

TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF SITE PLAN REVIEW  
AND SPECIAL PERMIT

Date Filed: 9/22/2022

Applicant's Name: Melissa Meadow

Applicant's Address: 100 Jeffrey Ave Holliston Ma

Applicant's Phone Number: 877-771-0818

Owner's Name: 186 Lawrence St. LLC, 188 Lawrence St. LLC, Harrington Realty Trust.

Owner's Address: 233 Arlington St. Framingham, Ma 01702

The Owner hereby appoints Melissa Meadow to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived

under deed from \_\_\_\_\_, dated November 9, 2017

And recorded in Middlesex S. District Registry of Deeds, Book 70207, Page 256

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_.

The land is shown in the Assessor's records as Lot 00.24 on Map 012.0 Block 0004

And has an address of or is located at 100 Jeffrey Ave Holliston Ma

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit

Expanding storage area to over 15,000 sq. ft.  
Current storage area = 14,656 sq. ft.  
Storage expansion = 3,239 sq. ft.  
New total storage space = 17,895 sq. ft.

Section of Zoning Bylaw that permits this use by grant of Special Permit:

Town of Holliston Zoning By-Laws, Section 3.G.3.

Previous Zoning Information (To be completed by Inspector of Buildings):

Upton 16A is expanding storage to over 15,000 sq. ft. which requires a special permit under section III, G 3.

The Applicant presents the following evidence that supports the grant of the special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

The proposed project will keep the footprint of the building and will only remodel the interior. There will be no impact on traffic or employee count. The building is in the industrial zone, and the operations will not change.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

Special permits are required in the Bylaw for general industrial buildings with more than 15,000 sq ft of floor space. 1

Will the proposed use include the storage or process of any hazardous substances?  
Yes \_\_\_\_\_ (Please attach additional information.) No ☒

Applicant's Signature: [Signature]

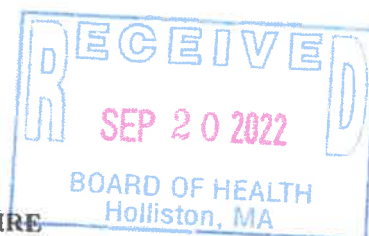
Owner's Signature: [Signature] Trustee

[Signature] Trustee

[Signature]  
9/22/22

#100 ✓

HOLLISTON BOARD OF HEALTH  
OPERATIONS INFORMATION QUESTIONNAIRE



IMPORTANT

COMPLETION OF THIS FORM IS REQUIRED FOR ALL SUBMITTALS AND REQUESTS TO THE BOARD OF HEALTH FOR PROJECT EVALUATION OF ALL INDUSTRIAL OR COMMERCIAL PROPOSALS, AND FOR ALL OTHERS EXCEPT FOR ONE AND TWO FAMILY DWELLINGS. THE BOARD OF HEALTH RELIES ON THE COMPLETE SUBMITTAL OF THIS INFORMATION IN ORDER TO MAKE FINDINGS AS TO PROJECT ACCEPTABILITY FOR EITHER A BOARD OF HEALTH PERMIT OR FOR EVALUATION OR RECOMMENDATION OR RECOMMENDATION TO OTHER BOARDS SUCH AS THE ZONING BOARD OF APPEALS OR THE PLANNING BOARD. FAILURE BY THE APPLICANT TO PROVIDE ALL THE INFORMATION REQUESTED IN THIS QUESTIONNAIRE SHALL RESULT IN AN ADVERSE FINDING OR RECOMMENDATION BY THE BOARD OF HEALTH. SUPPORTING DOCUMENTATION FOR THE DATA SHALL BE ATTACHED TO THE COMPLETED QUESTIONNAIRE.

RESPONSIBLE PARTY -

A SINGLE PARTY OF RESPONSIBILITY must be designated for the proposed project. All applications for permits of the Board of Health will be expected to be submitted by this responsible party, usually the owner of the building or facility, and not from individual tenants. All limitations and conditions with regards to any wastewater or atmospheric discharge shall be the responsibility of the "RESPONSIBLE PARTY", who shall see that all tenants operate within the limitations and conditions of the permits issued. While the Board of Health reserves the right to take whatever appropriate action might be necessary against an individual tenant, the Board will hold the "RESPONSIBLE PARTY" as the entity of primary responsibility.

PLEASE PRINT OR TYPE

Date: 9/14/2022

Project Location: 100 Jeffrey Ave Holliston, MA 01746

Project Description: INCREASING STORAGE GROSS AREA, DECREASING OFFICE GROSS AREA.

Applicant's Name: Steven Trudel PHONE # 978-821-1676

Applicant's Address: 84 Robin Hill Road Chelmsford, MA 01824

Applicant's Signature: Steven Trudel

Owner's Name: 186 Lawrence LLC / 186 Lawrence LLC PHONE # 617-974-4540

Owner's Address: 223 N. Light St Framingham, MA 01702

Owner's Signature: Matthew J. W. Te

What is the building GROSS FLOOR AREA 29,375 Square Feet

How many EMPLOYEES will occupy the building (all shifts)

TENANT GROSS FLOOR AREA = 20,596 SQF

1<sup>st</sup> shift 17 2<sup>nd</sup> shift 0 3<sup>rd</sup> shift 0

Will there be any process operations? Process operations refer to any manufacturing or other similar work procedures such as: painting, servicing vehicles, making semi-conductors, filling chemical containers, photographic developing, printing, x-rays, welding or rinsing of metal, glass, crystals, plastic, or other products, woodworking. If you are still not sure if your operation is not a process operation, describe it anyway so it can be evaluated.

YES \_\_\_\_\_ NO X

If YES, provide a complete description with a flow diagram and attach it to this questionnaire.

9-21-2022 -

SEPTIC system @ 100 Jeffrey  
will support proposed renovations

for Upton Tea Imports  
Plans prepared by Dana Vailoulionis, Architect

Dated 9-14-2022. Scott Nubels. 9-21-2022

HOLLISTON BOARD OF HEALTH  
OPERATIONS INFORMATION QUESTIONNAIRE

EXISTING WASTEWATER FACILITIES --

Is there an existing wastewater disposal system? YES ☒ NO ☐

If NO - it will be necessary to obtain a Disposal Works Construction Permit from the Board of Health. Inquire at the office for details.

If YES - Provide a plan of the existing facility. Investigate it and provide the following information.

What is the total wastewater disposal system design capacity? 1800 Gallons per day (GPD)  
For Mixed Use Buildings: Unit 1        GPD; Unit 2        GPD,  
Unit 3        GPD; Unit 4        GPD; Unit 5        GPD  
Use a separate sheet if there are more than 5 tenant units within a building.

When was the septic tank last pumped? YEARLY  
Is the water level in the septic tank above the outlet invert? YES ☐ NO ☒  
Does it overflow either periodically or always?       

PROPOSED WASTEWATER DISCHARGE --

GROSS FLOOR AREA AND OCCUPANCY

What is the expected quantity of: SANITARY WASTEWATER        GPD  
COOLING WASTEWATER        GPD  
PROCESS WASTEWATER        GPD

If Process Wastewater is proposed:

What is the amount of: RINSE WATER?        GPD  
BATCH DUMPS?        GPD  
OTHER discharges?        GPD

What is the method of disposal       

Will there be any FLOOR DRAINS? YES ☐ NO ☒  
If YES -- What will flow into the floor drain?       

Will there be any PAINT or LACQUER SPRAY PAINTING? YES ☐ NO ☒  
If YES -- is the spray painting approved by DEP? YES ☐ NO ☐

Will there be any ATMOSPHERIC DISCHARGE other than fossil fuel for heating purpose? YES ☐ NO ☒

If YES -- Attach a complete description to this questionnaire.

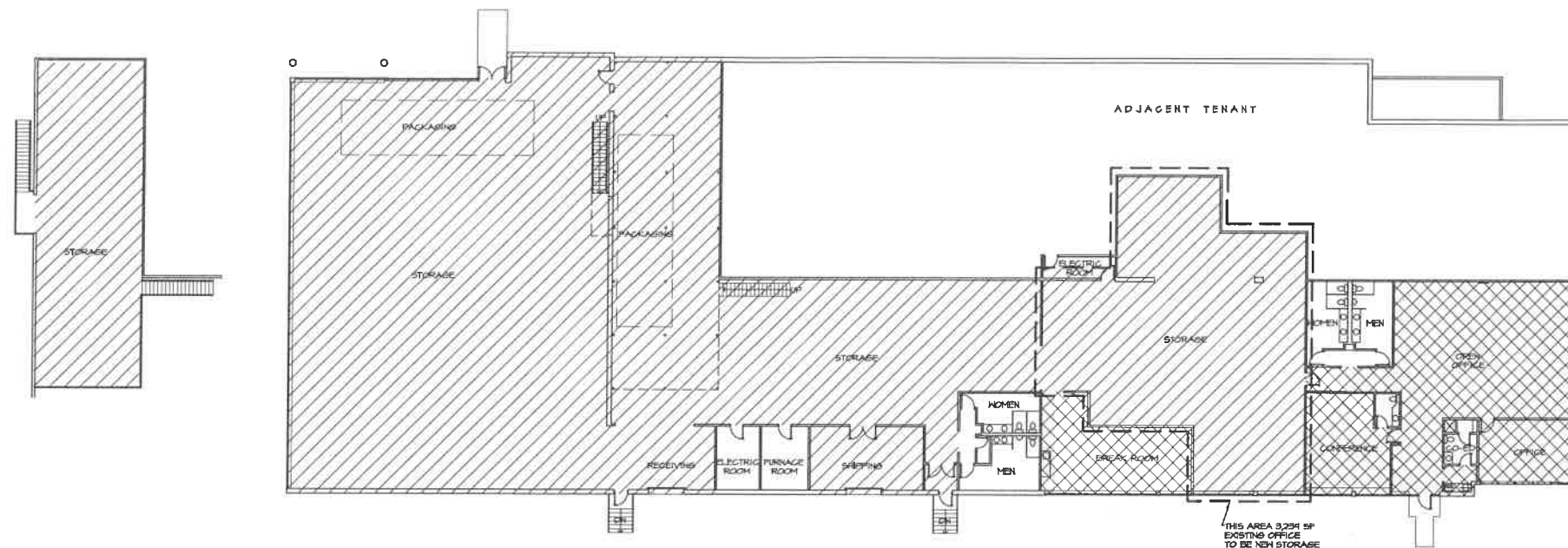
If YES - Has the discharge been approved by DEP?

Attach documentation of DEP approval.

Will the proposed facility USE, STORE, MANUFACTURE, OR DISCHARGE any materials, compounds, or chemicals which are on the Massachusetts Substance List? YES ☐ NO ☒

If YES - Attach a complete list which includes the following information:

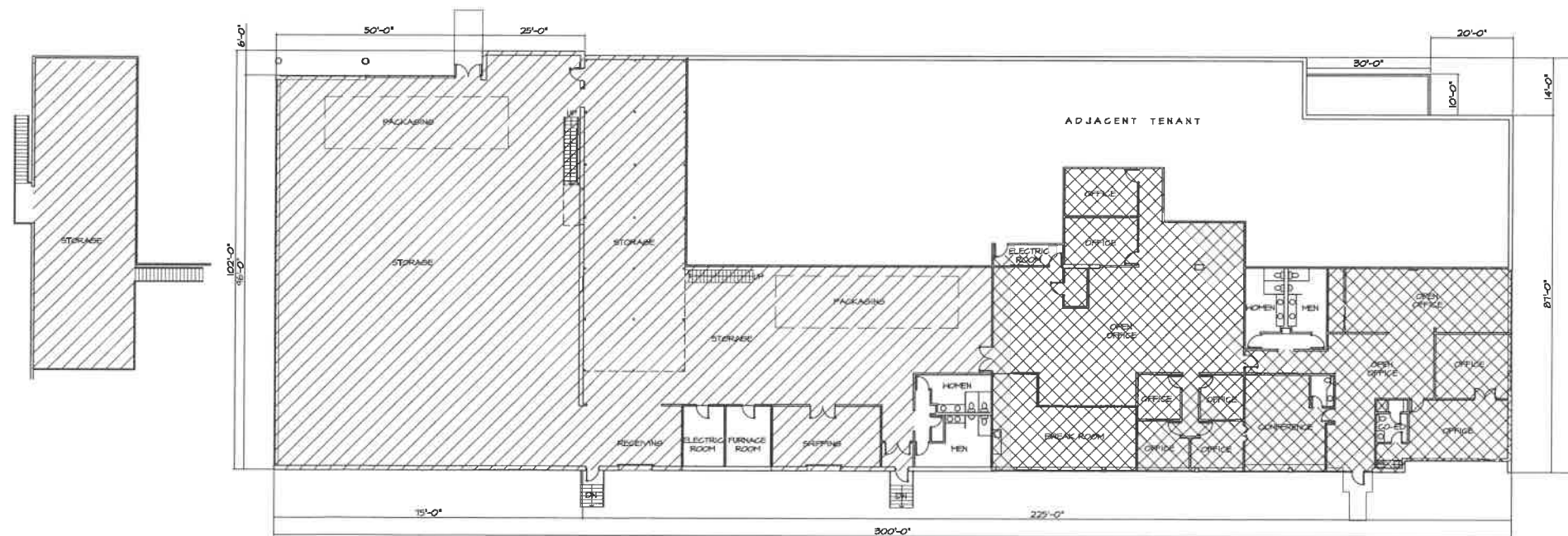
TYPES, MATERIAL SAFETY DATA SHEETS, QUANTITIES, METHOD OF STORAGE AND LOCATION. (Show location on a sketch plan of the proposed Facility -- draw to scale if possible)



NEW  
MEZZANINE  
1,870 GROSS SF

NEW FLOOR PLAN  
20,596 GROSS SF

LEGEND  
 [Cross-hatched box] OFFICE 3,398 SQUARE FEET  
 [Diagonal hatched box] STORAGE 17,895 SQUARE FEET



EXISTING  
MEZZANINE  
1,870 GROSS SF

EXISTING FLOOR PLAN  
20,596 GROSS SF

LEGEND  
 [Cross-hatched box] OFFICE 6,631 SQUARE FEET  
 [Diagonal hatched box] STORAGE 14,656 SQUARE FEET

Number	Revision	Date
Project:		
Upton Tea Imports 100 Jeffrey Ave. Holliston, MA		
• DANA VAICIULIONIS ARCHITECT, LLC • dvarchitect@gmail.com 781-789-7843		
Drawing Title:		
Existing and New Floor Plans		
Scale: Not to Scale		
Drawn by: DV		
Checked by:		
Project Number: 2225		
Date: September 14, 2022		
Drawing Number:		
A-0		
Set:		
Page:		

