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April 29, 2021

OF COUNSEL

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**Via Email & 1<sup>st</sup> Class Mail**

Mr. David Thorn, Chairman  
Town of Holliston Planning Board  
Town Hall  
703 Washington Street  
Holliston MA 01746

**Re: CRG Integrated Real Estate Solutions, 555 Hopping Brook Drive, Holliston, MA;  
Site Plan Approval Amendment**

Dear Chairman Thorn and Members of the Planning Board:

This office represents the CRG Acquisitions, LLC (the “Applicant” or “CRG”) with respect to the request for the Amended Site Plan Approval issued on March 11, 2020. As the Board is aware, General Condition 2 of the Site Plan Approval issued previously requires a formal amendment to the extent that the Site Plan is revised. Mr. Bemis filed the formal request on February 12, 2021. With respect to the amendment, we request that the Amended Site Plan Approval contain the following additions/inserts to the 2020 approval.

- A. The following documents should be added to the list of documents on the attached March 11, 2020 approval.**
1. Request for Amended Site Plan Approval filed with the Planning Board by Peter Bemis dated February 12, 2021.
  2. Site Plans entitled “555 Hopping Brook Road Modification of the Definitive Site Plan, Holliston, Massachusetts”, prepared by Engineering Design Consultants (35 sheets) revised through April 27, 2021 (“Amended Plans”).
  3. Stormwater Pollution Prevention Plan (SWPPP) for 555 Hopping Brook Road, prepared by Engineering Design Consultants and dated December 2020.
  4. Traffic impact documents from Vanasse & Associates Inc. dated November 12, 2020 and January 15, 2021.
  - 5.a. Warehouse Sound Analysis prepared by Cavanaugh Tocci dated January 25, 2021.

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- 5.b. Make up unit's analysis and sound and cooling data submitted by Cavanaugh Tocci on March 30, 2021.
6. Peer Review comments from MDM Transportation Consultants, Inc. (traffic) dated December 23, 2020, February 4, 2021 and February 19, 2021.
7. Peer Review comments from Christopher Menge, Harris Miller Miller & Hanson, Inc. (HMMH) dated February 27, 2021, March 17, 2021 and March 31, 2021 on the Cavanaugh Tocci warehouse noise study.
8. Peer Review comments from David Faist, P.E. of CMG Environmental, Inc. dated March 15, 2021 and April 6, 2021 with respect to the Site Plan.
9. Peer Review comments from David Faist, P.E. of CMG regarding the stormwater management program.
10. Responses from Engineering Design Consultants, Inc. ("EDC") to the two (2) CMG peer reviews by Peter Bemis dated April 27, 2021 for Site Plan and stormwater management.

**B. General Conditions of Approval**

Please add the following General Conditions to the approval:

- 1.a. The Amended Plans prepared by EDC and referenced above shall be the plans of record for purposes of this Amended Site Plan Review Certificate of Action.

**C. Special Conditions – Use**

No change.

**D. Special Condition – Screening**

- 15.A. The Amended Plans included the construction of a 30-foot berm, 8-foot fence and vegetation along the perimeter of the Project intended as additional screening for visual and noise mitigation. The construction of the berm, fence placement and vegetation planting will take place prior to an occupancy permit for the warehouse.

**E. Special Condition – Water Supply**

No changes.

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**F. Special Condition – Traffic**

Please add the following conditions:

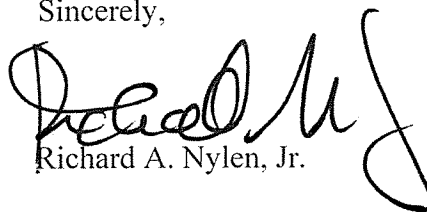
- 21.A. The Proponent and its tenants shall not exceed 1310 ADT at the 555 Hopping Brook Road facility.
- 21.B. The Board's requirement for CRG to update the signal warrant analysis to reflect the ITE trip generation supplement based on LUC 156 is no longer required based upon the Board's condition in this approval and in its Special Permit decision that the 555 Hopping Brook Road facility shall not exceed 1310 ADT.
- 21.C. A traffic monitoring plan will be presented to the Board by CRG prior to the approval of the issuance of the occupancy permit which will monitor compliance with the traffic conditions, including the 1310 ADT, the no trucks entering South Street restriction associated with 555 Hopping Brook Road and traffic conditions at the signalized intersection with Route 16/Washington Street.

Please issue the Amended Site Plan Approval with the above changes.

We remain available to answer questions.

Thank you for your courtesies.

Sincerely,



Richard A. Nylen, Jr.

RAN/kad

Enclosure: 2020 Site Plan Approval

cc: CRG Acquisition, LLC  
Jay Talerman, Esq.  
Mr. Peter Bemis