2 SANDY LOAM 2.5/6/2	C2 SANDY LOAM 2.5/6/2	C2 SANDY LOAM 2.5/6/2	C2 SANDY LOAM 2.5/6/2
54" SANDY LOAM 2.5/6/2	53" SANDY LOAM 2.5/6/2	45" SANDY LOAM 2.5/6/2	55" SANDY LOAM 2.5/6/2
34" SANDY LOAM 2.5/6/2	34" SANDY LOAM 2.5/6/2	44" SANDY LOAM 2.5/6/2	38" SANDY LOAM 2.5/6/2
34" SANDY LOAM 2.5/6/2	32" SANDY LOAM 2.5/6/2	44" SANDY LOAM 2.5/6/2	38" SANDY LOAM 2.5/6/2

LEGEND
--- 168' --- EXISTING CONCRETE ELEVATION
--- 166' --- PROPOSED CONCRETE ELEVATION
--- 164' --- DEEP TEST SOIL P.I.
--- 162' --- PERCOLATION TEST
--- 160' --- PROPOSED C/POT ELEVATION

NO PUBLIC WELLS WITHIN 400 FEET EXCEPT AS SHOWN.
NO PRIVATE WELLS WITHIN 200 FEET EXCEPT AS SHOWN.
NO WETLANDS, MEADOWS, OR SURFACE WATERS WITHIN 100 FEET EXCEPT AS SHOWN.
NO SURFACE WATER SUPPLIES WITHIN 400 FEET EXCEPT AS SHOWN.
NO SURFACE OR SUBSURFACE DRAINAGE WHICH INTERCEPTS GROUND WATER EXCEPT AS SHOWN.
LOCATION OF FLOODWAY SHOWN IF ANY.
NO 100 YEAR FLOOD LIMIT, EXCEPT IF SHOWN.
SITE IS WITHIN A NITROGEN SENSITIVE AREA.

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND OR CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL UTILITIES WITHIN A BUILDING SHALL BE REVIEWED BY THE APPROPRIATE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY INTERIOR OR EXTERIOR WORK. DO NOT SAFETY IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION (1-888-344-7233)

ZONE: R-1
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 30'

Soil Evaluator Certification: I certify that I am currently approved by the D.E.P. pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me or under my direct supervision and that the above analysis is accurate and in accordance with 310 CMR 15.017. I further certify that the results of my soil evaluation are accurate and in accordance with 310 CMR 15.100 through 15.107.

GENERAL CONSTRUCTION NOTES:
1. THE DETAILS SHOWN ARE GENERAL IN NATURE AND ARE NOT INTENDED TO SHOW EVERY POSSIBLE INSTALLATION REQUIREMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
2. PROVIDE NECESSARY LABOR, MATERIALS AND EQUIPMENT TO INSTALL A FUNCTIONAL SYSTEM.
3. COMPONENTS SHALL NOT BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY AND PERMISSION FROM BOARD OF HEALTH.
4. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE PROPER INSPECTIONS FOR CERTIFICATIONS AND AS-BUILT PLANS.
5. INSTALLER REQUIRED TO PROVIDE PROPER CERTIFICATION.
6. LEACHING AREA TO BE FLAGGED FOR PROTECTION UNTIL CERTIFICATE OF COMPLIANCE IS OBTAINED.
7. NO STOCKPILING OF MATERIALS OVER SYSTEM.
8. NO TRAFFIC OR PARKING OVER SYSTEM.
9. BOTTOM AND SIDES OF EXCAVATION AREA SHALL BE SCARIFIED.
10. PLACEMENT OF F.I.L. SHALL BE DONE BY STOCKPILING AT THE EDGE OF THE EXCAVATION AREA AND PUSHED OR CAST IN PLACE.
11. FILL SHALL NOT BE PLACED IN THE EXCAVATION AREA DURING RAIN OR SNOW STORM.
12. IF ANY F.I.L. IS TO BE PLACED BELOW THE WATER TABLE, DOWATERING IS REQUIRED PRIOR TO PLACEMENT.

TO ENSURE THE PERFORMANCE OF THE SYSTEM, MAINTENANCE SHOULD BE PERFORMED ANNUALLY BY A LICENSED SEWAGE PUMPING CONTRACTOR.

GLM ENGINEERING CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THIS SYSTEM UNLESS CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH THIS PLAN. INSPECTIONS TO BE DONE AFTER EXCAVATION FOR SYSTEM AND AFTER CONSTRUCTION, BUT PRIOR TO BACKFILLING. ANY ALTERATION MUST BE APPROVED IN WRITING BY GLM ENGINEERING CONSULTANTS, INC.

SEPTIC TANK SIZING:
DESIGN FLOW x 200%
660 GAL. x 200% = 1320 GALLONS
SEPTIC TANK PROPOSED: 2000 GALLON 2-COMPARTMENT

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BENCH MARK
(DATUM = ASSUMED) TOP FND: ELEV=101.3
CONC BULKHEAD CORNER: ELEV=99.77

**PROPOSED SEWAGE DISPOSAL SYSTEM
LOT 2A NORFOLK STREET
HOLLISTON, MASSACHUSETTS**

APPLICANT/OWNER:
BILL SINGH
5 HARMONY LANE
FRAMINGHAM MA 01702

DATE: JUNE 21, 2021
REVISED:

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DES: RST SCALE: 1" = 20' JOB #17,017 SHEET #2 of 2
LOT 2A NORFOLK STREET



LAURENCE MALSKY
ARCHITECT LLC
26 DRAPER AVENUE
MANSFIELD, MA 02048
508-663-6881
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