



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

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

Date Filed: March 17, 2022

Applicant's Name: Good Feels, Inc

Applicant's Address: 23 Jayar Road, Suite 6, Medway, MA 02053

Applicant's Phone Number: 617.823.2122

Owner's Name: Garvey & Sons

Owner's Address: 48 Meeting House Path, Ashland, MA 01721

The Owner hereby appoints Bella Gelman 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 \_\_\_\_\_, dated 4/29/2020

And recorded in Middlesex County Registry of Deeds, Book 74566, Page 443

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

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

The land is shown in the Assessor's records as Lot 0460 on Map 012, Block 0004

And has an address of or is located at 72 Jeffrey Ave, Holliston, MA 01746

Nature and subject matter of Special Permit:

Cannabis Product Manufacturing Use

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

Zoning By Law Article #7 via Industrial Zoned Use Allowed by Special Permit Process

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 site is located in an industrial zone and meets zoning requirements for cannabis use. Specifically the proposed use is product manufacturing and no odor control or noise mitigation will be needed based on applicants use.

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

NA

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:

Per site plan that is submitted with applicants permits drawings, there is no change to impervious surface, site access and safety, landscaping and site lighting, 95% of the work is interior with exception of a generator for backup, which is a requirement of the CCC, a Glycol Chiller and CO2 tank for product manufacturing.

Designer's Certificate

I hereby certify that the plan entitled Plan of Land in Holliston, MA.  
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 April 22, 2020 and recorded at the Registry of Deeds  
in Book 74566 Page 443;
- b. Other plans, as follows: PL# 844 of 1984 PL# 843 of 1984  
PL# 807 of 1978 PL# 1210 of 1974 PL# 506 of 1974
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
✓ on-ground survey, other \_\_\_\_\_
- d. Other sources, including: Proposed Septic Plan & Asbestos Deeds

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

Anthony M. Mellore  
(Registered Professional Engineer or Land Surveyor)

Address: 11 Awt St. Madway, MA 02053 Colonial Eng. Inc.

Signatures

[Signature]  
Signature of Owner

3/15/22  
date

[Signature]  
Signature of Applicant

3.15.2022  
date

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

**Please type or print information in blanks below.**

1. Name of Proposed Development Good Feels, Inc.
2. Location 72 Jeffrey Ave., Holliston, MA 01746
3. Name of Applicant(s) Jason Reposa
4. Brief Description of the Proposed Project Use of existing building with interior renovation  
for a cannabis product manufacturing use
5. Name of Individual Preparing this DIS Bella Gelman  
Address 27 Saco St., Newton, MA 02464  
Business Phone 617.823.2122

**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	0
Residential	0
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 2 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	0	0
Forested	0	0
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	57.8	57.9
Other (indicate type)	0	0

### 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>
Manufacturing/Industrial	100

10. Predominant soil type(s) on the site: NA  
Soil drainage (Use the US Soil Conservation Service's definition)

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

11. Are there bedrock outcroppings on the site?     yes   X  no

12. Approximate percentage of proposed site with slopes between:

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

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

How close is the site to a public well? NA feet

To a surface water body?     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                      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?

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

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

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

If yes, specify results: 21E in Towns Possession, all documents in DEP

## 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) NA

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposal? Based on applicants projections of 2 delivery pickups/day and 1 delivery of import items/day

Average weekday traffic		NA
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 proposed development (Any within 20 feet? See s. V-C(3)(f) of Zoning):

Name of ways \_\_\_\_\_

27. Location of existing sidewalks within 1000 feet of the proposed site? NA

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 There are no undeveloped parcels within proposed site.

## Development Impact Statement (Continued)

### C. Utilities

#### 29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: Existing Stormwater to remain as is

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Existing storm water system not being altered by proposed use and construction

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

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.  
No service provided based on business use

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

☐ yes ☒ no