

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: October 19, 2023

Subject Address: 56 Lowland Street

Applicant's Name: HT, LLC

Applicant's Phone Number: 508-881-6400

Owner's Name: 56 Lowland Street Legacy, LLC

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

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

Applicant's Signature: Aden Benson HT, LLC manager

Owner's Signature: PK 56 Lowland Street Legacy, manager

Registry of Deeds Recording Information: Book 50032 Page 60 L.C. Y/N? ☐

Assessors Map 12 Block 4 Lot 35.1

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

Zoning District:

Industrial

Applicant is seeking to expand the square footage of their Warehouse and original SP. This requires a New SP, under section III.G.1 (Warehouse)

Building Inspector's Signature:

 10/24/23

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

III.G.1

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

Special Permit for warehouse use over ~~15,000~~ square feet. No outside storage.

**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:**

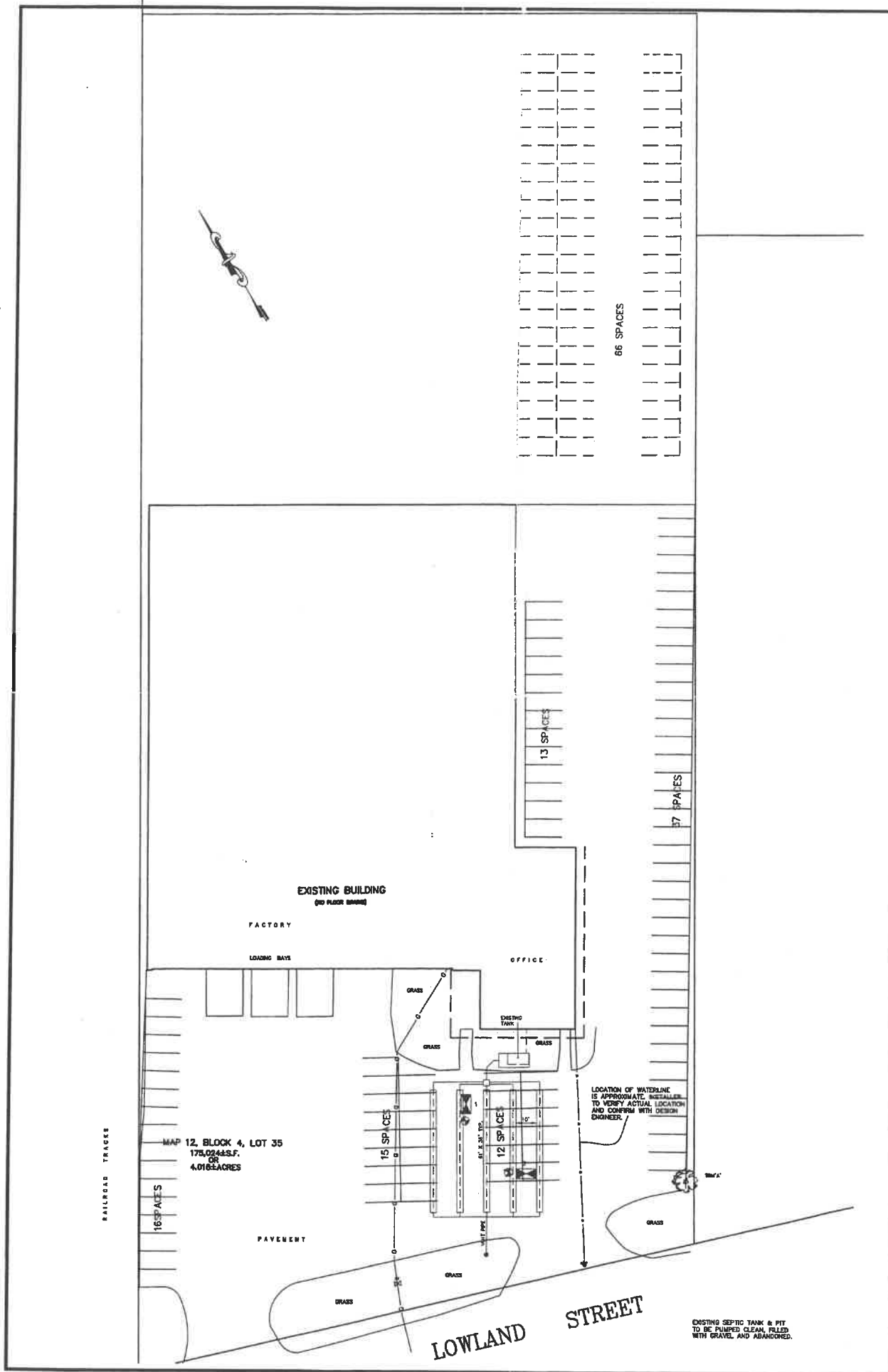
See attached

**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 ☒ \_\_\_\_\_



<b>GLM</b> ENGINEERING CONSULTANTS, INC. 1750 WASHINGTON STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 fax: (508)429-7180		<b>PARKING SKETCH</b> FOR FLEXHEAD INDUSTRIES, INC. 56 LOWLAND STREET HOLLISTON, MASSACHUSETTS		JOB No. 10516 DATE: 3-8-01 PLAN No. SHEET No. 1 of 1			
FIELD:		DESIGN BY:		DRAWN BY: JEH		CHECKED BY: WML	

# 56 LOWLAND - NEW OPENING LOCATIONS

56 Lowland Street, Holliston MA 01746



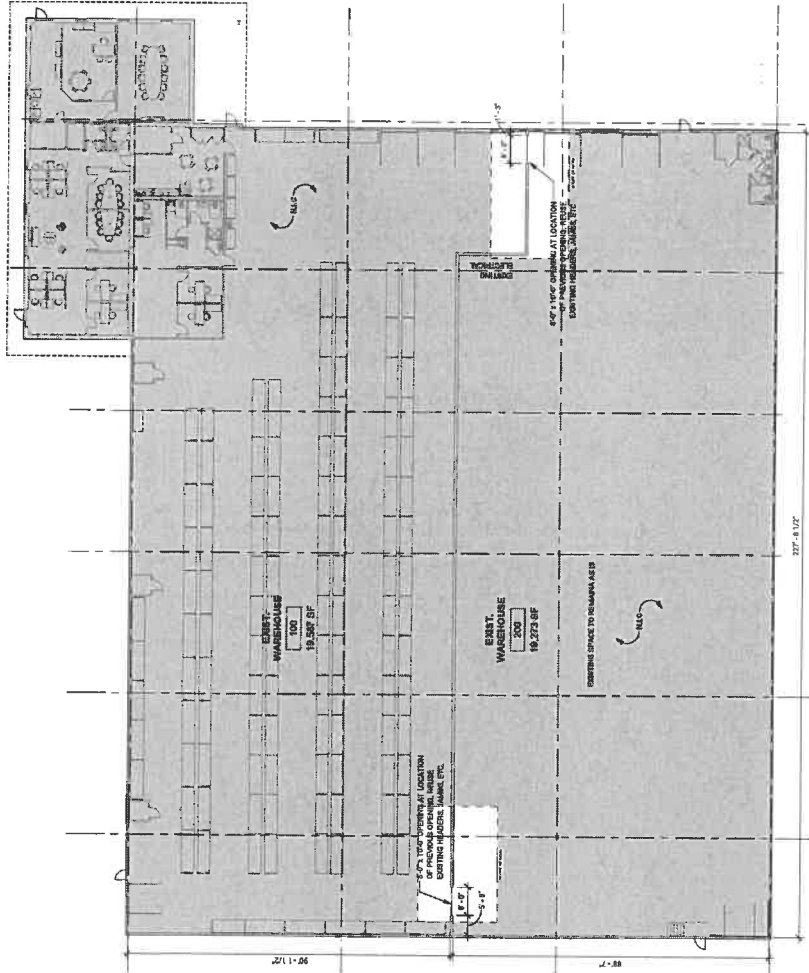
BALANCE ARCHITECTS  
617.591.1259 | www.balance-architects.com  
1 Thompson Square #207, Boston, MA 02129

PROJECT NAME:  
55 LOWLAND - NEW OPENING LOCATIONS

CLIENT:  
Endless Home

PROJECT ADDRESS:  
56 Lowland Street, Holliston MA 01746

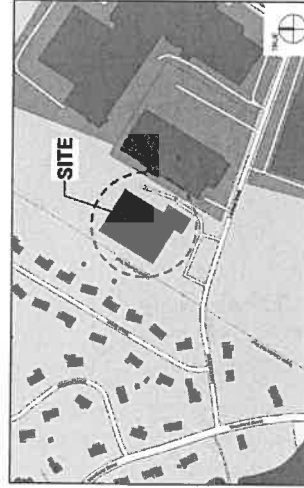
PROJECT DETAILS	
Name:	56 Lowland Street
Address:	56 Lowland St., Holliston, MA 01746
Description:	Determine proper spacing to existing walls & (2) new openings at the locations of previous openings per the details between existing warehouses (existing structure is present, but is to be removed for additional new & changed to existing for safety systems. No change in existing agent joints.
APPLICABLE CODES	
SUBURBAN	780 CMR, Massachusetts Basic Building Code, 10th Edition
FIRE PREVENTION	527 CMR, Massachusetts Fire Prevention Regulations
ACCESSIBILITY	(2018 International Building Building Code)
ELECTRICAL	521 CMR, Massachusetts Architectural Access Board Regulations and Ada 2010 Standards
MECHANICAL	520 CMR, Massachusetts Mechanical Code
PLUMBING	2015 International Mechanical Code (IMC)
ENERGY CONSERVATION	248 CMR, Massachusetts Plumbing Code
LIFE GROUP CLASSIFICATION	2005 Massachusetts Energy Code
Project Occupancy:	Non-Separated Workplace
Address:	56 Lowland Street, Holliston, MA 01746
Address:	56 Lowland Street, Holliston, MA 01746



## GENERAL NOTES

- IF DRAWINGS ARE LESS THAN 24" X 36" IT IS A REDUCED DRAWING. VARIOUS SCALE MUST BE INDICATED. CONFORM TO THE WORK SUBMITTED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. ALL DIMENSIONS SHALL CONFORM TO ALL CODES, STANDARDS, & ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE MANUFACTURED & CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
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LOCUS MAP



STAMP:

PERMIT REVIEW

Project number	22-000
Date	10/15/2022
Drawn by	CW
Checked by	CW
Scale	As indicated

FIRST FLOOR PLAN  
OVERALL

A-1.1

1 1ST FLOOR PLAN  
1/16" = 1'-0"

## **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. In 2022, A Special Permit was issued for the use of over 15,000 sf of space for warehouse use by HCT, LLC. A copy of the 2022 Special Permit is attached. Also, in 2002 a Special Permit was issued for the use of the remainder of the building for manufacturing by RC Cabinets, LLC. RC Cabinets is vacating the space and HCT, LLC proposes to use the entire building for warehouse purposes. 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 HCT's expansion.

There will the expansion there will be a total of eighteen (18) employees on the site. As noted there are ninety-three (93) parking spaces, which will adequately serve the use of the site.

The Zoning Board has the authority to grant the proposed extension of the 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 the use of the balance of the building, 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:

HCT, 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*



OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS

2022 JUN 24 AM 9:45

**TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS**

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

**SPECIAL PERMIT CERTIFICATE OF ACTION  
56 Lowland Street**

Locus: 56 Lowland Street, Holliston, MA 01746

Locus: 56 Lowland Street,  
Holliston, MA 01746

**Date of Decision:** June 15, 2022  
**Applicant:** 56 Lowland Street Legacy, LLC  
**Applicant's Address:** P.O. Box 812359, Wellesley, MA 02482  
**Owner(s):** Same  
**Subject Property:** 56 Lowland Street  
**Assessor's Identification:** Map 12 Block 4 Lot 35.1  
**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 May 31, 2022 and June 7, 2022,
2. Posting of the hearing notice in the Town Clerk's Office on May 24, 2022,
3. Notification to parties of interest (including the Petitioner) by mail on May 24, 2022.

The Petitioner filed an application with the Town Clerk on May 24, 2022. The public hearing was opened and closed on June 15, 2022. The Board deliberated the matter and rendered a decision on June 15, 2022.

**Project Description**

The Petitioner is seeking a Special Permit under Zoning By-Laws Sections III-G(1), Warehouse and VI-E, for a 24,225 s.f. warehouse tenant. The locus is 56 Lowland Street in the Industrial (I) zoning district.

**Findings of Fact**

The Board reviewed the application materials and testimony provided. In accordance with the provisions of Sections III-G(1), Warehouse and VI-E(5), Special Permit Granting Authority of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: The Board as Special Permit Granting Authority has considered the proposed warehouse use in relation to the site, as well as the adjacent uses and structures, and finds that there are no significant adverse effects to the neighborhood or the Town, considering the regulations, restrictions and criteria of sub-section VI-E(5) and as conditioned below.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Special Permit application for relief under Section III-G(1) for property described and located at 56 Lowland Street was as follows on a motion by Ms. Dembitzer, seconded by Mr. Bush:

Mr. Love	Aye
Mr. Bush	Aye
Ms. Dembitzer	Aye

**Conditions of Approval**

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in three (3) years unless exercised per MGL, c. 40A, s. 9 and Section VI-E(6) of the Holliston Zoning By-Laws. The copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. This Special Permit is issued to the Owner and identified tenant, HCT, as described in the public hearing and is not transferable or assignable.
3. Hours of operation are limited to 8:00 a.m. – 5:00 p.m. Monday – Friday. Exterior property maintenance and trash removal shall be limited to those hours as well, with the exception of snow plowing and emergency maintenance.
4. Exterior lighting shall be designed solely for safety and security purposes, shall meet International Dark Sky compliant fixture standards and shall be shielded from abutting properties. No lighting shall be installed on the western façade of the structure (Upper Charles Trail).
5. The Owner shall coordinate with the Holliston Trails Committee for approval of any access to the Upper Charles Trail for tree and building maintenance, waste material removal and landscaping improvements within the trail property.
6. Snow plowing operations shall be directed away from the Upper Charles Trail toward the eastern sections of the paved lot. No snow shall be disposed of on Town property.
7. No outdoor storage of materials or equipment is authorized under this permit.
8. To improve safety at the adjacent Upper Charles Trail crossing and to mitigate impacts to abutting residential properties, the Owner has agreed to the following traffic mitigation measures:
  - a. Installation and maintenance of site signage prohibiting right turns out of the site towards Regal and Woodland Streets (identifying the Town's Heavy Commercial Vehicle Exclusion on Woodland Street)



- b. Best efforts to educate drivers and vendors to the identified traffic route through Lowland Industrial Park from Lowland to Jeffrey to Whitney to Washington Street shall be made through posted and instructional information.
- c. Identification as Mr. Benson as the principal point of contact for the community and abutters with regard to compliance.

HOLLISTON ZONING BOARD OF APPEALS

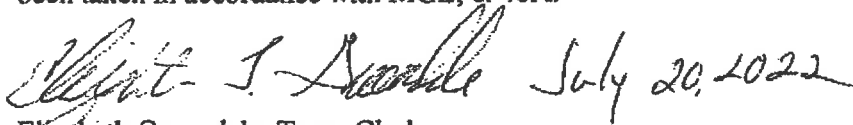
BY:



John J. Love  
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.



Elizabeth Greendale, Town Clerk