
March 15, 2021

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

**Re: 2021 Definitive Site Plan Modification Zoning & Planning Regulation Peer Review
555 Hopping Brook Road Holliston MA Commercial Development
CMG ID 2020-002**

Dear Karen,

CMG is providing this letter report detailing our engineering peer review of the “555 Hopping Brook Road, Holliston, MA” commercial development project Site Plan Modification. The project is located within the Hopping Brook Business Park on the 72.73 +/- Acre parcel identified as Lot 4 (the “Site”). The project Applicant, *CRG Integrated Real Estate Solutions*, is proposing to construct an 800,000 +/- s.f. warehouse and distribution facility, associated parking, driveway, and utilities within an Industrial zoning district.

CMG is in receipt of the following documents:

- Site Plans entitled “555 Hopping Brook Road, A Modification of The Definitive Site Plan in Holliston Massachusetts” Sheets 1 – 35, prepared by Engineering Design Consultants, Inc., date 11/16/19, revise date February 5, 2021.
- “Stormwater Calculations” report for 555 Hopping Brook Road Holliston, MA prepared by Engineering Design Consultants, Inc., date 11/16/19, revise date February 5, 2021.

CMG is providing this letter summarizing our review comments for the above documents to evaluate the project’s compliance with the following regulations for Planning Board consideration:

- Town of Holliston Zoning By Law date May 6, 2019 with August 14, 2019 Amendments.
- Town of Holliston Planning Board Site Plan Review and Special Permit Regulations updated through February 12, 2015.

General Site Plan Comments

1. Property lines for proposed development don't match Existing Conditions plan. Proposed development extends beyond property lines shown on existing conditions plan.
2. Proposed lot area is 3,458,910 SF, Existing Conditions plan shows 3,168,300 SF. Applicant should document any proposed property line changes.
3. An Overall Site Layout Plan should be provided showing the entire property at a suitable scale to include the proposed site layout, building setback lines, and limited existing conditions to verify compliance with zoning and clearly depict the proposed property lines.
4. It is not clear from the plan how the alignment of the proposed cul-de-sac connects to Hopping Brook Road. The proposed cul-de-sac location and alignment does not agree with the Hopping Brook Road roadway layout shown on the Existing Conditions Plan. More detail is required.
5. Expansion of the off-site stormwater basin associated with Hopping Brook Road is proposed. Existing conditions mapping, roadway layout, and property lines and easement information relating to this basin should be provided in the plan set.
6. Two (2) EV charging stations are required to be shown on the plans per 3/11/20 Site Plan Approval Condition 29.
7. Sheet 30 Stormwater Details is missing from the Site Plan Modification set.
8. Sheets 33, 34 and 35 are incorrectly numbered and don't correspond with the Sheet List shown on the Title Sheet.

Holliston Zoning By-Law Comments

9. No dimensions or setbacks provided for proposed "Landmark Sign" indicated on Landscape Plan. Location appears closer than the 10-FT setback required by Section V-B.
10. Per Section V-C g. industrial establishments require one parking space per 1.3 employees on largest shift. The 403 spaces proposed accommodates 523 employees. Section V-C g also states parking for "industrial establishments" should be expandable to not less than one space per 300-SF of gross floor area. For an 800,000-SF building that would be 2,667 spaces. Section V-C j. also allows for the parking requirements of "other uses" to be determined by the Building Inspector.

CMG recommends the Applicant demonstrate compliance with Section V-C g or provide supporting evidence to justify alternative Site parking standards in accordance with Section V-C j.

11. Section V-C b. requires that 10% of the interior of parking lot over 40 spaces be landscaped, including trees. Applicant should provide calculations to support compliance.
12. Section V-C d. limits parking lot luminaire mounting height to 15-FT. Lighting plan notation suggests 30-FT mounting height. Applicant should clarify and provide a light pole detail.

13. Section V-C d. also limits off-site illumination levels to no more than one foot-candle. There appear to be some minor exceedances at the proposed Hopping Brook Road driveway entrance property line.
14. Section V-C g. requires a minimum of 150-FT of visibility in each travel lane. Applicant should note sight line on Hopping Brook at driveway.
15. Section V-C requires bike racks to accommodate 1 bike per 20 parking spaces. Location and number of bike racks should be shown on the plan. Location of bicycle racks and bicycle lanes are also required in accordance with 3/11/20 Site Plan Approval Condition 31.

Holliston Planning Board Site Plan Review & Special Permit Regulations

16. Section 7.3.1 b) requires a general description of the project. To meet this requirement, we recommend that street names, zone lines and municipal boundaries be added to the locus map.
17. Existing and proposed electrical utilities should be shown in the plan set.
18. Information related to the connection to the existing Hopping Brook Road and an overlay of the proposed development on the Existing Conditions plan should be provided.
19. Section 7.3.1 f) Zone boundaries within 200-FT should be shown on the plan.
20. Section 7.3.1 g) Boundaries of the property line and lines of existing streets are required. There appear to be discrepancies between the Existing Conditions plan and the proposed development. (Also See Comments 3 & 4)
21. Section 7.3.4 requires that the Landscape Plan be signed and sealed by a registered landscape architect. The plan is signed and sealed by an engineer.
22. Section 7.3.4 requires the following missing items be included on the Landscaping Plan: topography, light fixture structures, grass seed mixture, seeding rate, method of seed distribution and proposed mulching.

Section 7.4 Performance Standards for Non-Residential Developments

CMG offers the following comments for the Planning Board's consideration as to whether the project is in keeping with the standards set forth in Section 7.4. The comments below are not meant to comprehensively account for all items in the performance standards, simply to highlight some key items relating to this project.

7.4.2 Standards

A. Aesthetics

23. Architectural details should be "compatible with New England architectural style".
24. Consideration should be given to "harmony in scale, bulk, massing, and density".

B. Lighting

25. Wall and pole mounted fixtures should be mounted no higher than 15-FT above grade.

C. Landscaping and Screening

26. Proposed development shall be integrated into the natural landscape.

27. Grade changes shall be in keeping with the general appearance of the neighboring developed areas.

D. Stormwater Management

28. Applicant has submitted a Stormwater Management Report, revise date February 5, 2021. CMG will provide a separate peer review letter for this document.

E. Site Development Standards

29. To the extent practicable, the proposed site development shall be located to preserve the natural features of the site.

30. 7.4.2 E. 4. (A) Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend in with the natural landscape.

31. 7.4.2 E. 4. (B) Building sites shall be directed away from the crest of hills, and foundations shall be constructed to reflect the natural terrain.

32. 7.4.2 E. 8. Finished grades should be limited to no greater than a 3:1 slope. The majority of the project's sloped grading areas are designed with steeper 2:1 slopes.

F. Pedestrian and Vehicular Access; Traffic Management

33. CMG understands the Traffic Management aspects of the projects are being reviewed separately by MDM Transportation Consultants, Inc.

G. Utilities, Security and Emergency Systems

34. Site will be serviced by Town Water and an on-site septic system to be permitted and installed under the supervision of the Holliston Water Department and Board of Health, respectively.

H. Fiscal Analysis

35. CMG defers to the Planning Board for consideration of the need for analysis of fiscal costs from the development

36. 7.4.4 Waiver of Standards: The Planning Board in the course of granting a Special Permit may waive any the performance standards where such waiver “is not inconsistent with public health and safety, and where such waiver does not derogate from the purpose of this section”. CMG recommends the Applicant provide a detailed waiver list for any performance standards not met by the proposed project for consideration by the Planning Board.

If you have any questions or need additional information please contact me at (508) 864-6802.

Sincerely,
CMG ENVIRONMENTAL, INC.



David T. Faist, PE
Principal Engineer – Engineering Services