

**TOWN OF HOLLISTON
PLANNING BOARD**

703 Washington Street
Holliston, MA 01746
(508)429-0635

M E M O R A N D U M

TO: Board of Selectmen
CC: Jeff Ritter, Town Administrator
Sean Reese, DPW Director
Chief Matthew Stone
FROM: Planning Board
DATE: May 26, 2020
RE: Proposed Truck Advisory and Exclusion – Woodland/Lowland Industrial Park

At its meeting of May 14, 2020, the Planning Board discussed the proposed Police Department trucking advisory, as well as, the Selectmen's pursuit of a DOT truck exclusion. Members were supportive of both efforts, especially with regard to controlled usage of Woodland Street, from the intersection of Linden Street, past the schools, and extending to Washington Street. The Planning Board also supports controlled usage of Lowland Street between the Woodland Street intersection, Upper Charles Trail crossing and Jeffrey Avenue intersection.

The regulatory history and compilation of subdivisions that comprise the Lowland Industrial Park is quite long and colorful. Certainly, given a blank slate, no one would locate an industrial park in the Zone II with massive expanses of wetlands and floodplain. Both the Industrial zoning district boundaries and roadway network expanded from its beginnings in the early 1950's to the completion of the Whitney Street connection to Washington in the late 1980's through a public-private partnership. The industrial roadway connection from Jeffrey Avenue to Whitney Street was spurred by the development of Everett Street and the decades-long impacts of heavy industry (e.g. an asphalt plant and sand and gravel extraction business) on surrounding roadways, and along with culvert improvements on Lowland Street, the "park" was solidified. Roadway improvements were specifically completed to address truck traffic impacts with the intent that traffic would

primarily use Whitney Street and Washington Street intersection to access the Lowland Industrial Park. Overnight heavy vehicle restrictions were placed on Lowland Street at the Bogastow Brook culvert to protect the residents of Lowland and Fiske Streets. Signage on both Washington and Lowland Streets directed trucks to utilize Jeffrey Avenue and Whitney Street, protecting residents of Lowland and Woodland Streets. When PWED grant funds were utilized to signalize the intersection of Woodland and Washington Streets and improve Washington Street more than a decade later than the improvement of Whitney Street, no physical alterations were made to the geometry of the Woodland and Lowland Street intersection to re-direct Lowland Industrial Park traffic there and signage continued to direct trucks to the Whitney Street entrance.

When conducting regulatory public hearings, Planning Board members are particularly concerned with issues raised by residential abutters to industrial and commercial land uses. Generally noise and traffic are the significant issues and nuisance impacts. One of the most tenuous factors in issuing a decision with long-lasting and complicated operational conditions is that once a decision makes it through the appeal period, enforcement transfers to the Building Inspector and that individual's interpretation. At times impacted by workload, enforcement may be spotty, inconsistent and may turn litigious. When concerns are not resolved, it can bog down the Planning Board, Town Planner and the Building Inspector, fielding, responding and tending to complaints that residential abutters thought were addressed in original permits as they request enforcement.

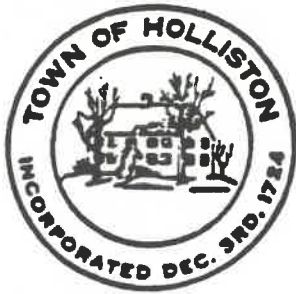
Inserted below and attached are several examples of "traffic conditions" issued by the Planning Board and Zoning Board of Appeals in the Lowland Industrial Park area which directly support the current Select Board efforts to control traffic utilizing its authority as Highway Commissioners:

- The Applicant shall take measures to prevent construction vehicle queuing at the site entrance and along Lowland Street and Jeffrey Avenue before 7 a.m. The applicant shall at all times 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 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); removal of stumps and debris; and erection of new structures. Construction hours

shall be enforced by the Holliston Police Department and Building Inspector. (2019 Special Permit)

- The Applicant shall coordinate traffic control measures on Lowland Street and Jeffrey Avenue during construction deliveries with the Police Department and pay for any necessary traffic details. (2019 Special Permit)
- The applicant shall also direct his vehicles as well as deliveries to utilize the industrial roads in the area in order to minimize impacts to residential areas. This includes utilization of Jeffrey Avenue and Whitney Street to access Washington Street. (2011 Special Permit)
- No heavy vehicles under the control of Murray Paving or its successors shall be permitted to use Cranberry Lane except during town-instituted detours or emergencies. Arneve Realty, LLC shall notify its suppliers, contractors and employees to use Whitney Street in a westerly direction to access Route 16 for points north, east and west of the property. (2006 Special Permit)
- Prior to 1997, the Zoning Board of Appeals was the Special Permit Granting Authority under the Zoning By-Law (In 1997, Site Plan Review was enacted and the Planning Board became the Special Permit Granting authority for projects tripping site plan review thresholds.). The attached 1993 ZBA decision for Lista International has extensive traffic findings and operating conditions. Also attached is a traffic “package” implemented by Lista and the Town of Holliston.

The Planning Board is open to meeting to discuss these issues further and understands that a forum is being planned for June 30th. If additional regulatory history would be helpful, please contact Town Planner Karen Sherman.



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

94 JAN 25 AM 9:58

Long & Now

7:45 P.M. - Petition of Lista International Corporation, seeking a special permit at 106 Lowland St. modification to allow the existing light manufacturing process to operate 24 hours a day, Monday through Saturday (Zone I).

December 16, 1993

**RE: Application of Lista
International Corporation
106 Lowland Street**

A public hearing on the Application of Lista International Corporation, of 106 Lowland Street, was held on Wednesday, December 16, 1993, at 7:50 p.m. in the Town Hall. Notice was mailed to all persons required by law and deemed by the Board to be affected by the subject matter of the Petition. Notice of the hearing was also published in the MILFORD DAILY NEWS on December 2 and 9, 1993.

ATTACHMENTS

1. Application for Special Permit dated October 26, 1993
2. Memo from the Fire Chief, dated December 4, 1993
3. Memo from Police Chief, dated December 14, 1993
4. Memo from Board of Health dated December 15, 1993

ALL ATTACHMENTS ARE ON FILE WITH ORIGINALS IN THE TOWN CLERK'S OFFICE.

PRESENTATION AND FACTS

Michael Healy, Esq. appeared before the Board with officers of his client, Lista International Corporation, seeking a special permit to allow Lista to engage in its light manufacturing activities 24 hours a day. The company's present special permit is dated March 24, 1983, and it allows hours of operation from 7:00 a.m. to 9:00 p.m., Monday through Saturday. In seeking permission to expand to a 24 hour schedule, Mr. Healy made the following presentation:

Lista is a subsidiary of a Swiss corporation that produces high quality steel cabinets, workbenches, shelves, and the like that are used in a variety of work settings ranging from avionics and automotive to general office use.

The company has several plants in Europe; its local operation at 106 Lowland Street employs approximately 200 people and as such is the Town's largest employer.

The company desires the Board's approval of a round-the-clock schedule in order to offset the high capital costs of the machinery used to shape, stamp, and paint the steel, and to operate on a scale like that of its competitors. Mr. Healy pointed out, too, that since 1988 Lista has nearly operated constantly, in that it has run shifts from 6:00 a.m. to 2:00 a.m. Monday through Thursday with decreased hours on Friday.

Last August the company received complaints from abutters on Regal Street about noise emanating from the plant. It traced the problem to employees who were attempting to abate the high temperature within the facility by leaving the garage doors open while the heavy metal punching machine was in use. Lista immediately took steps to halt the noise emissions. It has extensively upgraded its internal ventilation system, making it unnecessary for employees to seek relief from the heat by opening the doors. It installed acoustic blankets around the noisiest machine within the plant to deaden its noise, and put in place a policy of regularly regrinding its punching machines to make them less noisy as well.

Lista has made a concerted attempt to minimize truck traffic and noise in the area and to confine it to Lowland Industrial Park, with ingress and egress from Route 16. (The company owns no trucks and is served by common carriers or suppliers' vehicles. The earliest morning delivery is approximately 6:00 a.m., with the last truck leaving about 6:00 p.m. Lista wishes, in tandem with its longer operating hours, to be allowed truck traffic until 9:00 p.m. each night the plant is operating.) Mr. Healy submitted a letter from Mr. David Holmes, Lista's Purchasing Manager, to the Town's Executive Secretary dated November 3, 1993, outlining the steps taken by Lista to streamline truck traffic. Among them are signs at Lista's loading dock and at the corner of Lowland Street and Jeffrey Avenue directing suppliers and common carriers to Route 16, a change in the company's shipping address and labels to read "Lowland Industrial Park, Route 16", maps and memos to suppliers and carriers demonstrating how to get to Lista from Route 16, and similar instructions to employees to use that route as well. Lista has volunteered to have a sign made and erected at the corner of Route 16 and Whitney Street denoting the entrance to the industrial park and stating that addresses within the park may be reached by that entrance. Apparently the company is still waiting for approval from the Town. Finally, Lista

has instructed BFI to pick up trash at the site only between the hours of 8:00 a.m. and 4:00 p.m..

Numerous residents and abutters followed Mr. Healy's presentation, some complaining that the metal punching machines (which have been in use since 1984) emitted a constant low decibel thumping noise which disturbed them. There was discussion as to whether an evergreen screen along the railroad track separating the plant and a residential neighborhood would further lessen noise. Others at the hearing commended Lista for actively seeking a long-term mitigation of noise and truck traffic in the area.

FINDINGS AND DECISION

The Board finds that Lista's proposed expansion of operating hours would be in harmony with the general purpose and intent of the Zoning By-Law. From the evidence produced at the hearing, Lista has long engaged in business at 106 Lowland Street in a manner that benefits the Town economically while not presenting neighbors with objectionable noises or other nuisances. There was one complaint of noise last August, and since then Lista has, commendably, taken a number of steps not only to solve the problem in that particular instance but also to put in place a series of intelligent policies that will lessen noise and truck traffic concerns into the future. According to the Police Chief, the noise concerns of last summer have ceased. Given the traffic re-routing plans and the (likely not insubstantial) expenditures Lista has made to ventilate its plant and quiet its machines, the expanded hours of operation sought by Lista should not be a detriment to the Town or to the area.

The Board congratulates Lista for the imaginative noise abatement measures it has taken, and hopes that Lista's "good neighbor" policies, particularly those relating to truck traffic, will be emulated by other businesses located in Lowland Industrial Park. Accordingly, it unanimously VOTES, by those members sitting on this Petition, namely, Brian C. Broderick, Kristine M. Irving and Frederick S. Taintor, to grant Lista International Corporation a Special Permit to operate 24 hours a day, Monday through Saturday, subject to the following conditions:

1. Its delivery and receiving doors remain closed during plant operations except during such times as shipping occurs;
2. Trucking activities shall cease by 9:00 p.m. each day and not resume until 6:00 a.m. the next;

3. Lista shall plant a vegetative buffer (or, alternatively, put in place an earthen berm) along its border with residential areas, as an additional noise abatement measure, by June 30, 1994.

HOLLISTON ZONING BOARD OF APPEALS



Brian C. Broderick, Chairman

Lista International Corporation
106 Lowland Street
P.O. Box 6170
Holliston, MA 01746-6170

Tel: 508-429-1350
Telefax: 508-626-0353



November 3, 1993

Town of Holliston
Town Hall
703 Washington Street
Holliston MA 01746

Attention: Paul D. LeBeau
Executive Secretary

Dear Paul,

I would like to take a moment to confirm our discussions of October 22nd and previous meetings regarding the traffic on Lowland street.

Lista International will handle the following:

- Send memo and map to our suppliers and truck carriers indicating the new entrance and exit to the Lowland Industrial Park. (Copy Enclosed)
- Put up signs at our Receiving and Shipping exits showing the direction to exit the industrial park. (Signs currently being made.)
- Put up a double sided sign at corner of Lowland street and Jeffrey avenue. Show the direction to exit the industrial park. (Sign currently being made.)
- To have a sign made for the new entrance/exit at corner of Whitney street and Route 16. The sign is 12' high and 8' wide and the lettering will appear on both sides as follows:

Lowland Industrial Park
Serving Businesses on:

Everett Street
Jeffery Avenue
Lowland Street
Whitney Street

(No progress on sign, awaiting status on location and approval from the Town of Holliston.)

- Change our shipping address to include the following:

Lowland Industrial Park (Route 16)

(This will occur in January 1994)

Town of Holliston will handle the following:

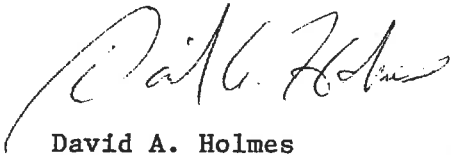
- Determine location of sign and provide feedback on any necessary changes.
- Install sign at entrance/exit to the Industrial Park.
- Make and put up additional signs located on Woodland street and Route 16 directing the way to the entrance to the Lowland Industrial Park.
- Notify all businesses within the Industrial Park of the new official entrance/exit to the park and request that they change their shipping address to include the following:

Lowland Industrial Park (Route 16)

Would you please respond on the location and changes on the sign ASAP. I would very much like to order the sign and have it installed by the beginning of December.

Thank you for your cooperation and support in handling this matter.

Best regards,



David A. Holmes
Purchasing Manager

Enclosure

DAH/bs

