

TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2020 MAR 13 AM 10:45  
OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS.

**CERTIFICATE OF ACTION**  
**SITE PLAN REVIEW – 555 HOPPING BROOK ROAD**

**Decision Date:** March 11, 2020

**Applicant:** CRG Integrated Real Estate Solutions

**Address:** 200 Barr Harbor Drive, Conshohocken, PA 19248

**Owner:** New Hopping Brook Realty Trust

**Site Location:** 555 Hopping Brook Road

**Assessors' Reference:** Map 4, Block 6, Lot 154 and 152

**Zoning District:** Industrial

It is hereby certified by the Planning Board of the Town of Holliston, Massachusetts, in accordance with the Rules and Regulations of the Holliston Planning Board, Article VII, Site Plan Review, a duly called and properly posted public meeting of said Planning Board was held on January 9, 2020 and was continued to January 30, February 12 and 27, and March 5 and 11, 2020. At a duly posted meeting on March 11, 2020, it was voted to **approve** this site plan application with conditions.

The Applicant filed with the Planning Board the following, which are contained in the records at the Planning Board office and are incorporated into this Decision by reference:

1. Application for Site Plan Review filed with the Planning Board on December 26, 2019.
2. Plans entitled "555 Hopping Brook Road, A Definitive Site Plan, Holliston, Massachusetts" dated November 16, 2019, prepared by Engineering Design Consultants, Inc. (revised February 5 and March 2, 2020).
3. Stormwater Management Report entitled "555 Hopping Brook Road", Holliston Massachusetts dated November 16, 2019 (revised February 5, 2020), prepared by Engineering Design Consultants, Inc.
4. Correspondence received from Engineering Design Consultants, Inc. (dated January 20, February 5, March 2, 2020).
5. Technical Memorandum RE: EDC Project 3520 "Traffic Impact Assessment, 555 Hopping Brook Road Development" (dated January 20, 2020), prepared by Engineering Design Consultants, Inc.

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Additionally, the Planning Board engaged the services of two peer review professionals to review stormwater management and traffic impacts. Correspondence received from David Faist, P.E. of CMG Environmental Inc. (dated January 28 and February 25, 2020) and correspondence received Robert Michaud of MDM Transportation Consultants, Inc. (dated February 19, 2020) were entered into the record. Mr. Michaud also appeared at the meeting of February 27<sup>th</sup>.

Correspondence received from Scott Moles, Health Director (dated February 25, 2020), the Economic Development Committee (dated January 9, 2020) and Sean Reese, Director of Public Works (dated March 6, 2020) were also entered into the record.

### **PROJECT DESCRIPTION AND FINDINGS**

The Applicant is proposing to construct an 800,400 sq. ft. Distribution Facility industrial building with related parking, stormwater drainage system and utilities. This project requires site plan review under the Holliston Zoning By-Law Section VII(2)(b)(i).

No building user/tenant has been identified by the project team although the use has been proposed as warehouse and distribution. The Holliston Zoning By-Laws define warehouse at Section I-E but they do not define distribution. The Building Inspector has expressed concern that ultimately the use may require a Special Permit under the provisions of Section III(G) (2) General industrial uses. Trailer truck (WB-53) spaces and loading docks have been identified on three sides of the building - 423 truck spaces and 170 docks have been delineated on the record plans. Additionally, 129 passenger vehicle parking spaces are shown. The Holliston Health Agent has approved a septic system design based upon proposed occupancy of the building rather than type of use. The Applicant has indicated that the septic system design and location will likely be refined before construction.

A MEPA notice of Project Change may be required for the project in addition to Chapter 61 finding by MassDOT. Traffic analysis and peer review indicate that trip impacts to/from the east of Hopping Brook Park are likely to be limited, representing less than a 5 percent change in traffic volumes on Route 16 during peak hours. Principal impacts west of Hopping Brook Park are at signalized intersections located within the Town of Milford, also expected to represent less than a 5 percent change in traffic volumes as a result of the subject project. A measured 85<sup>th</sup> percentile travel speed of 43 mph provides an appropriate basis for determining sight line requirements at Hopping Brook Road and signal warrant criteria. Approximately 70 percent of trips are oriented to/from the west of the Hopping Brook Business Park. To determine feasibility of the Washington Street/Hopping Brook Road intersection improvements and to facilitate Applicant consultation with MassDOT District 3 on feasibility and support for such improvements, the Applicant has prepared a conceptual improvement plan indicating the general layout of any widenings, signal equipment locations and bicycle/pedestrian features (a requirement of the MassDOT Healthy Transportation Initiative/HTI policy. The Board acknowledges that MassDOT will require a more detailed warrants analysis that is based on weekday 12-hour turning movement counts (TMCs) that quantify left-turn versus right-turn trip activity for Hopping Brook Road. Integration of public transportation and associated Transportation Demand Management (TDM) programs should be a consideration for the project,

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consistent with the MEPA SEIR Certificate current transportation planning practices in the Commonwealth.

Having reviewed all the Plans and Reports filed by the Applicant and its representatives and the representatives of the Town and having viewed the site, the Planning Board has determined that the Application for Site Plan Review is consistent with the requirements of Section 7.3 of the Planning Board Regulations. The Board also finds that the proposal meets the General Conditions for approval specified in Section VII(5) of the Holliston Zoning By-Law and Section 7.11 of the Planning Board Regulations:

The project is expected to have a positive fiscal impact due to an increase to the industrial tax base with limited municipal services required.

Qualities of the natural environment were considered and there were extensive discussions and plan revisions to preserve and/or mitigate impacts to the natural environment. The Owner has agreed to preserve a substantial percentage of the property known as Phase II. Stormwater management has been adequately addressed and is the subject of a separate Land Disturbance and Stormwater Permit under the Town of Holliston's Stormwater Management and Land Disturbance By-Law (Article XLI).

Traffic flow and safety has been thoroughly considered. In response to the concerns of the Board, the Applicant has proposed several mitigation strategies to resolve concerns. The Board is chiefly concerned about directing large trailer trucks towards I-495 as directly and safely as possible. The Applicant has committed to fully fund and install a traffic signal at the Hopping Brook Road and Washington Street/Rte. 16 intersection which the Planning Board fully supports. The Board has determined that a traffic signal shall be required at the intersection at Route 16. However, the Board understands that the approval of a traffic signal is at the discretion of Massachusetts Department of Transportation.

### **CONDITIONS OF APPROVAL**

The Board's decision to grant the Application for Site Plan Review is subject to the following conditions:

#### **General Conditions**

1. **The plan set shall be endorsed by the Planning Board and presented to the Inspector of Buildings with the application for building permit.** Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record and construction shall proceed in accordance with the improvements shown on said plan and this Certificate of Action.
2. No corrections, additions, substitutions, alterations or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for modifications shall be made in writing to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.

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3. Because of the scale and complexity of the project, installation of stormwater management features and general site development shall be subject to periodic monitoring and inspections by an agent of the Planning Board to be paid for by the applicant under the provisions of MGL, c.44, s.53G (593 Account) and the Board's Rules and Regulations for Project Review Fees.
4. All exterior lighting shall meet the performance standards of Site Plan Regulations Section 7.4.2(B) and shall be International Dark Sky Association compliant (See <http://www.darksky.org/fsa/>).
5. Prior to issuance of a Certificate of Occupancy from the Inspector of Buildings, the Applicant shall submit an as-built plan stamped by a professional engineer certifying that all site improvements are completed in accordance with the approved plan. The Applicant shall submit a statement certifying that all conditions of approval of this decision have been met.
6. Hours of construction activities\* shall be as follows: Monday through Friday 7:00 a.m. to 6:00 p.m. and Saturday 8:00 a.m. to 4:00 p.m. with no work on Sundays or national holidays. Work on Saturdays shall be mindful of residential neighbors and shall not occur within 600 feet of the residential property lines. The Applicant shall at all time use reasonable means to minimize inconvenience to residents in the general area. \*Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of equipment, materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); and removal of stumps and debris. Hours of operation shall be enforced by the Holliston Building Inspector and Police Department.
7. Blasting, if any, shall be performed in accordance with the regulations of the Commonwealth of Massachusetts, 527 CMR. 13.00, and in accordance with the Holliston Fire Department.
8. The Applicant has proposed, and the Board hereby requires, that the following aspects of the site development shall be and shall remain forever private, and that the Town of Holliston shall not have, now or ever, any legal responsibility for operation, maintenance, repair or replacement of the stormwater management facilities associated with the site. Should the Town be required to provide removal of snow or ice for public safety access, the Applicant shall provide reimbursement.
9. The Applicant shall not cause a nuisance to residents due to dust and/or noise. If, in the opinion of this Board, proposed measures do not sufficiently mitigate noise and dust migrating off the property in accordance with the standards of Section V-N of the Zoning By-Laws, the Board will notify the Applicant in writing and the Applicant shall supply a corrective action plan within fourteen (14) days for the Board's review and approval. The Inspector of Buildings may take additional measures as the Town's Zoning Enforcement Officer.

**Special Conditions - Use**

10. Should the Inspector of Buildings find that the proposed use requires additional relief under Zoning By-Laws Section III - Use Regulations, further review by the Planning Board is required as is an amendment of the record plan set.
11. Outdoor storage of materials or equipment is only authorized by this permit in an areas totaling up to 25% of the gross floor area of the building (roughly 200,000 s.f.) with demonstrated compliance with provisions of Section III(G)(5) for screening.

**Special Conditions - Screening**

12. The Applicant has voluntarily offered to provide a contribution in the amount of \$3,000 for each of the 12 identified residential abutters to be used for screening at each homeowner's discretion. Proof of payment (or proof of offer of payment and rejection) is required prior to the issuance of any building permit.
13. The Applicant has offered to provide survey bound installation along the southeast property line in increments no further than 400' apart.
14. Should the Applicant seek additional relief from the Zoning Board of Appeals for building height, further review by the Building Inspector and Planning Board is required as is an amendment of the record site plan.
15. A Geotechnical/Structural Engineer peer review shall be procured by the Town. The peer review shall be paid for by the Applicant after review and approval of scope and fee. The Geotechnical/Structural Engineer shall review the design and installation of all site retaining walls and provide the review to the Planning Board and Building Inspector.

**Special Conditions – Water Supply**

16. Prior to the application for a building permit, a Water Impact Study shall be completed for the project as it is not possible for the Town to provide accurate data on the ability to meet water demand and the facility's impact to the Town's infrastructure. The Board may subject the study to peer review at the request of the DPW Director at the applicant's expense.
17. In order to improve water quality, water pressure and water turnover in the Hopping Brook Water Storage Tank as well as provide accuracy in design for the fire suppression system for the building, water main interconnection to the Holliston Woods (aka Washington Hills) main is required. The water main connection shall be completed within 120 days of this approval date, including delivery of water main as-built plans and third-party testing results.

**Special Conditions - Traffic**

18. The Applicant shall coordinate traffic control measures on Washington Street and Hopping Brook Road during construction with the Police Department and pay for any necessary traffic details.
19. Hopping Brook Road must be in binder course and surety must be adjusted or established for remaining work prior to issuance of a building permit. The Board acknowledges that the applicant does not own Hopping Brook Road and may not be directly responsible for this work although it has been represented that they will complete the work.
20. Traffic signal installation at the intersection of Hopping Brook Road and Washington Street (Rte. 16) shall be completed prior to the issuance of an occupancy permit and commencement of operation at the facility.
21. To ensure applicable MUTCD Warrant 1 criteria are met, and to facilitate Applicant discussion with MassDOT District 3 on feasibility of and support for signal control at Hopping Brook Road, supplemental/expanded counts shall be conducted under normal park operating conditions over a 12-hour period. The warrants analysis should consider only the left-turn exiting volumes for both existing and future/projected conditions for determining whether Warrant 1 Condition B volume criteria are met, under which scenario the mainline lanes are assumed at 1 in each direction and 1 lane (left-turn) on Hopping Brook Road (53 vehicle minimum threshold for 8 hours of a day). Trip estimates and associated capacity and

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signal warrant analysis shall be updated to reflect the ITE trip generation supplement based on LUC 156.

22. Left and right turning lanes shall be designated on Hopping Brook Road at Washington Street. The lengths shall be as determined by MassDOT. Permission of the Board of Selectmen is required with work to be completed prior to occupancy of the building.
23. Pavement markings including a double yellow centerline as well as white edge lines and 4 to 5 foot shoulders shall be established as determined by MassDOT. Permission of the Board of Selectmen is required for such with work to be completed prior to occupancy of the building.
24. Tenants shall institute and enforce a Traffic Management Plan excluding usage of South Street. The Board's approval of the plan is required prior to the issuance of an occupancy permit.
25. Improvements are necessary for the Upper Charles Trail crossing at Hopping Brook Road which should be shown on a plan to define features per current MUTCD standards (i.e. signage and advance warning treatment including markings of the trail crossing). Permission of the Board of Selectmen is required for installation of such improvements and mitigation shall be completed prior to start of construction.
26. Additionally, the Applicant has offered to donate four Rectangular Rapid Flash Beacon Pedestrian Crosswalk System units to serve Upper Charles Trail crossings at Hopping Brook Road and Church Street in advance of the construction to provide additional safety to Upper Charles Trail users. Permission of the Board of Selectmen is required.
27. The Proponent shall develop a comprehensive TDM program to encourage and facilitate alternative travel modes by facility employees including rideshare/carpool/vanpool opportunities, emergency ride home program, bicycle accommodations and other measures as may be available through membership in the MW495 Transportation Management Association (TMA). Consultations with the MWRTA to consider Hopping Brook Park Road as a potential service stop, including a commitment to provide appropriate accommodations such as a bus shelter is required. Applicant should document its coordination efforts and outcomes with specific locations for potential bus accommodations/shelter locations prior to occupancy of the building.
28. A parking analysis shall be conducted based on applicable ITE Parking Generation 5<sup>th</sup> Edition rates (both average and 85<sup>th</sup> percentile (peak) parking demands) and Town by-law requirements to reasonably ensure that sufficient employee/visitor parking is provided to support potential tenants(s). The Board's approval of such analysis is required prior to the issuance of a building permit.
29. A minimum of two Electric Vehicle (EV) charging stations shall be located within the Project Site at convenient and easily accessible locations to encourage EV use.
30. Americans with Disabilities Act (ADA) compliant wheelchair ramps and crossings should be identified on the site plan for likely pedestrian crossing internal to the project site.
31. Locations and number of bike racks should be identified to support and encourage bicycle use to and within the site, with provisions for clearly marked bicycle lanes and/or "sharrow" markings on site circulating lanes that lead to Hopping Brook Road which in turn connects to the Upper Charles Trail.


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**PLANNING BOARD VOTE**

The Board's vote in favor of granting Site Plan approval for 555 Hopping Brook Road is as follows on a motion by Mr. Chamberlain seconded by Mrs. Langton:

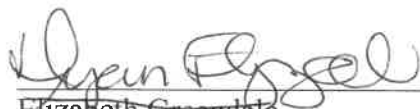
David Thorn	Yes
Karen Apuzzo-Langton	Yes
Warren Chamberlain	Yes
Jason Santos	Yes

HOLLISTON PLANNING BOARD  
BY ITS CHAIRMAN

  
David Thorn *D.T.*

**TOWN CLERK'S CERTIFICATION OF NO APPEAL**

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

  
~~Elizabeth Greendate~~  
~~Town Clerk~~ Dyan Fitzgerald  
Assistant Town Clerk

May 12, 2020  
Date: