



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF SITE PLAN  
REVIEW AND SPECIAL PERMIT**

Date Filed: 11/26/2021 Revised 2/4/2022

Applicant's Name: Tony Cruz, Cruz Solutions Inc.

Applicant's Address: 62 Whitney Avenue, Framingham, MA 01702

Applicant's Phone Number: 508-246-3219

Owner's Name: Cruz Realty LLC

Owner's Address: 599 Concord Street, Holliston, MA 01746

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 Cruz Solutions Inc, dated 11/23/2021

And recorded in Middlesex Registry of Deeds, Book 79211, Page 165

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_.

The land is shown in the Assessor's records as Lot 6 on Map 14, Block 4

And has an address of or is located at 599 Concord Street, Holliston, MA.

Nature and subject matter of Special Permit:

Special Permit request to increase the footprint of a pre-existing non-conforming structure more than 50% of the existing gross floor area. In addition, due to the condition of the existing block and mortar foundation, the foundation may need to be demolished and reconstructed. This would be a voluntary demolition of a non-conforming structure and will also require a Special Permit  
Section of Zoning Bylaw that permits this use by grant of Special Permit:

I-C 3.3 & I-C 3.3.1 "If the Building Inspector determines that proposed change exceeds the one or more of the criteria set forth above (including the 50% cap), the Zoning Board of Appeals may, by Special Permit, allow such change...." and 3.5 Reconstruction After Catastrophe or Demolition; 3.5.1(3).... In the case of a voluntary demolition, a Special Permit shall be obtained prior to demolition. The Applicant presents the following evidence that supports the grant the Special Permit:

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

The existing structure was constructed in 1920 and the applicant is proposing to renovate the building, add a second floor and to construct a detached garage. The property is located in an Industrial Zoning District and the proposed use will utilize the building as office space for the applicants renovation business. There is no outdoor storage proposed under this application.

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

The use of the structure is allowed by right in an industrial district. The proposed work will not increase the existing non-conforming nature of the building. The project will not increase the impervious area within the Wetland Bylaw "no touch" setback. The project will reduce the number of outside parking spaces. The project use will not produce noise, dust, fumes or noxious gases. A stormwater plan has been developed for the project to mitigate any increase in stormwater runoff. There will be no unreasonable glare from lighting onto and adjacent properties and all lighting shall be "dark sky" lighting.

c. The following evidence is offered in support of the petition's compliance with the provisions of Rules and Regulations Section 7.4 Performance Standards for Non-Residential Development with regard to Aesthetics, Lighting, Landscaping and Screening, Stormwater Management Site Development Standards, Traffic Management, utilities, Security and Emergency systems and Fiscal Impact:

The proposed redevelopment of the site will be in keeping with requirements of the Industrial Zoning District.

## Designer's Certificate

I hereby certify that the plan entitled Proposed Addition Plan, 599 Concord Street, Holliston  
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 11/23/2021 and recorded at the Registry of Deeds  
in Book 79211 Page 165;
- b. Other plans, as follows: \_\_\_\_\_  
\_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
XX on-ground survey, other \_\_\_\_\_,
- d. Other sources, including: \_\_\_\_\_

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

(Registered Professional Engineer or Land Surveyor)

Address: \_\_\_\_\_

## Signatures

\_\_\_\_\_  
Signature of Owner date

\_\_\_\_\_  
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 \_\_\_\_\_
2. Location 599 Concord Street, Holliston, MA
3. Name of Applicant(s) Tony Cruz, Cruz Solutions LLC
4. Brief Description of the Proposed Project Proposal to construst an addition and a  
second floor to the exisitng building and to construct a detached garage.
5. Name of Individual Preparing this DIS GLM Engineering Consultants, Inc.  
Address 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><b>Uses</b></i>	<i><b>Percentage</b></i>
Industrial	100
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 0.5739 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	14650	13270
Forested	0	0
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	830	830
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	5164	6544
Other (indicate type)	4356	4356

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

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

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

<i><b>Soil Type</b></i>	<i><b>% of the Site</b></i>
Well drained	
Moderately well drained	95
Poorly drained	5

11. Are there bedrock outcroppings on the site? \_\_\_\_yes      ☒no

12. Approximate percentage of proposed site with slopes between:

<i><b>Slope</b></i>	<i><b>% of the Site</b></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? 2,779 feet

To a surface water body? 1,900 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

☒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                      X\_\_\_\_no

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

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

\_\_\_\_yes                      X\_\_\_\_no

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

17. Is the site presently used by the community or neighborhood as an open space or recreation area?      \_\_\_\_yes                      X\_\_\_\_no

Is the site adjacent to conservation land or a recreation area?      \_\_\_\_yes                      X\_\_\_\_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                      X\_\_\_\_no

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

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

X\_\_\_\_yes                      \_\_\_\_no

If yes, specify resources found on site or contiguous to site: \_\_\_\_\_

An application has been filed with the Holliston Conservation Commission and with DEP.

If yes, have the required permits been granted or applied for? Please list permits and status. \_\_\_\_\_

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws?      \_\_\_\_yes                      X\_\_\_\_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

If yes, specify results: Unknown

### 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**

(Is a Traffic Impact Report required -- > or = 100 vehicle trips per day? See s.7.3.4)

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

Average weekday traffic		14 trips/day
Average peak hour volumes	morning	7
Average peak hour volumes	evening	7

26. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development (Any within 20 feet? See s. V-C(3)(f) of Zoning):

Name of ways Kuniholm Drive

27. Location of existing sidewalks within 1000 feet of the proposed site? Opposite side of  
Concord Street

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 is a vegetated wetland in the northwest corner of the property.

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Stormwater from the surface of the proposed garage will be infiltrated to an underground infiltration system

- c. Will a NPDES Permit be required?     yes   X  no

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

If a tertiary treatment facility is proposed, will it have any excess capacity?  
    yes     no