

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: October 27, 2020

Applicant's Name: Authentic Auto Body & Collision

Applicant's Address: 229 Lowland Street

Applicant's Phone Number: 508-429-6927

Owner's Name: Lowland Realty Trust

Owner's Address: 140 Lowland Street

The Owner hereby appoints Peter R. Barbieri 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 Abramo Sr. Trust, dated Sept. 20, 2018

And recorded in South Middlesex / Registry of Deeds, Book 71776, Page 319

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

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

The land is shown in the Assessor's records as Lot 37 on Map 12, Block 4

And has an address of or is located at 7 Jeffrey Avenue

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:

Section III.E.4. Repair Garage, Auto Body

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

Section III.E.4.

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

*Permit Section III.E.4. in the Industrial Zoning District  
12/10/20 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:

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 X (Please attach additional information.) No     

Paint and Auto Body Cleaning Supplies.

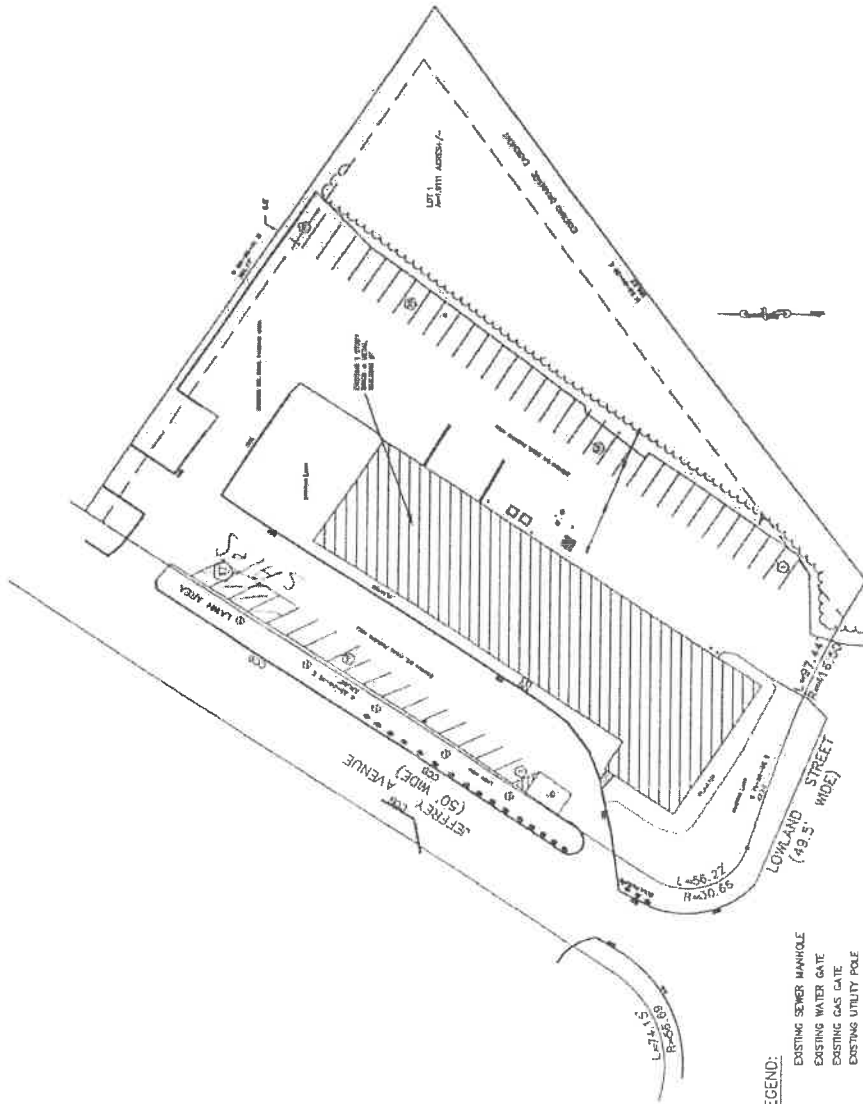
Applicant's Signature: [Signature]

Owner's Signature: [Signature]

NOTES:

- 1) PLAN REFERENCES: PLAN # 72 OF 1071  
PLAN #786 OF 2018
- 2) DEED REFERENCE: BOOK 13233 PAGE 407  
BOOK 13344 PAGE 569-571
- 3) THIS PLAN REFERS TO HOLLISTON ASSESSOR MAP 4 LOT 37
- 4) PLAN REFERS TO HOLLISTON ZONE DISTRICT - INDUSTRIAL
- 5) PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE AS SHOWN ON COMMUNITY PANEL #2501700833E DATED 6/4/2010
- 6) LOCATIONS AND ELEVATIONS ARE THE RESULT OF A FIELD SURVEY BY THIS OFFICE ON 11/19/20 AND THEY REPRESENT THE CONDITIONS ON THAT DATE
- 7) EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY THIS OFFICE AND IS BASED ON BEST AVAILABLE INFORMATION.

BY: J.D. MARQUEDANT & ASSOCIATES INC. DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN.



LEGEND:

- EXISTING SEWER MANHOLE
- EXISTING WATER GATE
- EXISTING GAS GATE
- EXISTING UTILITY POLE
- EXISTING EDGE OF BT. CONC. PAVEMENT
- EXISTING BT. CONC. BERM
- EXISTING SLOPED GRANITE CURB
- EXISTING TREE LAKE
- EXISTING DWELLING
- EXISTING PLANTER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING CONCRETE BOUND W/DRILL HOLE
- EXISTING IRON PIPE

REVISION:

NO.	DATE	DESCRIPTION	BY

SHEET 1 OF 1

#7 JEFFREY AVE.  
HOLLISTON MA  
PARCEL ID: 120-4-37.0

SITE PLAN OF LAND  
PREPARED FOR: AUTHENTIC AUTO BODY  
229 LOWLAND STREET  
HOLLISTON MA

J.D. MARQUEDANT & ASSOCIATES INC.  
LAND SURVEYING  
34 HAYDEN ROWE STREET HOPKINTON MA  
PHONE: 508-435-4145

OWNER:  
RALPH J ABRAMO  
72 ALDEN ROAD HOLLISTON MA  
APPLICANT:  
AUTHENTIC AUTO BODY  
229 LOWLAND STREET HOLLISTON MA

SCALE: 1"=40'

DATE: NOV. 23, 2020 DRAWN BY:

CHECKED BY:

## **PROJECT STATEMENT**

The Property, 7 Jeffrey Avenue, which is the subject matter of this Application, is shown as Assessor's Lot 37 in Block 4 on Map 12. The Lot consists of approximately 1.9 acres and has approximately 172 feet of frontage on Lowland Street and 359 feet of frontage on Jeffrey Avenue. The Property is located within an Industrial Zoning District and is part of the Lowland Street Industrial Development. Based upon Assessor's Records, the building on the Property was constructed in the 1970's. The building consists of approximately 14,000 sf. The location of the building satisfies all setback requirements. There are seventeen (17) parking spaces along Jeffrey Avenue. The area behind the building there are thirty-three (33) more parking spaces.

The Property has been used for different purposes since its development in the 1970's. At present the building is used for manufacturing purposes.

The Applicant is presently leasing space at 229 Lowland Street for its auto repair business, however the Applicant is out growing that space. The Applicant is under agreement to acquire the premises and intends to use the entire building for its auto body and collision repair shop. Maximum occupancy of the space would be by twelve (12) employees. There are no proposed changes to the site and the relocation of the Applicant's business will not place any increased demands upon the municipal system.

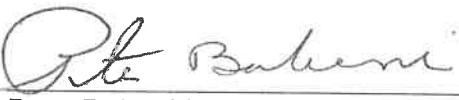
Pursuant to the Zoning By-Law, auto body facilities in an Industrial Zone require the issuance of a Special Permit (Use Code III. E. 4.). As the use is not subject to Site Plan Review (no changes to the site and no increase in Floor Area), the Zoning Board has the authority to grant the proposed change in ownership for the use of the Property provided the use is in harmony with

the general purpose and intent of the Zoning By-Law. All activities will take place within the building. The relocation of the Applicant's business will not create any impact to abutters or the Town in general as no changes to the site will be observed. The proposed use is in harmony with the general purpose and intent of the By-Law, which is to promote the health, safety, convenience, morals and welfare of the inhabitants of the Town of Holliston, to lessen the danger from fire and congestion and to encourage the most appropriate use of the land.

The Applicant therefore requests that the Zoning Board of Appeals grant a Special Permit allowing the use of 7 Jeffrey Avenue for auto repairs/collision repairs by Authentic Auto Body & Collision, LLC.

APPLICANT:

AUTHENTIC AUTO BODY & COLLISION, LLC

By:   
Peter R. Barbieri, Esquire  
Fletcher Tilton PC  
161 Worcester Road, Suite 501  
Framingham, MA 01701  
*Direct Phone Line: 508-532-3517*  
*Direct Fax Line: 508-532-3117*

HOLLISTON BOARD OF HEALTH  
OPERATIONS INFORMATION QUESTIONNAIRE

EXISTING WASTEWATER FACILITIES -

Is there an existing wastewater disposal system? YES ☒ NO ☐

IF NO - it will be necessary to obtain a Disposal Works Construction Permit from the Board of Health. Inquire at the office for details.

IF YES - Provide a plan of the existing facility. Investigate it and provide the following information:

What is the total wastewater disposal system design capacity? 500 Gallons per day  
For Mixed Use Buildings: Unit 1 GPD; Unit 2 GPD;  
Unit 3 GPD; Unit 4 GPD; Unit 5 GPD  
Use a separate sheet if there are more than 5 tenant units within a building.

When was the septic tank last pumped?  
Is the water level in the septic tank above the outlet invert? YES ☐ NO ☐  
Does it overflow either periodically or always? ☐

PROPOSED WASTEWATER DISCHARGE -

What is the expected quantity of: SANITARY WASTEWATER 180 GPD  
COOLING WASTEWATER GPD  
PROCESS WASTEWATER GPD

IF Process Wastewater is proposed: No  
What is the amount of: RINSE WATER? GPD  
BATCH DUMPS? GPD  
OTHER discharges? GPD  
What is the method of disposal ☐

Will there be any FLOOR DRAINS? YES ☐ NO ☒  
IF YES - What will flow into the floor drain? ☐

Will there be any PAINT or LACQUER SPRAY PAINTING? YES ☒ NO ☐  
IF YES - Is the spray painting approved by DEP? YES ☒ NO ☐

Will there be any ATMOSPHERIC DISCHARGE other than fossil fuel for heating purpose? YES ☐ NO ☒

IF YES - Attach a complete description to this questionnaire

IF YES - Has the discharge been approved by DEP?

Attach documentation of DEP approval

Will the proposed facility USE, STORE, MANUFACTURE, OR DISCHARGE any materials, compounds, chemicals which are on the Massachusetts Substance List? YES ☐ NO ☐

IF YES - Attach a complete list which includes the following information:  
TYPES, MATERIAL SAFETY DATA SHEETS, QUANTITIES, METHOD OF  
STORAGE AND LOCATION. (Show location on a sketch plan of the proposed  
Facility - draw to scale if possible)

HOLLISTON BOARD OF HEALTH  
OPERATIONS INFORMATION QUESTIONNAIRE

IMPORTANT

COMPLETION OF THIS FORM IS REQUIRED FOR ALL SUBMITTALS AND REQUESTS TO THE BOARD OF HEALTH FOR PROJECT EVALUATION OF ALL INDUSTRIAL OR COMMERCIAL PROPOSALS, AND FOR ALL OTHERS INCLUDING TWO FAMILY DWELLINGS. THE BOARD OF HEALTH RELIES ON THE COMPLETE SUBMITTAL OF THE INFORMATION IN ORDER TO MAKE FINDINGS AS TO PROJECT ACCEPTABILITY FOR EITHER A BOARD OF HEALTH PERMIT, PROJECT EVALUATION OR RECOMMENDATION OR RECOMMENDATION TO OTHER BOARDS SUCH AS THE ZONING BOARD OF APPEALS OR THE PLANNING BOARD. FAILURE BY THE APPLICANT TO PROVIDE ALL THE INFORMATION IN THIS QUESTIONNAIRE SHALL RESULT IN AN ADVERSE FINDING OR RECOMMENDATION BY THE BOARD OF HEALTH. SUPPORTING DOCUMENTATION FOR THE DATA SHALL BE ATTACHED TO THE COMPLETED QUESTIONNAIRE.

RESPONSIBLE PARTY -

A SINGLE PARTY OF RESPONSIBILITY must be designated for the proposed project. All applications for permits and projects will be expected to be submitted by this responsible party, usually the owner of the building or facility, and not tenants. All conditions and conditions with regards to any wastewater or atmospheric discharge shall be the responsibility of the responsible party. While the Board of Health will take whatever appropriate action might be necessary against an individual tenant, the Board will hold the responsible party solely of primary responsibility.

PLEASE PRINT OR TYPE

Date: October 1, 2020

Project Location: 7 Jeffrey Avenue

Project Description: Auto Body and Repair Shop

Applicant's Name: Authentic Auto Body & Collision

PHONE # 508-429-6927

Applicant's Address: 229 Lowland Street

Applicant's Signature: [Signature]

Owner's Name: Lowland Realty Trust

PHONE #

Owner's Address: 140 Lowland Street, Holliston, MA 01746

Owner's Signature: [Signature]

Width of the building GROSS FLOOR AREA 14,000 Square Feet

How many EMPLOYEES will occupy the building (all shifts)

1st shift: 12 2nd shift: 0 3rd shift: 0

Will there be any process operations? Process operations refer to any manufacturing or other similar work processes such as servicing vehicles, making semi-conductors, filling chemical containers, photographic developing, printing, x-rays, washing glass, crystals, plastic, or other products, woodworking. If you are still not sure if your operation is not a process operation, it can be evaluated.

Auto Painting

If YES, provide a complete description with a flow diagram and attach it to this questionnaire.