

August 28, 2020

Karen Sherman
Town Planner
Town of Holliston
703 Washington Street
Holliston, MA 01746

RE: 194 Lowland Street (the "Site")

Dear Ms. Sherman:

Due to the considerable confusion and concern over the traffic to and from the Site we have reviewed the proposed operations and retained a traffic consultant, which has prepared a Traffic Report (To be provided by separate cover.) of the impacts of the proposed operations. Also due to site plan questions both at the Planning Board and the Conservation Commission meetings we have revised the Site Plan.

As to the operations, the Site as was explained is an over flow lot for ADESA's Facility in Framingham on Western Avenue. The Site would be used when capacity at ADESA's Facility is full. ADESA is currently in the process of seeking additional parking in Framingham at 480 Hollis Street (Route 126) and should approval be obtained, that site would be used as the first overflow lot. The Traffic Report provides the Planning Board with the worst-case scenario, assumption of full use, although ADESA does not anticipate that to be the normal case.

The site operations would include vehicles being delivered directly to Lowland Street Site. Local deliveries (within 15 miles) are from local dealers which use smaller carriers (two to six vehicles). These size carriers would not be problem using the local roadway system. Delivery from long distances may include 8 car carriers which would use the Highways (Routes 495, Route 95, Route 24, the Mass Pike and then the local roadway system (Routes 126 and 16 to Holliston)). ADESA's established Route Plan (Routes 126 and 16 as the access to the Whitney Street and the use of Whitney Street to Jeffrey and Lowland) would be the established truck route to the Site.

Vehicles on the Site would be delivered to the Western Avenue Facility by ADESA personnel. Delivery would be ADESA's careers, which are two (2) car carriers or delivery of ADESA Personnel (ADESA would its van to deliver drivers to the Site who would then deliver the vehicles to the Framingham Facility) via Western Avenue.

As to number so trucks to the Site on an average day, the assumption is that between eight (8) and ten (10) vehicles with 60% being local deliveries and 40% being long distance delivers. Delivers from the Site would average seventy-five (75) vehicles per day, either by individual

{Client Files/29452/0015/02302753.DOCX }

FletcherTilton.com

removal or two (2) car carrier removal. The Traffic Report assumes a worst-case scenario and concludes that the anticipated truck traffic over which Areas will have control will be substantially less than the traffic for a use permitted under the By-Law. The Bylaw permits the development on the Site of a size equal to one-half of the site area. Just using the developable area of the Site of six acres, allows for an industrial development of over 120,000 square feet.

In discussions with the Conservation Commission there was concern of tree cutting on the northerly portion of the site. The trees proposed to be cut are within the 100 Foot Wetland Buffer but beyond the 50 Foot No Disturbance Buffer. That area is the area of the segregated parking area which was to hold twenty-three (23) parking spaces. Given the concern the plan has been revised to eliminate the segregated parking area. The plan also reflects the recreational a separate parcel of approximately thirty-four (34) acres, which ADESA is willing to convey to the Town of Holston or to impose a Conservation Restriction thereon.

The Revised Plan also includes the location of a septic system for the guard facility and additional landscaping along the southerly boundary for additional screening for the residential properties to the south. The Plans also include a Distance Plan noting the location of the parking as being over 600 feet from the nearest residence on Lowland Street and over 500 feet from the nearest residence on Marilyn Street.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Peter R. Barbieri, Esq.

Fletcher Tilton PC

The Meadows

161 Worcester Road, Suite 501

Framingham, MA 01701

Tel. 508-532-3517

Email: pbarbieri@fletchertilton.com

PRB/cam