
December 26, 2023

Ms. Karen Sherman
Town Planner
Town of Holliston
703 Washington Street
Holliston, MA 01746

**Re: Site Plan, Zoning, & Stormwater Design Engineering Peer Review #2
1650 Washington Street, LLC - Proposed 4,518 S.F. Car Wash
1650 Washington Street, Holliston, MA
CMG ID 2023-233**

Dear Karen,

CMG is providing this letter report detailing our second site plan, zoning, and stormwater design engineering peer review relating to the proposed Car Wash Site Plan & Special Permit Application submittal by 1650 Washington Street, LLC (Applicant) dated August 25, 2023.

The project Applicant is proposing to construct a 4,518 +/- S.F. Car Wash building with associated parking, access driveways, stormwater management system, Title V septic system, and associated utilities. The project is located on an approximately 48,971 +/- SF (1.12 +/- Acre) parcel identified as 1650 Washington Street in Holliston, MA (the "Site"). Site is located within a Commercial (C-1) Zoning District.

CMG is in receipt of the following documents:

- "Proposed Car Wash Development, 1650 Washington Street, Holliston MA CMG Peer Review – Response to Comments" Letter, prepared by Civil Design Group, LLC, date November 9, 2023.
- "Site Plan Set for a Proposed Car Wash, 1650 Washington Street Holliston, MA" prepared by Civil Design Group, LLC date 7/14/23, revise date 11/10/23; and
- "Stormwater Management Report for Proposed Car Wash Development" 1650 Washington Street, Holliston, Massachusetts" prepared by Civil Design Group, LLC, date July 2023, revised November 2023.

Civil Design Group, LLC's plan and stormwater report revisions listed above adequately address CMG's October 19, 2023 civil engineering peer review comments.

CMG is providing the following recommendations for conditions of approval for the Planning Board's consideration:

General Site Plan Comments

11. CMG recommends Applicant consult with Fire Department to insure there is adequate room for emergency vehicles to enter and exit the Site.

CDG 11/09/23 Response: The Applicant will consult with the Fire Department to ensure their satisfaction.

Condition of Approval Recommendation

13. Grading easement metes / bounds and abutter agreement details are not provided.

CDG 11/09/23 Response: A grading easement plan with the abutter agreement will be provided to the Planning Board subsequent to project approval. The Applicant respectfully requests that this be a condition of approval.

Condition of Approval Recommendation

17. Section V-B: No pylon sign and/or ground signage is shown on the Site Plan. All proposed Site signage shall conform to Zoning Section V-B Exterior Signs.

CDG 11/09/23 Response: The updated plans include the proposed site signage for the site. The signage will require Special Permit Approval.

Condition of Approval Recommendation

21. Section V-N 4: Proposed development shall not cause any source of sound in a manner that creates a sound level of 10 dBA above ambient measured at the property boundary. CMG recommends the Applicant provide documentation the proposed use complies with this Section.

CDG 11/09/23 Response: The Applicant is conducting a study to determine ambient sound proximate to the site to ensure that the project meets the above referenced regulation.

Condition of Approval Recommendation

26. Section 7.4.2 E. 8: Finished grades should be limited to no greater than a 3:1 slope. The proposed project's sloped grading areas range between 1:1 ~ 2:1 slopes. CMG recommends the Applicant provide a waiver request and more detail relating to the proposed slope stabilization design, construction methods, and materials for Site slopes equal to or greater than 2:1.

CDG 11/09/23 Response: A slope stabilization detail and a 1H:1V rip rap slope detail has been provided on the updated plans. At the suggestion of the peer reviewer, the applicant respectfully requests a waiver for slopes greater than 3H:1V.

Waiver Request: Applicant is requesting a waiver from this section for Planning Board consideration.

Stormwater Standard 8: Construction period erosion and sedimentation control

46. The Site is > 1 Acre therefore an NPDES Stormwater Pollution Prevention Plan (SWPPP) in accordance with the 2022 EPA Construction General Permit (CGP) is required to be submitted prior to construction. CMG recommends the Planning Board require the Applicant to provide the NPDES SWPPP and copy of the EPA ENOI authorization email prior to the commencement of construction.

CDG 11/09/23 Response: Acknowledged.

Condition of Approval Recommendation

If you have any questions or comments please contact CMG at (774) 241-0901.

Sincerely,

CMG



David T. Faist, PE
Principal Engineer



Robert Lussier, EIT
Project Engineer II