

**TOWN OF HOLLISTON
ZONING BOARD OF APPEALS**

Town Hall – 703 Washington Street
Holliston, MA 01746
(508)429-0635

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS
2020 JUL -2 AM 11:06

**DIMENSIONAL VARIANCE CERTIFICATE OF ACTION
555 Hopping Brook Road**

Date of Decision: June 24, 2020
Applicant(s): CRG Integrated Real Estate Solutions
Applicant's Address: 200 Barr Harbor Drive, Conshocken, PA 19248
Owner(s): New Hopping Brook Trust
Subject Property: 555 Hopping Brook Road
Assessor's Identification: Map 4 Block 6 Lot 15.A
Zoning District: Industrial (I)

ADMINISTRATIVE RECORD

Hearing notice under the requirements of MGL, c. 40A and the Holliston Zoning By-Laws included the following:

1. Publication of the hearing notice in the Metrowest Daily News on June 9, 2020 and June 16, 2020,
2. Posting of the hearing notice in the Town Clerk's Office on June 3, 2020,
3. Notification to parties of interest (including the Petitioner) by mail on June 3, 2020.

The Petitioner filed an application with the Town Clerk on June 3, 2020. The public hearing was opened and closed on June 24, 2020. The Board deliberated the matter on June 24, 2020.

Project Description

The Petitioner is seeking a Dimensional Variance from the provisions of Sections IV-B, Schedule of Intensity Regulations, to allow for a building height of 52 feet. The locus is 555 Hopping Brook Road in the Industrial (I) zoning district.

Findings of Fact

Literal enforcement of the provisions of the by-law would involve substantial financial hardship to the Petitioner owing to circumstances relating to the unique topography of land and the programmed site work required to safely access and develop the site for the building masses proposed, namely a 600,000 s.f. and 800,000 s.f. building to be located on two sites approximately 75 acres each in size. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by-law. Alternatives include uneconomic construction of building(s) that do not meet the industry standard for regional warehousing because of the limitations of the definition of building height in Section I-E Definitions of the Zoning By-Laws. The result of the grant of 12' of relief would be Massachusetts building code-compliant construction for large-scale distribution warehouse facilities. Proposed compliance with all other dimensional components of Section IV-B were demonstrated for setbacks, maximum percentage of coverage and floor area ratios. It was understood that additional permitting would be required for the 600,000 s.f. facility from the Planning Board under Section VII Site Plan Review and Stormwater Management and Land Disturbance By-Law and perhaps as Special Permit Granting Authority for both facilities.

Zoning Board Vote


The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Sections IV-B Schedule of Intensity Regulations 40 foot building height for property described and located at 555 Hopping Brook Road on Assessors Map 4 Block 6 Lot 15.A was as follows on a motion by Mr. Peabody, seconded by Mr. Bush:

Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye
Ms. Dembitzer	Aye

Conditions of Approval

1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10 and Section VI-D of the Holliston Zoning By-Laws. The copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. The construction denoted on the record plan entitled "600K & 800K Development – Alt A Hopping Brook road, Holliston, MA" prepared by Engineering Design Consultants, Inc. and dated January 22, 2020 depicts the contemplated two facilities approved for relief. Building construction is to extend no closer to the abutting properties than documented on the record plans and exhibits provided and shall be no higher than 52'.

HOLLISTON ZONING BOARD OF APPEALS


John Love
Chairman

TOWN CLERK'S CERTIFICATION OF NO APPEAL

I hereby certify that 20 days has passed since this decision has been filed and no appeals have been taken in accordance with MGL, c. 40A.

Elizabeth Greendale, Town Clerk