

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS  
2023 OCT 30 AM 9:54

**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: ck 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:

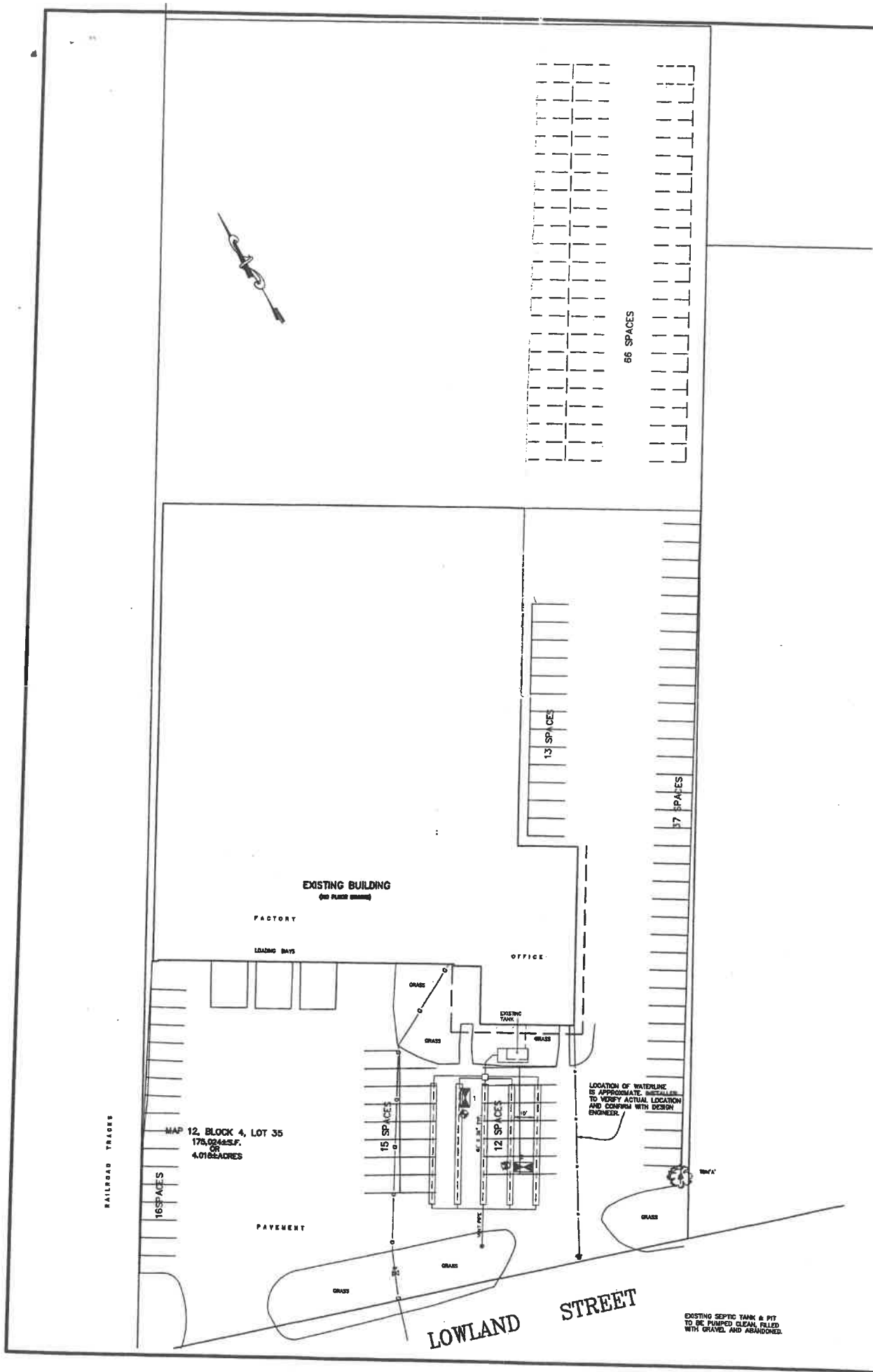
Special Permit for warehouse use over ~~15,000~~ square feet. No outside storage.

**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 ☒ \_\_\_\_\_



FIELD:		<b>GLM</b> ENGINEERING CONSULTANTS, INC. 1750 WASHINGTON STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 fax: (508)429-7180		JOB No. 10816 DATE: 3-8-01 PLAN No. SHEET No. 1 of 1	
DESIGN BY:				<b>PARKING SKETCH</b> FOR FLEXHEAD INDUSTRIES, INC. 56 LOWLAND STREET HOLLISTON, MASSACHUSETTS	
DRAWN BY: JEH					
CHECKED BY: WML					



# 56 LOWLAND - NEW OPENING LOCATIONS

56 Lowland Street, Holliston MA 01746



BALANCE ARCHITECTS  
617.591.0268 | balance-architects.com  
1 Thompson Square #207 Boston, MA 02123

PROJECT NAME  
56 LOWLAND - NEW OPENING LOCATIONS

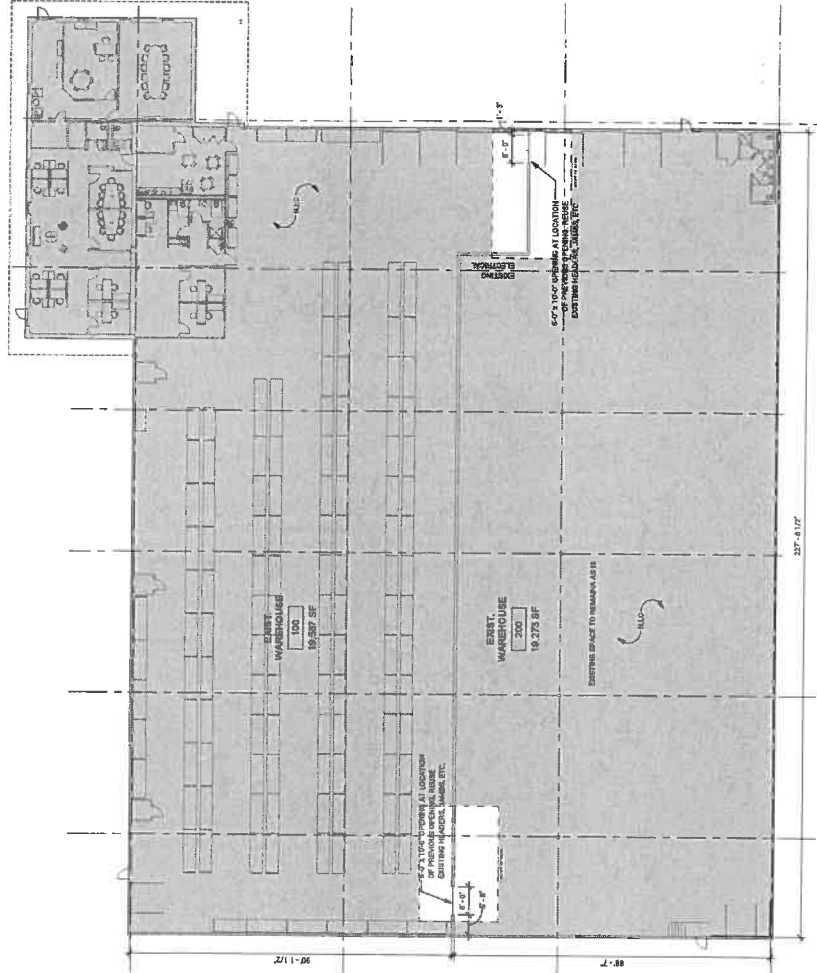
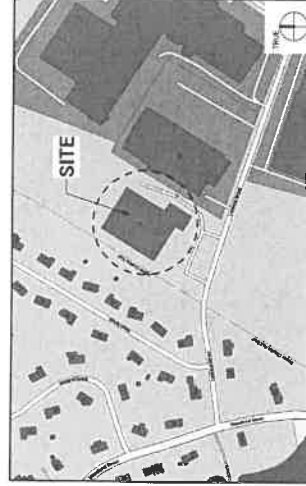
CLIENT  
Overlake Home  
PROJECT ADDRESS  
56 Lowland Street, Holliston MA 01746

PROJECT DETAILS	
Name:	56 Lowland Street
Address:	56 Lowland St, Holliston, MA 01746
Description:	Adding new opening to create a 14' x 22' rear opening at the location of previous pergola to be made between existing warehouses (perch, historic, public, etc.) to be made. No additional work or design is relating to existing life safety systems. No change in existing access paths.
APPLICABLE CODES	
BUILDING	780 CMR: Massachusetts State Building Code, 9th Edition 527 CMR: Massachusetts Fire Prevention Regulations (2015 International Building Code)
FIRE PREVENTION	527 CMR: Massachusetts Fire Prevention Regulations
ELECTRICAL	527 CMR: 12.00: Massachusetts Electrical Code
MECHANICAL	527 CMR: 12.00: Massachusetts Mechanical Code (MCC)
PLUMBING	248 CMR: Massachusetts Plumbing Code
ENERGY CONSERVATION	248 CMR: Massachusetts Energy Code
USE GROUP CLASSIFICATION	Non-Separated Manufacture
Project Summary:	Group B: Business Area (office) Group B-1: Storage (non-hazardous public storage)

## GENERAL NOTES

- IF DRAWINGS ARE LESS THAN 24" x 36" IT IS A REDUCED DRAWING. MINIMUM SCALE MUST BE INDICATED. ACCURACY OF THE WORK DESCRIBED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES OF APPLICABLE & ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE MANUFACTURED A CORN REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN SUCH REQUIREMENTS & REGULATIONS ARE NOT SHOWN ON THESE DRAWINGS.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PERMITS. CHANGE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PERMITS. CHANGE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PERMITS.
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LOCUS MAP



1 1ST FLOOR PLAN  
1/8\"=1'-0"

STAMP:

PERMIT REVIEW

Project number: 22.032  
Date: 10.19.2022  
Drawn by: CW  
Checked by: AW  
Scale: As indicated

FIRST FLOOR PLAN  
OVERALL

A-1.1

## **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 be 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 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*