

May 27, 2021

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

**Re: 555 Hopping Brook Road – EDC Response to Zoning & Planning Peer
Review 4 Comments 555 Hopping Brook Road - (EDC Job No. 3724)**

Attn. Board Members:

The following is a response to a peer review letter provided by CMG Engineering Services, dated May 13, 2021.

General Engineering & Drainage Design Comments

1. The Existing Conditions Plan has been updated and includes the current boundary, topographic and record isolated and bordering vegetated wetland boundaries.
2. Same as 2 above.
3. The 80- Scale provides all the ties and zoning recap details ensuring Holliston Zoning compliance has been satisfied.
4. The Hopping Brook Definitive Subdivision and the 555 Hopping Brook Site Plan are interconnected and not independent as without the Special Permit Approval there is no need for the Site Plan and therefore no need for the Subdivision Modification. At this point we recognize and whole heartedly agree that with the grant of Special Permit Approval a condition must be included that requires a Modification of Definitive Subdivision.
5. Report is provided.
6. No response necessary.
7. No response necessary.
8. No response necessary.
9. EDC has added the Landmark sign to sheets 2 and 4, "Layout and Materials Plan."
10. No response necessary.

11. Although CMG may not agree we continue to believe that we have properly complied with this provision as interpreted parking lots would be made significantly larger than is necessary and that does appear how this provision has been applied to other sites in Hopping Brook Park or the Town of Holliston as a whole.
12. No response necessary.
13. No response necessary.
14. Stop bar, stop sign and site distance triangle detail for the entrance have been added to the detail sheet.
15. No response necessary.
16. No response necessary.
17. The existing utilities in Hopping Brook Road stop just north of PharmaCann and will be extended as part of the Hopping Brook Subdivision. The connection details previously included remain accurately indicated because it is Eversource Gas and Electric, as well as, Verizon that will dictate how these services will extended on to the 555 Hopping Brook Site.
18. The response for item 18 is related to the response provided with Item 4.
19. No response necessary.
20. The response for item 18 is related to the response provided with Item 1.
21. No response necessary.
22. No response necessary.
23. EDC previously addressed and it remains for Planning Board consideration
24. EDC previously addressed and it remains for Planning Board consideration
25. No response necessary.
26. EDC previously addressed and it remains for Planning Board consideration
27. EDC previously addressed and it remains for Planning Board consideration
28. See stormwater review response letter.
29. EDC previously addressed and it remains for Planning Board consideration
30. EDC previously addressed and it remains for Planning Board consideration
31. EDC previously addressed and it remains for Planning Board consideration

- 32. EDC previously addressed and it remains for Planning Board consideration, in addition this project will include controlled construction under the supervision of a Licensed Geotech Engineer.
- 33. EDC previously addressed and it remains for Planning Board consideration
- 34. EDC previously addressed and it remains for Planning Board consideration
- 35. EDC previously addressed and it remains for Planning Board consideration
- 36. EDC previously addressed and it remains for Planning Board consideration

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