

April 27, 2021

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

Re: 555 Hopping Brook Road – Response to Peer review comments
(EDC Job No. 3724)

Attn. Board Members:

The following is a response to a peer review letter provided by CMG Engineering Services, dated March 15, 2021.

EDC's responses are highlighted in red text.

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. **The Existing Conditions plan updated to reflect correct property lines.**
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. **The Existing Conditions plan indicates the correct lot area of 3,458,910 S.F.**
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. **Overall Site Layout Plan included indicating zoning compliance is satisfied.**
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. **The Planning Board's original approval of Hopping Brook Road allowed for a terminus as far as Roadway Station 66+25, however with the large acreage associated with the CRG Proposal the roadway can now easily be reduced to less than 58+00. Final roadway and water main extension details shall be managed with the Planning Board through the definitive subdivision amendment process which we anticipate will be a condition of this Site Plan Approval.**
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. **As stated in item 4, final roadway and associated infrastructure and easement details**

shall be managed with the Planning Board through the definitive subdivision amendment process which we anticipate will be a condition of this Site Plan Approval.

6. Two (2) EV charging stations are required to be shown on the plans per 3/11/20 Site Plan Approval Condition 29. Two EV charging stations on sheet 5 and two on sheet 6 are included and will charge a total of four EV spaces.
7. Sheet 30 Stormwater Details is missing from the Site Plan Modification set. Sheets are renumbered and inclusive of Stormwater Details.
8. Sheets 33, 34 and 35 are incorrectly numbered and don't correspond with the Sheet List shown on the Title Sheet. Sheets are renumbered and correspond to Sheet List.

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. The plan has been revised to show a 10 ft. minimum setback.
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. Although this facility would never be utilized as a 100% industrial use-type facility, in order to address this concern EDC has prepared a Parking Layout Sketch indicating that the proposed paving limits will support 2,670 spaces and attached herewith.

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. Compliance with this provision provided as outlined in 10 above.

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. The area of the perimeter of the pavement to the Hopping Brook Road property line is 1,906,085 s.f., while the building area is 800,420 s.f. with the net area equal to 1,105,655 s.f. The net interior landscaped area provided is 325,185 s.f. or 29.4% which is significantly greater than the 10% required by this section.
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. The plan has been revised with proposed 15-foot high mounted lighting.
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. The plan has been revised with proposed site lighting levels not extending beyond lot boundaries other than at site driveway and that light fixture can be incorporated as part of the municipal lighting system to ensure vehicle and pedestrian safety at the site driveway/street intersection.

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. **The sight distance is significantly greater than 150 feet and has been added to the layout sheets 2 and 4.**
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. **Bicycle racks have been added to sheet 6 and now include a total of 3 bicycle racks for the project with 7 bicycles per rack thus providing a total of 21 slots satisfying the bicycle accommodation formula of $403 \text{ spaces} \times 1/20 = 21 \text{ bicycle spaces}$.**

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. **The locus map has been revised.**
17. Existing and proposed electrical utilities should be shown in the plan set. **Proposed electrical utilities have been added to sheets 7 & 8.**
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. **As stated in item 4 above the Planning Board's original approval of Hopping Brook Road allowed for a terminus as far as Roadway Station 66+25, however with the large acreage associated with the CRG Proposal the roadway can now easily be reduced to less than 58+00. Final roadway and infrastructure details shall be managed with the Planning Board through the definitive subdivision amendment process which we anticipate will be a condition of this Site Plan Approval.**
19. Section 7.3.1 f) Zone boundaries within 200-FT should be shown on the plan. **The Zone boundaries have been added to the plan set.**
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) **The existing conditions plan has been revised to reflect the revised property lines.**
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. **The Landscape & Lighting Plans will be sealed with PE & LA seals.**
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. **Landscape Plan details and reference notes have been updated as outlined.**

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”.
The proposed facility includes modern detailing that is in keeping with both older and newer Hopping Brook Industrial Park buildings.
24. Consideration should be given to “harmony in scale, bulk, massing, and density”.
Again, the proposed facility is in harmony with the Hopping Brook Industrial Park noting that to date approximately 800K has been developed on approximately 100 acres of land which is substantially similar to what is proposed for the 555 Hopping Brook Road site with almost 200 acres remaining and less than 1.5 million square feet of development remaining, yet this and any future project will have the ability to create significantly less traffic volume, efficiently collect and treat storm water, provide significantly greater setbacks to abutting properties, provide an effective visual and acoustical landscape berm barrier to abutting properties, and improve water quality and distribution for the western side of town just to name a few of the outstanding benefits that a project of this scale and scope can actually deliver to the town.

B. Lighting

25. Wall and pole mounted fixtures should be mounted no higher than 15-FT above grade. The plan has been revised with proposed 15-foot high mounted lighting.

C. Landscaping and Screening

26. Proposed development shall be integrated into the natural landscape. The site is a large land area that has been properly balanced for cut and fill, providing significant buffer separations to abutting properties and natural buffers exceeding 100-feet to wetland resource areas that are both on and off locus.
27. Grade changes shall be in keeping with the general appearance of the neighboring developed areas. Again, the site is a large land area that has approximately 142-feet of total grade change from the highest to lowest point, yet the site has been properly balanced for cut and fill, provides significant buffer separations. to abutting properties that affords only a 23.1% building coverage and approximately 32% open space which is significantly better than most properties within Hopping Brook Park.

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. No comment required.

E. Site Development Standards

29. To the extent practicable, the proposed site development shall be located to preserve the natural features of the site. **Natural features are retained along the project perimeter and particularly near designated wetland buffer zone areas.**
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. **Again, natural features are retained along the project perimeter and particularly near designated wetland buffer zone areas.**
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. **The site is a large land area that has been properly balanced for cut and fill, providing suitable foundation limits for the proposed building and affording significant buffer separations to abutting properties.**
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. **The slopes proposed are constructed of a rock fill the will generally have a slope of 2:1.**

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. **No comment required.**

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. **No comment required.**

H. Fiscal Analysis

35. CMG defers to the Planning Board for consideration of the need for analysis of fiscal costs from the development **No comment required.**
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. **It is our belief that the project does not require any special relief from the Board, however should the Board find that any site detail not be in full compliance then we would respectfully request that the Board condition it's approval to grant special relief within the terms of the conditional approval granted the Special Permit and Site Plan.**

With the application for Special Permit and Modifications of Site Plan for 555 Hopping Brook Road properly before the Board and the administrative review process for both permits exhaustively reviewed, we respectfully request that the Board grant approval of the

Site Plan Modifications and Special Permit with conditions as deemed appropriate. Thank you for your consideration of this request.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.

Peter Bemis

Peter S. Bemis

cc: CRG Integrated Real Estate Solutions