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April 29, 2021

OF COUNSEL

JAMES W. MURPHY
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Via Email & 1st 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;
Stormwater And Land Disturbance Permit March 11, 2020**

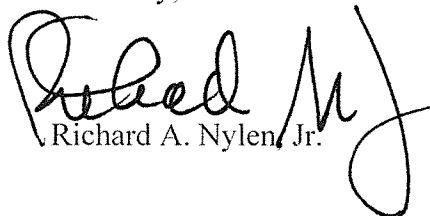
Dear Chairman Thorn and Members of the Planning Board:

This office represents the CRG Acquisition, LLC ("CRG"), the Massachusetts company succeeding to the permits issued to CRG Integrated Real Estate Solutions, in connection with the request for a Special Permit and Site Plan Approval request.

During the review of CRG's Site Plan Amendment request, we note that the Stormwater And Land Disturbance Permit was issued in March 2020 for only a one (1) year period. As you are aware, Governor Baker's Executive Order on Covid 19 has tolled all local permits. We hereby request that the permit be amended with the inclusion of the revised references to the Stormwater Calculations revised through April 13, 2021, the SWPPP dated December 2021 and Site Plans entitled "555 Hopping Brook Road Modification/the Definitive Site Plan" (35 pages) revised through April 13, 2021. All other conditions remain applicable to the Project.

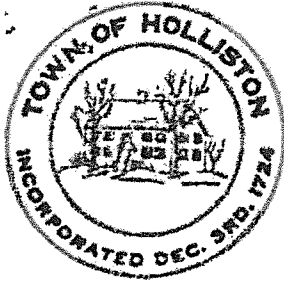
Thank you.

Sincerely,


Richard A. Nylén, Jr.

RAN/kad

cc: CRG Acquisition, LLC
Jay Talerman, Esq.
Michael R. Milanoski, President
Mr. Peter Bemis



**TOWN OF HOLLISTON
PLANNING BOARD**

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

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TOWN OF HOLLISTON
PLANNING BOARD
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STORMWATER AND LAND DISTURBANCE PERMIT

Address of Property: 555 Hopping Brook Road

Applicant: CRG Integrated Real Estate Solutions
200 Barr Harbor Drive
Conshocken, PA 19248

Record Plan: "Stormwater Pollution Prevention Plan, 555
Hopping Brook Road" Definitive Plan No. 33 & 34
prepared by Engineering Design Consultants, Inc.,
November 16, 2019 (revised 2/5 and 3/2/2020)

All erosion and sediment control shall comply with the following performance criteria:

- a. Minimize total area of disturbance and protect natural features and soil.
- b. Sequence activities to minimize simultaneous areas of disturbance.
- c. Minimize peak rate of runoff in accordance with the Massachusetts Stormwater Standards.
- d. Minimize soil erosion and control sedimentation during construction, provided that prevention of erosion is preferred over sedimentation control.
- e. Divert uncontaminated water around disturbed areas.
- f. Maximize groundwater recharge.
- g. Install and maintain all erosion and sediment control measures in accordance with the manufacturer's specifications and good engineering practices.
- h. Prevent off-site transport of sediment.
- i. Protect and manage on and off-site material storage areas (overburden and stockpiles of dirt, borrow areas, or other areas used solely by the permitted project are considered a part of the project).
- j. Comply with applicable Federal, State and local laws and regulations including waste disposal, sanitary sewer or septic system regulations, and air quality requirements, including dust control.
- k. Institute interim and permanent stabilization measures, which shall be instituted on a disturbed area as soon as practicable but no more than 14 days after construction activity has temporarily or permanently ceased on that portion of the site.
- l. Properly manage on-site construction and waste materials.
- m. Prevent off-site vehicle tracking of sediments.
- n. Dust shall be controlled at the site.
- o. Divert offsite runoff from highly erodible soils and steep slopes to stable areas.

Conditions of Approval

1. A minimum of fourteen days prior to the start of construction, a detailed construction sequence for identified Activities 1-6 shall be submitted to the Town Planner by the site contractor for review and approval by the Planning Board. The approved construction sequence shall be followed throughout the course of the construction and shall be altered only with prior review and written approval from the Planning Board.
2. The approved construction sequence shall be distributed to the residential abutters located within 300' of the property at least seven days prior to construction start by Certified Mail Return Receipt Requested with evidence of mailing sent to the Planning Board. The notice shall include information on disposition of stone walls (i.e. stockpiling).
3. Prior to any land disturbance activities commencing on the site, the Applicant shall physically mark limits of no land disturbance on the site with tape, signs, or orange construction fence, so that workers can see the area to be protected. The physical markers shall remain in place until a Certificate of Occupancy has been issued.
4. A pre-construction meeting shall be scheduled through the Planning Board Office with Town staff and the Board's consulting engineer at least 48 hours prior to commencement of work. At the conference, a schedule of inspections shall be agreed upon by the applicant, the Board's agents and other municipal officials.
5. Because of the scale and complexity of the project, installation of stormwater management features and general site development shall be subject to periodic monitoring and inspections by an agent of the Planning Board to be paid for by the applicant under the provisions of MGL, c.44, s.53G (593 Account) and the Board's Rules and Regulations for Project Review Fees.
6. The Board or its agents may enter onto and view and inspect the property during regular business hours, without notice, to ensure compliance with the terms and conditions of this decision, subject to applicable safety regulations.
7. Emergency contact persons shall be clearly identified on the site and provided to public safety officials upon commencement of work.
8. Hours of construction activities* shall be as follows: Monday through Friday 7:00 a.m. to 6:00 p.m. and Saturday 8:00 a.m. to 4:00 p.m. with no work on Sundays or national holidays. Work on Saturdays shall be mindful of residential neighbors and shall not occur within 600 feet of the residential property lines. The Applicant shall at all time use reasonable means to minimize inconvenience to residents in the general area. *Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of equipment, materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); and removal of stumps and debris. Hours of operation shall be enforced by the Holliston Building Inspector and Police Department.
9. Blasting, if any, shall be performed in accordance with the regulations of the Commonwealth of Massachusetts, 527 CMR. 13.00, and in accordance with the Holliston Fire Department.
10. The Applicant has proposed, and the Board hereby requires, that the following aspects of the site development shall be and shall remain forever private, and that the Town of Holliston shall not have, now or ever, any legal responsibility for operation,

maintenance, repair or replacement of the stormwater management facilities associated with the site. Should the Town be required to provide removal of snow or ice for public safety access, the Applicant shall provide reimbursement.

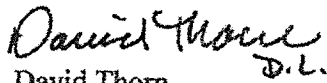
11. The Applicant shall not cause a nuisance to residents due to dust and/or noise. If, in the opinion of this Board, proposed measures do not sufficiently mitigate noise and dust migrating off the property in accordance with the standards of Section V-N of the Zoning By-Laws, the Board will notify the Applicant in writing and the Applicant shall supply a corrective action plan within fourteen (14) days for the Board's review and approval. The Inspector of Buildings may take additional measures as the Town's Zoning Enforcement Officer.
12. The Applicant shall coordinate traffic control measures on Washington Street and Hopping Brook Road during construction with the Police Department and pay for any necessary traffic details.
13. A copy of the signed Stormwater Pollution Prevention Plan shall be provided to the Board prior to construction.
14. All required SWPPP Stormwater Construction Site Inspection Reports shall be submitted to the Town Planner within 7 days of each inspection.
15. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair or replace silt fences, hay bales, stone filters, berms or any other devices planned for use during construction.
16. Appropriate erosion and sediment control measures shall be installed prior to soil disturbance. Measures shall be taken to control erosion within the project area. Sediment in runoff water shall be trapped and retained within the project area. Wetland areas and surface waters shall be protected from sediment.
17. Sediment shall be removed once the volume reaches $\frac{1}{4}$ to $\frac{1}{2}$ the height of a hay bale. Sediment shall be removed from silt fence prior to reaching the load-bearing capacity of the silt fence which may be lower than $\frac{1}{4}$ to $\frac{1}{2}$ the height.
18. Sediment from sediment traps or sedimentation ponds shall be removed when design capacity has been reduced by 50 percent.
19. Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall not be greater than 2:1. All stockpiles shall be surrounded by sediment controls.
20. Disturbed areas remaining idle for more than 14 days shall be stabilized with seeding, wood chips, bark mulch, tarpaulins, or any other approved methods.
21. For active construction areas such as borrow or stockpile areas, roadway improvements and areas within 500 feet of a building under construction, a perimeter sediment control system shall be installed and maintained to contain soil.
22. A tracking pad or other approved stabilization method shall be constructed at all entrance/exit points of the site to reduce the amount of soil carried onto roadways and off the site.
23. Permanent seeding shall be undertaken in the Spring from March through May, and in late Summer and early Fall from August to October 15. During the peak summer months and in the Fall after October 15 when seeding is found to be impractical, appropriate temporary stabilization shall be applied. Permanent seeding may be undertaken during the Summer if plans provide for adequate mulching and watering.

24. All slopes steeper than 3:1, as well as perimeter dikes, sediment basins or traps, and embankments must, upon completion, be immediately stabilized with sod, seed and anchored straw mulch, or other approved stabilization measures. Areas outside of the perimeter sediment control system must not be disturbed.
25. Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas.
26. All temporary erosion and sediment control measures shall be removed after final site stabilization. Disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 days of removal.
27. Work activities must be completed in accordance with the Town Bylaw requirements for each earth removal, use of construction equipment and construction waste or debris.

Issued by the Planning Board this 11th day of March, 2020. *This permit is valid until March 11, 2021.*

Permit expiration date is March 11, 2021, but permit can be extended by the Board if it is given a progress report and request to extend 30 days in advance.

HOLLISTON PLANNING BOARD


David Thorn
Chairman