

June 1, 2020

Zoning Board of Appeals  
Town Hall  
Holliston, Massachusetts 01746

Reference: Industrial Land Parcel 004.0-0006-0015.A  
Hopping Brook Road  
Holliston, Massachusetts  
EDC Job No.: 3693

Dear Board Members:

On behalf of CRG Integrated Real Estate Solutions (CRG), applicant and New Hopping Brook Trust (NHBT), owner of the above referenced property, we are herewith submitting a petition for variance for the parcel of land located at Hopping Brook Road Assessor's Parcel 004.0-0006-0015.A as indicated on the attached Site Development Plan dated June 1, 2020. To date the Planning Board has approved a Site Plan and Land Disturbance Permit and the Conservation Commission has confirmed the wetland resource limits and issued a Negative Determination of Applicability for construction of an 800,000 GSF facility on a 75-acre portion of the Subject Assessor's Parcel. Engineering Design Consultants, Inc. (EDC) has also prepared site plans for upwards of a 600,000 GSF building on another 75-acre portion leaving about 50-acres for storm water management and planned open space opportunities. CRG has received a great deal of interest from firms looking to locate their regional warehouse at the Hopping Brook Park, however have found that the current Maximum Building Height of Building allowed within the Industrial District to be artificially low by regional and State Building Code standards. CRG is requesting that the Board grant a variance from the 40-foot limitation to a height of 52-feet which would then allow a interior clear height of 40-feet which is a more typical industry standard for regional warehousing facilities when taking into account the grade drop of 4-feet for loading dock, 5-feet for steel and roof framing and 2-3 feet for roof pitch. State of Massachusetts Building Code allows a Type 2B non-sprinklered building to rise to a height of 55-feet and this same building when sprinklered can rise to 75-feet high. The subject building will most certainly be sprinklered and will likely be afforded even greater protections than needed for Type 2B construction, however we are only requesting the ability to provide a 40-foot clear height interior for our tenant(s).

As way of background for the Board we offer the following description of the existing site conditions. The site consists of approximately 200 acres which has sufficient frontage and area for 2 warehouse buildings which are currently planned to be 800K & 600K with the Hopping Brook Park that has been in planning and development for many decades, most recently with John Delli Priscoli of NHBT. In 2018, Mr. Priscoli sold about 15-acres at 465 Hopping Brook Road to PharmaCann a medical marijuana grow facility and recently has had the good fortune to team up with CRG who secured approvals for the

800K facility and have agreements to pursue the 600K facility, but could also support a larger primary facility on the order of 1 million with a smaller secondary facility yielding on the order of 1.4-1.5 million square-feet at completion. Any alteration of the approvals from the Planning Board and/or Conservation Commission would necessitate further review by each Board, however the single constant going forward with development of the subject Assessor's Parcel is a variance from the 40-foot building height to 52-feet. A zoning variance must be sought from the Holliston Zoning By-law from IV-B Schedule of Intensity Regulations Industrial District Maximum Building Height 40-feet in order to proceed as planned.

Variance:

- a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):

The locus parcel is located at the terminus of an industrial roadway within a planned industrial park with large land limits extending on the order of ½ mile by ¾ mile within the planned development limits, including topographic conditions that rise over 120-feet and geologic site conditions that include muck soils at wetland limits and bedrock along the northeastern ridge of the apex to the property. Owing to these features the subject assessor's parcel is very unique and when developed will afford full circulation of the buildings for emergency vehicles and will provide fire suppression over 100% of the building envelope with sprinklers and standard separation distances with fire hydrants. A hardship exists as a regional warehouse building needs to provide a 40-foot clear height in order to be marketable and a total height of 52-feet is the corresponding minimum height required to achieve this condition, while the Massachusetts Building Code would permit a building to be constructed of a height well in excess of 52-feet.

- b. If this variance is allowed it will create no substantial detriment to the public good because:

The variance may be granted without substantial detriment to the public good since the variance affords development of the subject property affording investment in this Industrial District which has been part of the Town of Holliston Masterplan for decades and the community at-large will benefit from a greater diversification of the tax base adding regional warehousing to the property

- c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

The current building height of 40-feet is artificially low as the proposed buildings are setback well beyond the minimum for front, side and/or rear yards not putting them in conflict with abutting properties and recognizing that Massachusetts Building Code would permit buildings to be significantly taller (35-feet above the 40-foot restriction when fully sprinkled which this building will be). Allowing the building height increase will not derogate from the intent of the bylaw as the Zoning Board has granted similar relief previously when presented with similar compelling testimony from earlier applicants and owners.

- d. Will the proposed use include the storage or process of any hazardous substance? Yes \_\_\_\_\_ (Please attach additional information.) No X

Please review this petition in support of CRG's request for a Variance as outlined above. We look forward to the opportunity to present this petition by CRG at your next available hearing date. Should you require any additional information, do not hesitate to contact us.

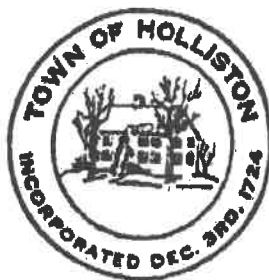
Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter S. Bemis

cc: Chris Canney, Holliston Building Inspector  
CRG Integrated Real Estate Solutions



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01748

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 6-1-20

Applicant's Name: CRG INTEGRATED REAL ESTATE SOLUTIONS

Applicant's Address: 200 BARR HARBOR DR. CONSHOCKEN, PA

Applicant's Phone Number: 610-729-0839 19248

Owner's Name: NEW HOPPING BROOK TRUST

Owner's Address: 42 WESTBORO ROAD, N GRAFTON, MA 01536

The Owner hereby appoints PETER BEMIS to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

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

under deed from ①, dated ②

And recorded in MIDDLESEX Registry of Deeds, Book ③, Page ③

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

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

The land is shown in the Assessor's records as Lot 004.0-0006-0015.A on Map \_\_\_\_\_, Block \_\_\_\_\_

And has an address of or is located at HOPPING BROOK ROAD

in the INDUSTRIAL zoning district.

①  
NEW BOSTON HOLLISTON L.P.  
GLORIA LEFANTI  
GREG WHELAN

②  
6/12/2000  
6/29/2004  
9/10/2004

③  
3/501/99  
43168/172  
43690/512

Nature and subject matter of Variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.):

IV-B SCHEDULE OF INTENSITY REGULATIONS  
INDUSTRIAL DISTRICT MAX. BUILDING HEIGHT  
40-FEET ALLOWED WITH 52-FEET BEING  
REQUIRED - SEE ATTACHED FOR COMPLETE  
DESCRIPTION

Zoning Information and Comments (To be completed by Inspector of Buildings):  
PROPERTY IS LOCATED IN THE INDUSTRIAL DISTRICT WHICH  
LIMITS BUILDING HEIGHT TO 3 STORIES AND 40'. PROPOSED BUILDING IS  
ONE STORY AND 52' IN HEIGHT. MASS STATE BUILDING CODE WOULD ALLOW  
BUILDING HEIGHT OF 75' FOR THIS TYPE OF CONSTRUCTION. 6/2/20 CC

The Applicant presents the following evidence that supports grant of the dimensional Variance:

a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):

SEE ATTACHED FOR COMPLETE DESCRIPTION

b. If this variance is allowed it will create no substantial detriment to the public good because:

SEE ATTACHED FOR COMPLETE DESCRIPTION

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

SEE ATTACHED FOR COMPLETE DESCRIPTION

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

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

## IV-B SCHEDULE OF INTENSITY REGULATIONS

District	Minimum Lot Dimensions (Continuous)			Minimum Yard Setbacks			Max. Height of Building or Structure		Max. % Coverage: Buildings, Structures & Accessory Buildings	Floor Area Ratio (FAR)
	Area (s.f.)	Frontage (feet)	Lot Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet		
Ag-Res Dist. A	80,000	225	300	40	40	40	2 1/2	35	20	--
Ag-Res Dist. B	40,000	180	200	40	30	40	2 1/2	35	25	--
Residential Dist.	30,000	120	150	30	20	30	2 1/2	35	30	--
Vil. Res. Dist.	10,000	70	50	15	15	15	3	40	50	--
Vil. Ctr. Comm. Dist.	5,000***	70	50	10**	15**	15**	3	40	50**	1.00
Comm. Dist.	15,000	80	120	10	15	20	3	40	50	0.50
Industrial Dist.	20,000	100	150	30	20	30	3	40	40	0.50
Apt. Dist.	10 ac.	500*	500*	50	50	50	2 1/2	35	20	--

## Exceptions:

\* - or such modification as the Board of Appeals may allow;

\*\* - except that the Board of Appeals may authorize the reduction of yards to zero and an increase in coverage to 80%, subject to Section V-K5

\*\*\* - additional area may be necessary to meet Board of Health requirements for sewage disposal.

-- - no specified ratio.

The above dimensions are subordinate to any Buffer Area requirements. In Apartment districts, the yard dimensions shall apply to building setbacks with reference to: (a) the perimeter bounds of an entire apartment development; (b) each street bounding or within an apartment development; and (c) any private way which, in the opinion of the Planning Board, may later become a street, rather than to each building in such an apartment development. Walls specifically designed as impermeable barriers for the proper installation of sub-surface sewage disposal systems, and those designed and constructed in accordance with plans approved as part of a subdivision approval by the Planning Board shall be exempt from the setback requirements within the Schedule of Intensity Regulations. For all ground-mounted small- and large-scale solar power generation systems, minimum perimeter setbacks shall be 50 feet from any component to any lot line. (Amended May 2012 – ATM, Art. 34. Previously amended May 2008 – ATM, Art. 39, May 1998 – ATM, Art. 45, May 1997 – ATM, Art. 30, May 1986 – ATM, Art. 11, March 1974 – ATM, Art. 10, and April 1970 – ATM, Art. 20.)

# MILFORD



HOPPING  
BROOK  
ROAD

REVISED TO JANUARY 1, 2018  
BY  
COMPUTERLINKS, INC.  
www.computerlinks.com

NOTE  
THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN  
ON THIS TAX MAP ARE DERIVED FROM AERIAL  
PHOTOGRAPHS, SURVEY DATA AND RECORDS.  
PLANS, MAPS, DEEDS AND WILLS ARE TO BE  
USED FOR TAX ASSIGNMENT PURPOSES ONLY AND  
NOT FOR CONVEYANCE

TOWN OF HOLLISTON - BOARD OF ASSESSORS

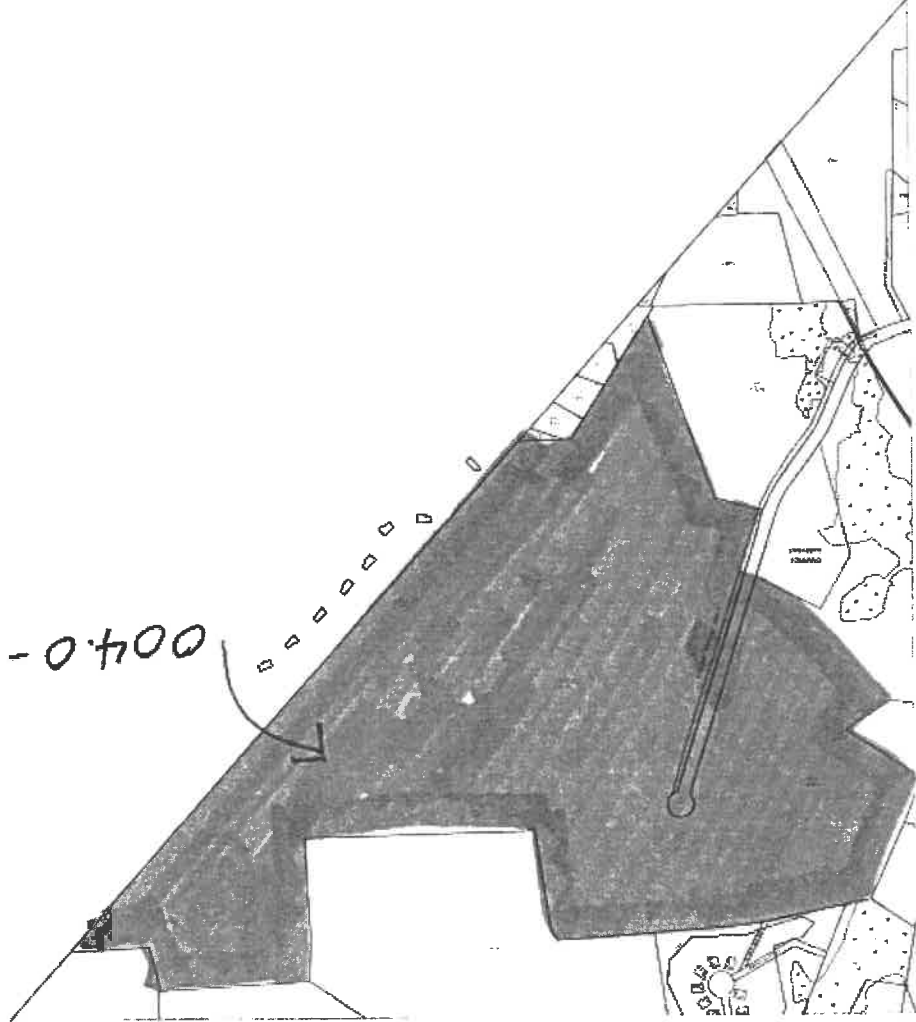
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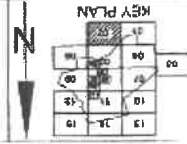
MEDWAY

004.0-0006-0015.A



# TOWN OF HOLLISTON - BOARD OF ASSESSORS

0 500 1000 FEET

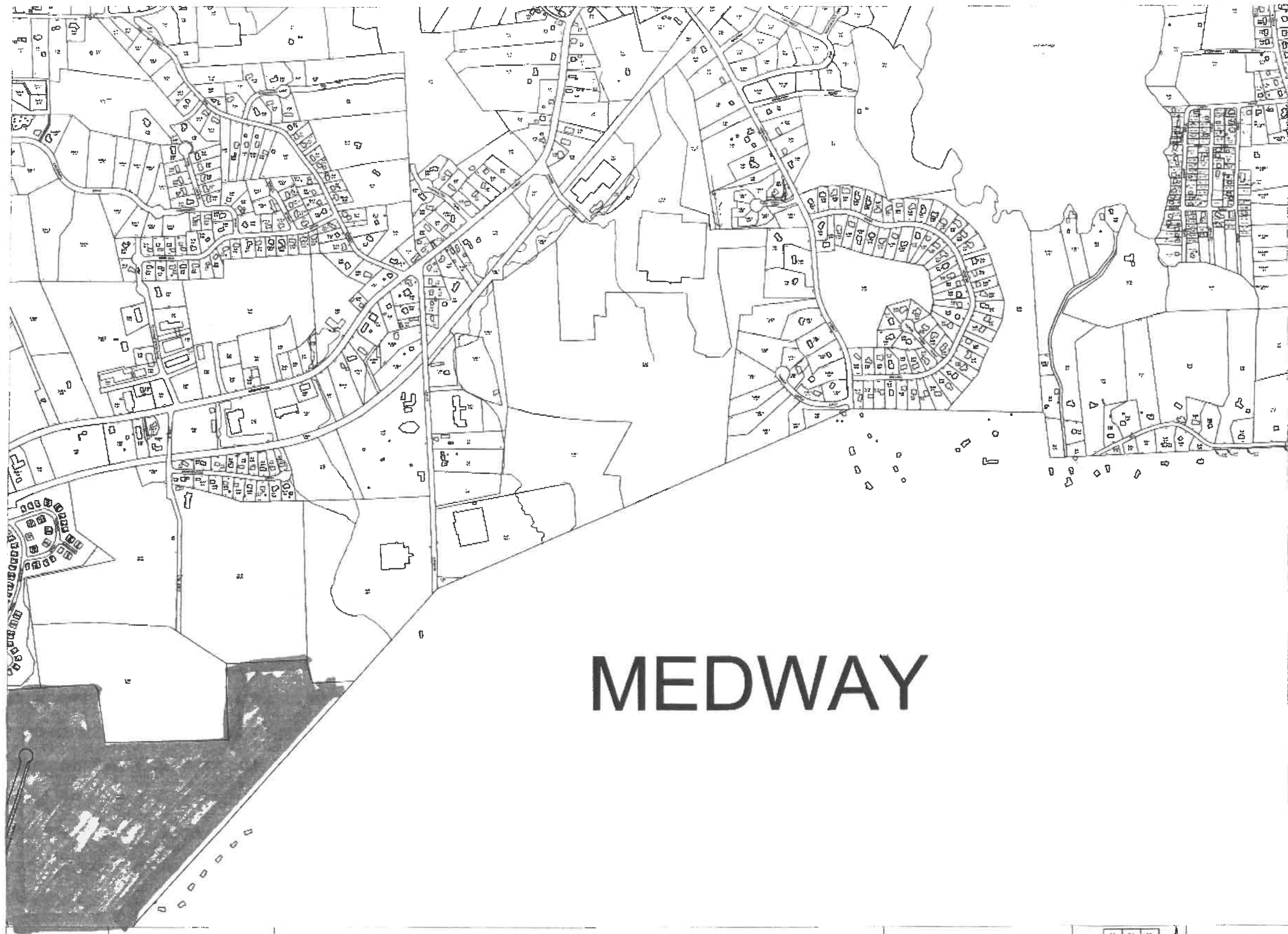


## NOTE

THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS MAP ARE BASED ON AERIAL PHOTOGRAPHS, GROUND SURVEYS AND RECORDS. PLEASE NOTE, DEERS AND WILDS ARE TO BE USED FOR TAX ASSESSMENT PURPOSES ONLY AND NOT FOR CONVEYANCE.

COMPUTING INC.  
BY  
REVISED TO JANUARY 1, 2018





# MEDWAY

REVISED TO JANUARY 1, 2018  
BY  
COMPU-LINKS, INC.  
www.compu-links.com

**NOTE**  
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**TOWN OF HOLLISTON - BOARD OF ASSESSORS**

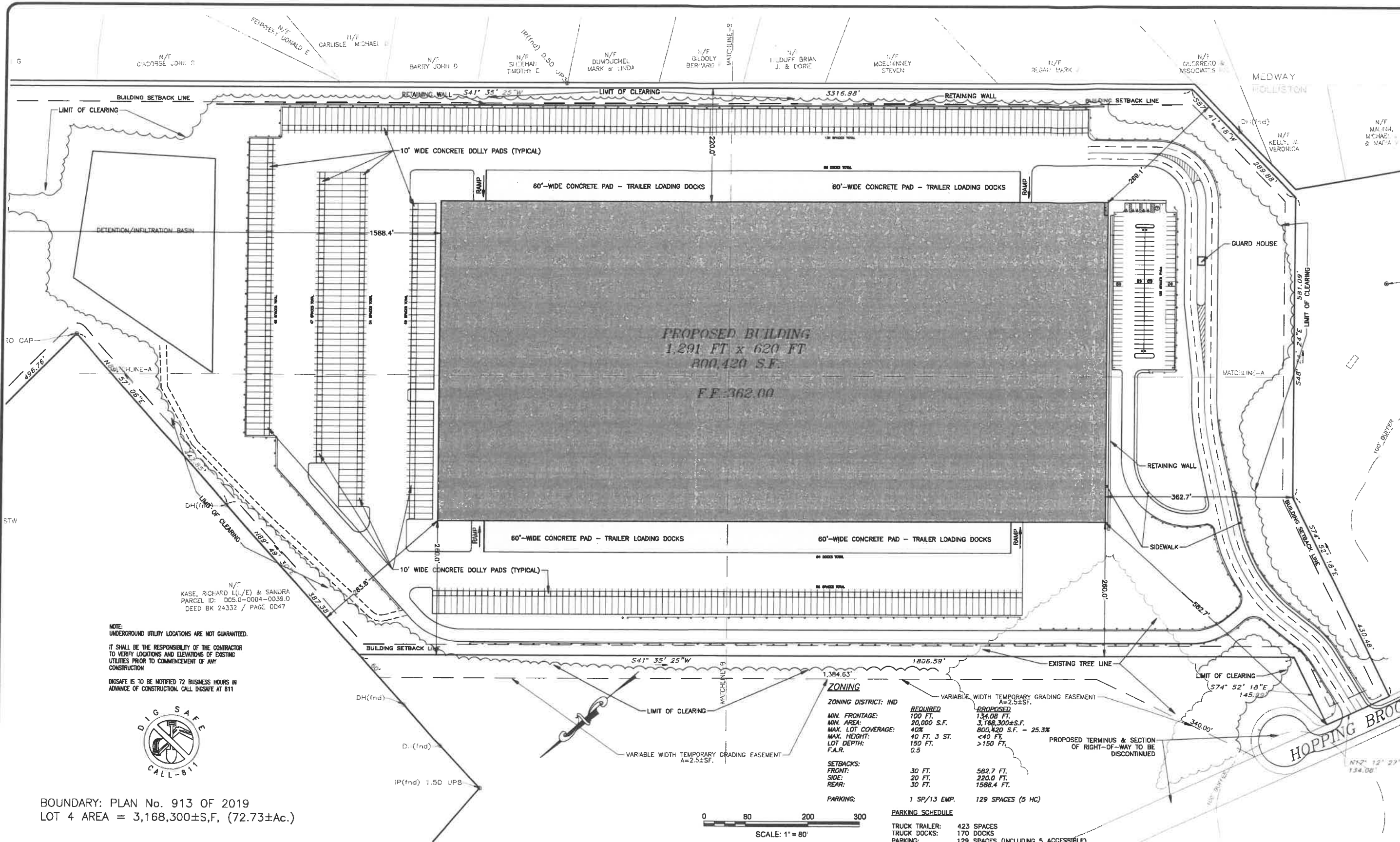
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ALL RIGHTS RESERVED  
THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL BE PROHIBITED UNDER PENALTY OF LAW.



NOTE:  
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.  
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
DGS&F IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DGS&F AT 811.



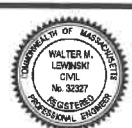
BOUNDARY: PLAN No. 913 OF 2019  
LOT 4 AREA = 3,168,300±S.F. (72.73±Ac.)

ZONING		
ZONING DISTRICT: IND		
MIN. FRONTAGE:	100 FT.	134.08 FT.
MIN. AREA:	20,000 S.F.	3,168,300±S.F.
MAX. LOT COVERAGE:	40%	800,420 S.F. - 25.3%
MAX. HEIGHT:	40 FT. 3 ST.	<40 FT.
LOT DEPTH:	150 FT.	>150 FT.
F.A.R.	0.5	
SETBACKS:		
FRONT:	30 FT.	582.7 FT.
SIDE:	20 FT.	220.0 FT.
REAR:	30 FT.	1588.4 FT.
PARKING:	1 SP/13 EMP.	129 SPACES (5 HC)

PARKING SCHEDULE	
TRUCK TRAILER:	423 SPACES
TRUCK DOCKS:	170 DOCKS
PARKING:	129 SPACES (INCLUDING 5 ACCESSIBLE)

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DATE	BY	REVISION
3/2/20	WML	2
2/5/20	PSE	1
11/16/19	PSE	0
DATE	DESCRIPTION	
3/2/20	PETER REVIEW COMMENTS	
2/5/20	PETER REVIEW COMMENTS	
11/16/19	ISSUED FOR REVIEW	

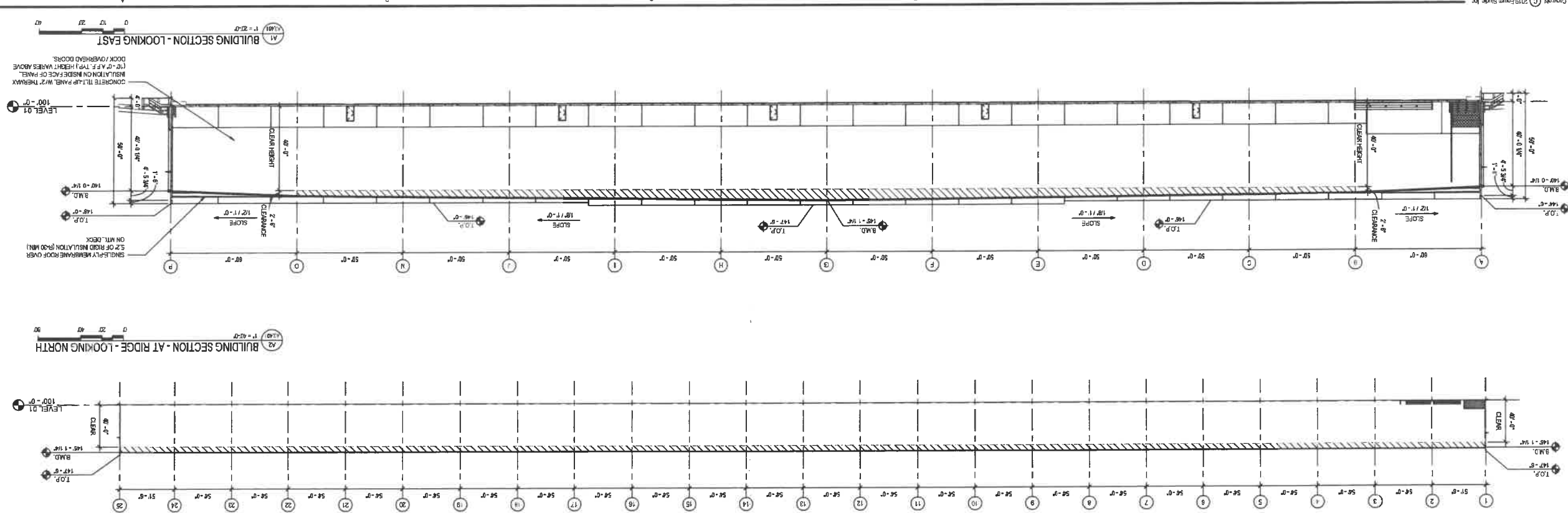


PREPARED BY:  
**Engineering Design Consultants, Inc.**  
32 Turnpike Road  
Southborough, Massachusetts  
ph: (508) 480-0225 fax: (508) 832-5781

PROJECT:  
**555 HOPPING BROOK ROAD  
HOLLISTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)**

TITLE:  
**LAYOUT & MATERIALS  
555 HOPPING BROOK ROAD  
HOLLISTON, MASSACHUSETTS**  
OWNER/APPLICANT:  
**CRG INTEGRATED REAL ESTATE SOLUTIONS  
200 Bart Harbor Drive  
Conshohocken, PA 19248**

FILE NO: 5553 PROP LAYOUT  
LO(S)  
DATE: NOVEMBER 16, 2019  
REVISION PLAN NO.:  
2 of 37  
**2**



CRG

ARCHITECT

THE ART & SCIENCE OF BUILDING

2199 UNIVERSITY BUSINESS CENTER DRIVE  
ST LOUIS, MISSOURI 63114  
PH 314.625.0107 FX 314.625.0107

CONTRACTOR / DEVELOPER

LANDSCAPE ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

TERESA TECH

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

INTERIOR DESIGNER

CRG SOLUTIONS

DATE

DESCRIPTION

DRAWING ISSUE

DRAWING TITLE

BUILDING SECTIONS

DRAWING NO.

A3.401

PROJECT ECHO - BOSTON

CRG REAL ESTATE SOLUTIONS

HOLLISTON, MA





DATE	#	AMOUNT	DESCRIPTION
02/22/11	0		
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			BS-100

ISSUED FOR DISCUSSION

CE

42100

UNION/REPUBLIC

I

A diagram showing a magnetic field line with an arrow pointing towards a North pole, labeled 'N'.

800,000 SF.

90,000 SF.

**GNINZ**

ZONING DISTRICT: ID  
SETBACKS:  
FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 30 FT.  
F.A.R. 0.5  
MAX. LOT COVERAGE: 40%  
MAX. HEIGHT: 40 FT. 3 ST.  
MIN. FRONTAGE: 100 FT.  
MIN. AREA: 20,000 S.F.  
REQUIRED