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TOWN CLERK  
HOLLISTON, MASS.

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS

2022 DEC 29 AM 9:52

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 12/1/22

Subject Address: 39 Locust St Holliston MA 01746

Applicant's Name: Wai Lam

Applicant's Phone Number: 617-543-7268

Applicant's Email: Dadongtrading@outlook.com

Owner's Name: Pegasus Inc / Christopher Best pres.

Owner's Address: 5760 Sunflower Rd, Venice FL 34293

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

Applicant's Signature: Wai Lam

Owner's Signature: Christopher Best

Decided by:

12048195C5B842F...

12/8/2022 | 4:38 PM EST

Registry of Deeds Recording Information: Book 24265 Page 23 L.C. Y/N Y

Assessors Map 12 Block 12 Lot 49

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

Zoning District: AR-B

WKL 12/17/22

Pegasus has been operating at this location since the early 1980's. This is a pre-existing non conforming use changing to another non conforming use and requires a special permit.

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

**Nature and subject matter of Special Permit:**

*special permit For storage warehouse*

**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:**

*see Attached*

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

*see Attached*

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

- A. Size of space: The space is 5,950 square feet on the ground level and another 1,320 square feet on the basement level. It's all on 1.22 acres of land.
- B. Outdoor storage/fleet storage: We do not use any outdoor storage. All our storage is indoors. We mostly sell dry products and not much frozen products, as such, we only use a couple of chest freezers. If needed in the future, we may build a 12 feet by 12 feet walk-in freezer.
- C. Wholesale: We are a wholesale company. We get products from New York, or another state, and sell them to companies in the Boston area.
- D. Number of employees: We do not employ any other employees for now. Receiving and shipping utilizes pallets, so there is no need for additional employees. Maybe in the future we will hire one or two employees working in the warehouse.
- E. Parking and loading: We only have one company cargo van right now. We usually have one delivery received per week, and some company would pick up an order once a week.

Nature and subject matter of special permit.

1- Storage warehouse

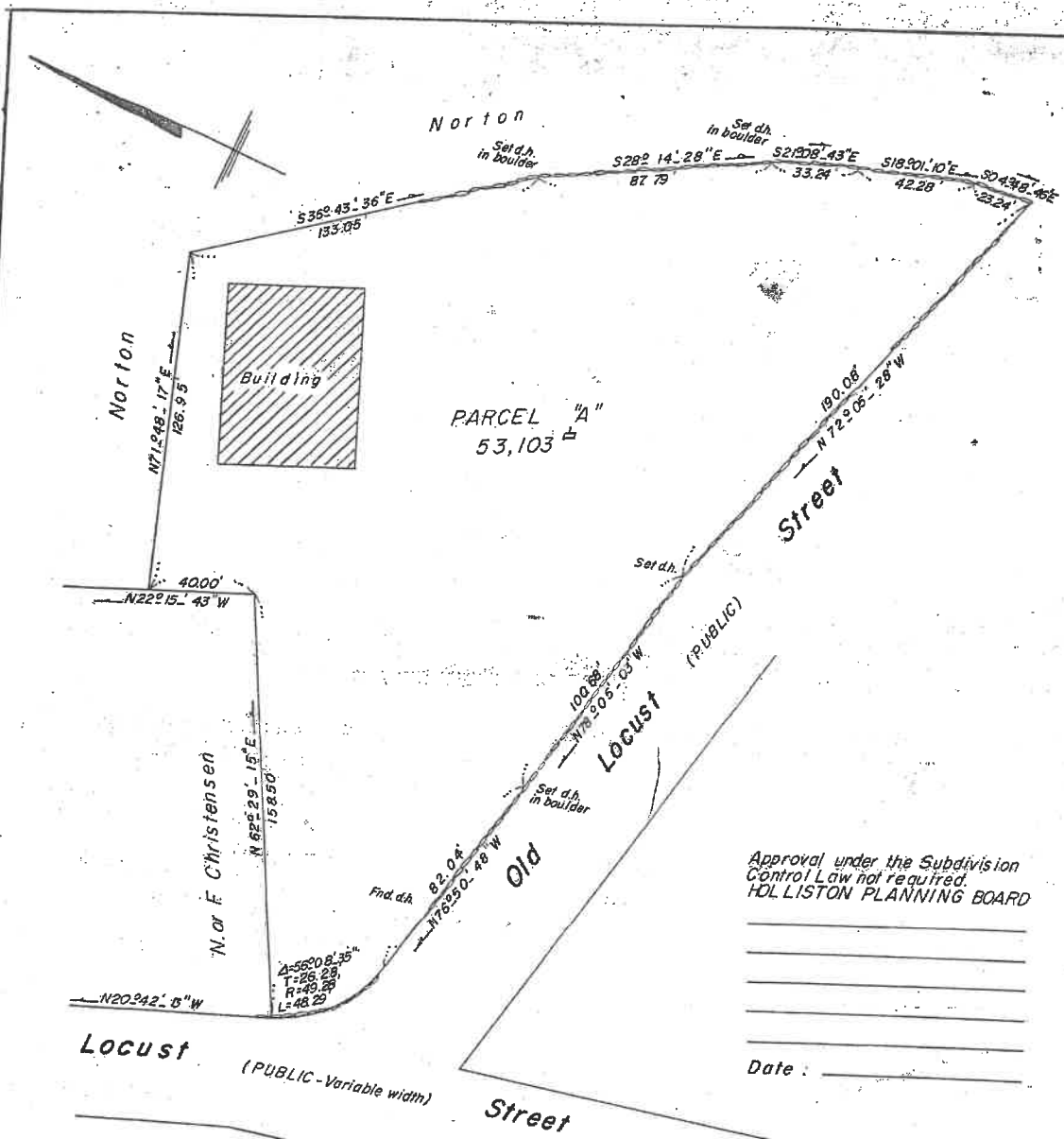
2- Zero access for public

3- Example products: sushi to-go containers, pickled ginger, sushi rice

A. The use is in harmony with the general public and intent of the bylaw because the proposed business will not negatively or directly affect the character of the surrounding neighborhood. The facility is completely adequate for operation and in accordance with the intent of the bylaw. The nature of the business will not create any adverse noise to surrounding abutters and the facility only serves as a warehouse. The warehouse is only used for storage and there will be no disruptions to the neighborhood.

B. The general provisions of a grant of special permit, as set forth in the zoning bylaws are satisfied because we are a general service establishment, utilizing this warehouse for daily operations and storing of business goods. The hours of operation will be 8 am - 3 pm, Monday through Friday. There will be no access for the public and adequate facilities on site for employees only.

C. There will be NO storage of any hazardous substances on site at any time.



Approval under the Subdivision  
Control Law not required.  
HOLLISTON PLANNING BOARD

Date : \_\_\_\_\_

Deed Ref.:  
Bk. 8970 pg. 268  
So. Midd. Reg. of Deeds

# Plan of Land in Holliston, Mass.

Owned by:

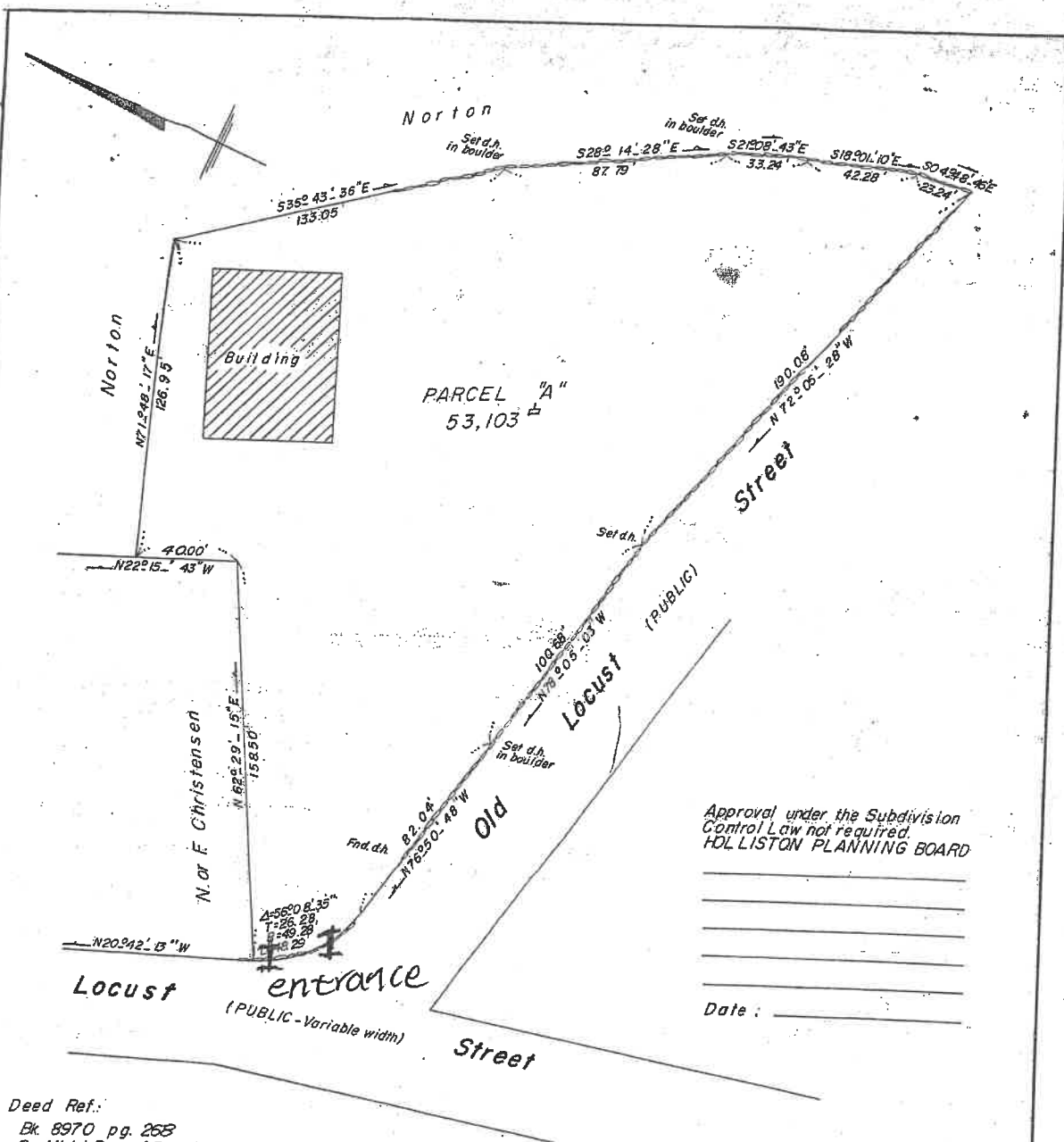
Pegasus Co.

Scale: 1" = 40'



July 26, 1962

Survey by: Mac Carthy Engineering Service Inc.  
Natick, Mass.



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PARID: 1360120000100490  
PEGASUS INC

MUNICIPALITY: HOLLISTON  
39 LOCUST ST

LUC: 400  
PARCEL YEAR: 2022

