

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2023 OCT 12 AM 11:02

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 10/6/2023

Subject Address: 851 Washington St. Holliston MA

Applicant's Name: William C. Newell

Applicant's Phone Number: 508-439-2243

Applicants Email: MRBILL072754@gmail.com

Owner's Name: William C. Newell

Owner's Address: 48 Downey St. Hopkinton MA 01748

The Owner hereby appoints _____ to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

Applicant's Signature: William C. Newell

Owner's Signature: Same

Registry of Deeds Recording Information: Book 31611, Page 0455 L.C. YN?

Assessor's Map 8E, Block 003 Lot 52

Zoning Information (To be completed by Building Commissioner):

Zoning district: Village Center Commercial (VC)

Applicant is seeking to convert an existing single family from commercial office back to a single family dwelling. To do this would require a use variance in the VC district. 10/10/23

Nature and subject matter of Variance

1920 square foot single family residence use consistent with existing neighborhood

Section of Zoning Bylaw that permits this use by rant of Variance

Section 3 under A1 VI- D

The applicant presents the following evidence that supports grant of the Variance:

- a. If this Variance is allowed it will alleviate a substantial hardship because:

Said Property has been listed for sale as a commercial use property since September of 2022 without any offers.

- b. If this variance is allowed it will create no substantial detriment to the public good because:

- 1. No detriment to the public good because neighboring buildings are residential*
- 2. See attached Chemini Design Architects Narrative dtd 8/15/23*

- c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

- 1. It is on the edge of the zoning district*
- 2. It was previously residential use*

- d. Will the proposed use include the storage or process of any hazardous substance ?

Yes _____

No, it will not include the storage o process of any hazardous substance



CHEMINI DESIGN ARCHITECTS

August 15, 2023

Mr. Mark Kaferlein
Building Inspector
Town of Holliston
703 Washington Street
Holliston, MA 01746

RE: 851 Washington Street, Holliston, MA

Dear Mr. Kaferlein,

Chemini Design Architects, LLC. is pleased to submit the following project narrative for the Change-of-Use of 851 Washington Street, Holliston, MA. from a commercial Business use group to a Residential use group.

Narrative:

Recently vacated, 851 Washington Street was the home of Carson Wealth for the past three years, and Atlantic Capital Management, Inc. prior to that. The building resides in the Thomas Hollis Historic District which is listed on the National Register of Historic Places. The Thomas Hollis Historic District is a mixed-use district containing 165 buildings and comprising the majority of downtown Holliston. It extends along Washington Street, Holliston's main thoroughfare. Most buildings in the district were constructed between 1800 and 1860.¹

The colonial style building was originally built 1831 as a single-family residence. It was rehabilitated in 1999 when it was converted into a commercial office building. Although the original floor plans remained unchanged, an exterior ramp and entrance vestibule were added to the building to make the first-floor handicap accessible. The floor layout remains conducive to residential occupancy. The septic system was replaced in 2021 with a 4-bedroom, Title V compliant system.

The proposed tenant use constitutes a change in occupancy from a Business use group to a Residential use group. Based on Table 508.4 of the 2015 International Building Code, Residential and Business use groups share similar occupancy group characteristics and do not pose a higher hazard, based on life and fire risk, than the existing use. However, interconnected smoke and carbon monoxide detectors are not present within the building and will need to be added. In addition to this work, ground fault circuit interrupt outlets will be installed in the kitchen, first floor half-bathroom, and the second-floor full bathroom.

¹ "Thomas Hollis Historic District," The Trust for Architectural Easements, 2021 [architecturaltrust.org](https://www.architecturaltrust.org)

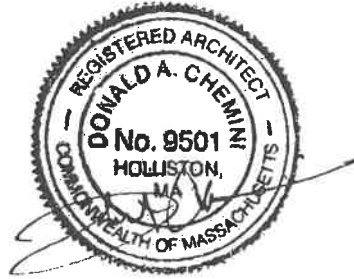


If you have any questions, please do not hesitate to contact me.

Sincerely,
Chemini Design Architects, LLC

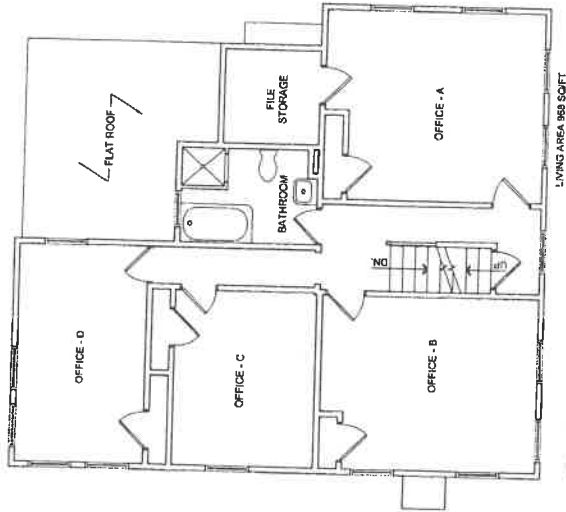


Donald A. Chemini, AIA
Principal Architect
Mass. Reg. No. 9501

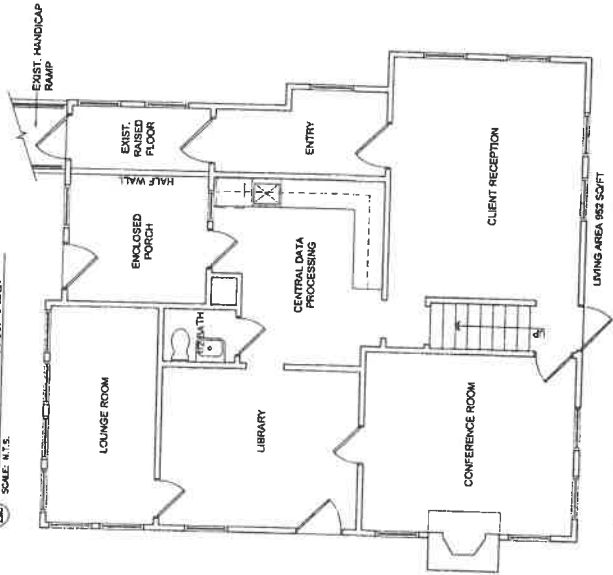


NOTE:
ALL NEW CROWN MOULDING
TO BE INSTALLED AT BASE OF STAIRS IN
ALL AREAS.

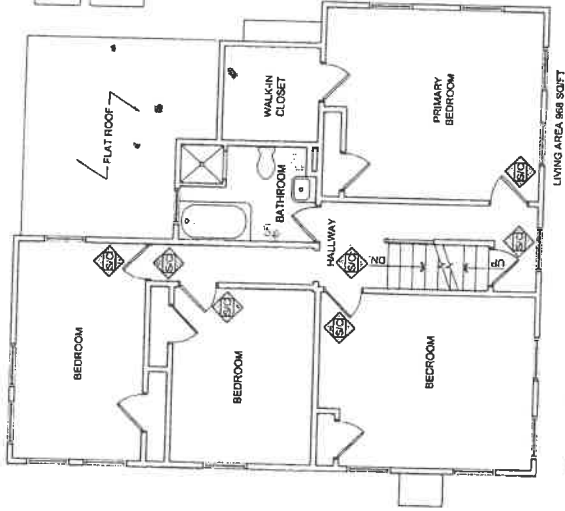
Legend:
- (EXIST) - (REMOVE EXIST) GROUND FAULT CIRCUIT INTERRUPTED OUTLET
- (NEW) - (NEW) GROUND FAULT CIRCUIT INTERRUPTED OUTLET



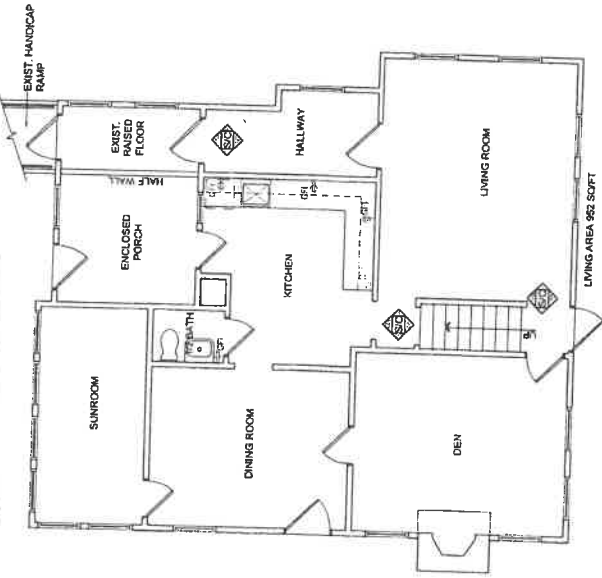
22. EXISTING SECOND FLOOR PLAN
SCALE: N.T.S.



21. PROPOSED FIRST FLOOR PLAN
SCALE: N.T.S.



23. PROPOSED SECOND FLOOR PLAN
SCALE: N.T.S.



24. PROPOSED FIRST FLOOR PLAN
SCALE: N.T.S.

Change Of Use Plans for The:
Newell Residence
851 Washington Street,
North Holliston, MA 01746
FLOOR PLANS

Project No.: 2023-01
Drawn By: DW
Checked By: DAC
Date: 08-14-2023

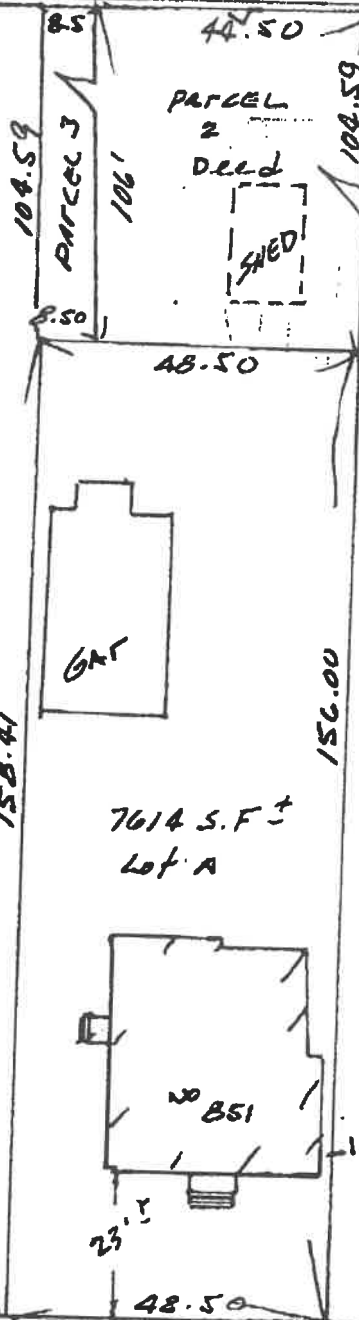
PROGRESS PRINT

A1.0



N/F
Bartlett

150.41



7614 S.F. ±
Lot A

N/F
Cressey

Correct
CPT

WASHINGTON STREET

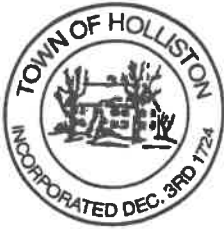
| | | | | | |
|---|--|---------------------------------|--|-----------------|-----------------|
| LOCATION: 40 851 Washington St Holliston | | MORTGAGE INSPECTION PLAN | | SCALE: 1" = 30' | DATE: 6/28/2000 |
| Deed recorded in Middlebury, S. | | Registry of Deeds, | | Book 10915 | Page 304 |
| And being shown as Lot A - PAR 2 | | on a plan by H.W. Whittier C.E. | | Book 7218 | Page END |
| Dated Sept 27 1947 | | and recorded in DEEDS | | | |
| This inspection plan was not compiled from an instrument survey and is not intended to be recorded. Under no circumstances are offsets to be used for establishing property lines or for construction purposes of any type. | | | | | |
| Location of the structures as shown hereon either were in compliance with the local zoning by-laws in effect when constructed (with respect to structural setback requirements only), or were exempt from violation enforcement action under Mass. G.L., Title VII, Chapter 40A, Section 7. | | | | | |
| Location of dwelling as shown hereon does not lie within the Flood Hazard Zone on F.E.M.A. Community Map No. 250195. Flood Hazard Zone has been determined by scale and is not necessarily accurate. Accurate determination cannot be made unless a vertical control survey is performed. | | | | | |
| DESIMONE SURVEY SERVICE, INC. 38 Coffee Street Medway, MA 02053 | | | | | |





Village Center
Commercial
District
Verified

11/4/19



TOWN OF HOLLISTON
OFFICE OF THE BOARD OF HEALTH

703 Washington Street, Holliston, MA 01746
Telephone: (508) 429-0605 Fax: (508) 429-0639

CERTIFICATE OF COMPLIANCE - INDUSTRIAL/COMMERCIAL FACILITY
ON-SITE SEWAGE DISPOSAL SYSTEM - NEW CONSTRUCTION OR UPGRADE

LOCATION: 851 WASHINGTON Street LOT: _____ PERMIT # 8409
Name of Applicant: William Newell
Name of Installer: Collin Mayo-Fiske, C Mayo Excavating Inc.
Name of Designer: Eric I. Dickinson, R.S., Civilized Solutions

This is to advise that the on-site sewage disposal system, constructed or upgraded at the above location, as well as the on-site water supply where applicable, has been constructed or upgraded to the satisfaction of the Board of Health, in accordance with the terms of the permit, the provisions of Title 5 of the State Environmental Code, 310 CMR 15.000 and the regulations of the Board of Health.

This approval is based upon conditions at the time of inspections as well as design plans, as built plans and sketches, and other data and certifications submitted by the applicant, the installer, and the system designer, where applicable. Use of the system is conditioned upon compliance with the provisions set forth below, if any.

Type of Facility _____

Design Flow 240 GPD

GENERAL CONDITIONS:

The septic tank serving this facility shall have the contents sampled and tested by the owner on an annual basis for volatile organic compounds (EPA624) and pH as well as any other parameters required by the Board of Health on a case by case basis. The sampling shall be performed and the results submitted to the Board of Health without having to be requested. The sample shall be taken in the time period of March, April, or May of each year and the results submitted to the Board of Health prior to July 1st.

All floor drains, except as serving only sanitary facilities shall be discharged to a tight collection tank and taken away by a licensed waste hauler. Such floor drains shall not be discharged to any septic system, dry well, or other subsurface discharge point.

OTHER CONDITIONS: See Notice of Alternative Sewage Disposal
System dated: 01/21/2021. Septic tank is equipped with an
effluent tee filter.

This issuance of this certificate shall not be construed as a guarantee that the system will function as designed. No liability is incurred by the Town, the Board of Health, or its agent by reason of this approval.

Date: 10-6-2023

Board of Health Agent

Scott Myles