
December 21, 2021

Ms. Karen Sherman
Town Planner
Town of Holliston
703 Washington Street
Holliston, MA 01746

**Re: Site Plan, Zoning, & Stormwater Design Engineering Peer Review #3
ADESA, Inc. 194 Lowland Street Holliston, MA
CMG ID 2020-151**

Dear Karen,

CMG is providing this letter report detailing our site plan, zoning, and third stormwater design engineering peer review of the site improvements for the proposed ADESA HOLLISTON vehicle storage parking lot project. The project is located on an approximately 43.1 +/- Acre parcel identified as 194 Lowland Street in Holliston, MA (the "Site"). The project Applicant, *ADESA, Inc.* is proposing to construct an approximate 4.5 +/- Acre paved parking lot and associated access within an Industrial District Zone and Groundwater Protection District.

CMG is in receipt of the following documents:

- Site Plans entitled "Site Development Plan for ADESA BOSTON, 194 Lowland Street, Holliston, MA" prepared by Kimley-Horn and Associates, Inc., date 10/20/2021.
- Stormwater Report for ADESA Holliston, 194 Lowland Street, Holliston MA prepared by Kimley-Horn and Associates, Inc., dated 10/20/2020.
- Long Term Pollution Prevention and Maintenance Plan for ADESA Holliston, MA prepared by Kimley-Horn and Associates, Inc. date 10/06/2020.
- Project narrative entitled, "Project Statement Upon Remand for Auto Dealers Exchange of Concord, LLC. d/b/a Adesa Boston, dated October 2021

CMG is providing this letter summarizing our review comments for the above documents to evaluate the project's compliance with the following regulations for Planning Board consideration:

- Town of Holliston Zoning By-Laws date May 10, 2021, Amendments approved by the Attorney General's office on August 26, 2021.

- Town of Holliston Planning Board Rules and Regulations amended through January 5, 2012.
- Town of Holliston Stormwater Management and Land Disturbance Regulations, date May 20, 2021.

CMG provides the following technical comments for the board's consideration:

Town of Holliston Zoning By-Law Comments:

1. Section V-C. b. requires at least 10% of the interior of any parking lot having 40 or more spaces shall be maintained with landscaping, including trees, in plots of at least four feet in width. (Also see Holliston Planning Board Regulations 7.4.2.C.3)
2. Section V-C. f. requires a minimum of 150-FT of visibility in each travel lane. Applicant shall verify proposed landscaping along Site frontage will not affect sight triangles or sight distance.
3. Section V-C. h. requires for parking areas of forty or more spaces, bicycle racks facilitating locking shall be provided to accommodate one bicycle per twenty parking spaces required or fraction thereof or Applicant must submit a waiver request.
4. Section V-L.B.2) j. Applicant should confirm there will be no on-site storage sodium chloride and /or chemically treated abrasives or other chemical used for the removal of ice and snow. A note relating to this requirement shall be added to the Stormwater O&M Plan.
5. Section V-L.E. (3) requires a complete list of chemicals and other potentially hazardous materials to be used or stored on premises in greater than those associated with normal household use. Applicant should clarify whether or not vehicle maintenance fluids and or any sort of fuel containers will be maintained on Site related to the proposed use and provide a list if necessary.

Holliston Planning Board Site Plan Review & Special Permit Regulations

6. Page 3 of the "Project Statement Upon Remand for Auto Dealers Exchange of Concord, LLC d/b/a/ ADESA Boston" dated October 2021 contains an incorrect statement: "The design of the improvements complies with the Site Plan Approval Requirements as determined by CMG Engineering". CMG's two (2) previous engineering peer review letters dated July 24, 2020 and October 20, 2020 were solely related to the Project's stormwater management system design.
7. Section 7.3.4 requires that the Landscape Plan be signed and sealed by a registered landscape architect. The plan is signed and sealed by an engineer.
8. Section 7.3.4 – Planting buffer along the southeastern side of the project shown as "ADESA Remand Project Statement Attachment F – Landscape Buffer Exhibit" date June 10, 2021 does not appear to match the provided Landscape Plan Sheet 15 of 17, date October 20, 2021 which depicts a 6' minimum height wood and block barrier wall with no plantings.
9. Section 7.4.2.F.2.(B) – CMG recommends tractor trailer truck turning movement diagrams into and out of the proposed Site curbcuts be provided to illustrate there is adequate space

for safe vehicular turning movements based on the current curbcut configuration and on-site parking layout.

10. Section 7.4.2.G. – Existing gas main is shown along the front of the Site. If natural gas will be used to heat the security booth, a gas service connection should also be shown.
11. Section 7.4.2.G.1. – Current plan depicts the schematic layout of the proposed septic system to service the security booth. CMG recommend the Planning Board require the Applicant provide an approved Septic System Design Plan and proof of Board of Health approval prior to construction.
12. Section 7.4.2.G.1. – Site Plan shows a 1in. diameter water service is proposed for the site security booth. However, the existing water main and connection location are not shown. Applicant's Engineer should provide a water service connection detail, size and type of piping, location and size of the existing water main, and pavement sawcut and patching details if the connection will be within the existing paved roadway.

General Engineering and Stormwater Management Design Comments:

13. CMG's review of the current stormwater management system design shown on the Site Plan set date 10/20/21 finds it to be in compliance with the MA-DEP stormwater management standards and Town of Holliston Stormwater Management and Land Disturbance regulations. There is no apparent change to the proposed stormwater management design in comparison with the 10/06/20 Site Plans and Stormwater Management Report prepared by Kimley-Horn and Associates, Inc. as detailed in CMG's two (2) previous Stormwater Design Engineering peer review letters dated 7/24/20 and 10/20/20 submitted to the Holliston Planning Board.
14. Grading and Drainage Plan Sheet 9 of 17 shows a utility crossing at the Catch Basin C1 outlet pipe and Septic System pipe. Depth of septic pipe is not noted on the plans and may conflict with 15" RCP drainage pipe.
15. The Site is > 1 Acre therefore an EPA NPDES Construction General Permit (CGP) registration and SWPPP is required to be submitted prior to construction. CMG recommends the Planning Board make this a condition of approval.

If you have any questions or need additional information, please contact me at (508) 864-6802.

Sincerely,
CMG ENVIRONMENTAL, INC.



David T. Faist, PE
Principal Engineer

cc. Mr. Ryan Clapp, Holliston Conservation Agent