
MEMORANDUM

Date: March 9th, 2023

To: Casey's Public House

Attn: Mr. John Leo McCarthy

Project: Casey's Patio – Outdoor Dining

Subject: Holliston Planning Board Meeting 3/2/2023 – Response to Comments

MCA#: 21-015

On March 2nd 2023 the project noted above was presented to the Holliston Planning Board. The following represents MCA's notes from that meeting and responses to comments/questions from the Holliston Planning Board.

COMMENTS AND QUESTIONS

ITEM 1

Comment:

Provide engineering response regarding stormwater drainage systems on site.

Response:

Stormwater will be collected via a gutters and guided to a new subterranean infiltration system as shown on revised drawings attached. See attached design sketch provided by Eric Wilhelmsen, Civil Engineer with CDW Consultants.

ITEM 2

Comment:

What is the mechanism for outdoor alcohol and Casey's obtained the proper authorization or permits to serve alcohol outside?

Response:

Casey's has discussed this with the authorities having jurisdiction at the Town. There is an additional permit required and Casey's will apply for this permit for outdoor service of alcohol under a separate application.

ITEM 3

Comment:

The project will need to be reviewed by the Rail Trail committee.

Response:

It is our understanding this will be handled internally within the Town of Holliston. Casey's has discussed this informally with members of the Rail Trail organization. Casey's is not aware of any objections at this time.

ITEM 4**Comment:**

How will the project address cigarette smoking outdoors?

Response:

Casey's will post signage and direct patrons to smoke cigarettes at least 20' from all entrances and seating areas at the establishment.

ITEM 5**Comment:**

What are the hours of operation for the outdoor dining area?

Response:

During the March 2nd 2023 meeting Casey's agreed to close the outdoor dining area at 10:00pm.

ITEM 6**Comment:**

How will the new roof effect visibility for the parking lot.

Response:

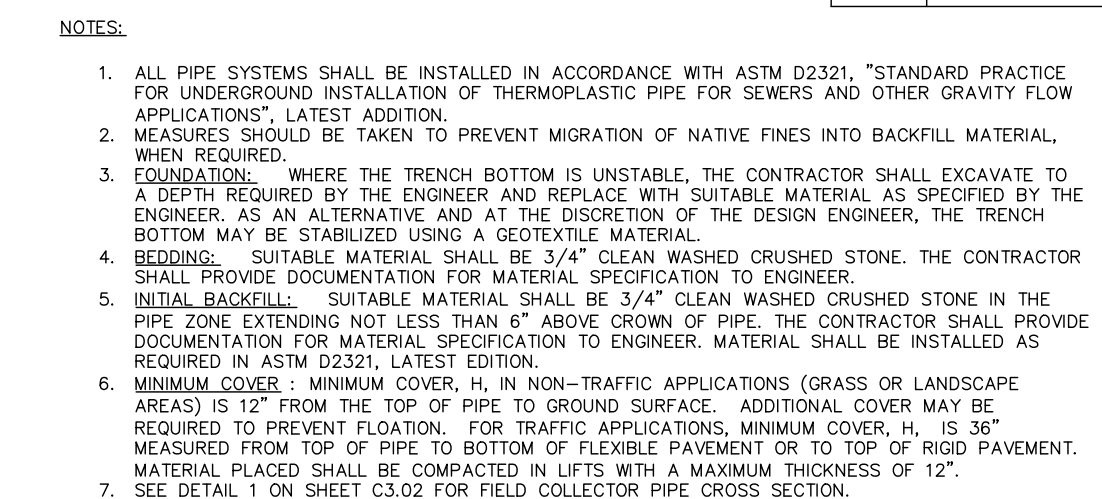
See attached visibility response image and diagram. The project provides an approximately 8' +/- buffer between the proposed guard wall and the closest parking space. This will provide visibility for pedestrians approaching from the north (from Casey's walking towards Blaire Square). Visibility to the south (looking towards Blaire Square) is not affected by this project.

ITEM 7**Comment:**

[Post meeting comment relayed via email by Karen Sherman] Please provide a narrative describing how this project meets the intent of the zoning district.

Response:

We believe the project is an excellent improvement and well suited to the zoning district. See attached narrative response.



TYPICAL HDPE PIPE TRENCH INSTALLATION
(NOT TO SCALE)

MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

DRAINAGE CALCULATION SUMMARY
 PRE-DEVELOPMENT RUNOFF
 RUNOFF = 0.31 CFS, VOLUME = 900 CF

 POST DEVELOPMENT RUNOFF
 RUNOFF = 0.32 CFS, VOLUME = 927 CF

 CHANGE ON VOLUME = 27 CF

 VOLUME PROVIDED
 STONE: 2.5'W X 20'L X 2'H STONE TRENCH =
 100 CF OVERALL - 16 CF EMBEDDED *40% VOID = 33 CF
 PIPE: 12" PIPE 20'LONG = 16 CF

 TOTAL STORAGE = 34+16 = 49 CF OR TOTAL STORAGE

- **VERIFY DIMENSIONS** IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MARK OUT ENTIRE PROJECT ON SITE AND VERIFY CLEARANCES AND SETBACKS AT ALL STAGES AND EXISTING CONDITIONS SHALL BE MAINTAINED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY.
- **THE CONTRACTOR AND SUB-CONTRACTORS ARE REQUIRED TO PROTECT THE SITE, AND ALL EXISTING CONDITIONS, FROM DAMAGE PRIOR TO CONSTRUCTION AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES IN THE DOCUMENTS PRIOR TO PROVING BID PRICES.**
- **THE DRAWINGS ARE MERELY REFERENCE TOOLS AND DO NOT MUST PRESE THE CONTRACTOR OR SUB-CONTRACTORS FROM THE REQUIREMENT OF PROTECTING AND MAINTAINING REQUIRED TASKS TO PERFORM A SAFE, CODE-COMPLYING AND COMPLETE PROJECT.**
- **FIELD MEASUREMENTS:** THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS PRIOR TO FABRICATION AND INSTALLATION OF WORK AND SHALL ASSUME COMPLETE RESPONSIBILITY FOR ACCURACY OF SAME. PRIOR TO FABRICATION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH ARE FOUND. NO MATERIALS SHALL BE ORDERED OR FABRICATED BASED ON DIMENSIONS SHOWN ON THE DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED AND DRAWINGS SHALL BE SEALED.
- **THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING AREAS ADJACENT TO WORK AREAS PERFORMED. JACOBI AND JONES WILL BE RESPONSIBLE FOR PATCH AND REPAIR AT EDGE CONDITIONS OF EXISTING TO REMAIN AND NEW WORK.**
- **THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TO REMAIN AND NEW CONSTRUCTION. EXISTING TO REMAIN AND NEW CONSTRUCTION ADJACENT WORK SHALL BE PROTECTED AS REQUIRED DURING ALL PHASES OF CONSTRUCTION. NO ALLOWANCES WILL BE GIVEN FOR DAMAGE CAUSED DURING CONSTRUCTION TO EXISTING TO REMAIN.**
- **VERIFY ALL EXISTING SUB-SURFACE CONDITIONS PRIOR TO CONSTRUCTION. LOCATE AND MARK ALL EXISTING SURVEY SPITIC, UTILITY, AND DRAINAGE SERVICES AND IDENTIFY LOCATIONS WITH PROPOSED CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY.**

[illegible]

THE PATIO AT CASEY'S

PLANNING SET 1-5-2023

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On March 2nd 2023 the Holliston Planning Board requested additional information regarding the impact the proposed project will have on parking visibility.

PARKING VISIBILITY

The proposed project provides a new 48" barrier protecting patrons of the new outdoor dining space from vehicular traffic. A new roof is also provided at approximately 9'-0" above grade level supported by black painted steel posts. An approximately 8' wide space against the guard barrier will be reserved for bicycle parking. Note the bicycle racks noted on the Architectural site plan sheet A100.

The parking space most effected by the proposed project is the first parking space, next to the bicycle parking, and closest to the 48" guard barrier wall. This space will be set off of the guard wall by approximately 8' (about width of one parking space) to accommodate bike racks planned for that space. This both provides prime parking for bicycles and provides a vision lane for vehicles parked closest to the proposed project.

Vehicles parked within the parking area with other vehicles on both sides will not be fundamentally affected by the project as their vision is principally affected by the vehicles parked on either side of them.

The images below are intended to illustrate the anticipated impact of the structure on parking visibility. Context photos are also provided to illustrate the existing condition and relative parking conditions not associated with the new structure.

IMAGE 1

View from parking area towards project looking north along Railroad Street. This image shows the approximate view from the parking area down Railroad street. Note this image is approximate and is intended to show context.



Plan view diagram showing approximate vision lane and the bicycle rack parking area providing an 8' +/- buffer between the proposed project's 48" high barrier wall. The effect is that of a vehicle with a clear open space next to them. The driver should have a clear view out their drivers side window (north up Railroad street) to see pedestrians approaching. Note that their view south down Railroad street is not effected by the project but is conditional dependent upon the vehicle parked next to them.



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The following narrative responds to the requirements of the V-K Village Center Commercial District outlined in the “Town of Holliston Zoning By-Laws” adopted June 3, 1953 as a “protective by-law” with amendments through May 9, 2022. The following narrative responds to each objective, design requirement, and design guideline individually.

V-K VILLAGE CENTER COMMERCIAL DISTRICT

(Amended May 2015 – ATM, Art. 38. Previously amended May 2001 – ATM, Arts. 43&44 and June 1982 – STM, Art. 12)

1. **Objectives** - *The Village Center Commercial District objectives are the following:*

- a. Provide convenient business and professional services for Holliston residents and those passing through.

Applicant Response: The proposed project creates a new convenient outdoor dining experience for Holliston residents and those passing through. Holliston residents will be provided a new outdoor dining experience conveniently located downtown near other businesses and shopping activities. The project is conveniently located along the rail trail providing users an outdoor dining environment convenient to stop for a meal. The project also creates an uncommon amenity worth visiting for those passing through.

- b. Facilitate the development and maintenance of small businesses.

Applicant Response: The proposed project creates a new amenity for an existing small business. The proposed project also improves the district by providing employees and customers of surrounding businesses another dining option.

- c. Promote a compact, pedestrian-oriented environment.

Applicant Response: The proposed project creates a new amenity along existing pedestrian infrastructure improving the experience of this environment.

- d. Develop harmonious visual relations between the Village Center Commercial District and its surroundings.

Applicant Response: The proposed project is intended to appear in harmony with the history of the existing former rail station and other existing buildings within the area.

- e. Promote pedestrian and vehicular safety and convenience.

Applicant Response: The proposed project creates a direct access to Casey's dining area from the rail trail protected by a concrete vehicular barrier wrapped in wood. The project provides bicycle racks for bicycle traffic. See attached parking visibility narrative.

- f. Provide for mixed uses in the center of Holliston compatible with its historic village character where residents are able to walk to shops, services and public transportation.

Applicant Response: The proposed project creates a new walkable amenity directly accessible via the existing Holliston Rail Trail and a new amenity easily walkable from businesses and residences throughout the village commercial district.

2. Design Requirements - *The following are required of all new construction or alterations in the Village Center Commercial District:*

- a. Storage areas, exposed machinery installations, service areas, truck loading areas, and similar features shall be located out of sight from any public way.

Applicant Response: The proposed project makes no changes to these conditions. The only change is an existing metal bulkhead is being replaced with a more architecturally integrated door.

- b. Provisions shall be made for emergency vehicle access to all exterior faces of any new building.

Applicant Response: The proposed project makes no substantive changes to this condition. Access is provided on all sides of Casey's as the existing and proposed structure exists between two roadways easily accessible for fire apparatus.

- c. Storm water shall be collected and disposed of without surface flows across any public sidewalk.

Applicant Response: The proposed project provides subterranean storm water collection, see attached narrative and revised drawings.

- d. No new parking shall be created within a required front yard.

Applicant Response: The proposed project complies with this requirement and does not create new parking in the required front yard.

- e. Flashing, moving or neon lights are not permitted. Signs must not be internally lit. There shall be no more than one stand alone sign on a single lot (See Section V-B Exterior Signs.).

Applicant Response: The proposed project complies with this requirement and provides no new signage.

3. Design Guidelines - *Only permitted uses determined by the Building Inspector to comply with at least six of the following eight guidelines may be allowed without a special permit:*

- a. Not less than half the area of the required front yard shall be landscaped, and any existing trees of 3" trunk diameter (measured at four feet above grade) shall be preserved.

Applicant Response: The proposed project makes no changes to this condition.

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- b. The majority of off-street parking shall be provided to the rear of the front line of the building.

Applicant Response: The proposed project makes no changes to this condition except for removing 4 parking spaces.

- c. If new construction, the design shall be imitative of an historical style.

Applicant Response: The proposed project is intended to reflect the style of the existing former rail station.

- d. If alteration of or addition to an existing structure, the change shall employ materials, colors, and textures as well as massing, size, scale and architectural features which show consideration of the original structure. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Applicant Response: The proposed project is intended to reflect the style of the existing former rail station.

- e. The size and detailing of architectural elements shall reflect domestic, rather than monumental scale.

Applicant Response: The proposed project is intended to reflect the style of the existing former rail station and are an appropriate scale to reflect this architectural style.

- f. Except for windows and minor trim, the building shall avoid the appearance of reflective materials such as porcelain enamel or sheet metal. Doors and windows should have a solid appearance with substantial sills, rails, mullions, muntins and frames.

Applicant Response: The proposed project meets there requirements, see submitted drawings. The design is largely stained wood with black painted structural posts and connections.

- g. Predominant wall materials shall have the appearance of wood, brick or stone painted or coated in a non-metallic finish.

Applicant Response: The proposed project meets there requirements, see submitted drawings. The design is largely stained wood with black painted structural posts and connections.

- h. Signs shall not comprise an area greater than 15% of a building's street façade nor shall they obscure architectural details of historic structures. Permanently affixed window signs shall not occupy more than 10% of the window surface area.

Applicant Response: The proposed project makes no changes to this condition and does not provide any new signage. Casey's will continue to comply with applicable signage regulations.