

**Comprehensive Permit  
Application**

**Geoffrey Park**

**0 Indian Ridge Road**

**Map 14, Block 3, Lot 1**

**Holliston, MA**

**March 11, 2020**

**Submitted by:**

**Indian Ridge Realty Trust.  
223 Courtland Street  
Holliston, MA 01746**

**Dean E. Harrison  
Consultant  
59 Lockwood Ave  
Attleboro, MA 02703  
508.813.1388**

**Indian Ridge Realty Trust  
223 Courtland Street  
Comprehensive Permit Application**

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## COVER LETTER

**Indian Ridge Realty Trust  
223 Courtland Street  
Holliston, MA 01746**

March 11, 2020

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

Attention: Mr. John Love - Chairman

RE: Geoffrey Park  
0 Indian Ridge Road, Holliston

Dear Mr. Love:

Indian Ridge Realty Trust is hereby pleased to submit an application for a “Comprehensive Permit” pursuant to M. G. L. Chapter 40B. A Project Eligibility/Site Approval letter was issued by Masshousing on April 4, 2019 for the property.

In addition to the information submitted to you herewith, it is our intention to provide a full presentation of our plans at a meeting to be scheduled by your Board. We intend to answer any questions and or concerns with the proposed development. As you can see from the attached plans, this development will be consistent with the affordable housing needs of the Town of Holliston.

Our request is made in accord with M.G.L. Ch. 40B, s.20-23 initially enacted as Ch. 774 of the acts of 1969 and the Town of Holliston’s Rules & Regulations for Comprehensive Permit Application. We have received a Determination of Project Eligibility from MassHousing. This law, as I am sure you are aware, encourages affordable housing in the Commonwealth.

The property is identified as Assessors Map 14, Block 3, Lot 1 containing approximately 12.76+/- acres and is serviced by municipal water. We are proposing 20 single family homes and 2 duplex building consisting of 3 and 4 bedroom units. Of the 24 homes, 6 homes (25%) will be affordable at no more than 80% of area median income.

We look forward to meeting with the Zoning Board of Appeals to discuss this project and working with the Board to a successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town of Holliston.

Very truly yours,

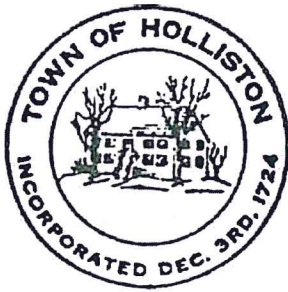


Dean E. Harrison,  
Agent for Indian Ridge Realty Trust.

Cc: David J. Adams, Trustee, Indian Realty Trust



# COMPREHENSIVE PERMIT APPLICATION



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR COMPREHENSIVE PERMIT (Ch. 40B)

Date Filed: **July 25, 2019**

Applicant's Name: **Indian Ridge Realty Trust**

Applicant's Address: **223 Courtland Street, Holliston, MA 01746**

Applicant's Phone Number: **508.429.4812**

Owner's Name: **Indian Ridge Realty Trust**

Owner's Address: **223 Courtland Street, Holliston, MA 01746**

The Owner hereby appoints **Dean E. Harrison and David J. Adams** 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 **Joseph F. Moore**, dated **October 19, 1996**

And recorded in **South Registry District of Middlesex**, Registry of Deeds, **Book 995**,  
**Page 122**

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

The land is shown in the Assessor's records as **Lot 1 on Map 14, Block 3**

And has an address of or is located at **0 Indian Ridge Road** in the **Agricultural-Residential District B (AR-2)** zoning district.

Applicant's Signature: 

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

## PROJECT ELIGIBILITY LETTER FROM MASSHOUSING



Massachusetts Housing Finance Agency  
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000  
FAX: 617.854.1091 [www.masshousing.com](http://www.masshousing.com)  
Videophone: 857.366.4157 or Relay: 711

April 4, 2019

Davis J. Adams  
Indian Ridge Realty Trust  
223 Courtland Street  
Holliston, MA 01746

**Re: Geoffrey Park  
Project Eligibility/Site Approval  
MassHousing #1011**

Dear Mr. Adams:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBank Boston”).

You have proposed to build twenty-four (24) units, including six (6) affordable units of homeownership housing (the “Project”) on a 12.67-acre site located on Indian Ridge Road South (the “Site”) in Holliston (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

#### **Municipal Comments**

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Board of Selectmen submitted a letter on December 20, 2018, summarizing comments from municipal officials and their staff.

Municipal comments identified the following major areas of concern:

- The Municipality is concerned about the ability of the Town's water department to service the proposed Project. The Municipality requests that the proposed main be accessed through the existing town easement on Indian Ridge Road. Accordingly, the Municipality believes the Project would require a looped water main and an increase in the water booster pumps capacity.
- The Municipality requests that the Applicant provide an adequate stormwater management plan for the Site, including erosion control measures during and after construction.
- The Municipality has noted that the Applicant is proposing a community dog park and a community playground area for residents and has recommended that the site plan include a looped sidewalk or trail system to those amenities within the Project.

### **MassHousing Determination and Recommendations**

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto.

Based on MassHousing's Site and design review, and in light of feedback received from the Municipality, the following issues should be addressed in your application to the Zoning Board of Appeals, and you should be prepared to explore them more fully during the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations, and standards applicable to existing conditions and to the proposed use related to floodplain management, wetland protection, river and wildlife habitats/conservation areas, stormwater management, wastewater collection treatment, hazardous waste safety, and public water supply. The Applicant should be prepared to provide evidence of such compliance.
- The Applicant must comply with Title V regulations regarding the design and construction of the wastewater treatment plant. The Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.
- The Applicant should be prepared to provide detailed information relative to proposed water use, potential impacts on existing capacity, and appropriate mitigation.
- The Applicant should be prepared to discuss proposed resident amenities and safe access to any programmed opportunities for outdoor recreation.



MassHousing has also reviewed the application for compliance with the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This approval is expressly limited to the development of no more than twenty-four (24) homeownership units under the terms of the Program, of which not less than six (6) of such units shall be restricted as affordable for low or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a Comprehensive Permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new site approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the Comprehensive Permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a Comprehensive Permit within this period or should MassHousing not extend the effective period of this letter in writing, this letter shall be considered to have expired and no longer be in effect. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a Comprehensive Permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

**Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBank Boston, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.**

If you have any questions concerning this letter, please contact Michael Busby at (617) 854-1219.

Sincerely,



Chrystal Kornegay  
Executive Director

cc: Janelle Chan, Undersecretary, DHCD  
The Honorable Karen E. Spilka  
The Honorable Carolyn C. Dykema  
Jay Marsden, Chairman, Board of Selectmen  
Henry Dellicker, Chairman, Zoning Board of Appeals

## Attachment 1

760 CMR 56.04      Project Eligibility: Other Responsibilities of Subsidizing Agency  
Section (4) Findings and Determinations

### Geoffrey Park, Project #1011

MassHousing hereby makes the following findings, based upon its review of the application, and in consideration of information received during the Site visit and from written comments:

***(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);***

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income (AMI), adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Holliston is \$81,100. A letter expressing interest for Project financing was provided by Mutual One Bank, a member bank of the FHLBank Boston.

***(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);***

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses and would directly address the local need for housing.

The Town of Holliston does not have a DHCD-approved Housing Production Plan. According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through March 18, 2019, Holliston has 242 Subsidized Housing Inventory (SHI) units (4.77% of its housing inventory), which is 266 units short of the statutory minima of 10%.

***(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);***

In summary, based on evaluation of the site plan using the following criteria, MassHousing finds that the proposed conceptual Project design is generally appropriate for the Site. The following plan review findings are made in response to the conceptual plan, submitted to MassHousing:



**Relationship to Adjacent Building Typology** (Including building massing, site arrangement, and architectural details):

The surrounding neighborhood is generally residential in character and is predominantly made up of 40 to 60-year-old ranch and cape style homes and more recent colonial style homes. There is a 120-unit multi-family condominium development within the existing neighborhood on adjacent Turner Road that establishes a context for greater density. The proposed homes will be wood-framed with exterior cladding requiring minimal maintenance and designed to maximize the aesthetic characteristics of each home within the development. The architectural designs and building scale are compatible with the style of homes found in the surrounding neighborhood. The proposed homes will be a maximum of two stories high, which is similar in height to housing found throughout the area.

**Relationship to Adjacent Streets**

The Site is located at the end of the Indian Ridge Road subdivision in the Town of Holliston and adjacent to the Ashland town line. The Relationship of the proposed Site access and egress to Indian Pond Road does not present any discernable public safety impacts. There appear to be adequate lines of sight for vehicles entering and exiting the proposed Site. The proximity to existing residential uses on adjacent streets underlies the appropriateness of the proposed Site within the existing residential context.

**Density**

The Applicant proposes to build twenty-four (24) homes on 12.67 acres, of which approximately 11.79 acres are buildable. The resulting density is 2.03 units per buildable acre, which is acceptable given the proposed housing type and the similar uses found in the surrounding context.

**Conceptual Site Plan**

The Applicant proposes to place the buildings along the main drive while maintaining a significant amount of land and natural vegetation behind the homes creating natural buffers along adjoining properties. It is intended that the proposed individual homes will be designed and graded to accommodate existing surrounding grades to the maximum extent possible. The Applicant intends to preserve mature trees and native vegetation which will allow for over 50% of the Site to remain in its natural state. The Applicant also proposes to include sidewalks throughout the Site which will encourage pedestrian mobility and interaction among neighbors.

In addition, the Applicant proposes to designate an area to be used as a dog park and other amenities for the passive recreation of future residents. The Applicant has offered to restrict a small portion of land for the use by the municipality to be utilized as a water pumping station to assist with low water pressure found on adjacent Cedar Street.

**Topography**

The topography of the Site is hilly and rocky, particularly on the main portion of the Site beyond the narrow section providing access to the Site from Indian Ridge Road. There are noticeable ledge outcroppings that will factor in the development of the Site. The Applicant anticipates using a variety of techniques, including but not limited to, individual unit architecture, retaining walls, hardscape & landscape features, and preserving existing slopes. The topographic features

of the Site have been considered in relationship to the proposed Project plans and do not constitute an impediment to development of the Site.

### **Environmental Resources**

The Site is slightly impacted by a small wetland area on the westerly side of the Site comprising 0.88 acres of the 12.67-acre parcel resulting in 11.79 acres of upland. Development of the Site will require careful attention to current Best Management Practices to avoid any adverse impacts to the protected wetland resource areas. Wetland resources in these areas will be subject to further review by the local Conservation Commission under a Notice of Intent.

***(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);***

The Project appears financially feasible based on a comparison of sales submitted by the Applicant.

***(e) that MassHousing finds that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;***

The initial pro forma has been reviewed for the proposed residential use, and the Project appears financially feasible with a projected profit margin of 15.57%. In addition, a third-party appraisal commissioned by MassHousing has determined that the "As Is" land value for the Site of the proposed Project is \$850,000.

***(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and***

The Applicant must be organized as a Limited Dividend Organization prior to applying for Final Approval. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

***(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.***

The Applicant controls the entire 12.67-acre Site under a deed of ownership.

## APPLICANT STATUS

**Indian Ridge Realty Trust  
223 Courtland Street  
Holliston, MA 01746**

**APPLICANT STATUS**

Indian Ridge Realty Trust agrees to conform to the limited dividend requirements of M.G.L. Chapter 40B which, in turn, requires that the developer abide by dividend limitations, which are imposed by the housing program being utilized. Accordingly, the applicant will agree to be bound by whatever dividend limitations which may be imposed by Masshousing as the subsidizing agency.

## SITE CONTROL DOCUMENTATION

**Indian Ridge Realty Trust  
223 Courtland Street  
Holliston, MA 01746**

March 11, 2020

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

Attention: Mr. John Love - Chairman

RE: Geoffrey Park  
0 Indian Ridge Road, Holliston

Dear Mr. Love:

Enclosed please find a copy of the Site Control documentation in support of our application:

Please let me know if you have any questions or comments.

Very truly yours,



Dean E. Harrison,  
Agent for Indian Ridge Realty Trust.

Cc: David J. Adams, Trustee, Indian Realty Trust

1 0 1 5 7 5 5

QUITCLAIM DEED

I, JOSEPH F. MOORE, of 12 Stallbrook Road, Milford, Worcester County, Massachusetts

IN CONSIDERATION OF: ONE HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED TWENTY FIVE AND NO/100 (\$153,425.00) DOLLARS PAID

grants to JOHN J. HUGHES, TRUSTEES OF INDIAN RIDGE REALTY TRUST UNDER A DECLARATION OF TRUST DATED October 18, 1996 , AND FILED HEREWITH

with quitclaim covenants

DOCUMENT 1015756

That certain parcel of land situate in Holliston in the County of Middlesex, and said Commonwealth, described as follows:

Southwesterly by the northeasterly line of Cedar Street, one hundred ten and 75/100 feet;

Northeasterly and Northerly by lot 3 as shown on plan hereinafter mentioned, two hundred forty-seven and 83/100 feet;

Southwesterly by said Lot 3 and lots 4, 5 and 6 on said plan, three hundred twenty-one and 30/100 feet;

Northeasterly by land now or formerly of Luigi Franzini et al, eleven hundred ninety-three and 49/100 feet;

Easterly by lands now or formerly of Albert Katseff and Lewis Zanzow et al Trustees, seven hundred fifty-three and 28/100 feet;

Northerly, one hundred seventy-two and 54/100 feet, and

Southeasterly one hundred twenty-eight and 70/100 feet, by lands now or formerly of said Lewis S. Zanzow et al Trustees;

Southerly by land now or formerly of Abigail D. Phipps and the end of James Road, eleven hundred twenty-one and 62/100 feet;

Westerly by lots 1 and 2 on said plan, three hundred feet; and

Southerly and Southeasterly by said lot 2 on said plan, three hundred forty and 67/100 feet.

Said parcel is shown as Lot 7 on said plan, (Plan No. 36376B).

All of said boundaries are determined by the Court to be located as

prop. 185 CEDAR ST, Holliston, MA  
Dated: 838 Washington St. Holliston

1-3

1015755

shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 995, Page 122, with Certificate No. 173072.

For title see Certificate of Title No. 201067 in Registration Book 1135, Page 117 and Certificate of Title No. , filed immediately prior hereto.

EXECUTED AS A SEALED INSTRUMENT THIS 18<sup>th</sup> DAY OF OCTOBER, 1996.

Joseph F. Moore  
JOSEPH F. MOORE

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 18<sup>th</sup> day of OCTOBER, 1996, then personally appeared before me the above-named JOSEPH F. MOORE, and acknowledged the foregoing instrument to be his free act and deed.

Alan G. Quinn  
NOTARY PUBLIC

MY COMMISSION EXPIRES: APR. 1, 1999

TAX 689.96  
CASH 689.96  
50098013 15:03  
EXCISE TAX

DEEDS REG 15  
MASSACHUSETTS  
10/25/96



1 0 1 5 7 5 5

SO. MIDDLESEX LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

ON 10/25/96 AT 03:15:26 40.00 JMG

NOTED ON:

CERT 0206576 BK 1163 PG 26

NEW CERTIFICATE(S) CREATED:

CERT 0206577 BK 1163 PG 27

\*\*\*\*\*  
\* MASS. EXCISE TAX: 699.96 \*  
\*\*\*\*\*

*Ready for State of Georgia  
etc.*

KSGN  
ACC



2017 01762315

Bk: 01183 Pg: 27 Cert#: 208577

Doc: RSGN 08/12/2017 08:50 AM

## INDIAN RIDGE REALTY TRUST

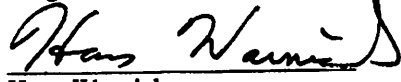
### RESIGNATION OF TRUSTEE

AND

### APPOINTMENT OF SUCCESSOR TRUSTEES


I, Hans Warnick, Trustee of the Indian Ridge Realty Trust, under Declaration of Trust, dated October 18, 1996 and recorded in the Registered Section of the Middlesex South District as Document Number 1015756 ("Declaration of Trust"), do hereby tender my resignation as Trustee of said Trust as provided in Section 7.1 of the Declaration of Trust.

ALL  
1033760

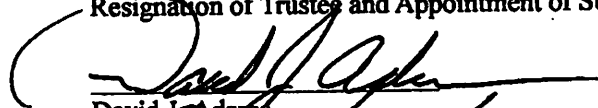
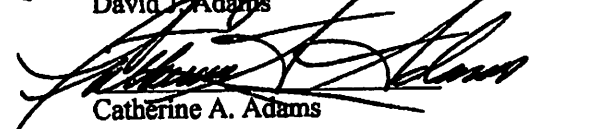
  
Hans Warnick

I, David J. Adams, do hereby accept appointment as Successor Trustees under Section 7.2 of said Declaration.

Executed as a sealed instrument this April 28, 2017.

  
David J. Adams

We, David J. Adams, and Catherine A. Adams, being all of the beneficiaries of the Indian Ridge Realty Trust, by our signatures below, acknowledge our assent to the above Resignation of Trustee and Appointment of Successor Trustees.


  
David J. Adams  
  
Catherine A. Adams

204577-1143-47

)

)

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①

Doc 01762315

Southern Middlesex Land Court  
Registry District

RECEIVED FOR REGISTRATION

On: Jun 12, 2017 at 08:50A

Document Fee 75.00

Receipt Total: \$152.00

NOTED ON: CERT 206577 BK 01163 PG 27

ALSO NOTED ON:

De (and) Mrs. Office  
NAME  
1600 Washington St  
STREET ADDRESS  
Waltham, MA 01794-4490  
CITY OR TOWN  
8888-644-809  
ZIP

I HEREBY ATTEST AND CERTIFY ON 06/15/2017  
THAT THE FOREGOING DOCUMENT IS A FULL TRUE AND  
CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE  
AND IN MY LEGAL CUSTODY  
MARIA C. GURTATONE  
ASST RECORDER  
LAND COURT

BY Maria C. Gurtatone

# DELAND LAW OFFICE



Kenneth C. Collinson, III  
1660 Washington Street  
Holliston, MA 01746  
Telephone (508) 429-8888  
[kenneth@jenniferdelandlaw.com](mailto:kenneth@jenniferdelandlaw.com)

September 29, 2017

David J. Adams  
223 Courtland Street  
Holliston MA 01746

Dear David:

Please find enclosed the following documents:

- Certified Copy of Appointment and Acceptance of Trustees
- Schedule of Beneficiaries - Nancy out, Catherine in
- Schedule of Beneficiaries - Catherine out, Elizabeth in

We have placed the documents in a secure sheet protector for you.

I have also enclosed one of your checks that was returned by the Registry (this was after they insisted that it was needed).

At this point, I believe we are all done. If there is anything additional that we are to do, please let us know. In one month, if we do not hear from you to the contrary, we will consider our matter closed and mail you a closing letter.

We hope you have been satisfied with the service provided.

Truly yours,

Kenneth C. Collinson, III  
Counselor-at-Law

Encs.

Return to:  
Deland Law Office  
1660 Washington Street  
Holliston, MA 01746  
1-(508) 429-8888



2017 01770356  
Bk: 01163 Pg: 27 Cert#: 206577  
Doc: ACC 09/14/2017 08:59 AM

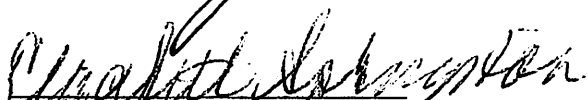
## INDIAN RIDGE REALTY TRUST

### APPOINTMENT AND ACCEPTANCE OF TRUSTEES

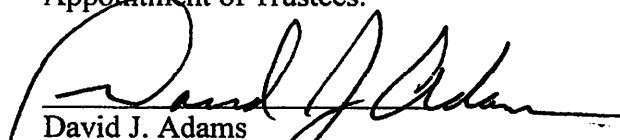
We, David J. Adams, and Elizabeth A. Springston, do hereby accept appointment as Trustees of the Indian Ridge Realty Trust, under Declaration of Trust, dated October 18, 1996 and recorded in the Registered Section of the Middlesex South District as Document Number 1015756 ("Declaration of Trust"), as provided in 7.2 of the Declaration of Trust.

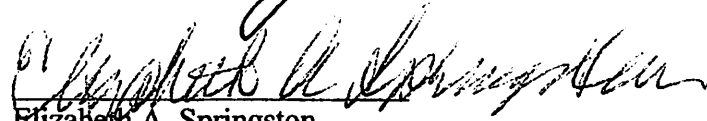
Executed as a sealed instrument this May 12, 2017.

  
David J. Adams - 1533765

  
Elizabeth A. Springston

We, David J. Adams, and Elizabeth A. Springston, being all of the beneficiaries of the Declaration of Trust, by our signatures below, acknowledge our assent to the above Appointment of Trustees.

  
David J. Adams

  
Elizabeth A. Springston

COMMONWEALTH OF MASSACHUSETTS )

) ss.

COUNTY OF MIDDLESEX )

The foregoing was signed in my presence on this 12th day of May, 2017 by David J. Adams, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, who acknowledged before me that it was executed voluntarily for the purposes stated therein.

Witness my hand and official seal.




JENNIFER A. DELAND, Notary Public

My commission expires: May 28, 2021

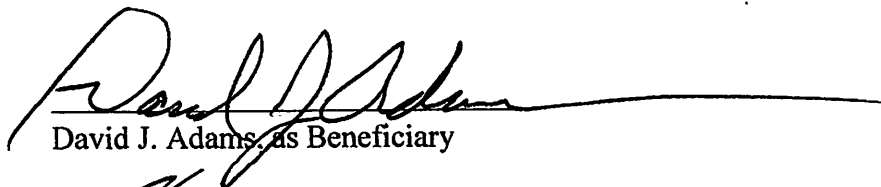


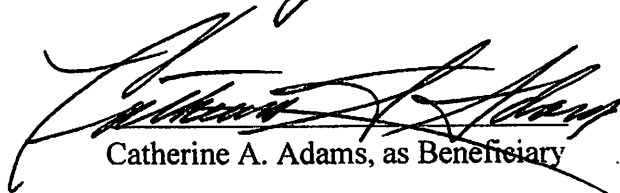
) SS.

  
Notary Public

**Indian Ridge Realty Trust, Appointment of Trustees Page 3 of 3**



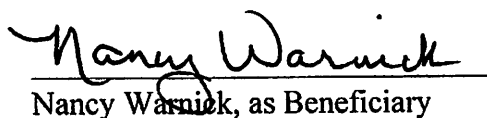
  
David J. Adams, as Beneficiary

  
Catherine A. Adams, as Beneficiary

RELEASE BY FORMER BENEFICIARIES

I, Nancy Warnick hereby accept the above Schedule of Beneficiaries as being the true and correct Schedule of Beneficiaries, superseding any previously existing schedule of beneficiaries. I agree, for good and adequate consideration, the receipt and sufficiency of which is hereby acknowledged, to release and indemnify the above-named Trustees and Beneficiaries for any claim that I, or any heir or assign of ours may put forward, whether formally or informally, in any court or before any administrator or arbitrator, claiming an interest in the Trust based on any previously executed Schedule of Beneficiaries.

Executed as a sealed instrument this April 28, 2017.

  
Nancy Warnick, as Beneficiary


COMMONWEALTH OF MASSACHUSETTS )

) ss.

COUNTY OF MIDDLESEX )

The foregoing was signed in my presence on this 28th day of April, 2017 by David J. Adams, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, Hans Warnick, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, Catherine A. Adams, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, and Nancy Warwick, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, who each acknowledged before me that it was executed voluntarily for the purposes stated therein.

Witness my hand and official seal.

  
JENNIFER A. DELAND, Notary Public  
My commission expires: May 28, 2021



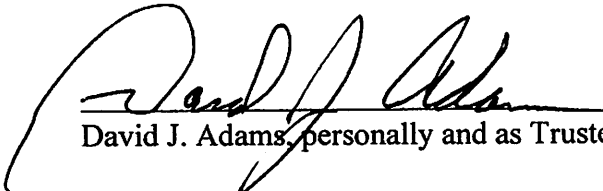
INDIAN RIDGE REALTY TRUST  
SCHEDULE OF BENEFICIARIES

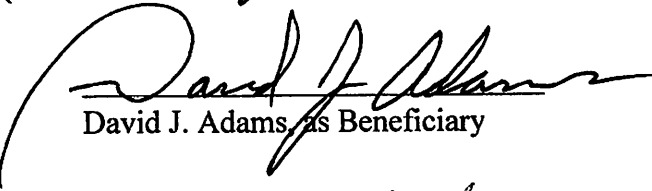
The undersigned, being all of the Trustees and Beneficiaries of Indian Ridge Realty Trust under a Declaration of Trust dated October 18, 1996 hereby certify that the following is a complete list of the Beneficiaries of said Trust and their proportionate interest as of this date:

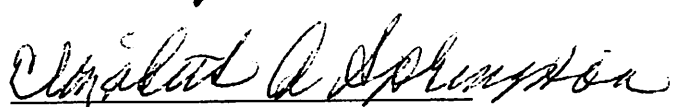
<u>Beneficiaries</u>	<u>Proportionate Interests</u>
David J. Adams	80%
Elizabeth A. Springston	20%

The terms of the Declaration of Trust to which this is a schedule are hereby approved and the above-named beneficiaries agree with the Trustee (a) to be bound by said Trust; and (b) to defend, indemnify, and save the Trustee and any additional or successor Trustee or Trustees, together with any and all members thereof, harmless from any and all personal liability, debts, demands, actions, causes of action, suits, accounts, covenants, contracts, agreements, demands, and any and all claims, demands and liabilities whatsoever of every name and nature, both at law and in equity, including any and all costs and attorneys' fees in defending the same, for any action taken at the direction of the Beneficiaries, and for any error of judgment, or any loss arising out of any act or omission in the execution of the Trust so long as they act in good faith, and the Trustee shall be responsible only for his or her own willful breach of trust.

WITNESS the execution hereof to take effect as a sealed instrument this Twelfth day of May, 2017.

  
David J. Adams, personally and as Trustee

  
David J. Adams, as Beneficiary

  
Elizabeth A. Springston, as Beneficiary

## RELEASE BY FORMER BENEFICIARIES

I, Catherine A. Adams hereby accept the above Schedule of Beneficiaries as being the true and correct Schedule of Beneficiaries, superseding any previously existing schedule of beneficiaries. I agree, for good and adequate consideration, the receipt and sufficiency of which is hereby acknowledged, to release and indemnify the above-named Trustees and Beneficiaries for any claim that I, or any heir or assign of ours may put forward, whether formally or informally, in any court or before any administrator or arbitrator, claiming an interest in the Trust based on any previously executed Schedule of Beneficiaries.

Executed as a sealed instrument this May 12, 2017.

~~Catherine A. Adams, as Beneficiary~~

COMMONWEALTH OF MASSACHUSETTS )

) SS.

COUNTY OF MIDDLESEX

The foregoing was signed in my presence on this 12th day of May, 2017 by David J. Adams, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, and Catherine A. Adams, proved to me by satisfactory evidence, namely, Massachusetts Driver's License (number on file), to be the person whose signature appears on the document above, who each acknowledged before me that it was executed voluntarily for the purposes stated therein.

Witness my hand and official seal.

JENNIFER A. DELAND, Notary Public

My commission expires: May 28, 2021




COUNTY OF MECKLENBURG  
STATE OF NORTH CAROLINA

) SS.

)

)

On this 11<sup>th</sup> of AUGUST, 2017 before me, the undersigned notary public, personally appeared the above-named Elizabeth A. Springston, proved to me by satisfactory evidence, namely, PERSONAL KNOWLEDGE to be the person who signed the preceding document in my presence, and who swore or affirmed under the pains and penalties of perjury that the contents of the document are truthful and accurate to the best of his knowledge and belief.

  
Notary Public

My Commission Expires: 8/9/2020

INDIAN RIDGE REALTY TRUST  
SCHEDULE OF BENEFICIARIES

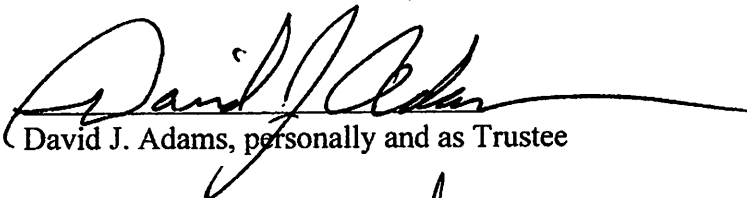
The undersigned, being all of the Trustees and Beneficiaries of Indian Ridge Realty Trust under a Declaration of Trust dated October 18, 1996 hereby certify that the following is a complete list of the Beneficiaries of said Trust and their proportionate interest as of this date:

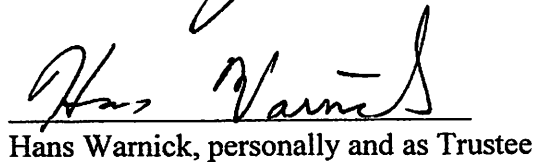
<u>Beneficiaries</u>	<u>Proportionate Interests</u>
David J. Adams	50%
Catherine A. Adams	50%

If at any time either or both of the above-named beneficiaries shall have died, the powers, benefits and liabilities of the deceased beneficiary shall belong to the other beneficiary, or, if neither beneficiary is living, the heirs at law of the last to die.

The terms of the Declaration of Trust to which this is a schedule are hereby approved and the above-named beneficiaries agree with the Trustee (a) to be bound by said Trust; and (b) to defend, indemnify, and save the Trustee and any additional or successor Trustee or Trustees, together with any and all members thereof, harmless from any and all personal liability, debts, demands, actions, causes of action, suits, accounts, covenants, contracts, agreements, demands, and any and all claims, demands and liabilities whatsoever of every name and nature, both at law and in equity, including any and all costs and attorneys' fees in defending the same, for any action taken at the direction of the Beneficiaries, and for any error of judgment, or any loss arising out of any act or omission in the execution of the Trust so long as they act in good faith, and each Trustee shall be responsible only for his or her own willful breach of trust.

WITNESS the execution hereof to take effect as a sealed instrument this Twenty-Eighth day of April, 2017.

  
David J. Adams, personally and as Trustee

  
Hans Warnick, personally and as Trustee



2010 01533785  
Bk: 01163 Pg: 27 Cert#: 208577  
Doc: ACC 06/03/2010 11:59 AM

RESIGNATION OF TRUSTEE

AND

APPOINTMENT OF SUCCESSOR TRUSTEES

I, John J. Hughes, Trustee of the Indian Ridge Realty Trust under Declaration of Trust, dated October 18, 1996 and recorded in the Registered Section of the Middlesex South District Registry of Deeds as Doc. No. 1015756, do hereby tender my resignation as Trustee of said Trust, as provided in Section .1 of said Declaration of Trust.

We David J. Adams and Hans Warnick, do hereby accept appointment as Successor Trustees under Section 7.2 of said Declaration.

Executed as a sealed instrument this 19<sup>th</sup> day of MAY, 2010.

*John J. Hughes*  
John J. Hughes

*David J. Adams*  
David J. Adams

*Hans S. Warnick*  
Hans Warnick

We the undersigned being all of the beneficiaries of the Indian Ridge Realty Trust by our signatures below acknowledge our assent to the above.

*Catherine Adams*  
Catherine Adams

*Nancy Warnick*  
Nancy Warnick

206577-1163-27

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

April 29, 2010

On this day of April, 2010, before me, the undersigned notary public, personally appeared John J. Hughes, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to be that the contents of the document are truthful and accurate to the best of his knowledge and belief.

*John J. Hughes*

Notary Public

My Commission Expires:



HEIDI LUCIANI  
Notary Public  
Commonwealth of Massachusetts  
My Commis: Expires Mar. 9, 2012.



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

May 10, 2010

On this <sup>10<sup>th</sup></sup> day of May, 2010, before me, the undersigned notary public, personally appeared Catherine Adams and David J. Adams, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Anna C. Pires  
Notary Public

My Commission Expires: June 13, 2014



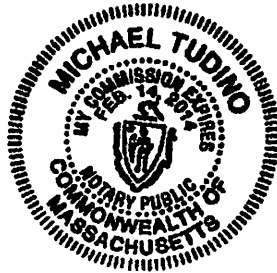
COMMONWEALTH OF MASSACHUSETTS

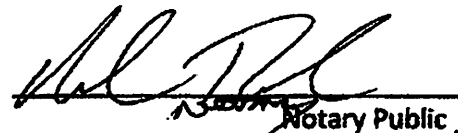
MA  
NORFOLK

, ss

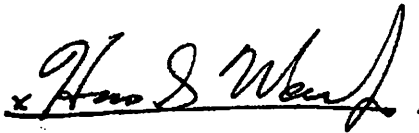
May 18, 2010

On this 18<sup>th</sup> day of May, 2010, before me, the undersigned notary public, personally appeared Hans Warnick and NANCY Warnick, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

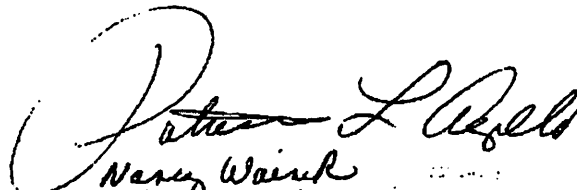


  
Notary Public

My Commission Expires: 02/14/2014



Nancy Warnick

  
Nancy Warnick

appeared before me and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person who signed on the above document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.  
Notary Public  
My Commission Expires: Feb 14, 2014

## DEVELOPMENT TEAM

## Development Team

Developers:	(Name)	David J. Adams
	(Firm Name)	Indian Ridge Realty Trust
	(Address)	223 Courtland Street
	(City/Town)	Holliston, MA 01746
	(Telephone)	508.429.4812
	(Email)	adamsdavidj@verizon.net
Consultant:	(Name)	Dean E. Harrison
	(Firm Name)	Same
	(Address)	59 Lockwood Avenue
	(City/Town)	Attleboro, MA 02703
	(Telephone)	508.813.1388
	(Email)	deanharrison13@outlook.com
Architect:	(Name)	TBD
	(Firm Name)	
	(Address)	
	(City/Town)	
	(Telephone)	
	(Email)	
Engineer:	(Name)	Robert S. Truax
	(Firm Name)	GLM Engineering Consultants, Inc.
	(Address)	19 Exchange Street
	(City/Town)	Holliston, MA 01746
	(Telephone)	508.429.1100
	(Email)	<a href="mailto:robert.truax@glmengineering.com">robert.truax@glmengineering.com</a>
Contractor:	(Name)	David J. Adams
	(Firm Name)	Same
	(Address)	223 Courtland Street
	(City/Town)	Holliston, MA 01746
	(Telephone)	508.429.4812
	(Email)	adamsdavidj@verizon.net
Marketing/Lottery Agent:	(Name)	TBD
	(Firm Name)	
	(Address)	
	(City/Town)	
	(Telephone)	
	(Email)	

**Dean E. Harrison**  
59 Lockwood Avenue  
Attleboro, MA 02703  
508.813.1388 (cell)

## **SKILL SUMMARY**

Senior manager with extensive experience in real estate development. Skilled in securing federal, state, and local regulatory land-use approvals. Experienced in obtaining financing for multi-family housing and mixed-use developments from financial institutions and investment partners. Excellent background in design, construction, scheduling, and budgeting.

## **EXPERIENCE**

(2015 – Present)

### **Women's Development Corporation, Providence, RI** *Director of Real Estate Development*

- Directs daily operations of Wdc's Development Department which involves the oversight and management of housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.
- Responsible for all phases of project development from site search and acquisition, to securing funding sources and permitting, through to construction and occupancy
- Reports to the Executive Director regarding the overall Real Estate division, staff management, operational budgets, strategic planning, and reporting to the Real Estate Committee of the Board of Directors
- Secures federal, state and local regulatory land-use approvals.

(2009 -2015)

### **The Neighborhood Corporation, Taunton, MA** *Executive Director*

- Responsible for the overall administration of the Corporation.
- Directing its daily operation, and executing the directives and policies of the Board.
- Serves as the chief program administrator and project manager, which includes overall management of CDC finance administration, staff management, operational budgets, strategic planning, fundraising and reporting to the Board of Directors.
- Duties include housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.

(2004 –2015)

### **Dean E. Harrison, Consultant, Warwick, RI** *Owner*

- Acquire and permit real estate developments in the Commonwealth.
- Negotiate, analyze, and underwrite real estate transactions with various Local, State agencies and financial institutions.
- Provide consulting services to developers, and governmental bodies regarding zoning, financing and monitoring of affordable housing using various State Housing programs.

- Provide consulting to newly form 501 (c) (3) regarding the planning development and financing housing and commercial opportunities.

(1994-2004)

**The Gatehouse Companies, Mansfield, MA**

***Vice President of Development***

- Managed and monitored ongoing real estate division regarding the developing and financing of multi-family housing totaling over \$206 million.
- Negotiated, analyzed, and underwrote real estate transactions for various investment partners and financial institutions.
- Underwrote financing of multifamily housing developments utilizing multiple federal and state housing subsidies.
- Generated narrative and financial reports for distribution to State agencies, financial institutions and equity partners.

(1988-1994)

**Rhode Island Housing and Mortgage Finance Corporation, Providence, RI**

***Assistant Development Officer***

- Review, analyze, and underwrite tax credit proposals seeking resources through the state's competitive funding cycle under its Qualified Allocation Plan.
- Provide technical assistance to developers, property managers, and other quasi-public agencies and governmental bodies regarding program guidelines and industry practices.
- Compile and complete required IRS documentation to ensure accurate and timely compliance with Section 42 of the Internal Revenue Code.
- Perform administrative tasks associated with monitoring program activity to protect the state's annual tax credits allocation.

**EDUCATION**

**UNIVERSITY OF RHODE ISLAND, Kingston, RI**

**Bachelor of Resource Development - May 1987**

Major: Landscape Architecture

**G.P.A. 3.00**

**COMPUTER  
SKILLS**

**Microsoft Word, Excel, and PowerPoint**

## Dean E. Harrison

1/15/2020

Development List\*

<u>Name/Location</u>	<u>Development Type</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Anawan School Apts. Rehoboth, MA (Comprehensive Permit)	Multi-family Senior	36	Massachusetts Housing Partnership Commonwealth of Massachusetts	\$11,500,000
Baron Lofts Apts. Taunton, MA	Mixed-use	6 residential/ Office space/Art Gallery	Neighborhood Stabilization Funds GATHC HOME Funds Bristol County Saving Bank	\$1,500,000
Barrington Cove Apts. Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp.	\$6,422,028
Brook Ave Cooperatives Boston, MA	Multi-family Family	36	MHIC/MHP Commonwealth of Massachusetts City of Boston	\$7,150,000
Brookview Estates Mendon, MA (Comprehensive Permit)	Homeownership	18	Rockland Trust Private Financing	\$5,661,097
Cedar Forest Apts. Tampa, FL	Multi-family Family	200	Neighborhood Landing Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$14,597,773
Cherry Hill II Plymouth, MA	Mixed-use	35 Elderly Residential/ 5,000 sqft Office	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. Verizion Capital	\$12,162,045
Chestnut Farm Apartments Raynham, MA (Comprehensive Permit)	Multi-family Family	240	MassMutual Commonwealth of Massachusetts John Hancock	\$32,365,000
The Crossings at Indian Run Stuart, FL	Multi-family Family	344	Florida Housing Finance Agency First Union National Bank	\$23,551,018
Dean Street Studios Providence, RI	Enhanced SRO Under Construction	51	Rhode Island Housing Coastway Bank Federal Home Loan Bank	\$9,036,326
Franklin Commons Apartments Franklin, MA (Comprehensive Permit)	Multi-family Family	96	MHIC/MHP Commonwealth of Massachusetts John Hancock	\$14,315,000
Goodridge Brook Estates Lancaster, MA (Comprehensive Permit)	Homeownership	56	MassHousing Private Financing	\$20,750,000
Goodridge Brook Estates Lancaster, MA (Comprehensive Permit)	Multi-family	96	MassHousing Private Financing	\$22,728,038
The Groves Middleborough, MA (Comprehensive Permit)	Multi-family (Condominiums)	52	Rockland Trust Bank.	\$11,846,421
Nantucket Bay Apartments Temple Terrace, FL	Multi-family Senior	180	First Housing Development Corp. Florida Housing Finance Corp. Hillsborough County	\$12,488,918
Newport Landing Apartments Tampa, Florida	Multi-family Family	122	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,614,343
The Preserve Walpole, MA (Comprehensive Permit)	Multi-family Family	300	MassHousing Commonwealth of Massachusetts	\$44,859,138
The Residences at the Grove Middleborough, MA (Comprehensive Permit)	Multi-family Family	36	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. J.P Morgan	\$7,485,000
The Rosemary Village Scattered Sites West Palm Beach, FL	Family (Single Family Homes)	53	First Housing Development Corp. City of West Palm Beach	\$6,247,838
Sajda Gardens West Boylston, MA (Comprehensive Permit)	Multi-family Family	80	Massachusetts Housing Partnership Middlesex Saving Bank	\$10,889,366
Shannock Falls Scattered Sites Richmond/Charlestown, RI (Comprehensive Permit)	Multi-family Family (Under construction)	43	Rhode Island Housing Citizens Bank CREA Equity	\$15,607,223

Shoe Shop Place Middleborough, MA (Comprehensive Permit)	Multi-family Family	25	Massachusetts Housing Partnership Commonwealth of Massachusetts Bank of America	\$9,615,930
Somerset Woods Dighton, MA (Comprehensive Permit)	Multi-family Mixed Income (Permitted)	240	Massachusetts Housing Partnership	\$10,854,366
Springbrook Commons Apts. West Palm Beach, FL	Multi-family Family	144	Boston Capital Mortgage Corp. Florida Housing Finance Agency	\$10,569,860
Williams Landing Apartments Tampa, FL	Multi-family Family	144	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,323,337
Willis Apartments New Bedford, MA	Multi-family Veterans (Under construction)	30	Commonwealth of Massachusetts CEDAC	\$9,129,511
Willow Trace Apartments Plainville, MA (Comprehensive Permit)	Multi-family Family	88	First Union National Bank Commonwealth of Massachusetts	\$10,506,202
<b>Totals</b>		<b>2,811</b>		<b>\$364,775,778</b>

#### HISTORIC PROPERTIES

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Barrington Cove Apartments Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp	\$ 6,422,028
Carlton Court Apts Providence, RI	Multi-family Senior	46	Rhode Island Housing and Mortgage Finance Corp	\$ 2,492,979
Clarke School Apartments Newport, RI	Multi-family Senior	56	Rhode Island Housing and Mortgage Finance Corp	\$ 5,499,605
<b>Total</b>		<b>162</b>		<b>\$14,414,612</b>

Note: \*Involved in the various phase of development - acquisition, permitting, financing and construction of the development.

#### COMPLETED SITE APPROVALS - Consultant

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Subsidizing Agency</u>
Brookview Estates Mendon, MA	Homeownership	18	MassHousing
Burns Ave Walpole, MA	Homeownership	36	MassHousing
Geoffrey Park Holliston, MA	Homeownership	24	MassHousing
Goodridge Brook Estates Lancaster, MA	Homeownership	56	MassHousing
Goodridge Brook Estates Lancaster, MA	Rental	96	MassHousing
Southmeadow Village Sterling, MA	Homeownership	18	MassHousing
		<b>248</b>	

#### SPECIALIZED HOUSING - NON-PROFIT

The Arc of Fall River Scattered Sites	Special needs	19	MassHousing, DMH, DMR	\$ 1,645,000
Cape Head injured Person's Housing Hyannis, MA	Head Injury	20	MassHousing, HIF, AHTF Bank North	\$ 1,956,000
		<b>39</b>		<b>\$3,601,000</b>

#### MASSACHUSETTS HOUSING PARTNERSHIP 40B Technical Assistances

<u>Community</u>	<u>Retained by:</u>	<u>Community Type</u>
Northborough	MHP	Condominiums
Scituate	MHP	Condominiums
Hingham - 2 projects	MHP - 1, Town - 1	Condominiums
Grafton - 3 projects	MHP - 1, Town - 2	Condominiums
Duxbury	MHP	Condominiums
Douglas	MHP	Condominiums
Yarmouth	MHP	Condominiums
Berkley	MHP	Condominiums
North Dartmouth	MHP	Condominiums
Hamilton	Town	Condominiums
Lynnfield	Town	Condominiums



## DEVELOPMENT NARRATIVE

**Geoffrey Park  
Indian Ridge Road  
Holliston, MA**

**Development Narrative**

**DESIGN PHILOSOPHY:**

In the creation of Geoffrey Park, David J. Adams has brought his commitment to high quality affordable housing to Holliston. The development strategy of Geoffrey Park strikes the balance between maximizing green space and ensuring sufficient space around each property to promote privacy and peacefulness. The site will maintain over 50% of the land in a natural state.

The proposed site plan is based on Smart Growth principles of compact development, creating approximately 1.89 units per buildable acre. Buildings are situated along the main drive and keep a significant amount of land and vegetation behind the buildings from being developed. A concerted effort has been made to preserve mature trees and native vegetation in order to protect natural habitat and open space. The site plan is designed as a distinctive, attractive neighborhood with a strong sense of place. Sidewalks throughout the development will encourage neighbor interaction. Lighting will be downward-facing to prevent light pollution and be Dark Sky compliant.

Geoffrey Park will consist of 20 single family homes and 2 duplexes situated on approximately 1.91 acres of the existing 12.76 acre property with the balance of the property to remain in its natural state. The homes will line the drive with the first building located approximately 600 feet from Indian Ridge Road.

In the design and location of the buildings within the site, we have been especially conscious of the natural topography of the site and the adjacent properties. The homes are located in the inner portion of the land, settled in and surrounded by natural buffers. We have maintained this vision by carefully considering the placement of the homes with regard to their sight lines, the building types, setbacks, and the roof lines of the surrounding neighborhood. The architecture incorporates traditional New England vernacular and materials including clapboard siding, architectural roof shingle and other carpenter's touch in every detail. This architecture provides connections among the new and current residents of the surrounding area and the community.

The massing of the buildings along with the contours of the landscape was considered in their placement on the property, which maximizes the amount of green space and their separation from neighbors. The existing property topography, which rises and falls within the site, provides for a natural buffers along the adjoining properties.

In addition, the development will include an open space area designated as a park ("Geoffrey Park"). It will include a dog park and other amenities for the passive recreation of the residents.

Finally, we have offered for use by the town a small portion of the land to be utilized as a pumping station to assist in relieving the problem of low water pressure experienced by the Cedar Street residents.

### **BUILDING DESIGN AND AMENITIES:**

The project will consist of 24 homes. 6 (25%) of the total of homes will be affordable at 80% or area median income.

- Unit Breakdown is 24 consisting of 3 and 4 bedrooms.
- Parking includes a 2 car garage and 2 spaces in the driveway.

Each home is 2 stories consisting of approximately 1800 to 3000 square feet. There will be an entrance at both the front and rear of each building, with the main entrance being on the front. Each home will include a 2 car garage. Unit amenities include decks, kitchen with appliances, including refrigerators, range with stove, combination microwave and range vents and optional upgrades. The living room will include an optional gas fireplace. The showers and tub/shower combination units will be equipped with glass shower doors. Kitchen and bathrooms will have ceramic tile flooring and laundry rooms will have vinyl flooring, while the bedrooms will have a choice of carpet or laminated flooring. In addition, homes will include full-size basements.

## PROPOSED ENGINEERING/ARCHITECTURAL PLANS

# SITE DEVELOPMENT PLAN OF LAND

## A 40B Comprehensive Permit Project

### "GEOFFREY PARK"

# HOLLISTON, MASSACHUSETTS

DATE: FEBRUARY 19, 2020

PREPARED BY:

**GLM** ENGINEERING  
CONSULTANTS, INC.

19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746

(508)429-1100      fax:(508)429-7160

PREPARED FOR:

INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

I, TOWN CLERK OF THE TOWN OF HOLLISTON  
RECORD, HAVE RECORDED THIS PLAN  
BOARD OF APPEALS' APPROVAL OF THIS PLAN  
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

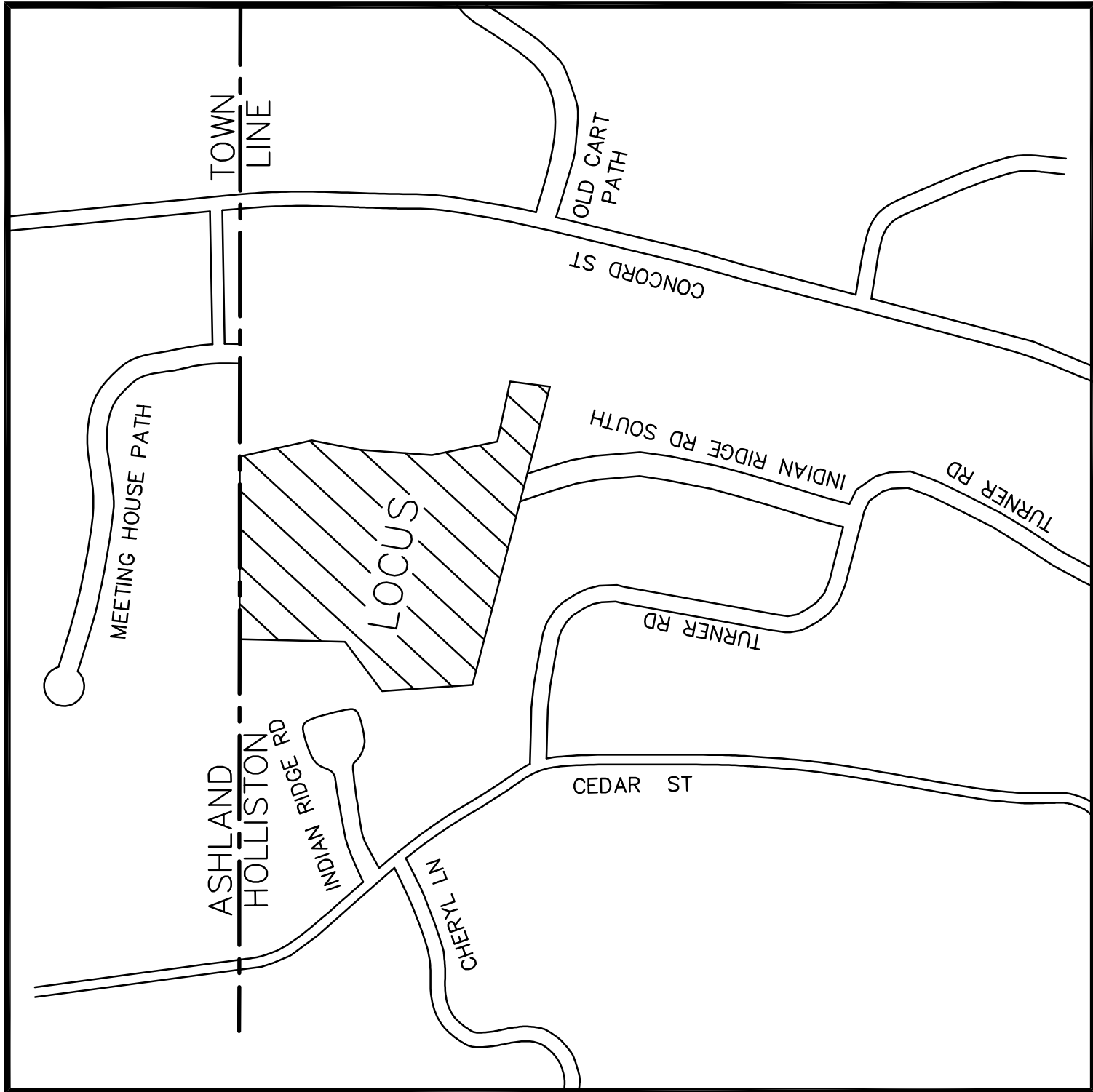
JOYCE E. HASTINGS P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

ZONING CLASSIFICATION:  
AGRICULTURAL RESIDENCE B  
AREA: 12.67 ± Acres  
FRONTAGE: 180 Feet  
DEPTH: 200 Feet  
SETBACKS:  
FRONT: 40'  
SIDE: 30'  
REAR: 40'

PROJECT SUMMARY:  
TOTAL LAND AREA: 12.67 ± ACRES  
TOTAL LOTS/HOUSE: 24 LOTS  
PROPOSED ROAD: 1655 Ft.  
(From Exist Indian Ridge Rd. South)

ASSESSOR'S REFERENCE:  
MAP 14, BLOCK 3, LOT 1  
DEED REFERENCE:  
LAND COURT  
CERTIFICATE No. 206577  
DOCUMENT No. 1015755  
PLAN REFERENCE:  
LAND COURT PLAN No. 36376C

OWNER OF RECORD:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746



LOCUS MAP  
N.T.S.

SHEET NO.	DESCRIPTION
1	COVER
2	LAYOUT PLAN
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	DRAINAGE & GRADING
6	DRAINAGE & GRADING
7	PLAN & PROFILE
8	PLAN & PROFILE
9	EROSION CONTROL PLAN
10	EROSION CONTROL PLAN
11	WETLAND REPLICATION
12	DETAILS
13	DETAILS
14	DETAILS

DATE:FEBRUARY 19, 2020
SCALE: <b>As Shown</b>
SHEET: <b>1 OF 14</b>
PLAN #: <b>27,337</b>

[illegible]

SITE DEVELOPMENT PLAN OF LAND  
A 40B Comprehensive Permit Project  
"GEOFFREY PARK"  
HOLLISTON, MASSACHUSETTS  
PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
[www.GLMengineering.com](http://www.GLMengineering.com)

JOB No.	16,181
DATE: FEBRUARY 19, 2020	
SCALE:	1"=40'
SHEET:	2 OF 14
PLAN #:	27,337

APPROVED BY THE  
HOLLISTON ZONING  
BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

I TOWN CLERK OF THE TOWN OF HOLLISTON  
RECEIVED & RECORDED FROM THE ZONING  
BOARD OF APPEALS; APPROVAL OF THIS PLAN  
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK

DATE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S.

DATE

ASSessor's REFERENCE:  
MAP 14, BLOCK 3, LOT 1

DEED REFERENCE:  
LAND COURT  
CERTIFICATE No. 206577  
DOCUMENT No. 1015755

PLAN REFERENCE:  
LAND COURT PLAN No. 36376C

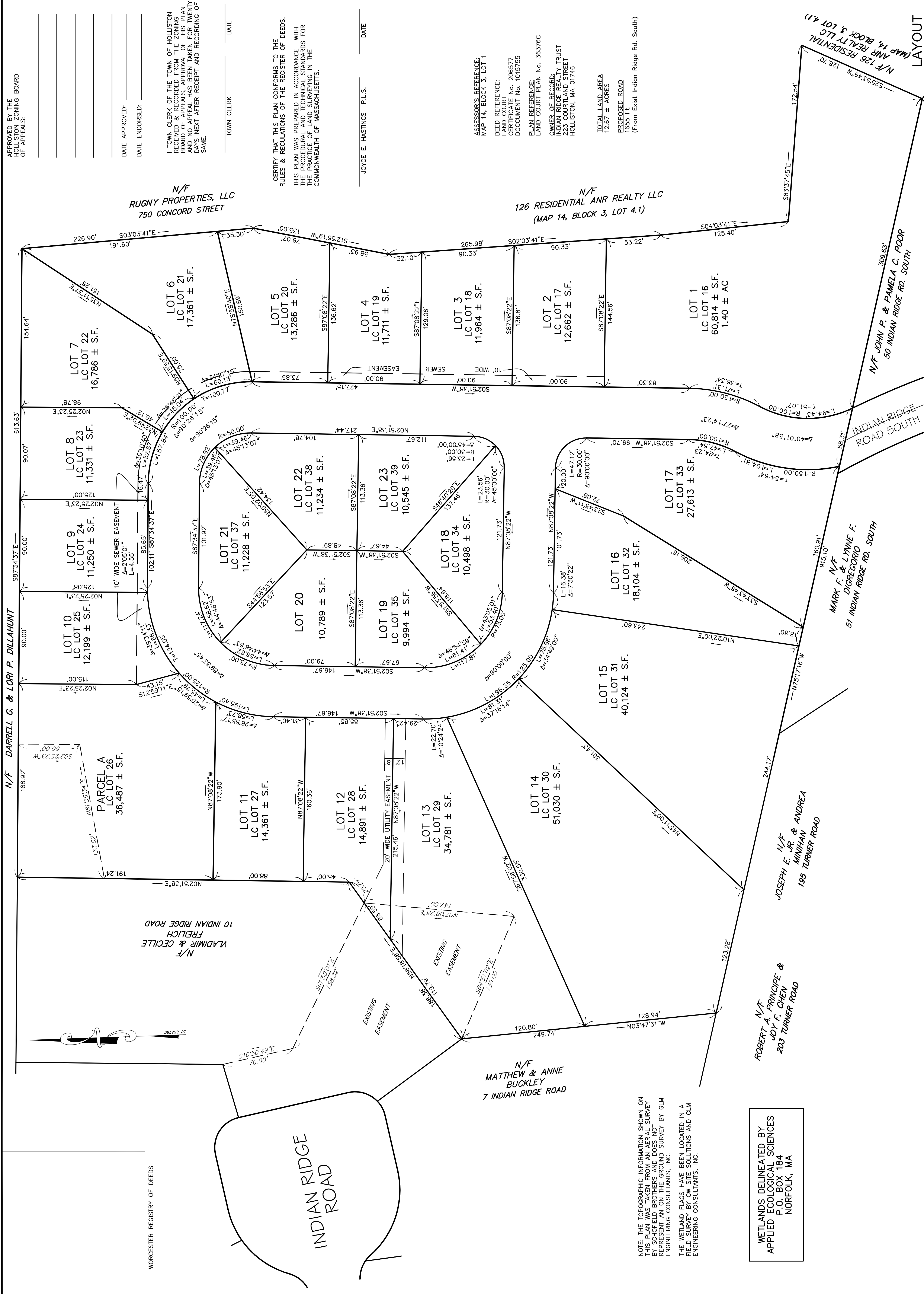
OWNER OF RECORD:  
INDIAN RIDGE REALTY TRUST  
223 CORTLAND STREET  
HOLLISTON, MA 01746

TOTAL LAND AREA  
12.67 ± ACRES

PROPOSED ROAD  
1655 Ft.  
(From Exist Indian Ridge Rd. South)

(1) 2011年12月31日

# LAYOUT













Worcester Registry of Deeds

- LEGEND:
- 186 - - - - - EXISTING CONTOUR
  - 163x2 EXISTING SPOT ELEVATION
  - EXISTING WATER GATE
  - TP EXISTING TREE LINE
  - 202 EXISTING TEST PIT LOCATION
  - 163x2 PROPOSED CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED HYDRANT
  - PROPOSED DRAIN MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED DOUBLE CATCH-BASIN
  - PROPOSED SEWER LINE
  - PROPOSED SEWER MANHOLE
  - PROPOSED SANITARY FORCE MAIN
  - PROPOSED WATER LINE / LIMIT OF WORK
  - PROPOSED UNDERGROUND ELECTRIC, TELEPHONE AND CABLE
  - PROPOSED ELECTRIC TRANSFORMER
  - PROPOSED DRAINLINE GATE VALVE

INDIAN RIDGE ROAD

10 INDIAN RIDGE ROAD  
VLADEK & CELICE  
N/F  
10 INDIAN RIDGE ROAD  
DARRELL G. & LORI R. DILLAHUNT  
N/F

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14  
LOT 15  
LOT 16  
LOT 17  
LOT 18  
LOT 19  
LOT 20  
LOT 21  
LOT 22  
LOT 23  
LOT 24  
LOT 25

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

I TOWN CLERK OF THE TOWN OF HOLLISTON  
RECEIVED & RECORDED FROM THE ZONING  
BOARD OF APPEALS. APPROVAL OF THIS PLAN  
IS VALID FOR SIXTY DAYS FROM THE DATE  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
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THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR'S REFERENCE:  
MAP 14, BLOCK 3, LOT 1

DEED REFERENCE:  
LAND COURT  
CERTIFICATE No. 206577  
DOCUMENT No. 1015765

PLAN REFERENCE:  
LAND COURT PLAN No. 36376C

OWNER OF RECORD:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

TOTAL LAND AREA  
12.67 ± ACRES

PROPOSED ROAD  
1655 Ft.  
(From Exist Indian Ridge Rd. South)

SITE DEVELOPMENT PLAN OF LAND  
"GEOFFREY PARK"  
A 40B Comprehensive Permit Project  
HOLLISTON, MASSACHUSETTS  
PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

GLM Engineering Consultants, Inc.  
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HOLLISTON, MA 01746  
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F: 508-429-7160  
www.GLMengineering.com

JOB NO. 16,181  
DATE/FEBRUARY 19, 2020  
SCALE: 1"=40'  
SHEET: 5 OF 14  
PLAN #: 27,337

NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON  
THIS PLAN WAS TAKEN FROM AN AERIAL SURVEY  
BY SCHOFIELD BROTHERS AND DOES NOT  
REPRESENT AN ON THE GROUND SURVEY BY GLM  
ENGINEERING CONSULTANTS, INC.

THE WETLAND FLAGS HAVE BEEN LOCATED IN A  
FIELD SURVEY BY GW SITE SOLUTIONS AND GLM  
ENGINEERING CONSULTANTS, INC.

WETLANDS DELINEATED BY  
APPLIED ECOLOGICAL SCIENCES  
P.O. BOX 184  
NORFOLK, MA

GRADING & DRAINAGE



[illegible]

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

TOWN CLERK

DATE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. ASSESSOR'S REFERENCE: MAP 14, BLOCK 3, LOT 1

DEED REFERENCE:  
LAND COURT  
CERTIFICATE No. 206577  
JOYCE E. HASTINGS  
INSTRUMENT No. 1015755 DATE

PLAN REFERENCE:  
LAND COURT PLAN No. 36376C

OWNER OF RECORD:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

TOTAL LAND AREA  
12.67 ± ACRES

PROPOSED ROAD  
1655 Ft.  
(From Exist Indian Ridge Rd. South)

PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
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JOB No.	16,181
DATE: FEBRUARY 19, 2020	
SCALE:	1"=40'
SHEET:	6 OF 14
PLAN #:	27,337



NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM AN AERIAL SURVEY BY SCHOFIELD BROTHERS AND DOES NOT REPRESENT AN ON THE GROUND SURVEY BY GLM ENGINEERING CONSULTANTS, INC.

WETLANDS DELINEATED BY  
APPLIED ECOLOGICAL SCIENCES  
P.O. BOX 184  
NORFOLK, MA

## GRADING & DRAINAGE



PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

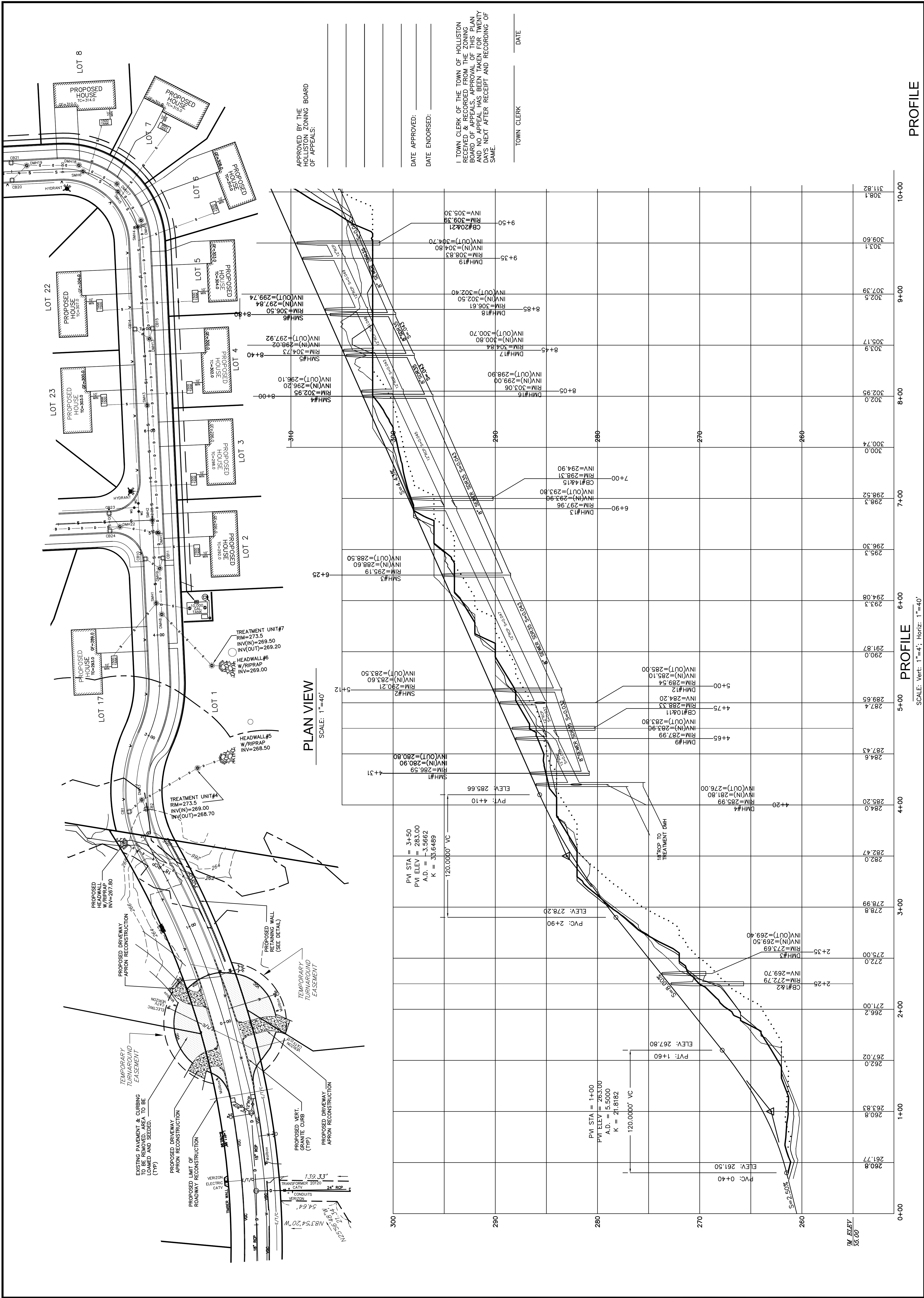


**GLM** Engineering  
Consultants, Inc.

16,181  
B No.

SCALE: 1"=40'

AN #: 27,337



PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

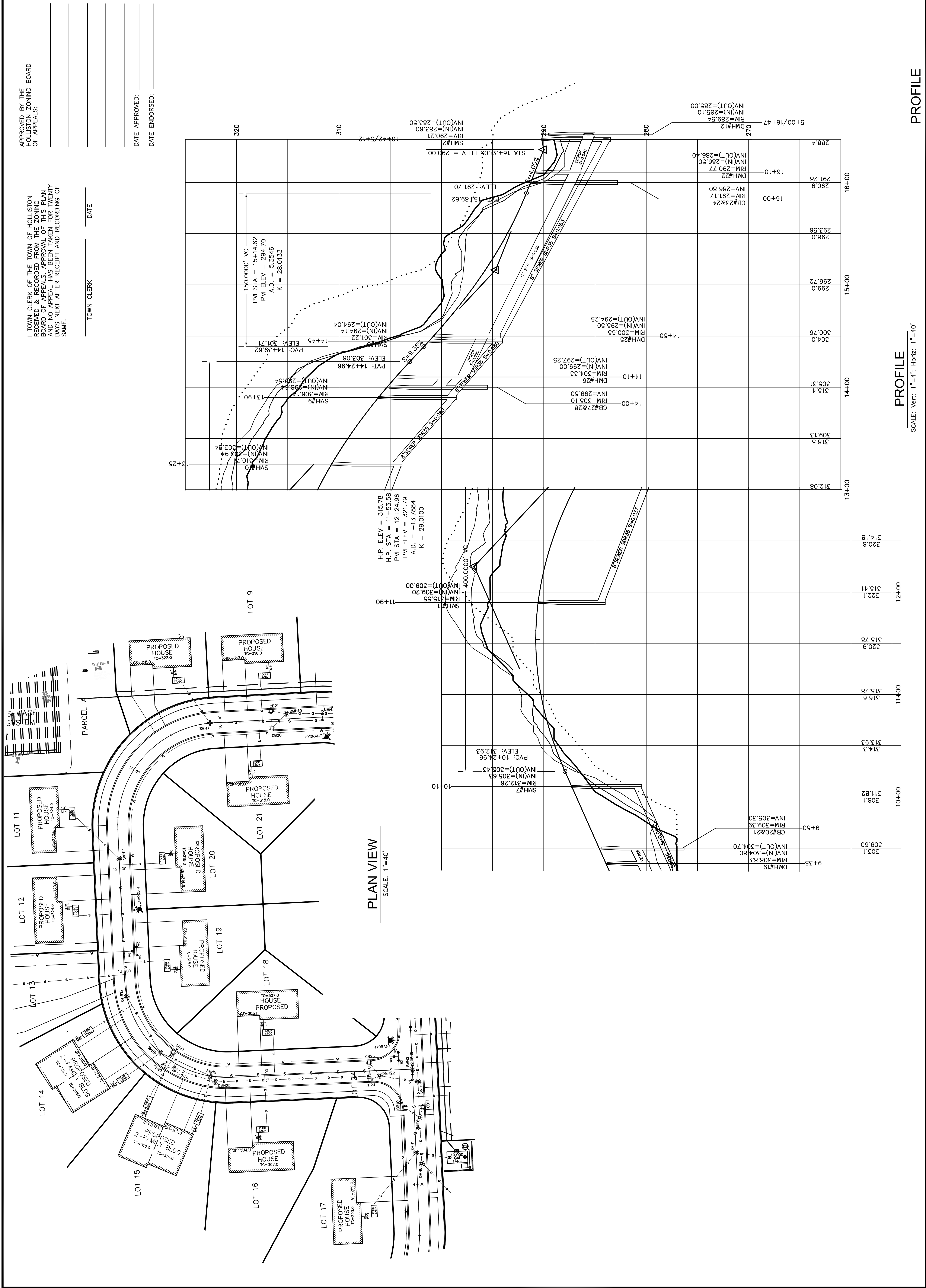


DATE:FEBRUARY 19, 2020

SHEET. 8 OF 14

# PROFILE

SCALE: Vert: 1"=4'; Horiz: 1"=40'





**APPROVED BY THE TOWN CLERK OF THE TOWN OF HOLLISTON**

**RECEIVED & RECORDED FROM THE ZONING BOARD ON APRILS, A PERMIT HAS BEEN TAKEN TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.**

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

**N/F MATTHEW & ANNE BUCKLEY  
7 INDIAN RIDGE ROAD**

**126 RESIDENTIAL ANR REALTY LLC  
(MAP 14, BLOCK 3, LOT 4.1)**

**JOSEPH E. JR. & ANDREA MINIHAN  
195 TURNER ROAD**

**MARK F. & LYNNE GREGGARIO  
51 INDIAN RIDGE RD. SOUTH**

**N/F JOHN P. & PAMELA C. ROOP  
80 INDIAN RIDGE RD. SOUTH**

**TRAP ROCK APRON CONSTRUCTION ENTRANCE NOT TO SCALE**

**EROSION CONTROL BARRIER WITH FILTER MITT TO BE USED IN AREAS WITHIN 25' OF WETLAND DELINEATION**

**SILT SACK CATCH BASIN INLET NOT TO SCALE**

**EROSION CONTROL PLAN**

**1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.**

**2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH FILTER FENCE DETAIL ABOVE.**

**3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND FENCE SHALL BE REMOVED.**

**4. THE FILTER MITT BARRIER INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.**

**5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF HOLLISTON REPRESENTATIVE.**

**6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.**

**7. THE FIRST ONE-HUNDRED AND FIFTY (150) FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT THE END OF INDIAN RIDGE ROAD SHALL BE COVERED WITH TWELVE (12) INCHES OF 3 - 5 INCH CRUSHED STONE TO STABILIZE THE AREA.**

**8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE SUMMER MONTHS OF CONSTRUCTION.**

**9. THE EXISTING CATCH BASINS IN INDIAN RIDGE ROAD AT THE ENTRANCE OF THE CUL-DE-SAC SHALL HAVE SILT SACKS INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)**

**10. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES WITHIN THE SITE, SILT SACKS SHALL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)**

I TOWN CLERK OF THE TOWN OF HOLLISTON  
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BOARD OF APPEALS, APPROVAL OF THIS PLAN  
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DATE APPROVED:

DATE ENDORSED:

TRAP ROCK APRON

**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

SITE DEVELOPMENT PLAN OF LAND  
"GEOFFREY PARK"  
A 40B Comprehensive Permit Project  
HOLLISTON, MASSACHUSETTS  
PREPARED FOR:  
INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

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P: 508-429-1100  
F: 508-429-7160  
[www.GLMengineering.com](http://www.GLMengineering.com)

JOB No. 16,181

DATE: FEBRUARY 19, 2020

SCALE: 1"=40'

SHEET. 9 OF 14

27 337

# EROSION CONTROL PLAN



[illegible]

I TOWN CLERK OF THE TOWN OF HOLLISTON  
RECEIVED & RECORDED FROM THE ZONING  
BOARD OF APPEALS, APPROVAL OF THIS PLAN  
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

INDIAN RIDGE REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

JOB No.	16,181
DATE: FEBRUARY 19, 2020	
SCALE:	1"=40'
SHEET:	10 OF 14
PLAN #:	27,337

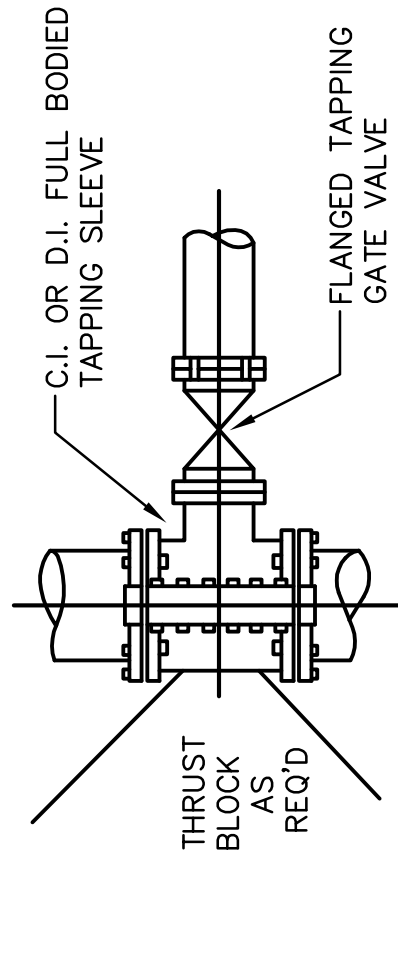






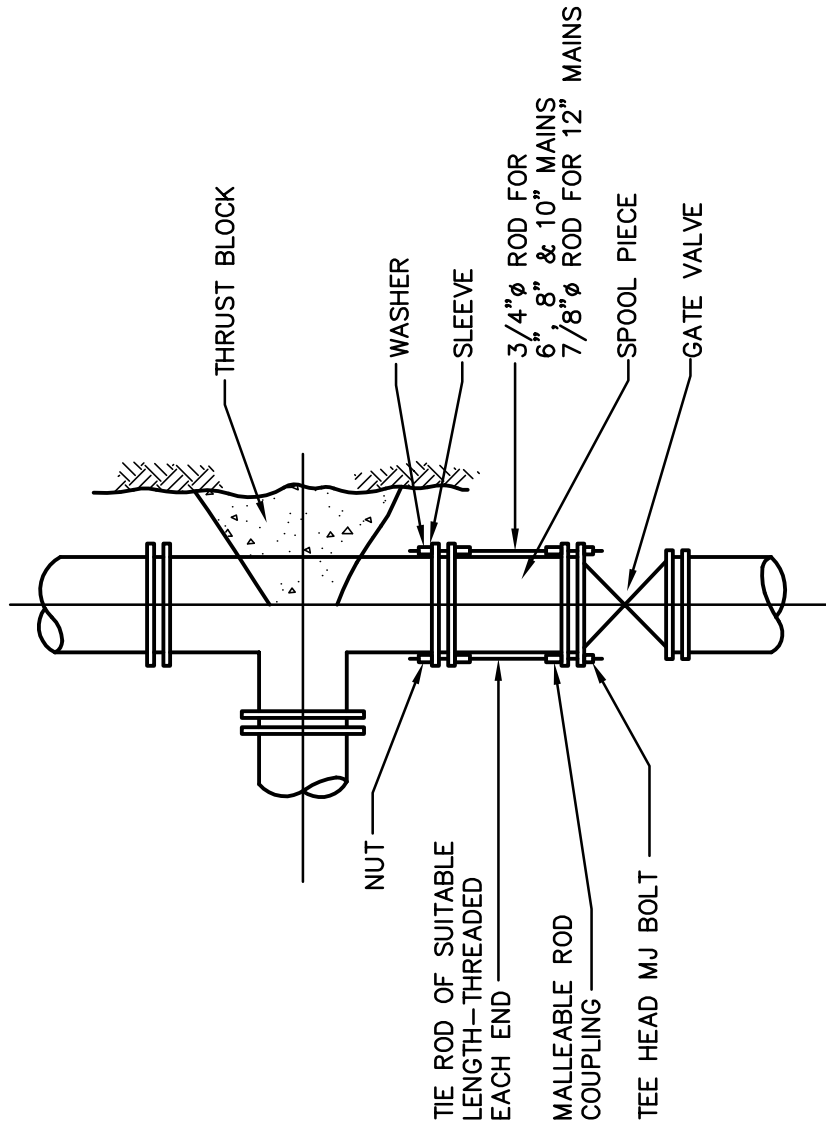






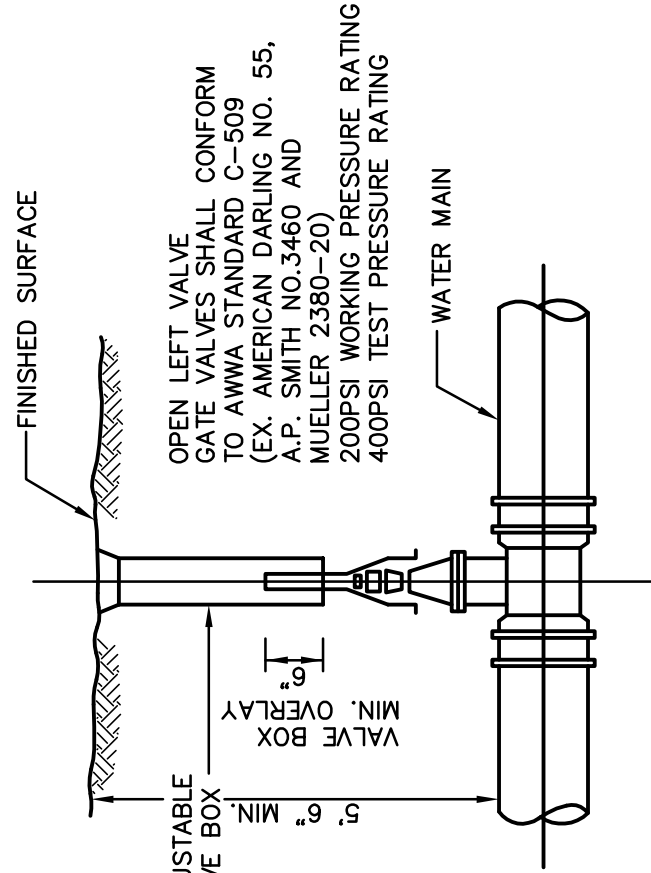
TAPPING SLEEVE AND VALVE DETAIL

NOT TO SCALE



TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS

NOT TO SCALE



TYPICAL GATE VALVE

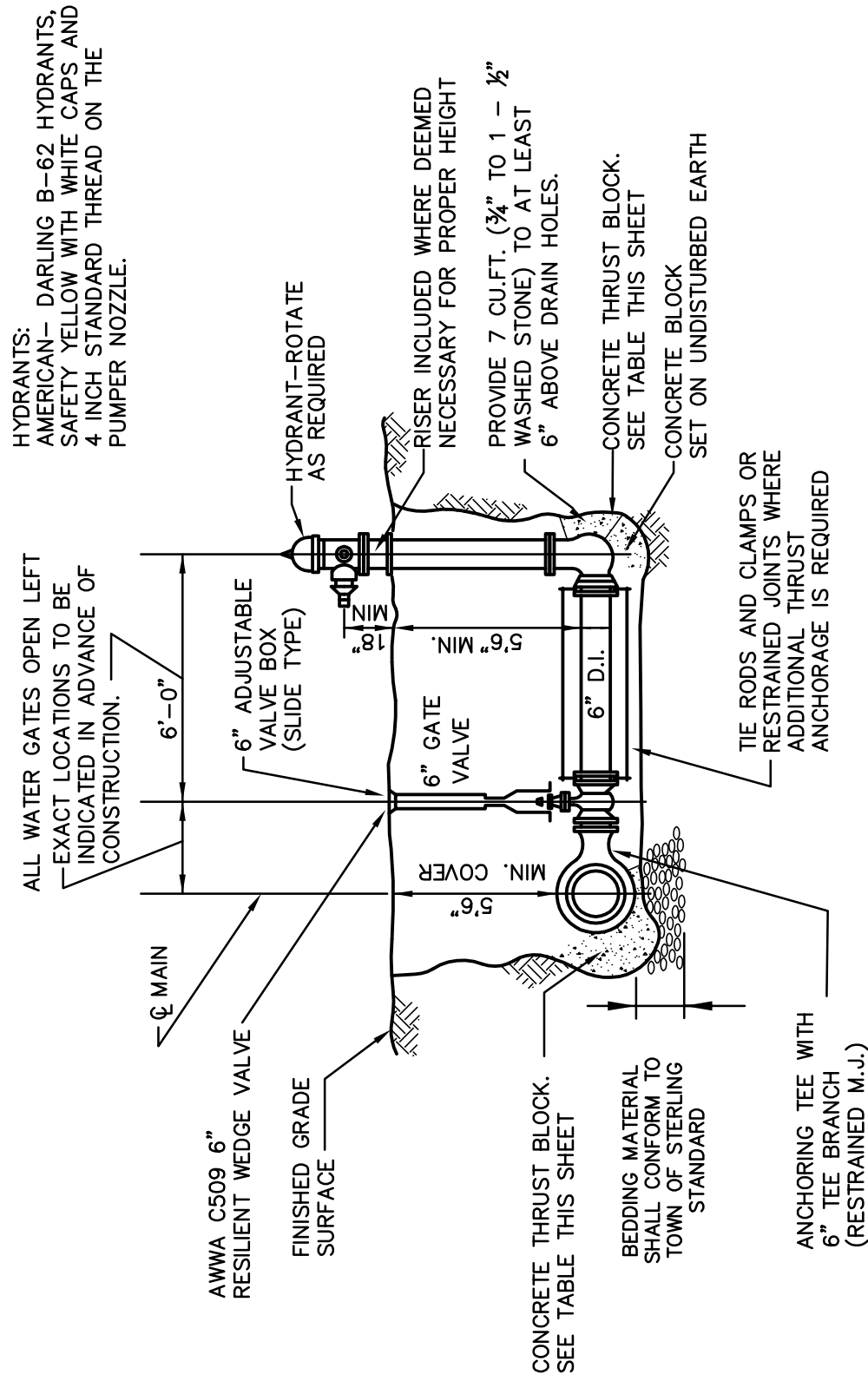
NOT TO SCALE

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2" = 5 1/2" AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)					
PIPE SIZE INCHES	1/4 BEND	1/8 BEND OR LESS	17/8 BEND PLUG TEES		
6 AND 8	8	8	8		
10 AND 12	22	13	8	16	

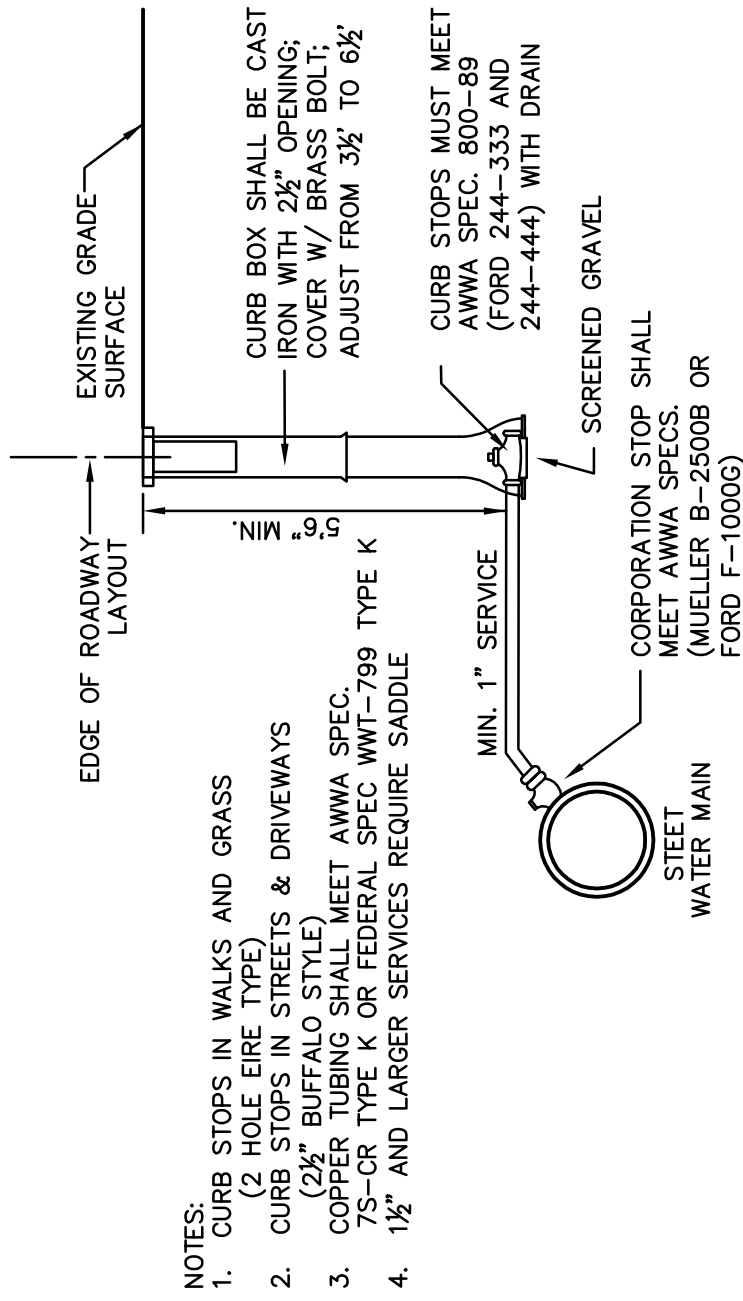
TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



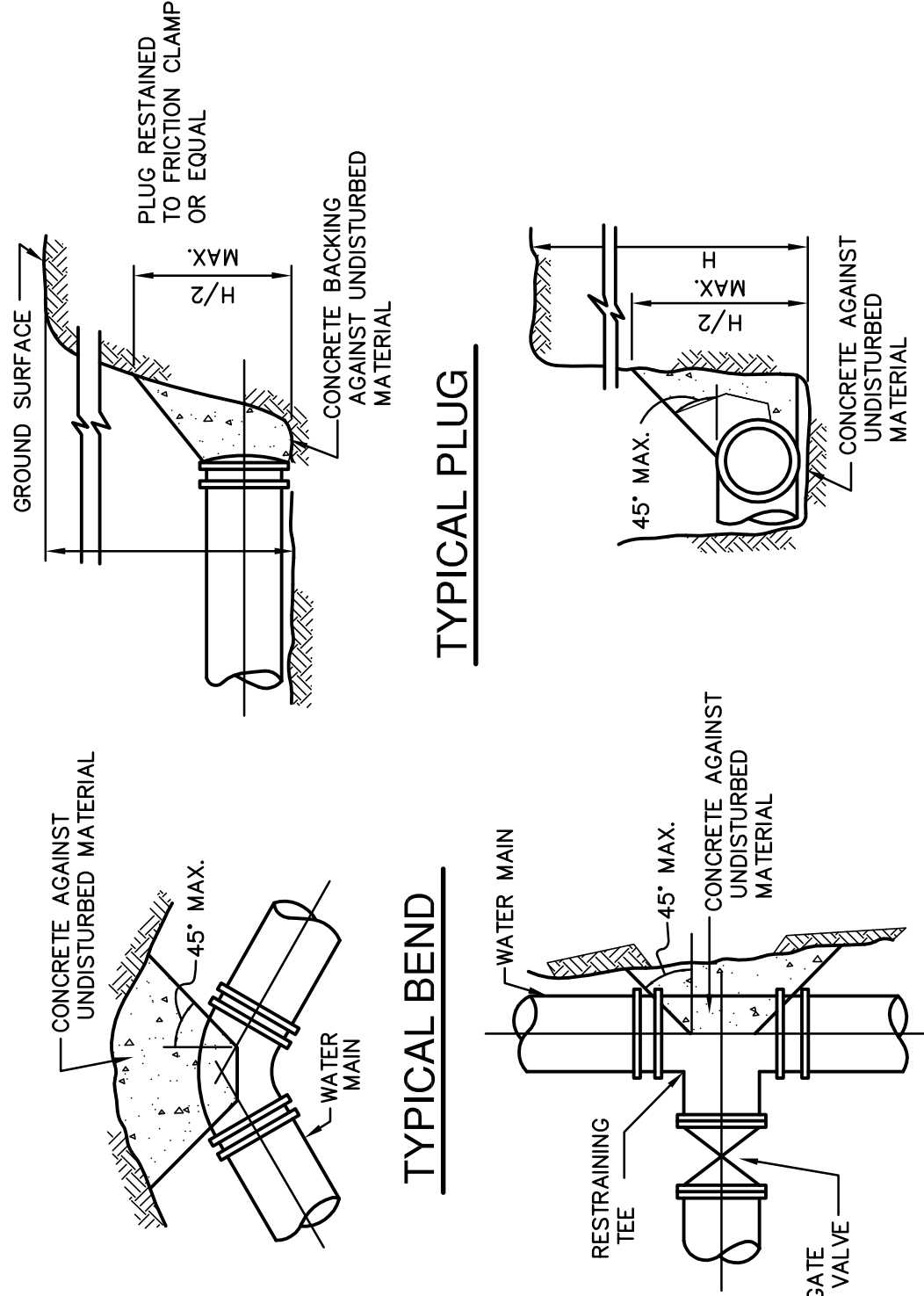
TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



TYPICAL NEW WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



TYPICAL SECTION

TYPICAL TEE

TYPICAL BEND

TYPICAL PLUG

- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLISTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
  - ALL WATER DETAILS MANUFACTURERS & CONSTRUCTION STANDARDS SHALL CONFORM TO THE TOWN OF HOLLISTON STANDARDS,

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

_____
_____
_____
_____
_____
DATE APPROVED: _____
DATE ENDORSED: _____

I, TOWN CLERK OF THE TOWN OF HOLLISTON, RECEIVED & RECORDED FROM THE ZONING BOARD OF APPEALS' APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN OF LAND  
"GEOFFREY PARK"  
A 40B Comprehensive Permit Project  
HOLLISTON, MASSACHUSETTS  
PREPARED FOR:  
INDIAN COURTLAND REALTY TRUST  
223 COURTLAND STREET  
HOLLISTON, MA 01746

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JOB NO. 16,181

DATE: FEBRUARY 19, 2020

SCALE: 1"=40'

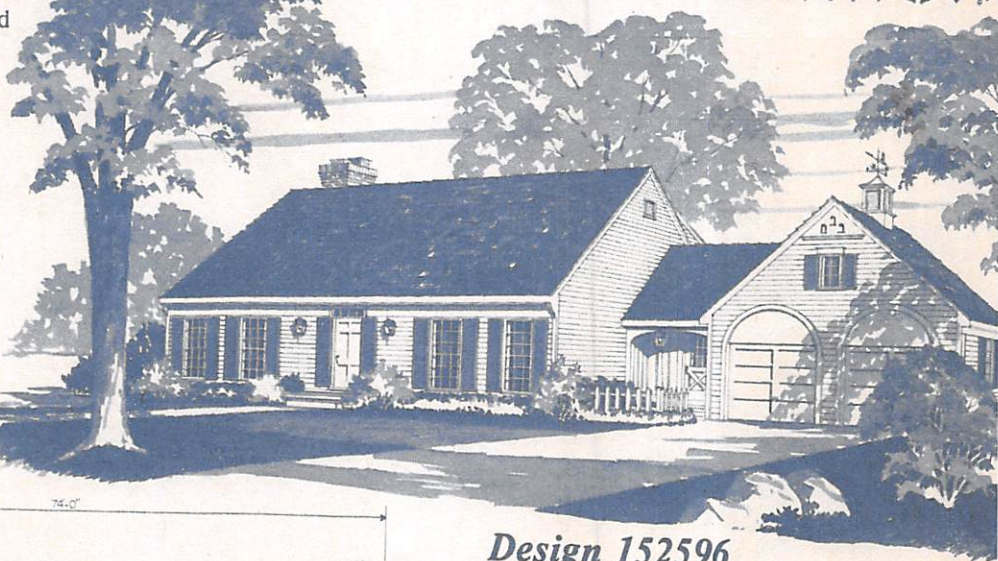
SHEET: 14 OF 14

PLAN #: 27,337

DETAILS



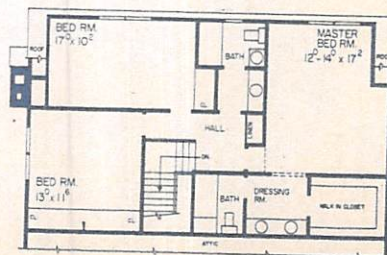
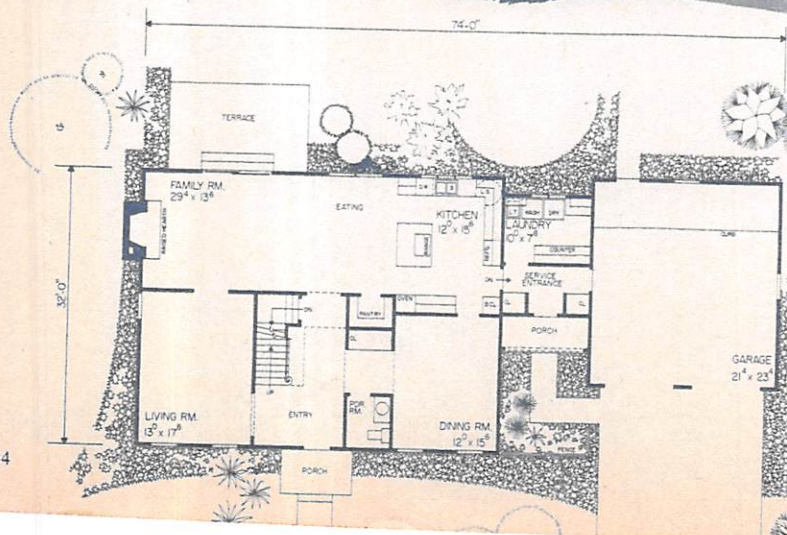
● Captivating as a New England village! From the weathervane atop the garage to the roofed side entry and paned windows, this home is perfectly detailed. With lots of living space inside! An exceptionally large family room . . . more than 29' by 13' including a dining area. A raised-hearth fireplace, too, and double doors onto the terrace. The adjoining kitchen features an island range plus cabinets, a built-in oven and lots of counter space. Attractive and efficient! Steps away, a first-floor laundry. Formal rooms, too!



## Design 152596

1,489 Sq. Ft. - First Floor

982 Sq. Ft. - Second Floor; 38,800 Cu. Ft.



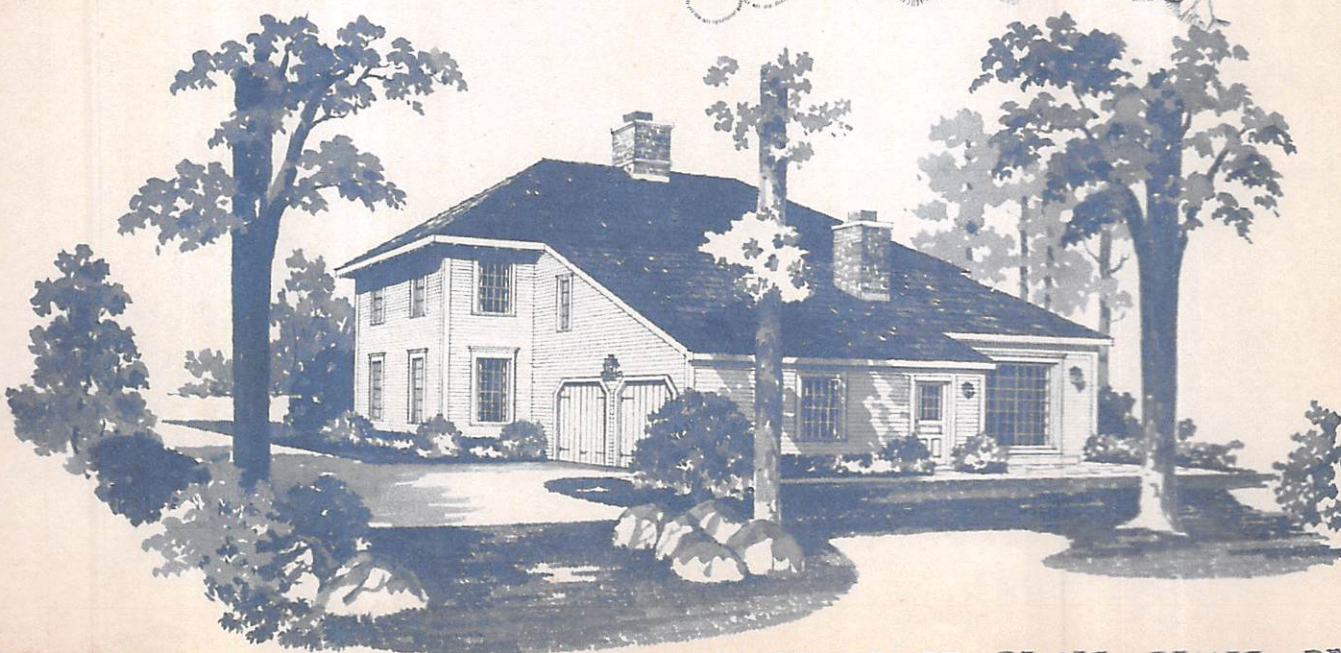
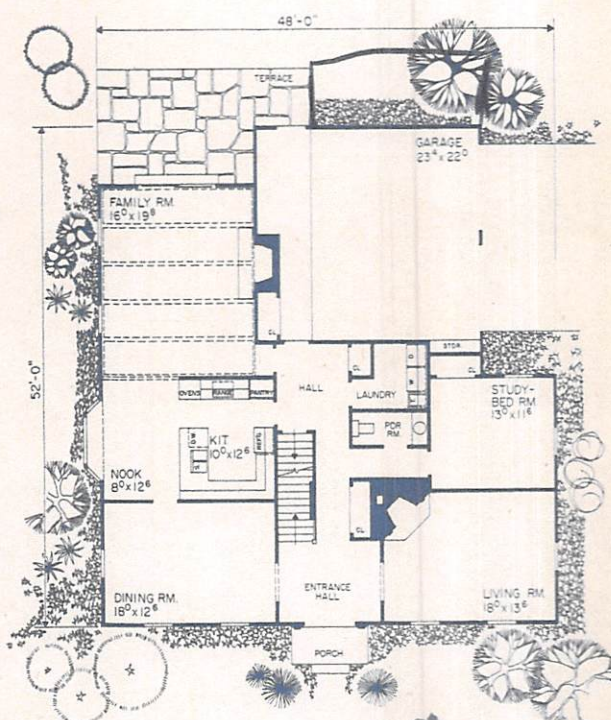
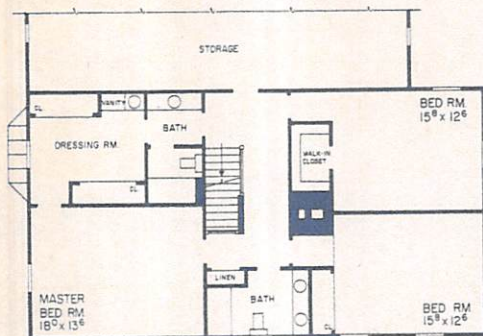


## Design 152641

1,672 Sq. Ft. - First Floor

1,248 Sq. Ft. - Second Floor; 45,306 Cu. Ft.

• This Georgian adaptation is from the early 18th Century and has plenty of historical background. The classical details are sedately stated. The plan promises up-to-date livability. The size of your site need not be large, either.





## PRELIMANARY LIST OF WAIVERS AND EXCEPTIONS

**Indian Ridge Realty Trust  
223 Courtland Street  
Holliston, MA 01746**

March 11, 2020

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

Attention: Mr. John Love - Chairman

RE: Geoffrey Park  
0 Indian Ridge Road, Holliston

Dear Mr. Love:

We are hereby requesting exemptions relating to the By-Laws and Rules and Regulations within the Town of Holliston, including but not limited to the following, Board of Selectmen, Board of Health, Planning Board, Zoning Board of Appeals, Water Department, and the Highway Department.

The proposed project involves the construction 24 single family homes with a total of 6 homes under MGL Ch. 40B for affordable housing. The project will be served by Town water. A private septic and stormwater system will be constructed. Final Construction Drawing will be submitted prior to issuance of the Building Permit and will conform and be constructed in accordance to the Comprehensive Permit and State Building Code.

We reserve the right to amend this request during the hearing process. However, should there be a conflict between the list of waivers and the plans as presented, the plans shall survive. It is the intent of the request of waivers to allow the development to be built in accordance with the approved plans.

It is our intent to comply with all and any other State regulations as applicable.

Very truly yours,



Dean E. Harrison,  
Agent for Indian Ridge Realty Trust.

Cc: David J. Adams, Trustee, Indian Realty Trust

**APPLICATION FOR COMPREHENSIVE PERMIT  
APPLICANT – INDIAN RIDGE REALTY TRUST  
GEOFFREY PARK  
0 INDIAN RIDGE ROAD  
PRELIMINARY REQUEST FOR WAIVERS  
March 11, 2020**

**INTRODUCTION**

The Applicant requests waivers from certain local bylaws, regulations and other requirements in connection with the proposed development entitled “Geoffrey Park”. The development is proposed pursuant to M.G.L. Chapter 40B and, in accordance with M.G.L. 40B, all local approvals for the proposed development are to be granted pursuant to a Comprehensive Permit to be issued by the Town of Holliston Zoning Board of Appeals (the "ZBA") instead of being granted individually by other permitting authorities.

Under M.G.L. Chapter 40B, the ZBA performs a complete technical review of the Applicant's plans and specifications during the Comprehensive Permit hearing, including but not limited to site plans, grading, stormwater management, erosion and sediment control, etc. All the work proposed on the development will be (i) performed in accordance with the plans of record approved by the ZBA or its designee, (ii) subject to the conditions contained in the Comprehensive Permit, and (iii) the inspections of the ZBA or its designee for compliance with the plans of record and the Comprehensive Permit.

The Applicant, hereby requests waivers from the Local Requirements as follows:

**1. Board of Appeals 40A Rules and Regulations:**

The Zoning Board of Appeals (the "ZBA") Rules and Regulations are designed to address applications for Special Permits and Variances under M.G.L. c. 40A. As an affordable housing development, the Applicant seeks approval for Geoffrey Park pursuant to M.G.L. Chapter 40B. Accordingly, the proposed development will comply with the ZBA's 40B Rules (except for the provisions thereof from which waivers have been requested), and all local approvals for the proposed development are to be granted by a Comprehensive Permit issued by the ZBA. The applicant therefore requests a waiver from the ZBA's 40A Rules and Regulations.

**2. Town of Holliston’s Rules and Regulations Governing the Subdivision of Land:**

The proposed development of Geoffrey Park does not involve a "subdivision" within the meaning of the Subdivision Control Law, M.G.L. c. 41, sec. 81K - 81GG, The Planning Board Rules and Regulations Governing the Subdivision of Land have no applicability to the proposed development. However, to the extent that such regulations, or any part thereof, were to be deemed applicable, the Applicant hereby requests a waiver from such Regulation or part thereof to the extent that such regulation would affect the proposed development as shown on the plans and or application.

**3. Town of Holliston's Site Plan Review Rules:**

As the development is proposed under M.G.L. Chapter 40B, the Zoning Board is the permit granting authority for all local approvals for the proposed development. To the extent the Site Plan Review Rules of the Zoning Bylaws are deemed applicable to the proposed development, the Applicant requests a waiver for the reasons described in Section 1, above, which is incorporated herein by this reference.

**4. Town of Holliston's 2019 Stormwater and Illicit Discharge Plans and Regulations:**

To the extent that any provisions of the 2019 Stormwater and Illicit Discharge Plans and Regulations is deemed applicable to the proposed development, a waiver of such provision is hereby requested because the proposed development will be governed and all local approvals for the proposed development are to be granted by a Comprehensive Permit issued by the ZBA.

**5. Town of Holliston's Fee Schedules:**

We are hereby request waiver of payment of any fees associated with the affordable units relating to the By-Laws and Rules and Regulations within the Town of Holliston, including but not limited to the following, Board of Selectmen, Board of Health, Planning Board, Zoning Board of Appeals, Water Department, and the Highway Department and Building Department.



APPLICATION FORMS  
CERTIFIED ABUTTERS LIST