



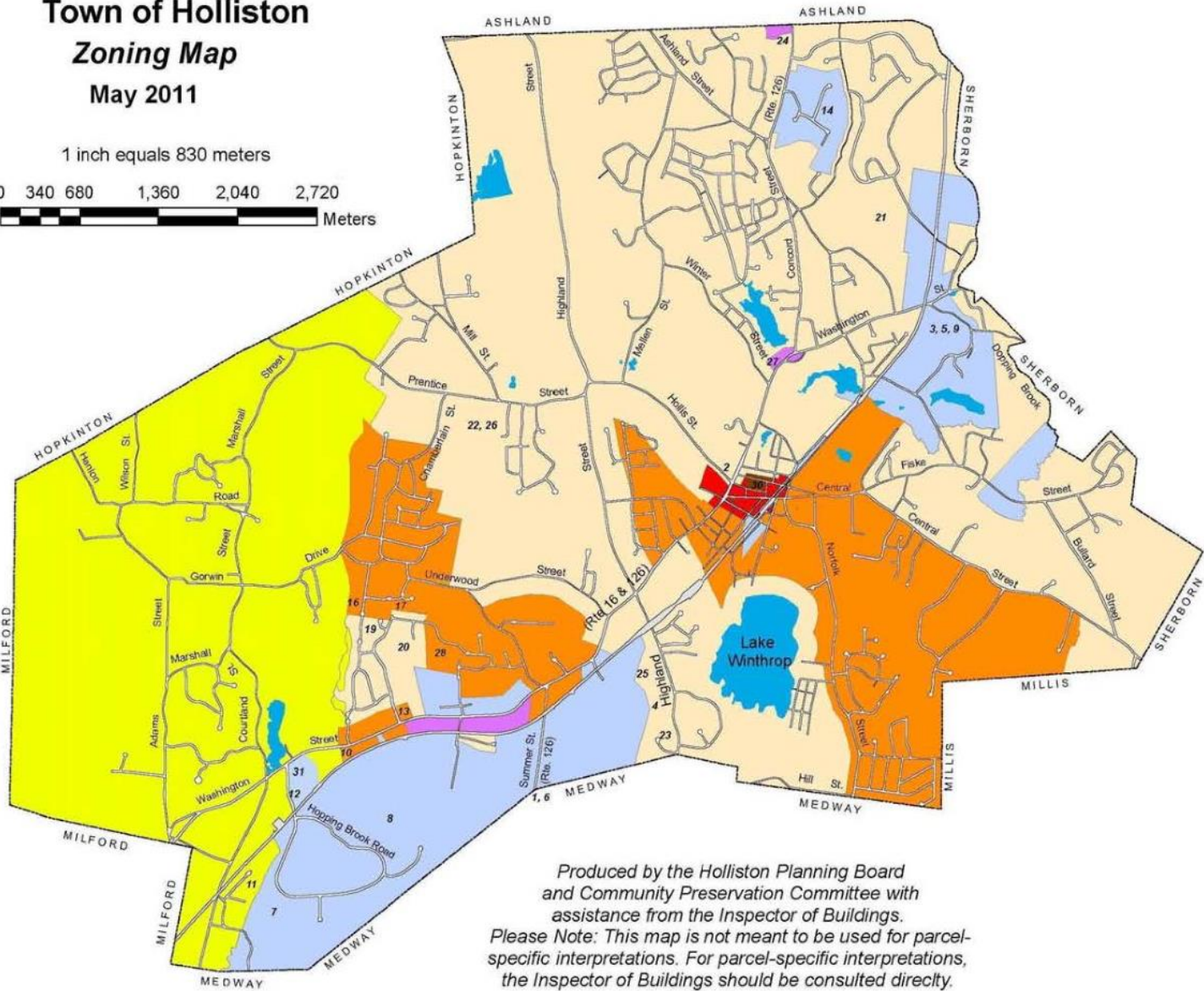
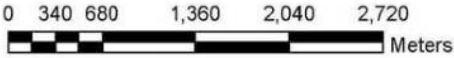
Transportation Impact Assessment to MassDOT for their review for new traffic signal on Rt. 16 for Phase 1 Section 61 Permit

First Colony Group - Michael R. Milanoski

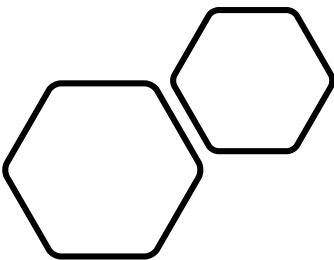
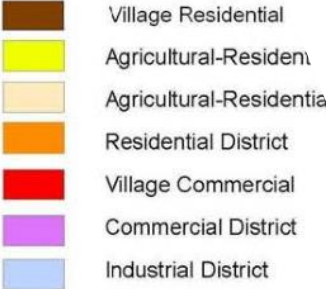
October 26, 2020

Town of Holliston
Zoning Map
May 2011

1 inch equals 830 meters

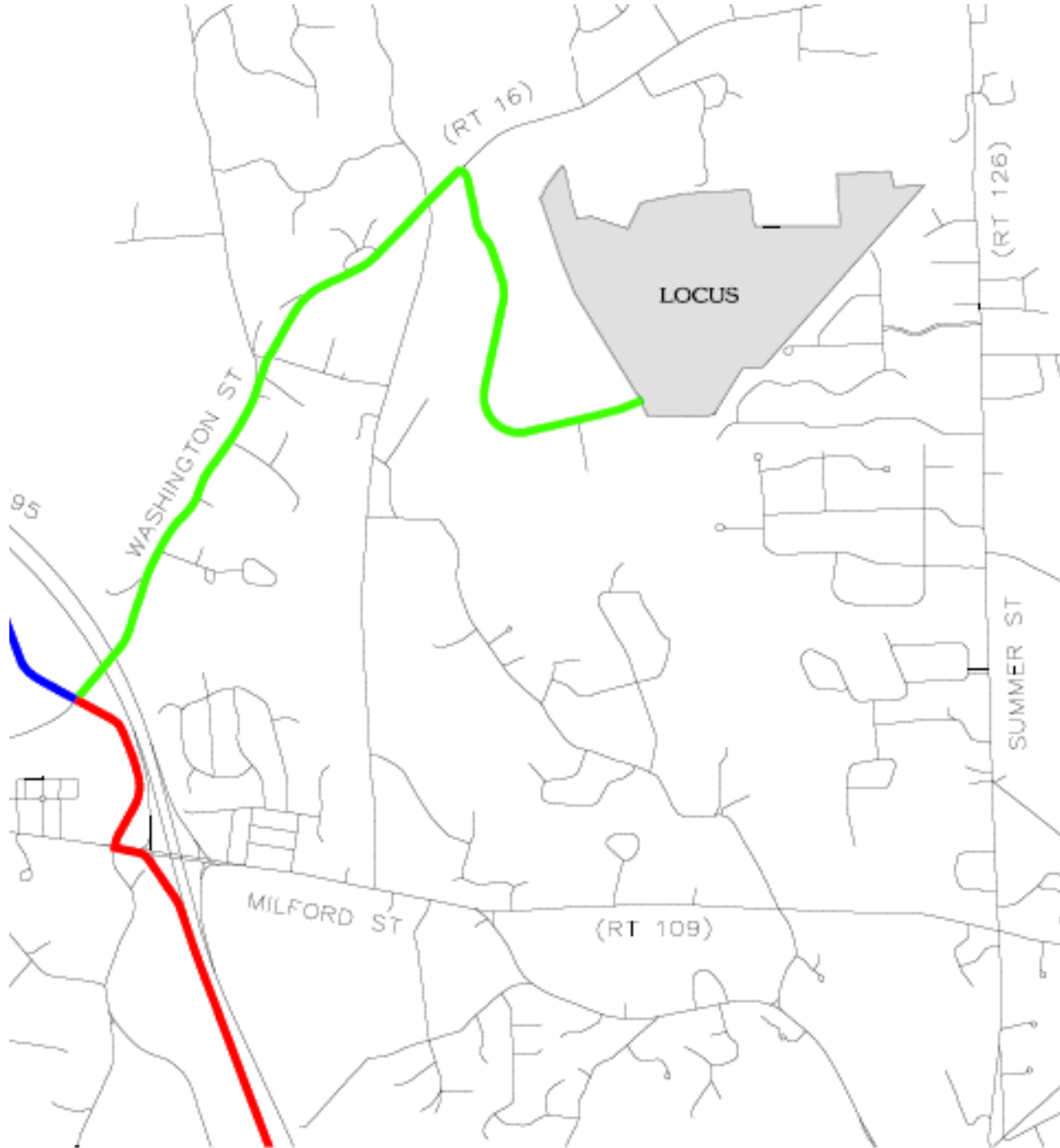


Produced by the Holliston Planning Board
and Community Preservation Committee with
assistance from the Inspector of Buildings.
Please Note: This map is not meant to be used for parcel-
specific interpretations. For parcel-specific interpretations,
the Inspector of Buildings should be consulted directly.



Map Amendments

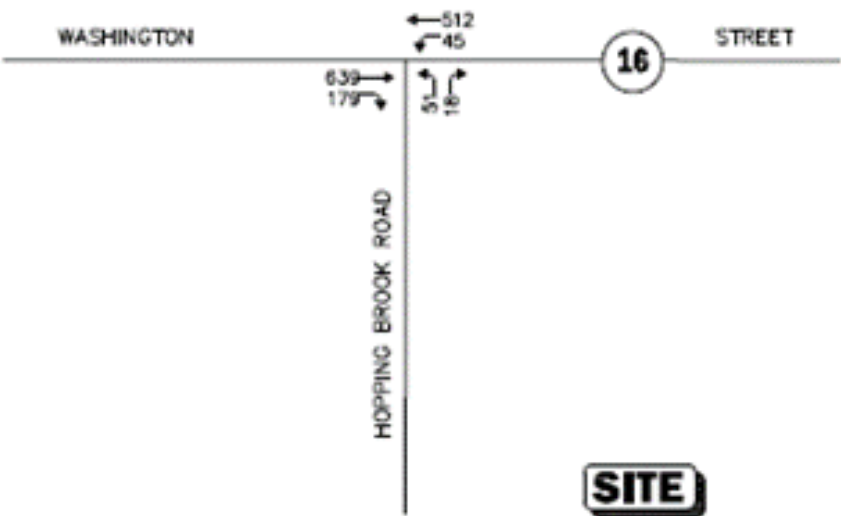
1	Art. 10	Warrant of 17-Oct-63
2	Art. 31	Warrant of 12-Mar-65
3	Art. 7	Warrant of 27-Oct-66
4	Art. 3	Warrant of 01-Dec-66
5	Art. 28	Warrant of 10-Mar-67
6	Art. 27	Warrant of 10-Mar-67
7	Art. 9	Warrant of 11-Jul-68
8	Art. 10	Warrant of 26-Jun-69
9	Art. 5	Warrant of 17-Sep-70
10	Art. 12	Warrant of 04-Apr-72
11	Art. 7	Warrant of 29-Jun-72
12	Art. 21	Warrant of 20-Mar-74
13	Art. 13	Warrant of 19-May-75
14	Art. 20	Warrant of 19-May-75
15	Art. 12	Warrant of 14-Jun-82
16	Art. 33	Warrant of 06-May-85
17	Art. 13	Warrant of 17-Dec-85
18	Art. 12	Warrant of 05-May-86
19	Art. 7	Warrant of 04-May-87
20	Art. 1	Warrant of 04-Feb-8
21	Art. 2	Warrant of 04-Feb-7
22	Art. 24	Warrant of 10-May
23	Art. 12	Warrant of 29-Jun
24	Art. 33	Warrant of 06-M
25	Art. 37	Warrant of 04-f
26	Art. 33	Warrant of 11-
27	Art. 35	Warrant of 0f
28	Art. 28	Warrant of C
29	Art. 46	Warrant of
30	Art. 39	Warrant o
31	Art. 33	Warrant /



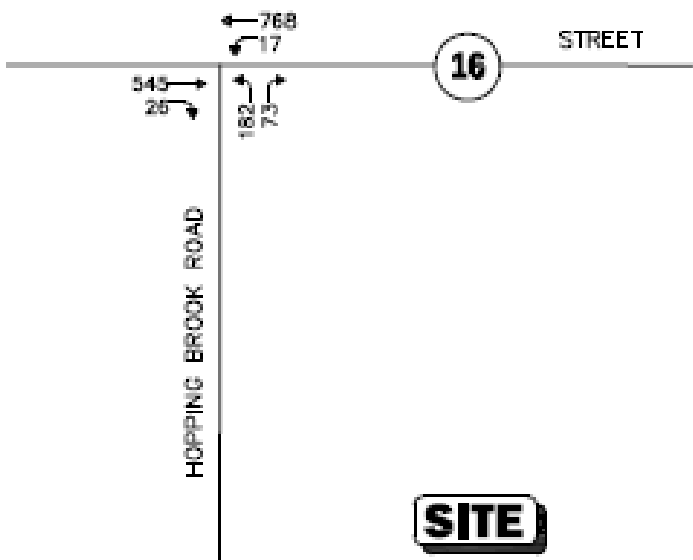
Original
Approved
Project of
3,000,000
square feet of
development
was to have
36,904 AVT/D

- Original ENF and MEPA #4411 project approval was for 36,904 average vehicle trips/day 4/14/83 with 3,000,000SF of multi story development – *for context today Rt 16 has 16,160 AVT/D (24-hours/2-way volume)*
- September 11, 2003 average vehicle trips/day was reduced to 17,535 in part due to revised mix of development uses for 3,000,000SF.
 - ITE #140 Manufacturing 10%
 - ITE #150 Warehousing 35%
 - ITE #710 General Office 35%
 - ITE #760 Research and Development 20%

WEEKDAY MORNING PEAK HOUR (7:30-8:30 AM)



(4:30-5:30 PM)



Not To Scale



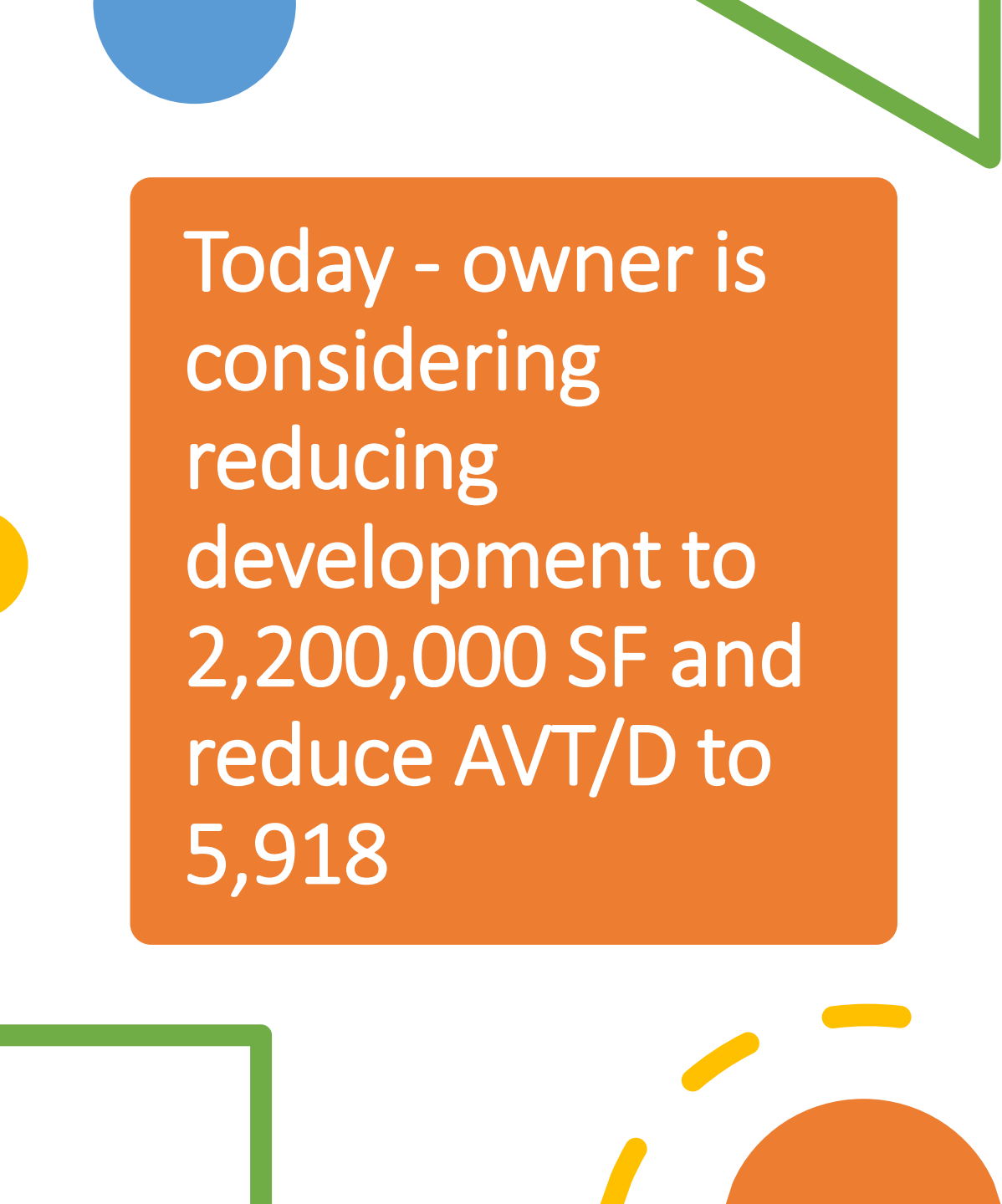
Vanasse &
Associates inc

Figure 2

2020 Existing
Peak Hour Traffic Volumes







Today - owner is considering reducing development to 2,200,000 SF and reduce AVT/D to 5,918

- Current Development in Phase I & projects in construction 720,288SF. Assessed about \$50,000,000-less than half of projected tax revenue for the two projects in Phase II.
- Phase II projects expected to be well over \$100,000,000 in investment and expected to generate greater than a million dollars in annual tax revenue to the Town of Holliston that will be new growth.
 - New Project that has been approved 800,000SF – new - 1,310 AVT/D
 - Future Build under agreement up-to 700,000SF – new - 1,152 AVT/D
- Owner is willing to reduce project to 2,200,000SF from 3,000,000SF

Table 3
TRIP-GENERATION SUMMARY

Time Period/Direction	Existing Park ^a	Under Construction ^b	Proposed Project ^c	Ultimate Buildout ^d	Full Build Out	For Comparison – Initial MEPA Trip Estimates
Weekday Daily	3,034	422	1,310	1,152	5,918	17,904 (36,900) ^e
<i>Weekday Morning Peak Hour:</i>						
Entering	246	53	105	92	496	2,389
<u>Exiting</u>	<u>50</u>	<u>7</u>	<u>31</u>	<u>27</u>	<u>115</u>	<u>442</u>
Total	296	60	136	119	611	2,831
<i>Weekday Evening Peak Hour:</i>						
Entering	38	7	41	36	122	572
<u>Exiting</u>	<u>222</u>	<u>47</u>	<u>111</u>	<u>97</u>	<u>477</u>	<u>2,288</u>
Total	260	54	152	133	599	2,860

^aBased on traffic counts of Hopping Brook Road conducted in 2019 and 720,288 sf of development.
^bIncludes PharmaCann cultivation facility and industrial building expansion; trips based on ITE LUC 110, Light Industrial and 84,924 sf.
^cBased on ITE LUC 150, *Warehousing* (800,000 sf).
^dBased on ITE LUC 150, *Warehousing* (700,000 sf).
^eVehicle trip total of the Project as reported in the April 3rd, 1982 ENF for Project (Page 3).



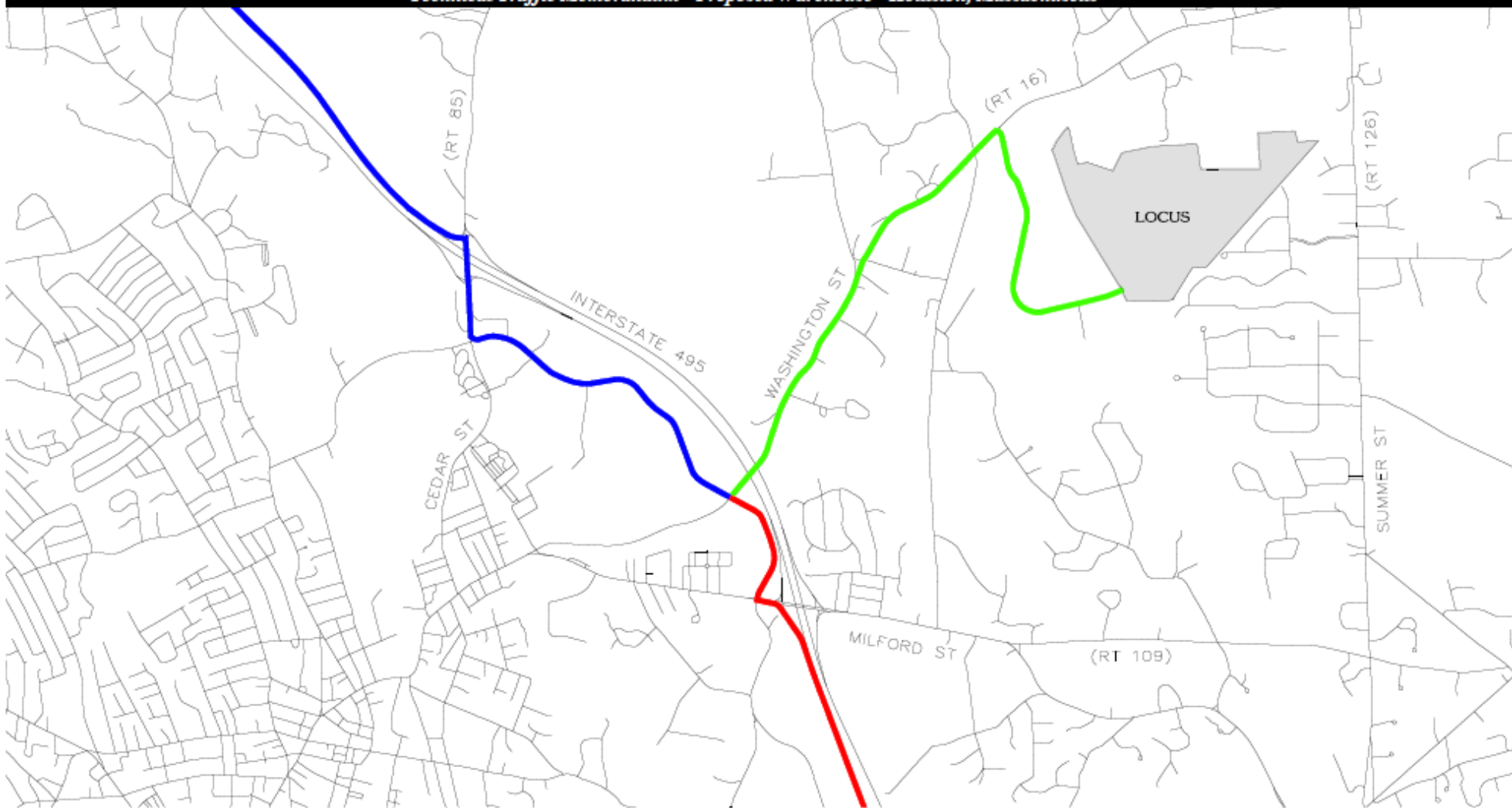
FIGURE 7
CONCEPTUAL IMPROVEMENT PLAN
HOPPING BROOK ROAD AT
WASHINGTON STREET (ROUTE 16)

PROPOSED WAREHOUSE
HOLLISTON, MASSACHUSETTS

ENVIRONMENTAL DESIGN CONSULTANTS, INC.
SOUTHBOROUGH, MASSACHUSETTS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	10/21/20
2	REVISION	11/11/20
3	REVISION	11/11/20
4	REVISION	11/11/20
5	REVISION	11/11/20
6	REVISION	11/11/20
7	REVISION	11/11/20
8	REVISION	11/11/20
9	REVISION	11/11/20
10	REVISION	11/11/20

Vanasse & Associates Inc.
 Environmental Engineers & Scientists
 1000 Washington Street, Suite 100, Southborough, MA 01749
 TEL: 508/351-1000 FAX: 508/351-1001
 WWW: www.vanasse.com



NOTES

1. TRUCK TRAFFIC ASSOCIATED WITH THE LOCUS SITE IS REQUIRED TO FOLLOW THE ROUTES SHOWN HEREON AS DEFINED BY THE CERTIFICATE OF ACTION ISSUED BY THE TOWN OF HOLLISTON PLANNING BOARD DATED MARCH 11, 2020.

PLAN VIEW SCALE

1 inch = 3,000 ft.

LINE LEGEND

- ROUTE OF NORTH BOUND TRUCK TRAFFIC
- ROUTE OF SOUTH BOUND TRUCK TRAFFIC
- ROUTE SHARED BY NORTH & SOUTH BOUND TRUCK TRAFFIC



Source: Engineering Design Consultants, Inc.

Not To Scale

Figure 8

Truck Traffic Routing Exhibit For
Access To Interstate 495

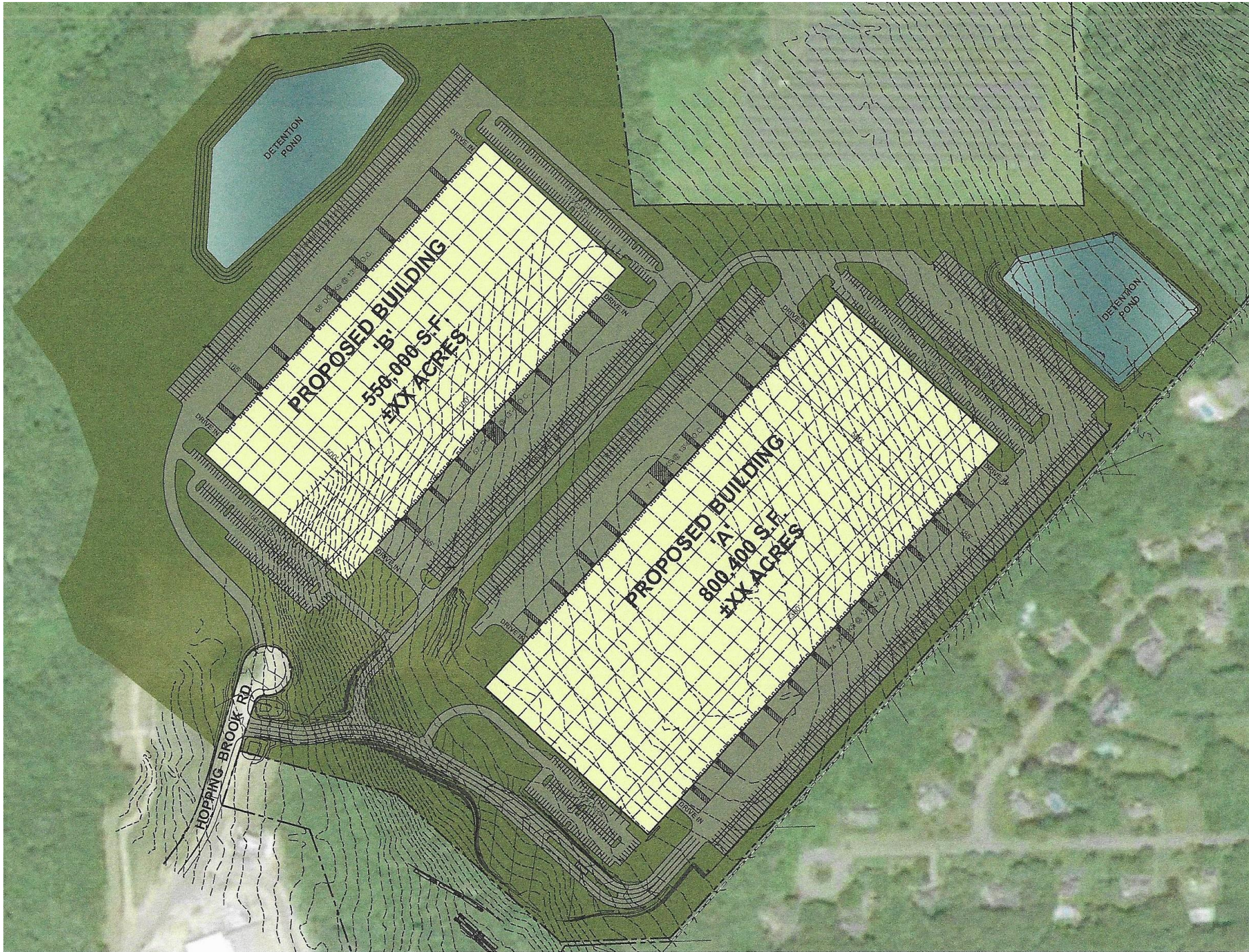
Additional Traffic Mitigation Offered to the benefit of the Town of Holliston by Developer

- 20. Traffic signal installation at the intersection of Hopping Brook Road and Washington Street (Rte. 16) **shall be completed prior to the issuance of an occupancy permit and commencement of operation at the facility.**
- 24. Tenants shall institute and enforce a Traffic Management Plan **excluding usage of South Street.** The Board's approval of the plan is required prior to the issuance of an occupancy permit.
- 26. Additionally, **the Applicant has offered to donate four Rectangular Rapid Flash Beacon Pedestrian Crosswalk System units** to serve Upper Charles Trail crossings at Hopping Brook Road and Church Street in advance of the construction to provide additional safety to Upper Charles Trail users. Permission of the Board of Selectmen is required.
- The Developer has committed to not rely on South Street for truck travel for either the 800,000-sf warehouse project or the remaining 700,000-sf development. This is unusual as the developer is not required under federal or state law to restrict where its traffic comes from nor can any town. No other user in the Hopping Brook Business Park has agreed to this and should the applicant be replaced by another applicant this gracious commitment would go away with the current applicant. The truck trip distribution map is detailed and depicted in Figure 8.

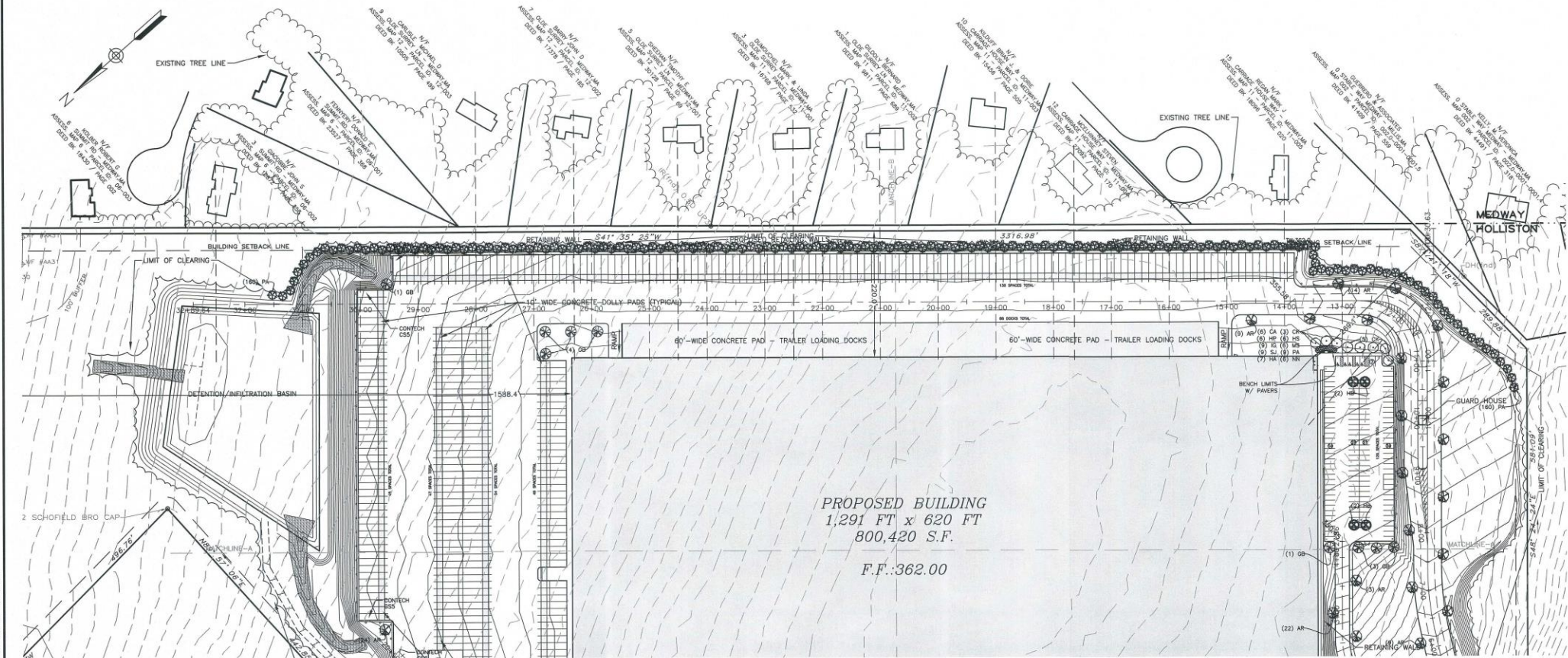
Developer - CRG Integrated Real Estate Solutions

www.realcrg.com a division of Clayco www.claycorp.com

- CRG is Clayco's private real estate development firm that acquires, develops, and operates real estate assets. The CRG team has developed more than 8,500 acres of land and delivered over 197 million square feet of commercial, industrial, and multifamily assets exceeding \$12 billion in value.
- Clayco is a full-service, turnkey real estate, architecture, engineering, design-build and construction firm that delivers clients across North America the highest quality solutions on time, on budget and above and beyond expectations
- With over \$3.2+ billion in revenue for 2019 and more than 2,400 employees across the country, Clayco is one of the nation's largest privately-owned real estate, architecture, engineering, design-build and construction firms.
- Clayco's people specialize in the "art and science of building," providing fast-track, efficient solutions in North America for commercial, institutional, industrial and residential building projects.



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0	1/6/20	ISSUED FOR DISCUSSION
1	1/6/20	ISSUED FOR DISCUSSION



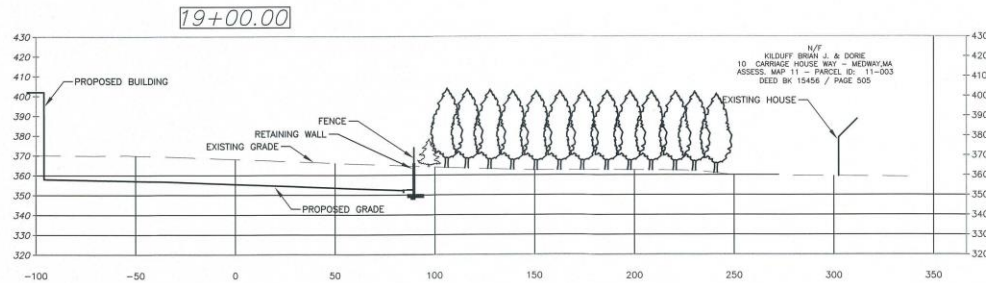
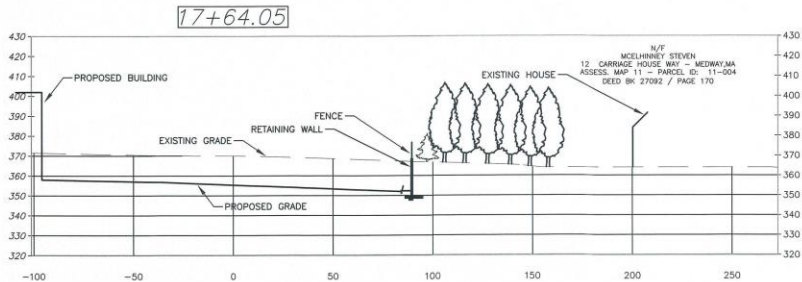
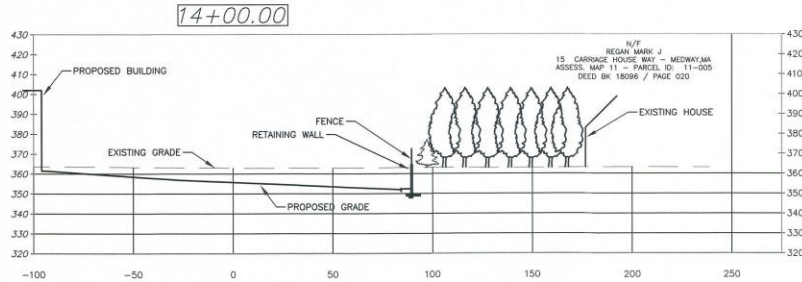
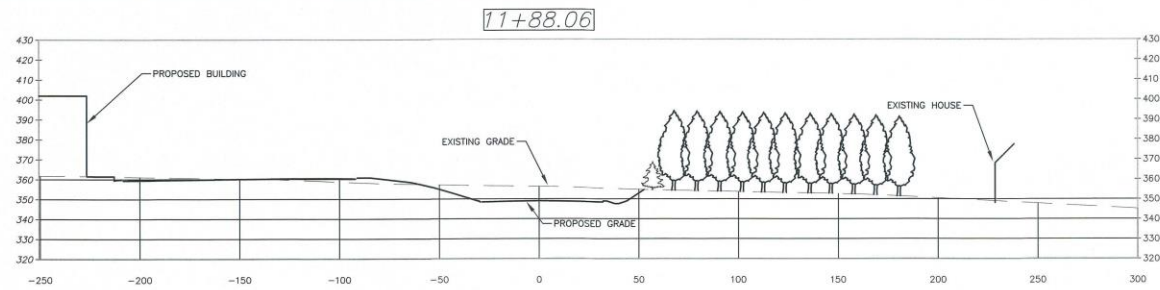
Engineering Design Consultants, Inc.
Turnpike Road
Southborough, Massachusetts
ph:(508)480-0225 fax:(800)832-5781

555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SECTIONS
555 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS

CRG INTEGRATED REAL ESTATE SOLUTIONS
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CHICAGO, ILLINOIS 60601

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PLAN
DATE: JANUARY 8, 2020
SHEET PLAN NO.: 1 3
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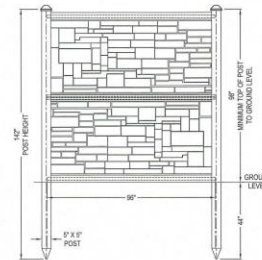


0 30 60 100
SCALE: 1" = 30'

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FINISH: MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE)
ACTUAL PANEL DIMENSIONS: 48" H X 84.25" W
PANEL WEIGHT: 65 LBS
TOLERANCES: ± 5"
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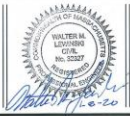
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09/03/21	PSB	REV 1



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Southborough, Massachusetts
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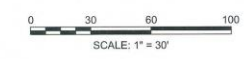
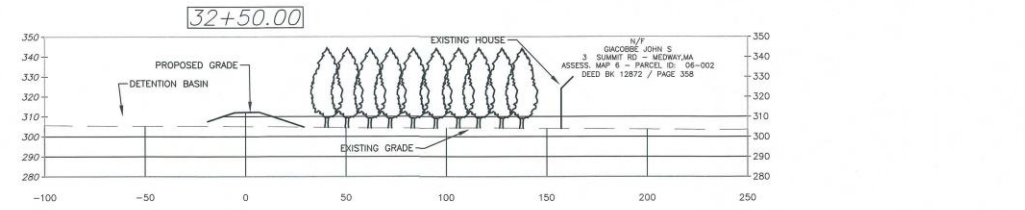
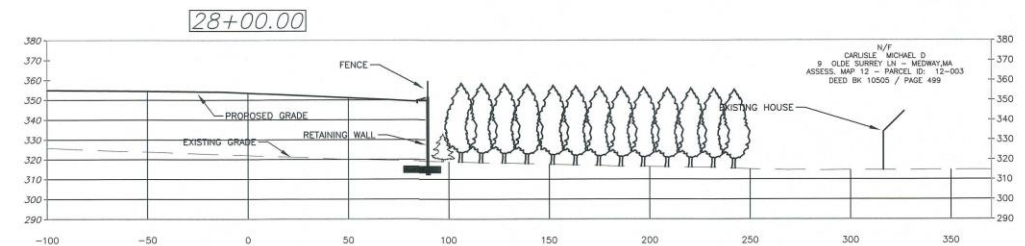
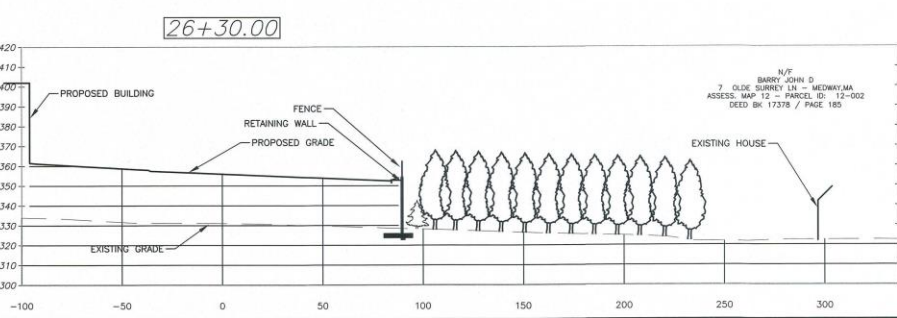
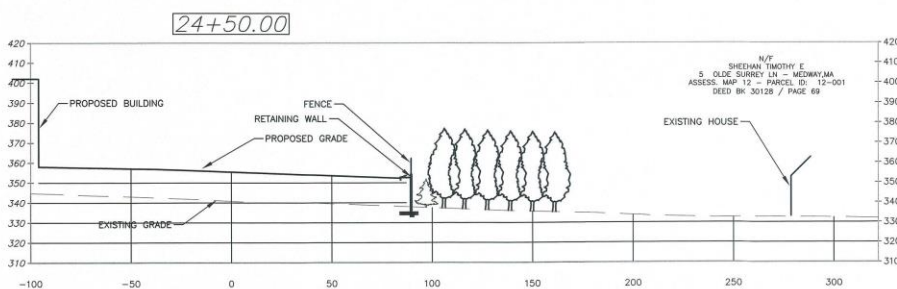
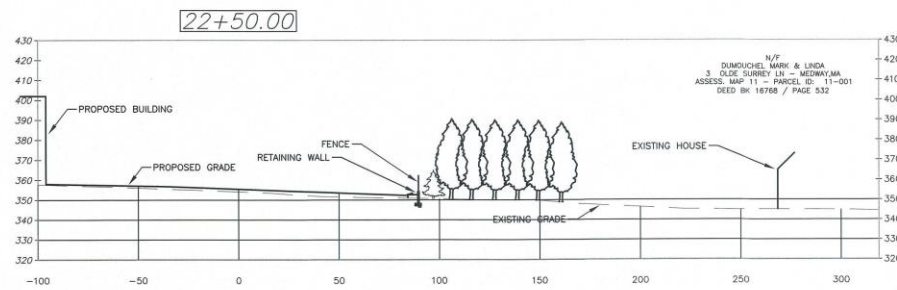
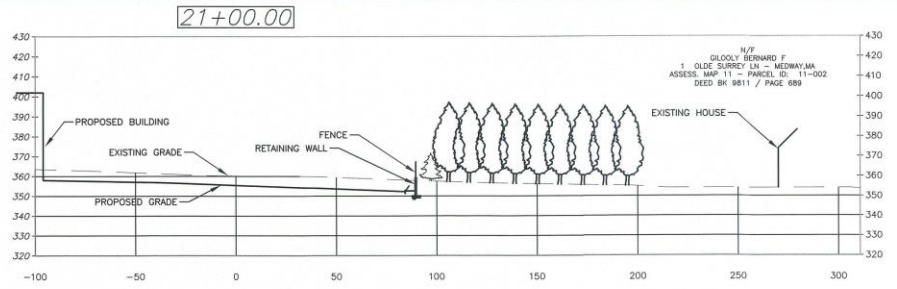
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(MIDDLESEX COUNTY)**

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HOLLISTON, MASSACHUSETTS**

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Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

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