

TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF SITE PLAN  
REVIEW AND SPECIAL PERMIT**

Date Filed: 11-7-22

Applicant's Name: CRG Acquisition LLC

Applicant's Address: 2199 Innerbelt Business Center St. Louis MO

Applicant's Phone Number: 2152805704

Owner's Name: New Hopping Brook Realty Trust

Owner's Address: P.O. Box 952 Carver MA

The Owner hereby appoints Peter Bemis 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 New Boston Holliston LP, Leofanti, Whelan, dated 6/14/00, 6/29/04, 9/10/04.

And recorded in Middlesex Registry of Deeds, Book 31501, Page 99

Or Land Court Certificate of Title No. 43168, registered in 172  
43090 512

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

The land is shown in the Assessor's records as Lot 154 on Map 04, Block 6

And has an address of or is located at 555 Hopping Brook Road.

Nature and subject matter of Special Permit:

Storage - Distribution Facility of 550,000 GSF

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

Section III.G.3

The Applicant presents the following evidence that supports the grant the Special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

The 550,000 SF Warehouse is in harmony with the purpose and intent of the Industrial Zoning District use and dimensional provisions, however the dimensional threshold of 15,000 SF is artificially low when contrasted against a warehouse facility of the scale and scope of 550,000 SF which necessitates a special permit when more than 2.77% of the building includes General Industrial Uses as outlined above. All General Industrial Use activities outlined above will be conducted in full accordance with local, state and federal requirements.

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

Industrial Zoning District anticipates that Warehouse will include General Industrial Uses as described above and, in many cases, can be satisfied by-right by staying below the 15,000 SF threshold, however the sheer size of the proposed 550,000 SF Warehouse causes the need for the special permit. The permit may be granted since the facility includes sufficient parking and trailer storage areas that are properly screened from abutting properties and the Hopping Brook right-of-way, the site also includes provisions for stormwater collection and treatment.

c. The following evidence is offered in support of the petition's compliance with the provisions of Rules and Regulations Section 7.4 Performance Standards for Non-Residential Development with regard to Aesthetics, Lighting, Landscaping and Screening, Stormwater Management Site Development Standards, Traffic Management, utilities, Security and Emergency systems and Fiscal Impact:

Lighting design is dark-sky compliant with no light loss beyond property boundaries. Landscaping provides significantly more trees than are mandated by zoning. Stormwater systems comply with MassDEP Standards. Offsite Traffic Mitigation is included. Municipal water main will be extended as part of the project. Fiscal impact is positive with minimal impact on municipal services and significant tax revenues generated from the facility and the related operational improvements.

Designer's Certificate

I hereby certify that the plan entitled 555 Hopping Brook Road Site Plan  
And accompanying data is true and correct to the accuracy required by the Rules and  
Regulations of the Holliston Planning Board, and my source of information about the  
location of boundaries shown on said plan were one or more of the following:

- a. Deed dated 6/14/00,6/29/04,9/10/04 and recorded at the Registry of Deeds  
in Book 31501 Page 99 ;
- b. Other plans, as follows: \_\_\_\_\_  
\_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
\_\_\_\_\_ on-ground survey, other \_\_\_\_\_,
- d. Other sources, including: \_\_\_\_\_

Signed: \_\_\_\_\_

(Registered Professional Engineer or Land Surveyor)

Address: EDC, 32 Turnpike Road Southborough, MA 01772

Signatures

Signature of Owner

AGENT FOR OWNER 11/7/22  
date

Signature of Applicant

AGENT FOR APPLICANT 11/7/22  
date

**HOLLISTON PLANNING BOARD  
SITE PLAN REVIEW  
DEVELOPMENT IMPACT STATEMENT (DIS)**

**Please type or print information in blanks below.**

1. Name of Proposed Development 555 Hopping Brook Road Site Plan
2. Location 555 Hopping Brook Road Site Plan
3. Name of Applicant(s) CRG Acquisition LLC
4. Brief Description of the Proposed Project 550,000 GSF Distribution Facility
5. Name of Individual Preparing this DIS Walter Lewniski, PE  
Address EDC, 32 Turnpike Road, Southborough, MA 01772  
Business Phone 5084800225

**A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<i><b>Uses</b></i>	<i><b>Percentage</b></i>
Industrial	100%
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 73.5 +/- acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)		
Forested	65.3	15.0
Agricultural (includes orchards, cropland, pasture)		
Wetland	8.2	8.2
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	0	26.6
Other (indicate type)	0	23.7

### Development Impact Statement (Continued)

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<i>District</i>	<i>Percentage</i>
	100%

10. Predominant soil type(s) on the site: Woodbridge Fine Sandy Loam  
Soil drainage (Use the US Soil Conservation Service's definition)

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	
Moderately well drained	100%
Poorly drained	

11. Are there bedrock outcroppings on the site? X yes      no  
12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	70%
10 - 15%	20%
greater than 15%	10%

13. What percentage of the site is located in the Groundwater Protection District?  
0 %  
How close is the site to a public well? >400' feet  
To a surface water body? >400' feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).  
     yes X no

If yes, specify:

\_\_\_\_\_

### Development Impact Statement (Continued)

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?  
☐ yes ☒ no

If yes, specify: \_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?  
☒ yes ☐ no

If yes, specify: Footpaths extend over and through locus

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
☒ yes ☐ no

If yes, specify resources found on site or contiguous to site: Holliston ConCom confirmed  
locations as identified on Site Plan

If yes, have the required permits been granted or applied for? Please list permits and status. RDA

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no

If yes, specify results: \_\_\_\_\_

### Development Impact Statement (Continued)

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste?      ☐ yes      ☒ no

If yes, specify \_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.)

☐ yes      ☒ no

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a national register district?

☐ yes      ☒ no

### **B. Circulation System**

(Is a Traffic Impact Report required -- > or = 100 vehicle trips per day? See s.7.3.4)

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposal?

Average weekday traffic		See Traffic Study
Average peak hour volumes	morning	94
Average peak hour volumes	evening	105

26. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development (Any within 20 feet? See s. V-C(3)(f) of Zoning):

Name of ways Hopping Brook Road

27. Location of existing sidewalks within 1000 feet of the proposed site? Site & Hopping Brook Road

28. Are there parcels of undeveloped land adjacent to the site?      ☒ yes      ☐ no

Will access to these undeveloped parcels be provided within the proposed site?

☐ yes      ☒ no

If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

## Development Impact Statement (Continued)

### C. Utilities

#### 29. Storm Drainage

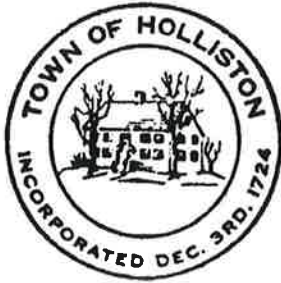
- a. Describe nature, location and surface water body receiving current surface water of the site: Downstream Wetlands

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Stormwater Mitigation System Provided

- c. Will a NPDES Permit be required? X yes \_\_\_ no

#### 30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site. Onsite Sewerage Treatment System Propoised - Title 5 Compliant

If a tertiary treatment facility is proposed, will it have any excess capacity?  
\_\_\_ yes X no



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR STORMWATER AND LAND DISTURBANCE  
PERMIT

Address of Property: 555 Hopping Brook Road

Applicant:

CRG Acquisition LLC

Name

2199 Innerbelt Business Center St. Louis MO

Mailing Address

2152805704

Telephone

Property Owner (If Different from Applicant):

New Hopping Brook Realty Trust

Name(s)

P.O. Box 952 Carver MA

Mailing Address


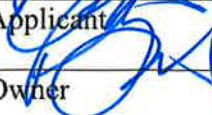
c/o 5083809922

Telephone

Project Description (See Section 11.3.1 of the Board's Regulations):

Major Land Disturbance Permit Requirements to be satisfied

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 AGENT FOR APPLICANT 11/7/22  
Applicant Date  
 AGENT FOR OWNER 11/7/22  
Owner Date