

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2020 MAR -3 AM 11:01

TOWN OF HOLLISTON
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 3/2/2020

Applicant's Name: Michael Alves

Applicant's Address: 1569 Washington Street, Holliston, MA 01746

Applicant's Phone Number: 508-429-7678

Owner's Name: Same.

Owner's Address: _____

The Owner hereby appoints GLM Engineering Consultants, Inc. 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 1.) Alves and Marchant, dated 6/12/2007
2.) Horizon Group Realty Trust, dated 7/20/2017

And recorded in Middlesex Registry of Deeds, Book 33392, Page 524
69643 38

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot 42 & 45 on Map 5, Block 3

And has an address of or is located at 1569 Washington Street, Holliston, MA

Nature and subject matter of Special Permit:

The applicant is proposing to create an outdoor storage area on the Residential Zoned property adjacent to the industrial property at 1569 Washington Street. The outdoor storage area will include enclosed storage trailers, a storage rack and a temporary garage unit.

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

Section III.G.6 - Outdoor storage of materials; allowed by Special Permit

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 limit of the proposed outdoor storage is located a distance of 423 feet from any abutting residential property. The proposed area is interior to the 22.28 acre parcel and only visible from the applicants industrial parcel.

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

1. The proposed use complies with the dimensional requirements of the bylaw, it is part of an adjacent industrial property.
2. The proposed storage area is located outside the 50-foot wetland buffer zone as required by the Holliston Wetland Bylaw. A Notice of Intent has been filed with the Holliston Conservation Commission and DEP.
3. The proposed storage area will be accessed from the adjacent industrial property, it is screened by the surrounding woods from the adjacent properties and the configuration allows for appropriate vehicular circulation.
4. There is no lighting proposed or required for the outdoor storage area.

Applicant's Signature: _____

Owner's Signature: See attached letter.

ALVES REALTY TRUST
1569 WASHINGTON STREET
HOLLISTON, MA 01746

05-03

1317

53-7054/2113
458

DATE 2/25/2020

CHECK ARMOR
TRADEWELL

PAY TO THE ORDER OF TOWN OF HOLLISTON \$ 1,500.00

ONE THOUSAND FIVE HUNDRED & NO/100

DOLLARS

Photo
Safe
Deposit
Details on back



Bank

America's Most Convenient Bank®

FOR PLANNING BOARD SITE PLAN & SPECIAL
PERMIT APPLICATION FEE - 1569 WASHINGTON

[REDACTED]

[Signature]

ALVES REALTY TRUST
1569 WASHINGTON STREET
HOLLISTON, MA 01746

05-03

1318

53-7054/2113
458

DATE 2/25/2020

CHECK ARMOR
TRADEWELL

PAY TO THE ORDER OF TOWN OF HOLLISTON \$ 500.00

FIVE HUNDRED & NO/100

DOLLARS

Photo
Safe
Deposit
Details on back



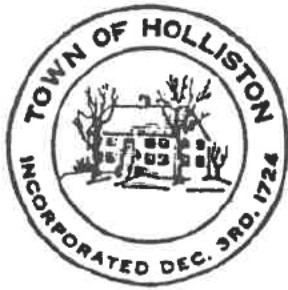
Bank

America's Most Convenient Bank®

FOR PLANNING BOARD - REVIEW FEE
1569 WASHINGTON ST

[REDACTED]

[Signature]



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HOLLISTON, MASS.

TOWN OF HOLLISTON
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

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APPLICATION FOR SITE PLAN REVIEW

1. Applicant's name Michael Alves
2. Applicant's address 1569 Washington Street, Holliston, MA 01746
3. Applicant's phone # 508-429-7678
4. Owner's name same
5. Owner's address: _____
6. Location of proposed project 1569 Washington Street, Holliston, MA 01746

7. Description of proposed project, including proposed building size and use as well as identification of all proposed uses on the site, zoning district, street address and Assessor's Map 5, Block 3 and Lot 42 & 45

The applicant seeks to modify the existing Site Plan Approval for 1569 Washington Street
to include an additional building and storage area.

8. Designer's Certificate

I hereby certify that the plan entitled Proposed Site Plan, Scooby Truck Sales, 1569 Washington Street, Holliston, MA
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 6/12/2007 & 7/20/2017 and recorded at the Registry of Deeds
in Book 33392 Page 524
69643 38;
- b. Other plans, as follows: _____

- c. Detail and topography has been established by _____ aerial survey,
X on-ground survey, other _____,
- d. Other sources, including: _____

Signed: _____

Joyce E. Hastings, P.L.S.
(Registered Professional Engineer or Land Surveyor)

Address: GLM Engineering Consultants, Inc. 19 Exchange Street, Holliston, MA 01746

9. Signatures

See attached letter.
Signature of Owner _____ date _____

Signature of Applicant _____ date _____

I, Michael Alves, am the **Owner and Applicant** of the property at 1569 Washington Street, Holliston, MA (Assessors Map 5, Block 3, Lots 42 & 45). I hereby authorize GLM Engineering Consultants, Inc. to file applications for Site Plan Approval and Special Permit with the Holliston Planning Board and to file a Notice of Intent with the Holliston Conservation Commission and DEP.



Signature

2 26 20

Date

Phone Number: 508-429-7678

Email Address: herco1569@gmail.com

Mailing Address: 1569 Washington Street, Holliston, MA 01746

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

Please type or print information in blanks below.

1. Name of Proposed Development _____
2. Location 1569 Washington Street, Holliston, MA 01746
3. Name of Applicant(s) Michael Alves
4. Brief Description of the Proposed Project Proposal to construct a storage building
and gravel outdoor storage area.
5. Name of Individual Preparing this DIS Joyce E. Hastings, P.L.S.
Address GLM Engineering Consultants, Inc. 19 Exchange Street, Holliston, MA 01746
Business Phone 508-429-1100

A. Site Description

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

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

8. Total acreage on the site: 22.28 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)		
Forested	576,892 S.F.	563,942 S.F.
Agricultural (includes orchards, cropland, pasture)		
Wetland	254,165 S.F.	254,165 S.F.
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	123,920 S.F.	123,920 S.F.
Other (indicate type) <u>Gravel</u>	15,740 S.F.	28,690 S.F.

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>
Industrial	100

10. Predominant soil type(s) on the site: _____

Soil drainage (Use the US Soil Conservation Service's definition)

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	10
Moderately well drained	52
Poorly drained	38

11. Are there bedrock outcroppings on the site? ____yes ____X no

12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	100
10 - 15%	
greater than 15%	

13. What percentage of the site is located in the Groundwater Protection District?
_____ %

How close is the site to a public well? 5,300 feet

To a surface water body? 360 feet

Proximity to a public well: 5,300 feet

Proximity to a surface water body: 360 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:

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 X no

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

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

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

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

If yes, have the required permits been granted or applied for? Please list permits and status. A Notice of Intent has been filed the the Holliston Conservation Commission and DEP.

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

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

5

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

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

Average weekday traffic		
Average peak hour volumes	morning	20-35
Average peak hour volumes	evening	20-35

26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:

Name of ways Washington Street

27. Location of existing sidewalks within 1000 feet of the proposed site? No sidewalk.

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 N/A

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: Existing catch basins, oil/grit separator, stormceptor, cultec units and detention basin are included in the existing stormwater system.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: A grassed swale will be added around the proposed .
gravel storage area.
- c. Will a NPDS Permit be required? yes X no

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.
Existing septic system on site that is suitable to support the proposed use.

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



February 29, 2020

Holliston Planning Board
Town Hall
703 Washington Street
Holliston, MA 01746

Re: Site Plan Review and Special Permit Application
Applicant: Michael Alves
Location: 1569 Washington Street, Holliston, MA

Dear Board Members,

On behalf of Michael Alves of 1569 Washington Street, Holliston, MA 01746, we are filing an application for a Site Plan Review and Special Permit for the property at 1569 Washington Street, Holliston, MA. The applicants are proposing to construct a new storage building (7,500 S.F) and to create an outdoor storage area.

The property contains 22.28 Acres on the northerly side of Washington Street; 5.10 Acres are within the Industrial Zoning District and the rear 17.18 Acres are with a Residential Zoning District. The Industrial portion of the property is developed with two existing buildings, paved parking, septic system and stormwater system. The proposed building will be constructed within the existing paved parking lot in the Industrial Zone. The proposed building will not increase the number of employees and therefore there are no proposed changes to the septic system or the parking layout. The building will be located within existing pavement and stormwater runoff will not be altered.

The proposed outdoor storage area will be constructed on the 17.18 acre Residentially Zoned parcel; adjacent to the industrial buildings. The proposed storage area will used to store ten (10) enclosed trailers, two shipping containers, a parts rack and a temporary garage structure. The surface of the area will be gravel. Stormwater will be managed by a proposed grassed swale.

Attached please find the following materials:

- Signed Application (Original and 14 copies)
- Eight (8) full size and six (6) 11"x17" site plans
- Filing fee
- Certified Abutters List and two sets of stamped envelopes

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.



Joyce E. Hastings, P.L.S.

cc. Michael Alves