

HOPPING BROOK

Special Permit Proposed Mitigation & Conditions

April 27, 2021

SUMMARY OF SPECIAL PERMIT REQUEST:

For approval of the 800,000 square foot warehouse use in the Industrial District.

I. TRAFFIC

A. Standards / Rules to be Met:

1. No adverse impacts to level of service on local and state roads.
2. Compliance with Section 61 findings; Section 61 incorporated into decision.
3. 70-85% reduction from original traffic projections from 1980s with 3,000,000 square feet of office and R&D.

B. Objectives:

1. Keep traffic impacts off Washington Street and traffic away from downtown.
2. Keep traffic at 1310 ADT for this project.
3. Monitoring the fleet; to make sure of gaps in Washington Street traffic.
4. Make sure the ADT is enforced.

C. Mitigation:

1. Signalization developed pursuant to Section 61 findings; to assure gaps on Washington Street.
2. Internal signage on Hopping Brook Road to keep trucks off downtown road; prohibit turning out of Hopping Brook toward South Street.
3. Way finding signs approved by Planning Board to get traffic to Industrial Park.

4. Third party monitoring with use of Grid Smart or another program recommended by MBM and approved by Planning Board to monitor and enforce 1310 ADT.
 5. Lease provisions included for 1310 ADT and traffic travel restrictions for all tenants of CRG.
 6. Copy of Special Permit to be attached to all leases.
- D. Conditions for Planning Board to be attached to the Special Permit:
1. Compliance with Section 61 findings; attached and incorporated in Special Permit.
 2. Funding and completion of signalization and roadway improvements per Section 61 findings completed prior to occupancy of warehouse.
 3. Proposed traffic signage at end of Hopping Brook Road for Planning Board review; signage prohibits truck turns to South Street installed prior to construction commencement.
 4. Way finding signs placed in town for Planning Board review; to direct traffic away from South Street; shared with Planning Board prior to construction.
 5. Lease conditions include the volume of traffic, 1310 ADT and entrance/exit requirements with copy of Special Permit in lease; inform the tenant of the limitations; and include requirements for compliance with traffic routes; lease agreements, including provisions for enforcing lease and traffic agreement.
 6. Traffic monitoring on site reviewed by third party within six months after occupancy permit at the driveway location.
 7. Traffic monitoring at Washington Street/Route 16 and South Street within six months after occupying warehouse; reviewed by third party.
 8. Signal Adjustments based on monitoring to signalization to provide a gap in traffic similar to today or greater.
 9. Limit truck loading docks to 160 on-site.
 10. Limit trailer spaces to 278 on-site.
 11. Limit parking spaces to 400 on-site.

12. Traffic demand package provided to Planning Board.
13. Submit data semi annually with a monitoring report to Planning Board with the following information:
 - a. Traffic operations including vehicle queuing and level of service at Washington Street.
 - b. A comparison of the measured traffic volumes to the properties as presented by the Applicant and referenced in the Special Permit.
14. The Planning Board, may, pursuant to M.G.L. C.44, §53G, retain a professional traffic engineer, at the expense of the Applicant to review and comment on the Monitoring Report and, if requested, to appear before the Planning Board to present the Monitoring Report and recommended corrective measures, if any.
15. Special Permit must be attached to all leases including restrictions of 1310 ADT and prohibiting truck traffic on South Street. South Street restriction must be provided to all trucking vendors of tenants.

II. NOISE

A. Standards:

1. Do not exceed Holliston and Medway Bylaw provisions for noise.
2. Do not exceed DEP decibel standards.
3. No idling in excess of 5 minutes.
4. No j-braking.

B. Objectives:

1. Physical changes to facility to the site to reduce noise.
2. Changes in configuration for daily use when appropriate.
3. No j-braking.
4. Reduce noise during evening hours.

C. Mitigation:

1. Berm – 30 feet in height prior to occupancy south, east and north of the project; commence during construction phase.
2. Fence – 8 feet prior to occupancy; during construction phase.
3. Vegetation installed prior to occupancy; evergreen trees as screen with 200 trees.

4. Traffic configuration established with guard shack.
5. Building buffer of 400 feet from building to property line.
6. Prioritize use of front bays during evening hours, when feasible, to further mitigate noise impacts.

D. Conditions:

1. Berm, fence constructed first.
2. Vegetation.
3. Monitoring of noise at property line.
4. No j braking; built into lease.
5. Monitoring 6 months following occupation; if exceedances must be mitigation to meet decibels.
6. 400-foot setback establish from building.

III. **CONSTRUCTION**

A. Standards:

1. Compliance with Site Plan approval for dates and times.
2. Meet with Planning Board staff prior to Site Plan work.
3. Berm first.
4. Fence.
5. Vegetation.
6. Stormwater managed during construction.

B. Objectives:

1. Sequence the work.
2. Notice of Planning Board decision to all contractors.
3. Communication with Planning Board staff on periodic basis for updates; weekly during site work; monthly during construction.

C. Mitigation:

1. Rescission of 52-foot Variance request.
2. Road configuration internally; counter clockwise.
3. Looped water system.

4. Stormwater management system installed.
5. Construction time per site plan approval.
6. Bike path rapid flash beacons, paid for by Applicant.
7. Compliance with Site Plan.
8. Guard house.

D. Additional General Conditions:

1. Pre-construction meeting with Planning Board; signage before construction for way finding and South Street prohibition.
2. Times met for construction work (M-F: 7-6; Sat: 7-1).
3. No 24/7 until occupation.
4. Noise abatement during construction.
5. Permit/plans kept on-site for truck traffic routing.
6. Copy of permit provided to all contractors/subcontractors; included in lease; no right turn notice to all trucking companies.
7. No idling in excess of 5 minutes.
8. As-Built Plan required prior to occupancy.