

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

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 7/30/20

Applicant's Name: The Hoops LAB

Applicant's Address: 13 Cooper Rd. Natick, MA 01760

Applicant's Phone Number: 857-463-0149

Owner's Name: 1490 Washington St. LLC

Owner's Address: 1490 Washington St. Holliston, MA 01746

The Owner hereby appoints The Hoops LAB 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 Frederick R. Griffin, III P&P, dated 12/30/2016

And recorded in Middlesex Registry of Deeds, Book 28704, Page 398

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot _____ on Map _____, Block _____

And has an address of or is located at 1490 Washington St. Holliston, MA 01746
in the Commercial zoning district.

PREVIOUS ZONING INFORMATION:

THE LOT IS LOCATED IN THE COMMERCIAL ZONE. A SPECIAL PERMIT/SITE PLAN REVIEW WAS APPROVED BY THE PLANNING BOARD TO CONSTRUCT TWO BUILDINGS WITH 5 BAY EACH FOR USE AS WHOLESALE OFFICES WITH WAREHOUSE. PROPOSED USE WOULD BE CLASSIFIED AS COMMERCIAL INDOOR RECREATION WHICH IS ALLOWED BY SPECIAL PERMIT IN THE COMMERCIAL ZONE PER SECTION III. D. 17. NOTE THAT THE BUILDING IS REQUIRED TO BE NOT LESS THAN 100' FROM A RESIDENTIAL DISTRICT. BUILDING APPROX 20' FROM RES. DISTRICT.

Nature and subject matter of Special Permit: The Hoop LAB offers year round basketball training, consisting of private, semi-private and small group skills. Groups are no larger than 5-6 children at any given time. 2 bays (2000 sq. ft.) is being leased and a custom half-court is being installed. cc 8/31/2

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

D-17; Commercial indoor or outdoor amusement or recreation place or place of assembly, not including movie theater, provided that the building is so insulated and maintained as to confine the noise to the premises and is located less than 100 ft. from residential district.

The Applicant presents the following evidence that supports the grant the Special Permit:

Prior site plan approved, architect submittals forthcoming and anticipated applicant presentation at hearings.

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

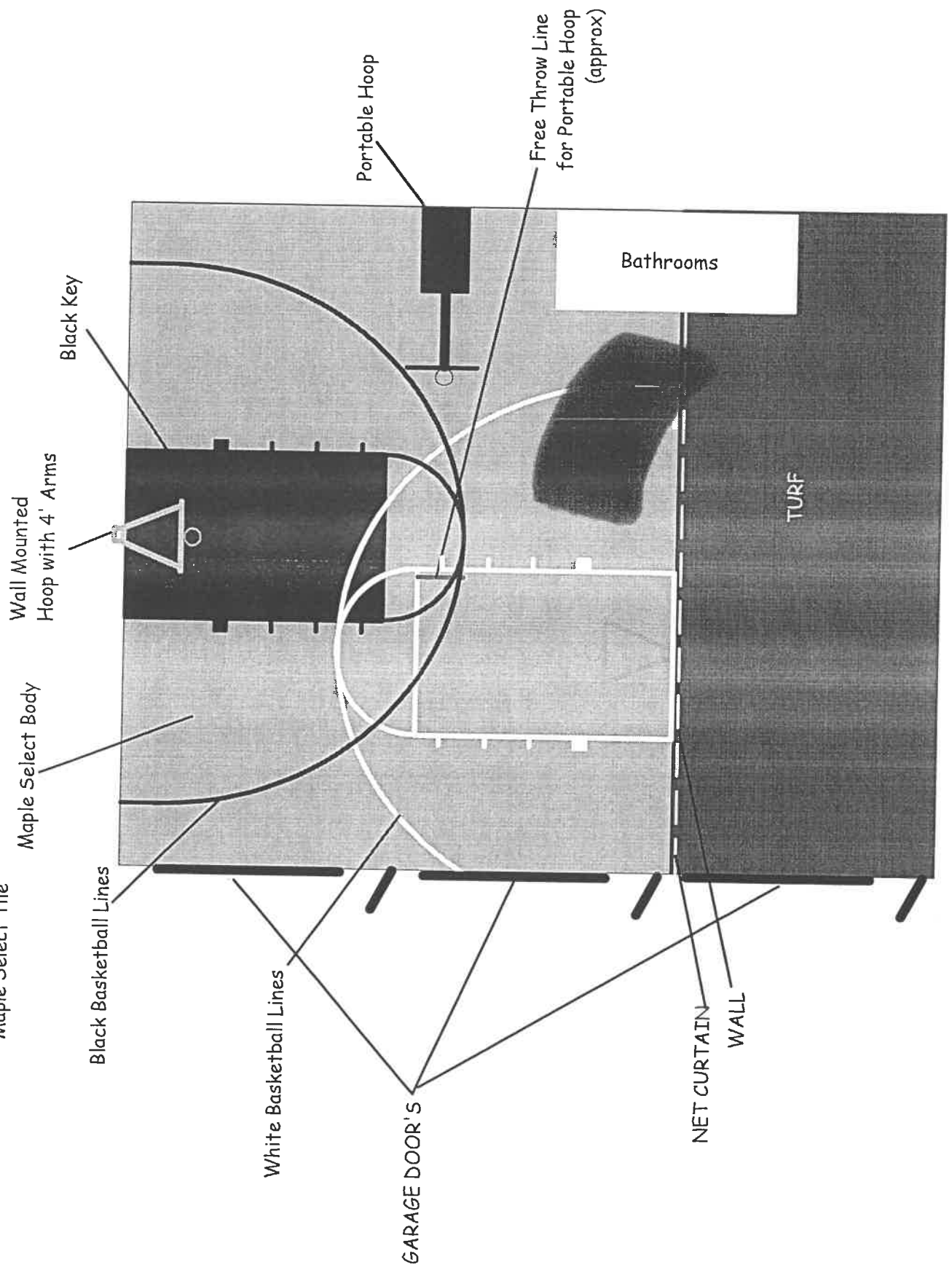
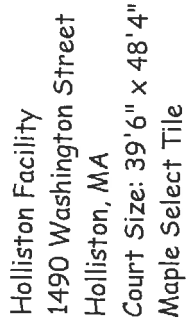
The Hoop LAB is running a low impact business in the Commercial district and the recreational use is allowed by Special Permit.

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

The Hoops LAB will be conducting private, semi-private and small group training, therefore, noise will be minimal. The overhead garage doors will remain closed at all times, thus, containing the noise. Variance for less than 100 ft. from residential district is also being applied for (see use variance application). Proposed hours of operation, m-f 3-8:30, Sat/Sun 9-8 PM

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

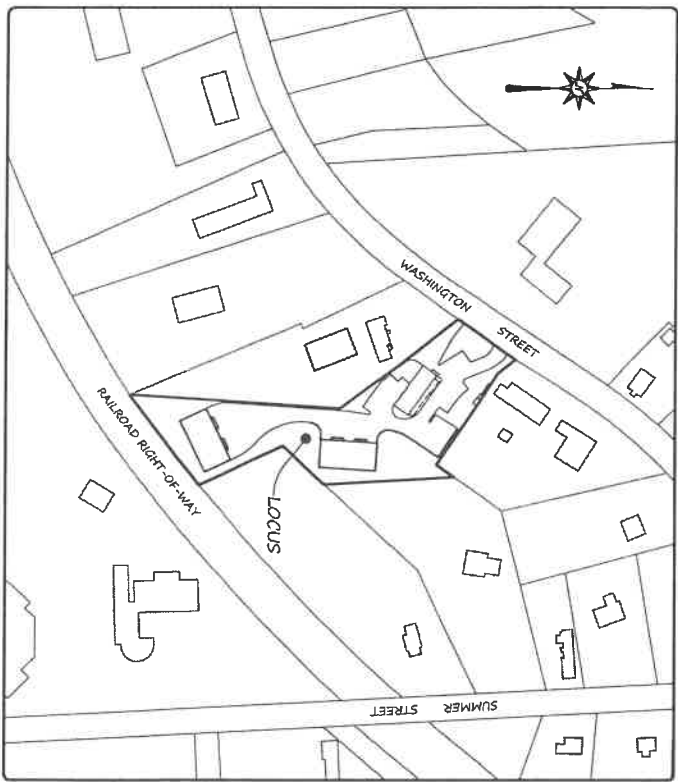


PREPARED BY:
 MERRIKIN ENGINEERING, LLP
 730 MAIN STREET, SUITE 2C
 MILLIS, MA 02054

1490 WASHINGTON STREET SITE PLAN IN HOLLISTON, MA

PREPARED FOR:
 1490 WASHINGTON STREET LLC
 9 BRAMBLE ROAD
 MEDWAY, MA 02053

NOVEMBER 20, 2017
 Latest Revision: January 23, 2018



LOCUS
 SCALE: 1"=100'

- REQUESTED WAIVERS:
1. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)
 2. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)
 3. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)
 4. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)
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 9. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)
 10. TO NOT PROVIDE EROSION CONTROL MEASURES TO AVOID RESIDUAL EROSION OF EXPOSED SOILS (12)

- PLAN INDEX
- SHEET 1 - COVER
 - SHEET 2 - KEY
 - SHEET 3 - EXISTING CONDITIONS
 - SHEET 4 - PROPOSED LAYOUT
 - SHEET 5 - LOADING AND UTILITIES
 - SHEET 6 - DETAIL 1
 - SHEET 7 - DETAIL 2

CERTIFICATE OF ACTION

I ATTEST THAT THE PLANNING BOARD VOTED
 TO APPROVE THIS SITE
 PLAN ON _____ (DATE)

(SIGNATURE OF PLANNING BOARD MEMBER)

OWNER/APPLICANT
 1490 WASHINGTON STREET LLC
 9 BRAMBLE ROAD
 MEDWAY, MA 02053

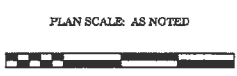
ASSESSORS REFERENCE:
 MAP 50-4-33-2

ZONING DISTRICTS:
 COMMERCIAL DISTRICT

DEED REFERENCES:
 DEED 84-004-144
 PLAN 0012-144

1490 WASHINGTON STREET
 COVER SHEET
 PLAN OF LAND IN
 HOLLISTON, MA

| PLAN DATE: NOVEMBER 20, 2017 | | | |
|------------------------------|------------|----|--|
| REVISION | DATE | BY | |
| 1. CORRECTED THE TYPOGRAPHIC | 11/23/2017 | MM | |
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PLAN SCALE: AS NOTED



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
 MILLIS, MA 02054
 PH: 688-576-5885 FAX: 688-576-5885

D139-01 SHEET 1 OF 8

KEY SHEET NOTES:

1. NEAREST CROSSING: SEE ADJACENT SHEET ONLY.
2. AND BASED UPON AVAILABLE AERIAL PHOTOGRAPHY.
3. NEAREST INTERSECTIONS: WASHINGTON STREET AND LEFT TO OAK STREET.
4. SOUTHWARD FACING WASHINGTON STREET.
5. 150' FEET TO OAK STREET.

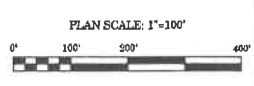


OWNER/APPLICANT:
 1490 WASHINGTON STREET LLC
 4 BEAVER ROAD
 HOLLISTON, MA 02033

ASSESSORS REFERENCE:
 MAP 50-1-33.2

ZONING DISTRICTS:
 COMMERCIAL DISTRICT

DEED REFERENCES:
 DEED 84-104-34-7
 DEED 84-104-34-8
 DEED 84-104-34-9



| PLAN DATE: NOVEMBER 20, 2017 | | | |
|------------------------------|----------|----|-----|
| REVISION | DATE | BY | CHK |
| 1. INITIAL DESIGN | 11/20/17 | JM | |
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1490 WASHINGTON STREET
KEY
PLAN OF LAND IN
HOLLISTON, MA



MERIKIN ENGINEERING, LP
 730 MAIN STREET, SUITE 20
 HOLLISTON, MA 02034
 PHONE: 508-377-0883

D139-01

SHEET 2 OF 8

EXISTING CONDITIONS NOTES:

1. THE SITE CONSISTS OF A ONE-STORY BUILDING SPILL BETWEEN STOCKADE AND OFFICE SPACE.
2. EXISTING UTILITY INFORMATION IS BASED ON A PLAN TITLED "PROPOSED ADDITION OF 2ND FLOOR GENERAL SERVICE PROVIDER BY COLUMBIA ENGINEERING DATED JANUARY 23, 1987".
3. ALL INFORMATION FROM THIS PROJECT WILL BE OBTAINED THROUGH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS RECORDS DIVISION. ANY INFORMATION NOT AVAILABLE TO THE CITY OF CHICAGO WILL BE OBTAINED FROM THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS WITH THE COMMUNITY CENTER OF MICHIGAN.
4. CONTRACTOR SHALL CONTACT DISUSE PRIOR TO CONDUCTING ANY EXCAVATION WORK ON-SITE.
5. EXISTING EXTERIOR WALKWAY LIGHT FIXTURES TO BE REMOVED.

N/F ARTHUR G.
CHAMPNEY TRUST
1485 WASHINGTON STREET
ASSESSOR'S S/D-3-54D

N/F ELISEU MONTEIRO
450 WASHINGTON STREET
ASSESSORS SD-4-360

CLASS 9
N/F DAVID &
SUSAN FRANCO
45 SUMMER STREET
ASSESSORS 5D-4-3Y.B

2518 HAVEN
CLASS A
N/F KEITH & AMY WILCOX
57 SUMMER STREET

1500 WASHINGTON
STREET LLC
200 WASHINGTON STREET
ALEXANDRIA, VA 22304-5333

EXISTING
SOIL PILES
TO BE
REMOVED

NOTES FOR
BONDING

OWNEE/APPLICANT
3400 WASHINGTON STREET LLC
9 BEAUBIEN ROAD
HERMANT, MA 02033

ASSESSORS REFERENCE:
MAP 02-4-0323

ZONING DISTRICTS:
COMMERCIAL DISTRICT

DEED REFERENCES:
DEED: 04104-3447
PLAN: 2002-7444

Digitally signed by
Daniel J. Morfitt, P.E.
Date: 2016.03.24.
16:15:37-05:00

PLAN SCALE: 1"=40'

1490 WASHINGTON ST
EXISTING CONDITIONS
EROSION CONTROLS
PLAN OF LAND IN
HOLLISTON, MA

MERRIKIN
ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLS, MA 02054
Phone: 508-576-8883

PLAN DATE: NOVEMBER 20, 2017

[illegible]

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Seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, surrounded by a circular border with the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS".

A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 0, 40, 80, and 160 are marked, indicating distances in meters.

[illegible]

1490 WASHINGTON
STREET
LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

MERRIKIN
ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLS, MA 02054
Phone: 603-576-5853

D139-01 SHEET 4 OF 8

3. RECORDING EQUIPMENT FOR WAREHOUSE #45 IS TO BE EQUALLY SPLIT BETWEEN THE TWO EXISTING CATCH BASIN OUTLETS TO BE PLACED, AND NEW OUTLET TO BE BORED A MINIMUM OF 12" BELOW THE EXISTING OUTLET.
 4. AN ADDITIONAL TEST PIT IS TO BE CONDUCTED IN THE LOCATION OF THE UNDERGROUND UNSATURATED FIELD DURING CONSTRUCTION TO DETERMINE THAT INFILTRATION FIELD DEPTHS ARE AT LEAST 1 FEET BELOW THE BOTTOM OF THE EXISTING CATCH BASIN. IF NOT EQUIPPED WITH A 4" SLUMP AND MOOD, A NEW CATCH BASIN IS TO BE INSTALLED PER THE DETAILS IN THIS PLAN.
- UTILITY NOTES:**

1. DOMESTIC WATER SERVICE SHALL BE THE COMPANY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ADVERTISER SHALL VERIFY WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
2. PLUMBING PIPING SHALL BE HIRE RATED FOR HOT TAPPING, (ANSI 310 OR EQUIV.)
3. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSDUCER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.



OWNER/APPLICANT
1440 WASHINGTON STREET LLC
4 BRAMBLE ROAD
MEDWAY, MA 02053

ASSESSORS REFERENCE:
MAP 5.0-4-55.2

DEED REFERENCES:
DEED: 68704-547
PLAN: 2012-744

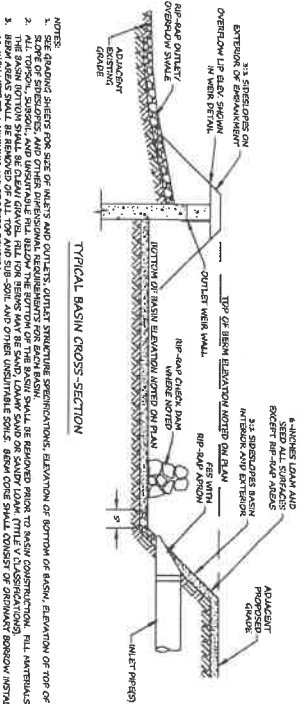
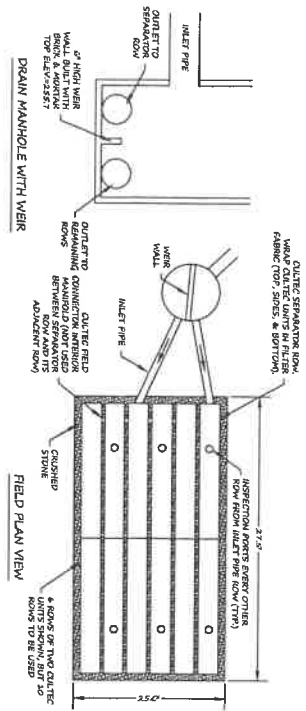
j. Member PSE
Date: 2018.01.24.16:15
-05'00"

PLAN SCALE: 1"=40'

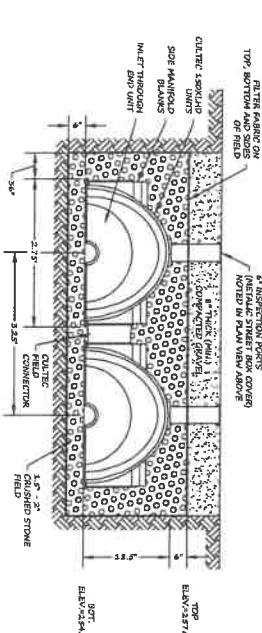
| PLAN DATE: NOVEMBER 20, 2017 | | |
|-----------------------------------|------------|----|
| REVISION | DATE | BY |
| SWITCHGEAR REVISIONS PER COMMENTS | 11/23/2017 | MM |
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1490 WASHINGTON
STREET
GRADING & UTILITIES
PLAN OF LAND IN
HOLLISTON, MA

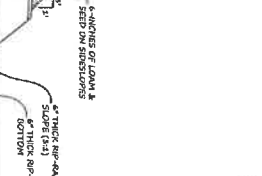
MERRIKIN
ENGINEERING, LLC
780 MAIN STREET, SUITE 2C
MILLS, MA 02004
Phone: 608-578-8663



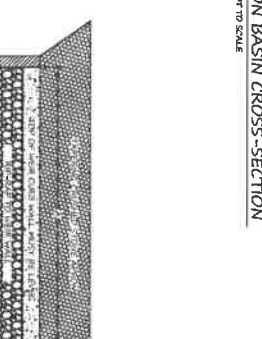
OWNER/APPLICANT
4 BARNBULE ROAD
MILLS, MA 01934
ASSESSORS REFERENCE:
MAP 40-4-312
ZONING DISTRICTS:
COMMERCIAL DISTRICT
DEED REFERENCES:
DEED 44708-247
DEED 44708-248



NOTES:
1. INFILTRATION THROUGH UNITS TO BE REMOVED 1.500 AS MANUFACTURED BY CULTEC.
2. INFILTRATION THROUGH UNITS TO BE REMOVED 1.500 AS MANUFACTURED BY CULTEC.
3. INFILTRATION THROUGH UNITS TO BE REMOVED 1.500 AS MANUFACTURED BY CULTEC.
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4. INFILTRATION THROUGH UNITS TO BE REMOVED 1.500 AS MANUFACTURED BY CULTEC.

INFILTRATION FIELD DETAIL

NOT TO SCALE

TYPICAL SECTIONAL VIEW

NOT TO SCALE

PLAN VIEW

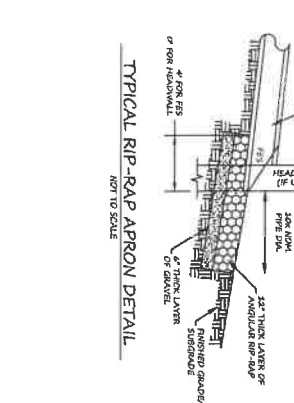
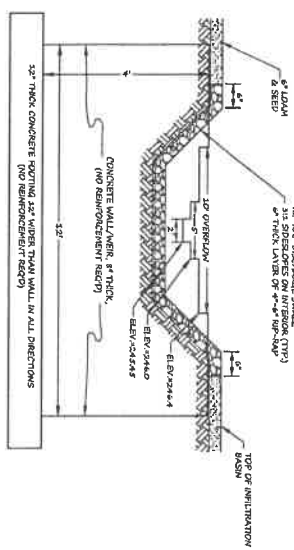
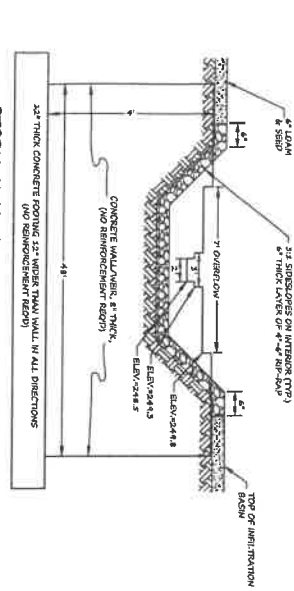
NOT TO SCALE

LEVEL SPREADER DETAIL

NOT TO SCALE

TYPICAL RIP-RAPIRON DETAIL

NOT TO SCALE



NOTES:
1. RIP-RAPIRON TO BE PLACED ON ABOVE TOP
2. RIP-RAPIRON TO BE PLACED ON ABOVE TOP
3. RIP-RAPIRON TO BE PLACED ON ABOVE TOP
4. RIP-RAPIRON TO BE PLACED ON ABOVE TOP

