

TOWN OF HOLLISTON
PLANNING BOARD

TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

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

Date Filed: 8/26/2022

Applicant's Name: Paragon Harvest, LLC

Applicant's Address: 181 Dudley Street, Newton, MA 02459

Applicant's Phone Number: c/o FORD LAW P.C., 617-328-3400

Owner's Name: 201 West Brookline Street, LLC

Owner's Address: 181 Dudley Street, Newton, MA 02459

The Owner hereby appoints Michael W. Ford, Esq. 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 551 Concord Street LLC, dated 3/21/2022

And recorded in Middlesex South Registry of Deeds, Book 79882, Page 78

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

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot 10.0 on Map 14, Block 4

And has an address of or is located at 91 Kuniholm Drive, Holliston, MA 01746.

Nature and subject matter of Special Permit:
Marijuana Establishment (Manufacturer and Cultivator)

Section of Zoning Bylaw that permits this use by grant of Special Permit:
Section III-G, Section VI-E

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:

See attached Project Summary.

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

See attached Project Summary.

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:

See attached Project Summary and supporting materials.

Designer's Certificate

I hereby certify that the plan entitled Kuniholm Drive Special Permit Set 8-19-22
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 3/21/22 and recorded at the Registry of Deeds
in Book 79882 Page 78 ;
- b. Other plans, as follows: Site Plan by Schofield Brothers, Inc. dated March, 1986,
recorded with Middlesex Registry of Deeds, , MA, Book 17000, Page 236;
- c. Detail and topography has been established by _____ aerial survey,
_____ on-ground survey, other _____,
- d. Other sources, including: _____

Signed: _____



(Registered Professional Engineer or Land Surveyor)

Address: 906 East Second Street, #206, S. Boston, MA 02127

Signatures

Peter
Zagorianakos,
Manager

Digitally signed by Peter
Zagorianakos, Manager
DN: cn=Peter Zagorianakos, Manager,
o, ou, email=peterz@tridalpha.com,
c=US
Date: 2022.08.26 07:41:48 -04'00'

8/26/2022

Signature of Owner

date

Peter Zagorianakos,
Manager

Digitally signed by Peter Zagorianakos, Manager
DN: cn=Peter Zagorianakos, Manager, o, ou,
email=peterz@tridalpha.com, c=US
Date: 2022.08.26 07:42:11 -04'00'

8/26/2022

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 Paragon Harvest
2. Location 91 Kuniholm Drive, Holliston, MA 01746
3. Name of Applicant(s) Paragon Harvest, LLC
4. Brief Description of the Proposed Project Application for Special Permit for
Marijuana Establishment (Cultivator and Manufacturer)
5. Name of Individual Preparing this DIS Jonathan Miller
Address _____
Business Phone _____

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: 4.32 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)	.25	.25
Forested	.5	.5
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	2	1.75
Roads, buildings and other impervious surfaces	1.5	1.75
Other (indicate type)		

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	100%
Poorly drained	

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%	35%
10 - 15%	
greater than 15%	

13. What percentage of the site is located in the Groundwater Protection District?
100 %

How close is the site to a public well? 5,000 feet

To a surface water body? 5,000+ 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 ☒ 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: _____

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 ☒ 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: ^{21E} Study has been performed and is satisfactory _____

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		not required per s.7.3.4
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 Kuniholm Drive and Concord Street

27. Location of existing sidewalks within 1000 feet of the proposed site? along kuniholm drive

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 * N/A ☐ no

If yes, please describe _____

If no, please explain why N/A

Development Impact Statement (Continued)

C. Utilities

29. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: _____

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: No plan to alter current storm water or drainage design

c. Will a NPDES Permit be required? _____yes ☒ no

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.
Utilizing current Septic which is in compliance with Title V

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

_____yes * N/A _____no

91 Kuniholm Drive and 551 Concord Street Holliston, MA

Site Plan and Special Permit Application

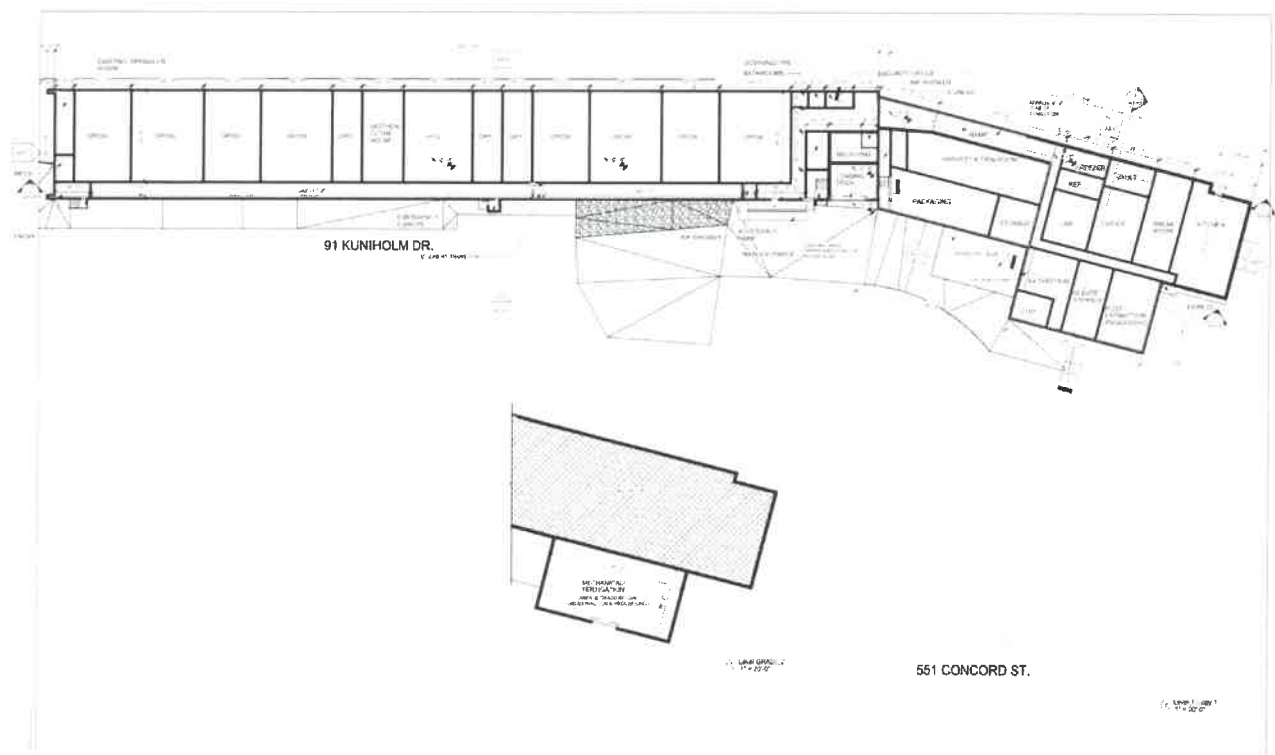




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PROJECT TEAM

Proponent:

Peter Zagorianakos, Manager
151 Dudley Road
Newton, MA 02459

Paragon Harvest, LLC

Legal Counsel:

Michael Ford, Esq.
245 Sumner Street, Suite 110
Boston, MA 02128
(617) 328-3400
mford@fordlawpc.com

Ford Law P.C.

Architecture:

Ron Bennett, AIA
906 East Second Street, No. 206
South Boston, MA 02127

RB design Pro

Security:

Brigadier General David J. Medeiros

SITE AND PROJECT SUMMARY

This Site Plan and Special Permit Application (the "Application") is being submitted by Paragon Harvest, LLC (the "Proponent"), in accordance with Article Section III-G and Section VI-E of the Zoning Code of the Town of Holliston (the "Code" or "Zoning Code").

The project site includes approximately 188,315 square feet of land at the corner of Kuniholm Drive and Concord Street, with an unimproved surface lot and a non-descript industrial structure (the "Property Site" or "Site").

The Proponent envisions revitalizing this distressed industrial Property site with a new state-of-the art cannabis cultivation and processing facility. Specifically, the proposed project includes the substantial retrofitting of the existing on-site structures, with on-site parking for up to 66 vehicles, and dedicated loading docks (the "Proposed Project").

The scale, design and programming of the Proposed Project has been carefully shaped and scoped. In planning the building, care was given to respecting the immediate abutting properties and improving the conditions at the intersection of Kuniholm Drive and Concord Street. As a result, the new building and its related site upgrades have been designed to complement the existing and future industrial uses.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the Town of Holliston, including the following:

- Revitalizing an underutilized industrial property site with the renovation of an existing commercial building.
- Landscape buffering and associated improvements
- Creation of approximately 30-50 new jobs in the emerging Cannabis industry.
- The expected temporary creation of more than 50 construction jobs over the length of the Project.
- Future generation of hundreds of thousands of dollars in new property tax and HCA revenue annually to the Town of Holliston.

DETAILED SITE AND PROJECT INFORMATION

a). Property Site Details

The Property Site includes 188,315 sf of land area, comprising one parcel situated at 91 Kuniholm Drive and 551 Concord Street, Holliston, MA

The parcel is recorded in the Town's Assessing records as follows:

Parcel ID:	014.0-0004-0010.0
Address:	551 Concord Street
Property Type:	Industrial
Classification Code:	400
Lot Size:	188,315 sq ft

b). Development Program, Data and Dimensions

Lot Area:	188,315 sf
Maximum Building Height/Stories:	1-2 Stories
Total Building Square Footage:	51,314gsf
Floor Area Ratio:	.27
Parking Spaces:	66 (6 handicap, 60 full size)

c). Building Design and Programming

The project consists of 2 single story buildings, 91 Kuniholm Drive which is approximately 45,527 sq ft. and 551 Concord Street which is approximately 5,985 sq ft. The building program will be phased. 91 Kuniholm Drive will be renovated as phase 1, and 551 Concord Street will be renovated at a later date as phase 2. 66 surface parking space will be provided at various locations shown on the detailed site plan. The building will be used for cannabis cultivation, processing, and manufacturing. There are accessible entrances on the side of 91 Kuniholm Drive. All employees and visitors will enter a secured lobby space and be checked in by security personnel. The first floor consists of cultivation support and grow rooms on one side of the facility, with all processing, manufacturing, packaging, and support space on the other. Mechanical and water storage rooms along with shipping and receiving round out the program on this floor. Trash and plant waste material will be stored inside the shipping and receiving area to enhance security. The floorplan is designed to separate on site labor based on the lifecycle of the product. All extraction and post-harvest activities take place on the isolated second floor of the structure. Loading bays are central to the facility and can accommodate large trucks for loading.

d). Vehicular Access and Parking

All passenger vehicles will enter and exit the parking area from Kuniholm Drive or the right of way connecting the rear of the lot to Concord Street. The applicant does not anticipate this proposal having any impact upon existing traffic and parking conditions in the area.

ANTICIPATED PERMITS AND APPROVALS

Holliston Inspectional Services Department

- Demolition Permit; Building Permit; Certificate of Occupancy

Holliston Fire Department

- Permits for Demolition, Construction (including C1D1 extraction facility) and Fire Alarm

Holliston Planning Board

- Special use permit to operate as a marijuana establishment

Holliston Police Department

- Approval of a satisfactory security plan

Holliston Transportation Department

- Construction Management Plan

HOLLISTON ZONING CODE REQUIREMENTS

a). Underlying Zoning Code

The Property Site is located in the Industrial District. There are no zoning overlays applicable to the Property Site. The Proposed Project's Cannabis Manufacturing and Cultivation Uses are permitted by Special Permit from the Planning Board of the Town of Holliston as a Marijuana Establishment pursuant to Section III-G and Section VI-E of the Code.

The applicable Zoning Code requirements for the as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	Industrial District	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	20,000 SF	188,315 SF	No
Minimum Lot Depth	150'	27,371 SF	No
Minimum Lot Width	None	299.33	No
Minimum Frontage	100'	200'	No
Maximum Floor Area Ratio (FAR)	.5	.27	No
Maximum Building Height	40' 3 Stories	25' 1-2 stories	No
Minimum Front Yard	30'	0 Feet	No
Minimum Side Yard	20'	0 and 1.67'	No
Minimum Rear Yard	30'	12 Feet	No
Maximum lot coverage	40%	27%	No
Off Street Parking	1 space for every 1.3 employees	2 Loading Bays	No

Paragon Harvests believes the Project Site is an appropriate location for the proposed use(s) and establishment and that there will be no adverse effects to the neighborhood or Town of Holliston by the grant of a Special Permit to this existing facility for the proposed use. More specifically:

- a. The Project Site complies with the dimensional requirements of the zoning code and merely requires relief for the intended use itself; it is in an

appropriate location and does not significantly alter the character of the neighborhood; is compatible with existing uses and other uses allowed by-right in this Industrial district, and is designed to be compatible with the character and the scale of neighboring properties.

- b. To the extent feasible, the proposal has been integrated into the existing terrain and surrounding landscape, minimizing the impacts to the aquifer and/or recharge area, wetlands, steep slopes, and floodplains.
- c. Adequate and appropriate facilities shall be provided for the proper operation of the proposed use, including screening and provisions for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and properties.
- d. The proposed project shall not create any significant emission of noise, dust, fumes, noxious gases or any other adverse environmental impact including stormwater, erosion and sedimentation.
- e. There shall be no unreasonable glare from lighting, whether direct or reflected, onto ways, the night sky or onto adjacent properties.