

January 25, 2021

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

RE: CRG Warehouse Development, 555 Hopping Brook Road, Holliston, MA

Dear Mr. Thorn:

Please allow this letter to reaffirm CRG's commitment to develop a speculative warehouse facility at 555 Hopping Brook Road as illustrated on the Site Development Plans prepared by Engineering Design Consultants (EDC). As you know, these plans may be amended with the Board's approval and must also include offsite traffic mitigation and signalization improvements that will be designed by Vanasse & Associates in accordance with the MassDOT Section 61 Finding for the Hopping Brook Business Park. These site and traffic improvements are intended to support our planned 800,000 square-foot warehouse facility which we intend to lease to reputable, credit worthy companies that we believe will make positive contributions to the Town of Holliston and the region as a whole.

The subject building will be used primarily for the storage and distribution of goods and materials, but not for the sale of these goods and materials on the premises as is defined in the Holliston Bylaw. Having developed close to 200 million square feet of warehouses over the past 27 years, we can project that our tenancy will likely be similar to an entity that specializes in one of the following product types and one that utilizes the facility for the storage of finished goods most likely destined for consumer consumption:

- Home Goods
- Apparel
- Home Improvement Supplies
- Department Stores
- Electronic Supplies
- Paper Goods
- Home Appliances
- Sporting Goods
- Candy
- Cereal / Dry Goods

We anticipate that a maximum of 500-employees would work in the building, spread over three shifts and spanning a 24-hour per day and 365-day per year business operation. Based on our experience, the design of the building and market demand for this type of facility, the type of tenancies noted above would generate vehicular traffic of approximately 1,300 average daily trips (ADT) which ITE categorizes as LUC 150, Warehousing.

Our experience in working with you and the Board over the past year makes us aware of the Board's concerns regarding potential impacts to Medway abutters and to traffic on Washington and South Streets. During this review period, we have attempted to properly address these concerns as evidenced by the mitigation conditions memorialized in the Board's March 11, 2020 Site Plan Review Decision. In an attempt to manifest our continued commitment to a quality project however, we feel it appropriate to offer the following modifications that will further mitigate outstanding concerns about our project:

- Reduction of trailer storage spaces from 429 to 278
- Provision of car parking on each side of the building – 200 spaces on each side
- Reduction of loading dock doors from 170 to 160
- Addition of a 30' berm along the south, east, and north limits of the project limits
- Addition of an 8' fence on top of such berm
- Addition of an evergreen screen of approximately 200 trees
- Increase of the building setback buffer from approximately 240-feet to 400-feet
- Reduction in the size of the south entry drive
- Relocation of the guard shack from south side to west side
- Agreement to restrict ADTs consistent with the Vanasse traffic study as confirmed by peer review engineer MDM Transportation
- Agreement to restrict traffic from South Street by means dictated by the Board
- Reaffirmation of our agreement to fund Hopping Brook Road signalization
- Reaffirmation of our agreement to pay for bike path rapid flash beacons

Regarding noise concerns, we have recently engaged Cavanaugh Tocci in order to evaluate the sound impacts for this proposed warehouse facility. Their study has been submitted for your review and we have agreed to fund peer review services by HMMH in order for the town to corroborate the findings noted therein. Generally, it appears that noise will not impact our Medway abutters in consideration of the site plan revisions noted above. We do however realize that such findings will require further peer review by CMG on behalf of the town.

During each step of this design and permitting process, we tried diligently to complete requisite tasks in a timely and proper manner and hopefully have assisted the Board in its analysis by funding independent review of our submissions. In the future, I can assure you that this assistance is something we are happy to continue and that CRG remains committed to this project.

We sincerely appreciate your support thus far and if I can be of any assistance, please do not hesitate contacting me at (215) 280-5704.

Sincerely,

CRG

A handwritten signature in dark ink, appearing to read 'Frank J. Petkunas', with a stylized, flowing script.

Frank J. Petkunas
SVP/Partner