



August 28, 2020

Holliston Planning Board
Town Hall
703 Washington Street
Holliston, MA 01746
Attn: Karen Sherman

Sent Via Email; ShermanK@Holliston.k12.ma.us

300 Brickstone Square
Andover, MA 01810

Tel: 617-896-4300

www.bscgroup.com

**RE: Request for Site Plan Modifications
Web Industries, 220 Hopping Brook Road, Holliston, Ma.**

Dear Board Members:

Web Industries, located at 220 Hopping Brook Road, is currently manufacturing much needed Covid-19 tests kits that are critical during the current pandemic. Their goal is to produce approximately 2-million tests per a week to meet the growing demands for testing. To meet these demands the site needs critical improvements to the building interior and exterior of their facility.

The site was originally constructed in 2001 under a Special Permit and Site Plan Certificate of Action granted by the Holliston Planning Board that grants the development of up to 106,000 sf of building space and up to 354-onsite parking spaces in accordance with the approved plans. The site utilities, including the stormwater detention basins, were designed and constructed to support this full buildout. The has site only constructed 76,000 sf of building space and 110 parking spaces of the approved totals to meet their needs at the time of construction.

In accordance with the provisions of the granted Special Permit and Site Plan Certificate of Action, we here-by request the following modifications to the approved Special Permit and Site Plan to meet the current demands;

1. Construction of a 6,000-sf expansion of the existing breakroom in the northwest front building corner.
2. Construction of 10,000-sf of mezzanine office space within the existing building envelope.
3. Construction of 113 parking spaces in the rear and side of the building, bringing the total site parking to 203 spaces.
4. Construction of an external employee entrance vestibule in the building rear.
5. Construction of an external stair to the mezzanine level in the building rear.

While the proposed improvements are within the approved limits of the granted Special Permit and Site Plan Certificate of Action, the proposed locations differ from the locations that were originally show on the approved site plans. Under Condition 3 of the Special Permit and Site Plan Certificate of Action, any modifications to the approved documents shall be reviewed and approved by the Planning Board. Thus, we seek Planning Board

Engineers

Environmental
Scientists

Custom Software
Developers

Landscape
Architects

Planners

Surveyors



approval under Condition 3 for the proposed modifications of the building and parking expansion locations.

Additionally, Condition 10 requires the Operation and Maintenance of the constructed stormwater management system. BSC has reviewed the approved stormwater calculations and has performed a visual evaluation of the existing stormwater infrastructure. The full buildout impervious area was accounted for in the original stormwater design and construction. The currently proposed additional impervious areas do not exceed the allocated impervious areas of the full build-out design for the existing site stormwater system. Based on our review of the approved Stormwater Report and a visual evaluation of the constructed stormwater infrastructure, we find that the existing system is operating as intended for the management of the site stormwater runoff and the proposed improvements will have no adverse impact on the existing stormwater system.

We look forward to meeting with the Planning Board to discuss these modifications and seek approval. Please do not hesitate to contact our office with any inquiries you may have at 617-896-4347, or at dbiancavilla@bscgroup.com.

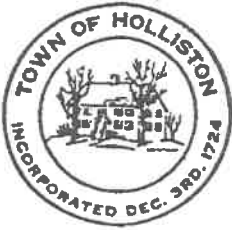
Very truly yours,
BSC Group, Inc.

David P. Biancavilla, P.E., LEED AP
Principal



cc: Todd Pihl – Web Industries

Attachments: Special Permit and Site Plan Certificate of Action
Site Plans



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746



OFFICE OF
TOWN CLERK
HOLLISTON, MA
00 AUG 11 AM 10:00

CERTIFICATE OF ACTION
SPECIAL PERMIT AND SITE PLAN - WEB CONVERTING

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 hearing of said Planning Board was held on July 20, 2000 and August 10, 2000. At a duly posted meeting on August 10, 2000, it was voted to **approve** a Special Permit and site plan application based on a plan entitled "New Processing Facility at Hopping Brook Park, Holliston, MA" prepared for WEB Industries, Inc. of 1700 West Park Drive, Westborough, MA, on a motion made and duly seconded.

Record Owner: Web Industries Realty, LLC

The ten-sheet plan set was prepared and stamped by Francis Ford, PE of Schofield Brothers of New England, Inc. The application was filed with the Planning Board Office on June 19, 2000 and concerns a 13.48-acre property (Lot H) known as Assessor's Map 4, Block 6, Lot 13 located on Hopping Brook Road within the Hopping Brook Park. The plan set shows a proposed 106,000 square foot principal building, related site work, utilities and landscaping.

Hearing notice under the requirements of the By-Law and M.G.L.c.40A included the following: 1. Publication of a hearing notice in the Metrowest Daily News on June 27, 2000 and July 6, 2000, 2. Posting of the hearing notice with the Town Clerk on June 20th, and 3. Abutter notification (including surrounding towns) by mail on June 20th. The Planning Board opened the public hearing on July 20, 2000 at 9:30 p.m., continued to August 10, 2000 at 7:30 p.m. and closed the hearing on August 10, 2000.

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 and narrative for Special Permit and Site Plan Review filed with the Planning Board and Town Clerk on June 19, 2000 signed by the Applicant, Joshua Chernin, General Manager and the Owner's Attorney, Michael Healy.
2. Report entitled "Stormwater Runoff and Drainage Design prepared for WEB at Hopping Brook Road, Holliston, MA", prepared by Schofield Brothers of New England, Inc., dated June, 2000 (revised through June 26, 2000).
3. Plans entitled "New Processing Facility at Hopping Brook Park, Holliston, MA", consisting of ten sheets, dated June 19, 2000 (revised through August 10, 2000) prepared and stamped by Francis Ford, PE and Bruce Thomas, Landscape Architect.
4. Correspondence from Atty. Michael Healy, dated July 25, 2000.
5. The following architectural plans prepared by Campanelli Companies and R+K Architectural Associates, Inc.: A1 - Exterior Elevations (dated July 12, 2000), A2 - Floor Plan (dated July 12, 2000) and E1 Electrical Site Lighting Photometric Plan (dated July 27, 2000).

A true copy of record
Attest: Jacqueline S. Dellicker
Town Clerk
Holliston, MA 01746

00:11 649 63:22:30 00/11/60 GSM

Plan No 101 net
SEE PLAN IN RECORD BOOK 31820 PAGE 117

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The Planning Board also received correspondence from the Town of Holliston Fire Chief (dated July 10, 2000) and Board of Health Agent (dated July 20, 2000). In addition, Richard T. Westcott, PE of Westcott Site Services, civil engineering consultant for the Planning Board, presented a written report dated July 20, 2000 with a follow-up letter dated August 9, 2000. The aforementioned are contained in the Planning Board files and are incorporated into this Decision by reference.

HEARING

During the course of the public hearing, the following individuals made appearances on behalf of the Applicant and Owner: Atty. Michael Healy, Francis Ford, PE and Dean Schofield of Schofield Brothers of New England, Inc., Dick Halverson of Campanelli Companies and Joshua Chernin, General Manager of WEB Converting, Inc.

The Applicant's Representatives explained that the property, which is the subject matter of the Application, is located along Hopping Brook Road within Hopping Brook Park. The site, including the proposed building and parking area, is located within the Industrial zoning district. The Applicant will occupy the entire 76,000 s.f. building (6,000 s.f. office and 70,000 s.f. light assembly) and site with the potential for a 30,000 s.f. addition to expand the light assembly function. The Applicant requested a Special Permit under the Holliston Zoning By-Laws, Section V Use Regulations (#42a. General industrial uses...that occupy more than 15,000 s.f. of floor area....). The industrial building has been designed with large overhead doors for interior storage.

Proposed site improvements were described in detail, including truck and car circulation, landscaping, screening, lighting, parking and security.

At the public hearing sessions, no abutters offered testimony for or against the proposal. Upon motion made and duly seconded, the public hearing was closed on August 10, 2000.

FINDINGS

Having reviewed all the Plans and Reports filed by the Applicant and its Representatives and the Representatives of the Town, considered the testimony at the Public Hearing and having viewed the site, the Planning Board has determined that the Application for Special Permit and Site Plan Review is consistent with the requirements of Sections III and VII of the By-Law.

In connection with the Application for Special Permit for Use pursuant to Section III-A Schedule of Use Regulations, the Board makes the following finding:

The use is in harmony with the general purpose and intent of the By-Law.

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FINDINGS Continued

The Site, as noted, is presently vacant within a planned industrial park. The proposed use of the facility for a combination of office space/manufacturing facility of 76,000 square feet (with 30,000 expansion) is consistent with the uses allowed within the Industrial District. The Board finds that the aforesaid uses can be made at the Site in a manner that is not detrimental to the surrounding areas provided that the conditions of this decision are complied with.

The Board finds that the location of the building complies in all respects with the requirements of the By-Law. Further the Board finds that the installation of 125 parking spaces with a designated parking expansion area satisfies the requirements of the By-Law (Section V-C). The Board finds that the intended use and associated traffic will not have a negative impact upon safety, as Hopping Brook Road is a planned industrial roadway and that the entry provides for appropriate sight distance for vehicles exiting the site. Finally, the Board finds that the completion of the facility will result in improvement of the Site and will promote business development in the community.

The Board also finds that the proposal meets the General Conditions for approval specified in Section VII (2)(a-g) of the Holliston Zoning Bylaw.

CONDITIONS OF APPROVAL

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

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11. The copy of the decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision has been filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.
2. **The revised plan set (revised through August 10, 2000) 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.
3. 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.
4. A copy of this decision shall be kept on site and shall be made available to all site contractors.
5. Non-security lighting shall be extinguished overnight within 30 minutes after close of operations.
6. Yard hydrant location shall be coordinated with the Fire Chief.

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CONDITIONS OF APPROVAL Continued

7. Prior to commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and business phone number of the individual(s) who shall be responsible for all activities on the site. Additionally, the Police and Fire Departments should be provided with an emergency notification sheet.
8. Prior to the commencement of authorized site activity, the Applicant shall flag the limits of construction and shall clearly mark all existing trees, bushes and other vegetation that is to remain.
9. Street numbers (5-6" in height) are to be added to the freestanding signage along Hopping Brook Road.
10. The stormwater management system Operation and Maintenance Plan (Prepared by Francis Ford, PE, and dated June 2000 as revised and approved by the Conservation Commission and the Board of Health) shall be followed in terms of proposed inspections and routine maintenance and periodic inspection reports shall be filed with the Highway Superintendent. The responsibility for the maintenance and operation of the system will be the responsibility of the Owner. The Applicant shall maintain the drainage system and shall provide semi-annual inspection of the catch basins and leaching pits. If necessary, the Applicant shall clean the basins and pits so as to maintain the system in proper working order.
11. The Board reserves the right to impose additional requirements in the event that the drainage system fails and water overflows, creating a safety issue.
12. During construction the Applicant shall perform daily cleanup of construction debris caused by the site construction, including soil on Town streets.
13. Prior to the issuance of a Certificate of Occupancy, 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.
14. Prior to the issuance of a Certificate of Occupancy, the Police and Fire Department shall be provided with keys to any proposed gates and buildings (e.g. Knox box) and an accurate materials list depicting the contents of the warehouse and storage areas (including MSDS).
15. Flammable liquids to be stored in approved fire proof cabinet.
16. In coordination with Fire Chief, fire detection system to be interconnected to municipal fire alarm circuit via master box.

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Planning Board Vote

The Board's vote in favor of granting the Special Permit and Site Plan approval for WEB Converting, Inc. is as follows:

William K. Fenton	Yes
John J. Donovan	Yes
Phil Donovan	Yes
Erik Maki	Yes

HOLLISTON PLANNING BOARD

BY:

Phil Donovan

Phil Donovan
 Clerk

I hereby certify 20 days have elapsed since after the decision has been filed in my office and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.

Jacqueline S. Dellicker date: *Sept. 5, 2000*

Jacqueline S. Dellicker
 Town Clerk