

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2022 MAY 24 AM 11:04

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: May, 2022

Applicant's Name: 56 Lowland Street Legacy LLC

Applicant's Address: P.O. Box 812359, Wellesley, MA 02482

Applicant's Phone Number: 508-250-1428

Owner's Name: 56 Lowland Street Legacy LLC

Owner's Address: P.O. Box 812359, Wellesley, MA 02482

The Owner hereby appoints Peter R. Barbieri 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 Tech Trust, LLC, dated April 21, 2022

And recorded in Middlesex South Registry of Deeds, Book 80032, Page 60

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 35.1 on Map 12, Block 4

And has an address of or is located at 56 Lowland Street

in the Industrial zoning district.

PROJECT STATEMENT

The Property, 56 Lowland Street, which is the subject matter of this Application, is shown as Assessor's Lot 35.1, Block 4, Map 12. The Lot consists of approximately four (4) acres and has approximately two hundred eighty (280) feet of frontage on Lowland Street. The Property is located within an Industrial Zoning District and is part of the Lowland Street Industrial Development. Based upon Assessor's Records, the building on the Property was constructed in the 1970's. The building consists of approximately forty-four thousand (44,000) square feet. The location of the building satisfies the Front and Rear Yard Setback Requirements, as the building is setback one hundred seventeen (117) feet from Lowland Street and two hundred forty-two (242) feet from the rear property line. The building is setback fifty-eight (58) feet from the easterly property line; however, the building is only setback four (4) feet from the westerly property line making the Premises non-conforming. (Side Yard Setback Requirement of twenty (20) feet.) There are ninety-three (93) parking spaces on the site. The area behind the building can provide an additional sixty-six (66) parking spaces.

The Property has been used for manufacturing and construction purposes since its development in the 1970's. The building is presently vacant. The last Decision authorizing the use of the Premises as in 2005. (Copy attached.)

The proposal is to lease approximately twenty-three thousand five hundred (23,500) square feet of space for warehouse purposes, including office space (approximately 3,850 sf). There will be no outside nor vehicular storage. Warehouse use requires a Special Permit (Use Category III, G. 1.). There will be no changes to the site other than interior alterations for the new tenant.

There will be approximately fifteen (15) employees, only requiring only twelve parking spaces.

The Zoning Board has the authority to grant the proposed change in use of the Property provided the use is in harmony with the general purpose and intent of the Zoning By-Law. All activities will take place within the building. The internal alterations will not create any impact to abutters or the Town in general as no changes to the site will be observed. The proposed use is in harmony with the uses is within the Industrial Park, and will promote the health, safety, convenience, morals and welfare of the inhabitants of the Town of Holliston, to lessen the danger from fire and congestion and to encourage the most appropriate use of the land.

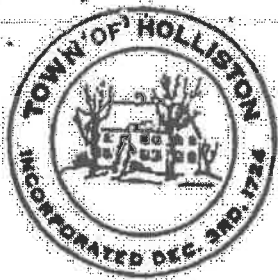
The Applicant, therefore, requests that the Zoning Board of Appeals grant a Special Permit allowing the use of 56 Lowland Street for Warehouse purposes.

APPLICANT:

56 LOWLAND STREET LEGACY LLC

By: 

Peter R. Barbieri, Esquire
Fletcher Tilton PC
161 Worcester Road, Suite 501
Framingham, MA 01701
Direct Phone Line: 508-532-3517
Direct Fax Line: 508-532-3117



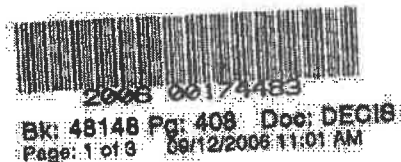
J. J. Delaney
OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS - 4 PH 12: 49

Town Hall - 703 Washington Street
Holliston, MA 01746
(508)429-0635

SPECIAL PERMIT CERTIFICATE OF ACTION - 56 LOWLAND STREET

Date of Decision: November 30, 2005
Applicant: Cold Chain Technologies
Applicant's Address: 29 Everett Road, Holliston
Owner: Lowland Street, LLC
Subject Property: 56 Lowland Street
Assessor's Identification: Map 12 Block 4 Lot 35
Zoning District: Industrial (I)



ADMINISTRATIVE RECORD

Hearing notice under the requirements of MGL, c. 40A and the Holliston Zoning By-Laws included the following:

1. Publication of the hearing notice in the Metrowest Daily News on November 15 and November 22, 2005,
2. Posting of the hearing notice in the Town Clerk's Office on October 21, 2005, and
3. Notification to parties in interest (including the petitioner) by mail on October 19, 2005.

The petitioner filed an application with the Town Clerk on October 20, 2005. The public hearing was opened and closed on November 30, 2005. The Board deliberated on the matter on November 30, 2005.

Project Description

The petitioner is seeking to allow a portion (16,000 square feet) of the subject property (total property consisting of 44,000 square feet which presently includes 33,400 square feet of light manufacturing space, 4,000 square feet of office space, and 6,600 square feet of shipping and receiving) to be used as a warehousing and storage facility to stockpile raw materials and finished goods for package insulation. This includes insulated shipping containers, refrigerant packages (i.e. cold packs), and insulated container foams.

Law firm of M. DePina & Associates
847 Washington St
Holliston, MA 01746

Findings of Fact

The Board reviewed the application materials, comment letters and testimony provided by the petitioner. The following abutters spoke in reference to the petition:

Greg Moody, 37 Regal Street
Elizabeth Moody, 37 Regal Street
Karen Langton, 100 Woodland Street
Margaret Bowles, 61 Regal Street
Milton Cohen, 72 Rogers Road

Zoning Board Vote

The Board's vote to approve the petitioner's Special Permit application for relief under Section III, Use 42A for property located at 56 Lowland Street was as follows on a motion by Mr. Carey, seconded by Mr. Dellicker:

Mr. Wylie	Aye
Mr. Carey	Aye
Mr. Dellicker	Aye

Conditions of Approval

1. Hours of operation will be 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday.
2. Signage will consist of replacement of and in accordance with the existing sign.
3. Exterior lighting will be designed solely for safety and security purposes and will be shielded to not shine on abutting property or increase light pollution.
4. The building will be well insulated in order to minimize noise generation.
5. Regular deliveries to and pickup from Coldchain Technologies will be limited to no earlier than 7:00 am and no later than 7:00 pm provided however to the extent reasonable that the petitioner make every effort to have deliveries and pickups occur between the hours of 8:00 am and 5:00 pm.
6. Pallets will be stored inside the building.
7. Exterior landscaping and maintenance will be done on weekdays only between the hours of 8:00 am and 6:00 pm.
8. No prolonged storage of waste will be permitted. Waste will be routinely disposed of in accordance with all local, state and federal regulations.
9. Installation and maintenance of signage prohibiting idling of trucks and the use of auxiliary power units will be posted and enforce.
10. Petitioner will use best efforts to cause drivers to use Whitney Street access exclusively including but not limited to the existing web site, providing drivers with directions, and posting signs.
11. Petitioner will Identify an employee as a principal person responsible to ensure compliance of conditions and will communicate such person to the Town of Holliston Police Department and the ZBA. Such individual will serve as a liaison to the community.

12. Examine and report to the ZBA within 6 months concerning alternative means to mitigate noise created by forklifts traveling over metal plates between the loading docks and trucks.
13. Have a licensed fire protection engineer determine if the sprinkler system currently in use for the protection of the Flex Head industries operations will need to be enhanced for the proposed storage by Coldchain Technologies.
14. If walls or partitions are to be installed to separate the Cold Chain tenant space from the Flex Head operations, modifications to the fire alarm and sprinkler systems may be required.
15. The special permit is issued to the Petitioner only and does not transfer with the property.


HOLLISTON ZONING BOARD OF APPEALS

BY: 

Robert Wylie
Chairman

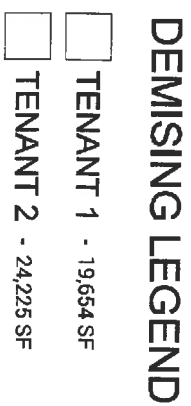
TOWN CLERK'S CERTIFICATION OF NO APPEAL

I hereby certify that 20 days has passed since this decision has been filed and no appeals have been taken in accordance with MGL, c. 40A.

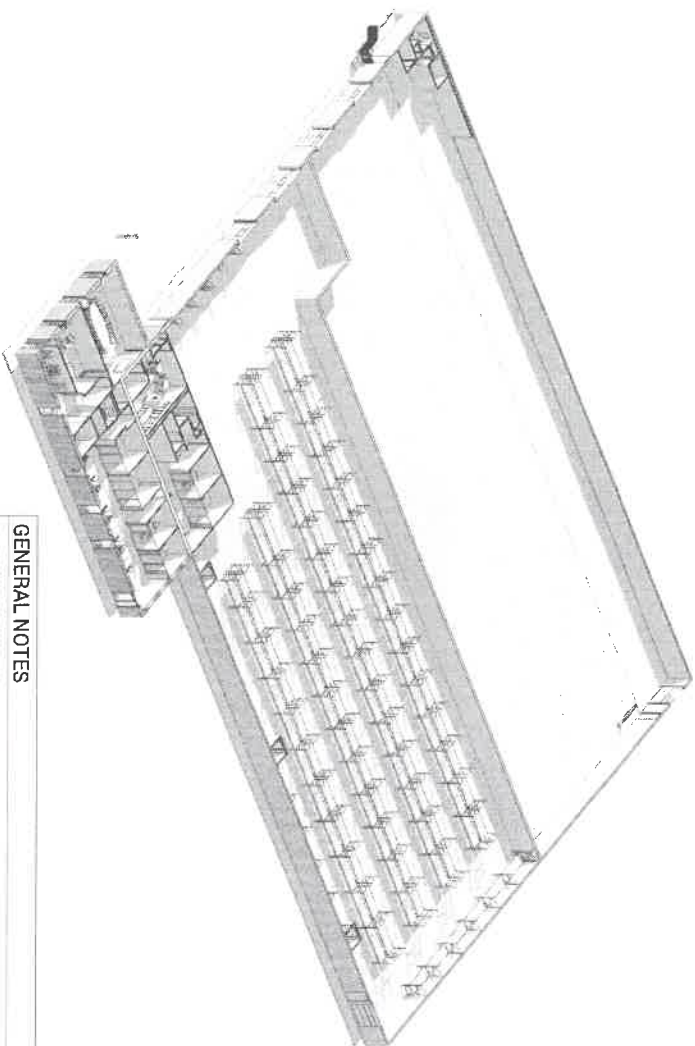
 August 2, 2016
Jacqueline Dellicker, Town Clerk


Arthur Middelstra S. Registrar

56 LOWLAND STREET
01.24.2022
BALANCE
ARCHITECTS
BA



56 Lowland Street, Holliston MA 01746

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DRAWING LIST		
Sheet Number	Sheet Name	Issued
		Current Revision
		2022-04-29 CD

A.0	ARCHITECTURAL	
A.0.1	CONCRETE	
A.0.2	ABBREVIATIONS AND TERMINOLOGY	
A.0.4	CODE SIMILARITY	
A.0.5	LIFE SAFETY/EGRESS	
A.0.10	DEMOLITION PLAN	
A.0.40	OFFICE DEMO PLAN	
A.1.1	FIRST FLOOR PLAN	
A.1.4	FIRST FLOOR FINISH	
A.1.8	ENLARGED FINISH PLAN	
A.4.0	ENLARGED FLOOR PLAN, OFFICE AND WALL TYPES	
A.4.1	ENLARGED ELEVATIONS	
A.4.2	ENLARGED PLANS AND ELEVATIONS, BATHROOMS	
A.4.3	ENLARGED TOP - OFFICE	
A.4.4	ENLARGED POWER PLAN, OFFICE	
A.4.5	ENLARGED PLANS AND SECTION - FUTURE TENANT	
A.6.2	ROOM FINISH SCHEDULE	
A.6.3	DOOR AND WINDOW SCHEDULES	

STRUCTURAL				
S-1.0	STRUCTURAL GENERAL NOTES		■	
S-1.1	AND DETAIL SLAB INFILL PLAN		■	

[illegible]

BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02121

PROJECT NAME:

56 LOWLAND STREET

Anthony Frich
PROJECT ADAPTES

STRUCTURAL
Trinity Engineering Group
Cherry Lane Professional Center
Windefield, RI 02879
401.284.4171
david@trinity-engineer.com



SUBMITTED FOR
PERMIT

Project number	22.00
Date	04.27.2022
Drawn by	CV
Checked by	CV
Scale	As indicated

COVER

A-0.0