



TOWN OF HOLLISTON

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR SITE PLAN REVIEW

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS
2021 MAR 32 AM 9:50

1. Applicant's name SCS Marshall 012252 Holliston, LLC
2. Applicant's address 1101 Connecticut Avenue NW Second Floor, Washington, DC 20036
3. Applicant's phone # 202-257-4012
4. Owner's name Town of Holliston
5. Owner's address: 703 Washington St, Holliston, MA 01746
6. Location of proposed project Holliston Landfill
280 and 150 Marshall Street
Holliston, MA 01746
7. Description of proposed project, including proposed building size and use as well as identification of all proposed uses on the site, zoning district, street address and Assessor's Map 7, Block 6 and Lot 37 & 38

The site is planned to be developed as a ground-mounted solar array.

The approximately 30.73-acre Site is located at 280 and 150 Marshall Street in Holliston, Massachusetts, in a rural area. The Site is described by the Holliston tax assessor as two parcels, numbers 007.0-0006-0037.0 and 007.0-0006-0038.0, is zoned as Agricultural-Residential Dist. A and is owned by the Town of Holliston.

8. Designer's Certificate

I hereby certify that the plan entitled SCS Marshall 012252 Holliston, LLC
Holliston Landfill Solar Development
And accompanying data is true and correct to the accuracy required by the Rules and
Regulations of the Holliston Planning Board, and my source of information about the
location of boundaries shown on said plan were one or more of the following:

- a. Deed dated _____ and recorded at the Registry of Deeds
in Book _____ Page _____;
- b. Other plans, as follows: Marshall Street ALTA/NSPS Land Title Survey
by Meridian Associates
Dated June 12, 2020
- c. Detail and topography has been established by X aerial survey,
X on-ground survey, other _____,
- d. Other sources, including: _____

Signed: See signed and stamped survey plan and signed and stamped engineering plans

(Registered Professional Engineer or Land Surveyor)

Address: _____

9. Signatures

 3/31/21
Signature of Owner date

DocuSigned by:

BF80F12E6E70461 2021-03-31 | 12:38:15 EDT
Signature of Applicant date

Rennie Friedman

DEVELOPMENT IMPACT STATEMENT (DIS)

Please type or print information in blanks below.

1. Name of Proposed Development SCS Marshall 012252 Holliston, LLC
Holliston Landfill Solar Development
2. Location 280 and 150 Marshall Street in Holliston, Massachusetts 01746
3. Name of Applicant(s) SCS Marshall 012252 Holliston, LLC
4. Brief Description of the Proposed Project Ground-Mounted Solar PV Installation
Utilizing town-owned land over capped landfill, see Project Narrative attached
5. Name of Individual Preparing this DIS TRC Environmental Corporation (c/o Tyler Arrigo)
Address 650 Suffolk St, Suite 200, Lowell, MA 01854
Business Phone 978-935-0649

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	
Commercial	
Residential	
Forest	
Agricultural	
Other (specify) <u>Landfill (Capped)</u>	<u>100</u>

8. Total acreage on the site: 30.73 acres.

Approximate Acreage	At Present	After Completion
<u>Meadow or Brushland (non agriculture)</u>	<u>18.27</u>	<u>18.18</u>
<u>Forested</u>	<u>8.39</u>	<u>8.25</u>
<u>Agricultural (includes orchards, cropland, pasture)</u>		
<u>Wetland</u>		
<u>Water Surface Area</u>		
<u>Flood Plain</u>		
<u>Unvegetated (rock, earth, or fill)</u>	<u>2.29</u>	<u>2.29</u>
<u>Roads, buildings and other impervious surfaces</u>	<u>1.78</u>	<u>2.01</u>
<u>Other (indicate type)</u>		

Development Impact Statement (Continued)

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<i>District</i>	<i>Percentage</i>
Agricultural-Residential District A	100

10. Predominant soil type(s) on the site: Soil associated with man-made Landfill Cap
Soil drainage (Use the US Soil Conservation Service's definition)

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	
Moderately well drained	100
Poorly drained	

11. Are there bedrock outcroppings on the site? yes X no

12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	95
10 - 15%	0
greater than 15%	5

13. What percentage of the site is located in the Groundwater Protection District?
TBD %

How close is the site to a public well? 7700+ feet

To a surface water body? 160+ feet

Proximity to a public well: Above feet

Proximity to a surface water body: Above feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).

 yes X no

If yes, specify:

Development Impact Statement (Continued)

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?
☐ yes ☒ no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways?
☐ yes ☒ no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☒ yes ☐ no

If yes, specify: Adjacent to soccer fields (HYSA Park) and Brentwood Conservation Land

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?
☒ yes ☐ no

If yes, specify resources found on site or contiguous to site: Interconnect poles and small area of array located in riverfront area. Interconnection pole at street is located in buffer zone.

If yes, have the required permits been granted or applied for? Please list permits and status. Application for Conservation Commission approval

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: No noted protections

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no

If yes, specify results: No recognized conditions in Environmental Site Assessment

Development Impact Statement (Continued)

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ yes ☒ no

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.) ☒ no ☐ yes

If yes, please describe _____

24. Is the project contiguous to or does it contain a building in a national register district? ☐ yes ☒ no

B. Circulation System

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		Minimal
Average peak hour volumes	morning	Minimal
Average peak hour volumes	evening	Minimal

26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:

Name of ways Site access driveway w/ Marshall St and Great Meadow Rd & Marshall St

27. Location of existing sidewalks within 1000 feet of the proposed site? N/A on Public ways
None on Marshall St.

28. Are there parcels of undeveloped land adjacent to the site? ☒ yes ☐ no

Will access to these undeveloped parcels be provided within the proposed site?
☐ yes ☒ no

If yes, please describe _____

If no, please explain why Site to be secure, limiting access via fencing, external access not provided.

Development Impact Statement (Continued)

C. Utilities

29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: See Storm Water Management Report (attached)

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: See Storm Water Management Report (attached)

- c. Will a NPDS Permit be required? Xyes no

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.
None

If a tertiary treatment facility is proposed, will it have any excess capacity?
 yes no