



HOLLISTON

ECONOMIC DEVELOPMENT COMMITTEE

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Holliston Planning Board Members,

During the past 12-months, the Holliston Economic Development Committee (EDC) has held several public discussions regarding the proposed property development within 555 Hopping Brook Industrial Park. These discussions have included Michael Milanoski of First Colony Group, as well as Holliston and Medway residents. The purpose of these discussions has been for the property Developer to gain EDC support for the proposed project, and to acknowledge public comment.

As our mission states, the EDC works proactively to promote, encourage, and facilitate the development of responsible and properly planned commercial and industrial growth within the community in order to expand and strengthen the local economy and diversify the community's tax base and to give the Town's residents more opportunities to live, work and thrive in an economically forward-looking and financially strong community. Given this mission, we have approached all discussions surrounding 555 Hopping Brook from an economic standpoint for the Holliston community.

It is our viewpoint that the proposed property development within 555 Hopping Brook Park would be a positive addition to Holliston's local economy based on the following points:

- **Industrial-Zoned Property**—555 Hopping Brook Park has been an industrial-zoned property within Holliston for more than two decades. It is well within the landowner's rights to develop the property as currently proposed, with town approvals as required. The EDC believes that it is critically important for the future health of Holliston's economy that the town works with property owners to develop industrial-zoned land to attract tenants/buyers that will continue to add to Holliston's commercial tax base.
- **Estimated Tax Revenue & Jobs Created**—The proposed development at 555 Hopping Brook Park is conservatively estimated to add more than \$1,000,000 in new tax revenue to Holliston. Holliston is a community in need of increasing its commercial tax base. Given the town's location/infrastructure shortfalls (i.e. limited highway access, lack of town sewage), attracting commercial residents is difficult. In Fiscal Year 2021, the Holliston Industrial Valuation Tax Revenue is \$3,836,501.04 (7.513% of entire Town Revenue). The estimated tax revenue from the proposed project of \$1,000,000.00 would increase the Industrial Tax Revenue by 26%. In addition, the proposed project is expected to add several hundred jobs to the community. We ask the Planning Board to obtain a commitment in writing from the future employer to provide preferential consideration in the candidate screen process to residents of Holliston to the extent allowed by applicable law.


- **Community Enhancements**—The property owner and proposed tenant at 555 Hopping Brook Park have agreed to several enhancements to the Holliston community as part of this project. This includes a new traffic signal at the Hopping Brook Park/Rt 16 intersection and enhancements to the pedestrian crosswalks for the Upper Charles Trail crossings at Hopping Brook Road and Church Street and a looping of the water line within the Park.
- **Downtown Traffic**—While there are significant public concerns regarding increased truck traffic (see below), based on the data provided to the EDC it is our understanding that this traffic will be traveling to and from the 495 interchange. We believe that adding a facility of this size and estimated tax revenue to Holliston without the added traffic through Holliston downtown is an economic benefit to the community.

We also want to acknowledge public concerns that have been raised regarding the project:

- **Increased Truck Traffic**—The proposed project will add significant truck traffic to Rt 16 and potentially South Street. The Developer has agreed to a restriction that all truck traffic is prohibited from the use of South Street to travel to or from the site.
- **Medway Abutters**—Several Medway residents in neighborhoods abutting 555 Hopping Brook Park have expressed concern over the proposed project and potential detrimental impact to their residential properties. The EDC is aware that the Developer has agreed to pay \$3,000 to every abutter in Medway and that the matter is the subject of litigation. Though the EDC appreciates the concerns of the Medway abutters, the EDC is not the forum where such concerns can be resolved.

After reviewing these economic benefits and concerns, the members of the EDC note below (those in attendance at our meeting) voted to voice our support of the proposed development at 555 Hopping Brook Park to the Holliston Planning Board.

Sincerely,
The Holliston Economic Development Committee

 1-7-2021
Peter Barbieri, Esq. – *Chairman*
Glenn Brown
Christine Carosella
Matthew Coletti

Committee Members
Atty. Peter Barbieri, Chairman
Matthew Coletti
Christine Carosella

Lisa Zais
David Thorn