

TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS  
2021 APR -8 AM 10:12

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: 4/6/2021

Applicant's Name: Hopping Brook Development LLC

Applicant's Address: 330 Hopping Brook Road, Holliston, MA 01746

Applicant's Phone Number: 508-893-8931

Owner's Name: Same

Owner's Address: \_\_\_\_\_

The Owner hereby appoints GLM Engineering Consultants, Inc 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

under deed from Arneve Realty LLC, dated 01/08/2019

And recorded in South Middlesex Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_

Or Land Court Certificate of Title No. 269606, registered in

District Book 1539, Page 144.

The land is shown in the Assessor's records as Lot 56 on Map 1, Block 1

And has an address of or is located at 56 Boynton Road, Holliston, MA 01746

in the Industrial zoning district.

Nature and subject matter of Special Permit:

The applicant is requesting a Special Permit to allow General Industrial uses including manufacturing, storage, processing, fabrication, packaging and assembly to occupy the existing 25,200 square foot building and the proposed 13,140 square foot addition. The total area of the existing building and proposed addition will be 38,340 square feet.

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

Section III, G. 2

The Applicant presents the following evidence that supports the grant of the special Permit:

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

The project is located within an industrial zoning district.

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

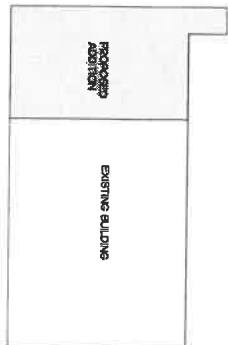
- a. The project meets all the dimensional requirements of the zoning bylaw and is located in an industrial zone.
- b. The project has been design to minimize impact to the adjacent wetlands and to blend into the existing access and existing topography.
- c. Appropriate access has been provided for circulation of vehicles and the building is situated on the lot to provide screening.
- d. The proposed use will not create significant emissions or have an adverse environmental impact.
- e. The lighting for the project will not cause unreasonable glare.

Will the proposed use include the storage or process of any hazardous substances?

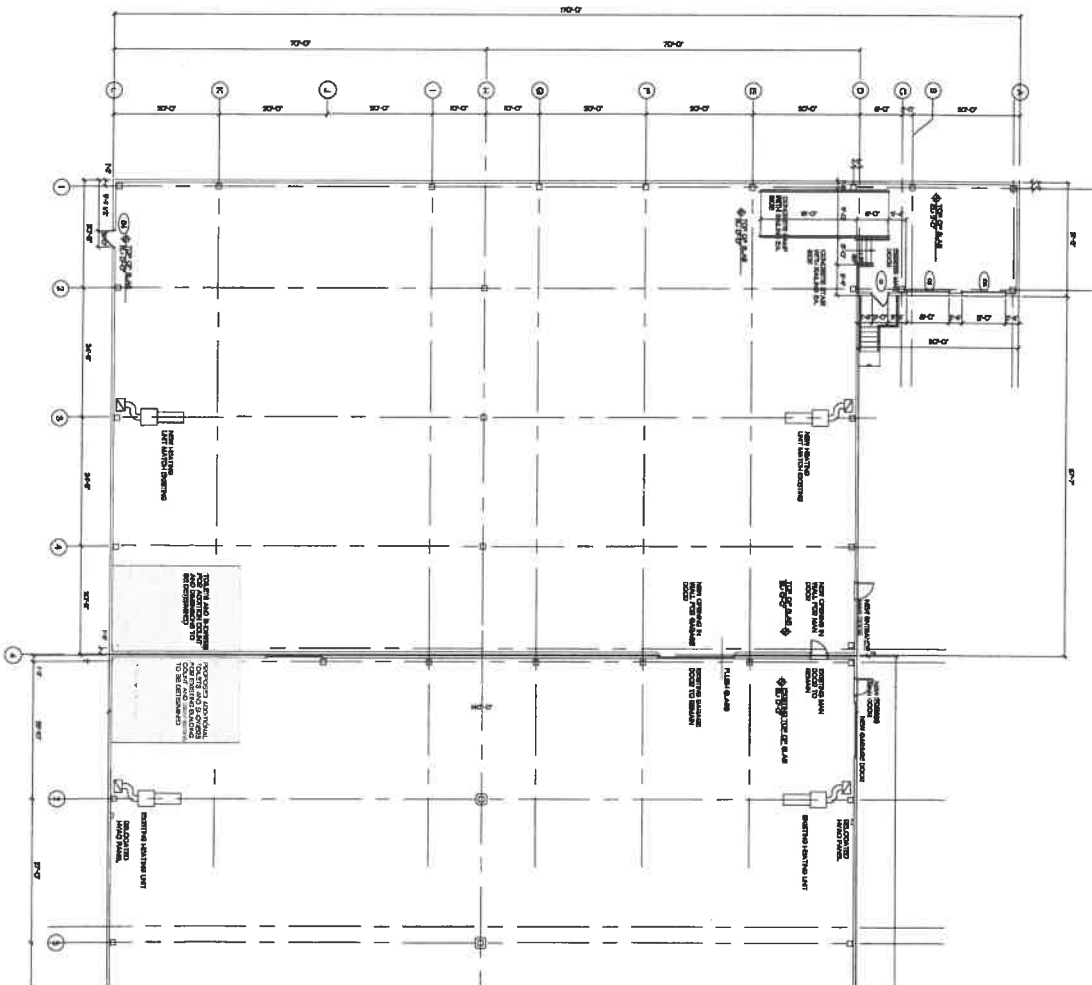
Yes \_\_\_\_\_ (Please attach additional information.) No X

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_



## LOCUS MAP



**O'SULLIVAN  
ARCHITECTS, INC.**  
ARCHITECTURE, DESIGN & PLANNING  
560 MAIN STREET, SUITE 204  
PEABODY, MASSACHUSETTS 01967  
Tel: (781) 439-6100 Fax: (781) 439-6170  
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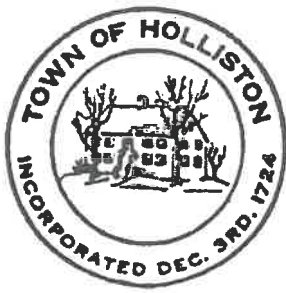
HOPPING BROOK  
DEVELOPMENT

56 BOYNTON ROAD  
HOLLISTON, MA

PROPOSED  
FLOOR PLAN

SCALE: As Noted
DRAWN BY _____
CHECKED BY _____
DATE: 03-04-06
PROJECT NO.: _____
SHEET NUMBER _____
JOB NO.: 19021

A1.1



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

RECEIVED  
TOWN OF HOLLISTON  
2021 APR -8 AM 10:13

**APPLICATION FOR SITE PLAN REVIEW**

1. Applicant's name Hopping Brook Development LLC
2. Applicant's address 330 Hopping Brook Road, Holliston, MA 01746
3. Applicant's phone # 508-893-8931
4. Owner's name Same
5. Owner's address: \_\_\_\_\_
6. Location of proposed project 56 Boynton Road, Holliston, MA 01746
7. Description of proposed project, including proposed building size and use as well as identification of all proposed uses on the site, zoning district, street address and Assessor's Map 1, Block 1 and Lot 56

Proposal to amend the existing Site Plan permit to include a proposed building

addition of 13,140 square feet, as shown on the Amended Site Development Plan.

8. Designer's Certificate

I hereby certify that the plan entitled Amended Site Development Plan  
And accompanying data is true and correct to the accuracy required by the Rules and  
Regulations of the Holliston Planning Board, and my source of information about the  
location of boundaries shown on said plan were one or more of the following:

a. Deed dated 01/08/2019 and recorded at the Registry of Deeds  
Land Court  
in Book 1539 Page 144; (Cert. #269606)

b. Other plans, as follows: \_\_\_\_\_  
\_\_\_\_\_

c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
X on-ground survey, other \_\_\_\_\_

d. Other sources, including: \_\_\_\_\_

Signed: \_\_\_\_\_

(Registered Professional Engineer or Land Surveyor)

Joyce E. Hastings, P.L.S.

Address: GLM Engineering Consultants, Inc.

19 Exchange Street, Holliston, MA 01746

9. Signatures

Richard Gordon 4/6/21  
Signature of Owner date

Richard Gordon 4/6/21  
Signature of Applicant date

**HOLLISTON PLANNING BOARD  
SITE PLAN REVIEW  
DEVELOPMENT IMPACT STATEMENT (DIS)**

Please type or print information in blanks below.

1. Name of Proposed Development 330 Hopping Brook Road, Holliston, MA
2. Location 56 Boynton Road, Holliston, MA 01746
3. Name of Applicant(s) Hopping Brook Development LLC
4. Brief Description of the Proposed Project Proposal to amend the existing Site Plan  
Approval to include a 13, 140 square foot addition.
5. Name of Individual Preparing this DIS Joyce E. Hastings, P.L.S.  
Address GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746  
Business Phone 508-429-1100

**A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	100
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 7.45 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)		
Forested	121,664 S.F.	121,664 S.F.
Agricultural (includes orchards, cropland, pasture)		
Wetland	73,208 S.F.	73,208 S.F.
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	85,294 S.F.	85,294 S.F.
Other (indicate type) <u>Lawn</u>	44,356 S.F.	44,356 S.F.

### Development Impact Statement (Continued)

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<i>District</i>	<i>Percentage</i>
Industrial	100

10. Predominant soil type(s) on the site: \_\_\_\_\_

Soil drainage (Use the US Soil Conservation Service's definition)

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	
Moderately well drained	78
Poorly drained	22

11. Are there bedrock outcroppings on the site? \_\_\_\_yes \_\_\_\_no

12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	100
10 - 15%	
greater than 15%	

13. What percentage of the site is located in the Groundwater Protection District?

0 %

How close is the site to a public well? 5,300 feet

To a surface water body? 1,500 feet

Proximity to a public well: 5,300 feet

Proximity to a surface water body: 5,300 feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).

\_\_\_\_yes

X no

If yes, specify:

\_\_\_\_\_

### Development Impact Statement (Continued)

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?

☐ yes ☒ no

If yes, specify: \_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?

☐ yes ☒ no

If yes, specify: \_\_\_\_\_

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site? ☒ yes ☐ no

If yes, specify resources found on site or contiguous to site: There is a bordering vegetated wetland along the front and sides of the property.

If yes, have the required permits been granted or applied for? Please list permits and status. The Holliston Conservation Commission has issued an Order of Conditions for this project. We will be requesting an amendment to include the proposed addition

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no 21E Study unknown.

If yes, specify results: \_\_\_\_\_



### Development Impact Statement (Continued)

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste?      ☐ yes      ☒ no

If yes, specify \_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.)  
☐ yes      ☒ no

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a national register district?  
☐ yes      ☒ no

### **B. Circulation System**

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic	
Average peak hour volumes      morning	
Average peak hour volumes      evening	

26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:

Name of ways Hopping Brook Road

27. Location of existing sidewalks within 1000 feet of the proposed site? \_\_\_\_\_  
In front of locus. \_\_\_\_\_

28. Are there parcels of undeveloped land adjacent to the site?      ☐ yes      ☒ no

Will access to these undeveloped parcels be provided within the proposed site?  
☐ yes      ☐ no

If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

## Development Impact Statement (Continued)

### C. Utilities

#### 29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: There are wetlands on the north, west and east sides of the property that receive surface water from the site.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Runoff generated from the project will be collected via deep sump catch basins and conveyed to underground recharge systems for recharge.
- c. Will a NPDS Permit be required?   x   yes      no

#### 30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site. There is an underground sewage disposal system for the proposed building.

If a tertiary treatment facility is proposed, will it have any excess capacity?

     yes   X   no