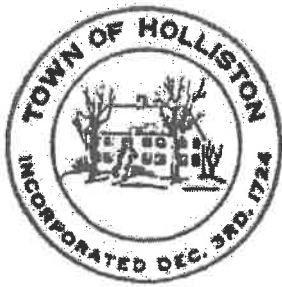


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TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 6/25/2020

Applicant's Name: CRG INTEGRATED REAL ESTATE SOLUTIONS

Applicant's Address: 200 BAR HARBOR DRIVE CONSHOCKEN PA 19248

Applicant's Phone Number: 610-729-0839

Owner's Name: NEW HOPPING BROOK TRUST

Owner's Address: 42 WESTBORO ROAD N. GRAFTON MA 01536

The Owner hereby appoints PETER BEMIS to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived
NEW BOSTON HOLLISTON L.P. 6/12/2000

under deed from GLORIA LEFANTI, dated 6/29/2004 31501/99
GREG WHELAN 9/10/2004

And recorded in MIDDLESEX Registry of Deeds, Book 1, Page 2 43168/172

Or Land Court Certificate of Title No. , registered in 43690/512

District Book , Page

The land is shown in the Assessor's records as Lot 0015.A on Map 004.0, Block 006.

And has an address of or is located at 555 HOPPING BROOK ROAD

Section of Zoning Bylaw that permits this use by grant of Special Permit:

Certificate of Action dated March 11, 2020 for Site Plan Review of 555 Hopping Brook Road was approved with conditions for the planned 800,000 SF Warehouse at Assessors Map 4 Block 6 Lot 154 & 152. The applicant CRG plans to construct this Warehouse Facility speculatively and may secure tenants that could require more than 1.88% of the facility or the special permit threshold of 15,000 SF floor area to be used for General Industrial Uses that may include: storage, processing, packaging, assembly and transportation involving materials deemed hazardous and toxic exceeding 15,000 SF or 1.88% of the floor area of the warehouse. In addition, properly screened outdoor storage is allowed when it exceeds 25% of the building area (200,000 SF) with a special permit. This site affords a total of 593 trailer slots as either storage and/or loading dock areas which translates to approximately 237,300 SF to 296,500 or 29.65% to 37.06 % allocating about 400-500 SF per trailer

Nature and subject matter of Special Permit: SECTION II G.3 SECTION II G.5

The Applicant presents the following evidence that supports the grant the Special Permit:

The 800,000 SF Warehouse has been designed so as to properly engage in the General Industrial Uses described above including cross-dock features in order to safely and efficiently ship and receive goods within a site layout that provides full circulation, fire suppression with a fully sprinkled building and site hydrants and other life safety features. Storm water is collected, treated and buffered before being discharge from the site. Fencing and landscape screening has been strategically placed so as to minimize and when feasible eliminate visibility of the site from abutting properties.

a. The use is in harmony with the general purpose and intent of the bylaw because:

The 800,000 SF Warehouse is in harmony with the purpose and intent of the Industrial Zoning District use and dimensional provisions, however the dimensional threshold of 15,000 SF is artificially low when contrasted against a warehouse facility of the scale and scope of 800,000 SF which necessitates a special permit when more that 1.88% of the building includes General Industrial Uses as outlined above. All General Industrial Use activities outlined above will be conducted in full accordance with local, state and federal mandates. In addition, this Warehouse facility needs the ability to park trailers onsite which is allowed up to 25% or 200,000 SF, however the number of loading dock and trailer slots designed could result in upwards of 37% or 296,500 SF of outdoor storage. Trailer units will be the only outdoor storage activity and all limits are to be properly screened.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

Industrial Zoning District anticipates that Warehouse will include General Industrial Uses as described above and, in many cases, can be satisfied by-right by staying below the 15,000 SF threshold, however the sheer size of the proposed 800,000 SF Warehouse causes the need for the special permit. The permit may be granted since the facility includes safeguards and provisions for the safe and proper handling, storage and transportation of these hazardous and toxic materials. In addition, all trailer storage limits are properly screened from view of abutting properties and Hopping Brook right-of-way.

Applicant's Signature: Frank Pithers

Owner's Signature: John Pincol