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January 18, 2023

Holliston Zoning Board of Appeals  
Town Hall  
703 Washington Street  
Holliston, MA 01746

**Re: Application for Special Permit  
Hopping Brook Development LLC, Richard Gordon  
58A Hopping Brook Road, Holliston**

Dear Board Members,

On behalf of Richard Gordon, Hopping Brook Development LLC of 330 Hopping Brook Road, Holliston, MA 01746 we are submitting a request for a Special Permit to construct a warehouse at 58A Hopping Brook Road.

The property is in an Industrial zoning district where a warehouse facility is allowed by Special Permit (Section III, G.1). The proposed building is 12,040 square feet; 11,040 square feet will be warehouse and 1,000 square feet will be office space related to the warehouse. The warehouse facility will not include outdoor storage. The proposed project has Site Plan approval with the Planning Board and an Order of Conditions from the Conservation Commission.

Attached please find the following materials:

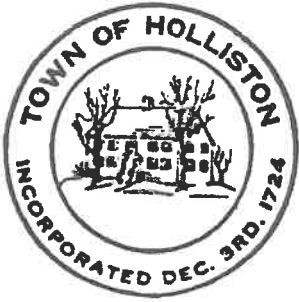
- Filing Fee - \$250.00
- Sixteen (16) copies of the Application and Plan (Proposed Commercial Building, Layout Plan – sheet 4 of 11 only).
- Sixteen (16) copies of the Architectural Plans.
- A check for \$100.00 for the legal notice

Thank you for your attention. Please call 508-429-1100 if you have any questions.

Sincerely,  
GLM Engineering Consultants, Inc.

Joyce E. Hastings, P.L.S.

cc. Richard Gordon



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: 1/13/2023

Subject Address: 58A Hopping Brook Road, Holliston, MA 01746

Applicant's Name: Hopping Brook Development LLC, Richard Gordon

Applicant's Phone Number: 508-893-8931

Applicant's Email: rich65@gmail.com

Owner's Name: Hopping Brook Development LLC

Owner's Address: 330 Hopping Brook Road, Holliston, MA 01746

The Owner hereby appoints GLM Engineering Consultants, Inc. to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

Applicant's Signature: Richard Gordon

Owner's Signature: Richard Gordon

Registry of Deeds Recording Information: Book 80759 Page 132 L.C. Y/N?

Assessors Map 4 Block 6 Lot 35.2

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

Zoning District: Industrial

A warehouse facility in the Industrial district requires a special permit under Section III-G.1. 1/18/23

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

Section III, G.1

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

Proposal to construct a new 12,040 square foot commercial building in Hopping Brook Park, an Industrial subdivision. The building will include 1,000 of office space and 11,040 square feet of 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:**

The proposed building is located within an industrial subdivision, it does not abut residential property and is screened from abutting streets by existing woodland.

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

1. The building is located within an industrial subdivision and buildings of similar use.
2. The building has been designed with the required stormwater management and the project has an permit from the Conservation Commission.
3. The design provides for safe access to and from the site, has the required parking, and is screened from the street by the existing woodland.
4. The use of the proposed building will not result in the emission of noise and the project has been designed with appropriate stormwater and erosion control.
5. The building will utilize appropriate lighting as required by the Planning Board.

**Will the proposed use include the storage or process of any hazardous substances?**

Yes \_\_\_\_\_ (Please attach additional information.) No  X

CERTIFIED ABUTTERS LIST  
SUBJ PROP: 58A HOPPING BROOK RD  
RADIUS: 300 FT

PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY/TOWN	STATE	ZIP CODE
136/004.0-0006-0011.3	READ, JAMES		45 PLEASANT ST	HOLLISTON	MA	01746-
136/004.0-0006-0032.3	NSTAR ELECTRIC COMPANY	PROPERTY TAX DEPT	P O BOX 270	HARTFORD	CT	06141-
136/004.0-0006-0040.0	NEAL, WILLIAM R & ANTONETTE L		8 SOUTH ST	HOLLISTON	MA	01746-
136/001.0-0001-0050.2	TOWN OF HOLLISTON		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0006-0010.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0006-0035.1	NSTAR	PROPERTY TAX DEPT	P.O. BOX 270	HARTFORD	CT	06414-
136/004.0-0006-0041.0	KEEN, JENNIFER		28 SOUTH ST	HOLLISTON	MA	01746-
136/004.0-0006-0062.0	AMERICAN LEWA INC		132 HOPPING BROOK RD	HOLLISTON	MA	01746-
136/001.0-0001-0050.3	TOWN OF HOLLISTON		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0005-0031.0	NEW ENGLAND WATER WORKS ASSOC INC		125 HOPPING BROOK RD	HOLLISTON	MA	01746-
136/004.0-0006-0006.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0006-0032.1	GRIFFIN, WAYNE J TRUSTEE	WAYNE J GRIFFIN REALTY TRUST	116 HOPPING BROOK RD	HOLLISTON	MA	01746-
136/004.0-0006-0012.2	LD ACQUISITION COMPANY 19 LLC		400 N CONTINENTAL BLVD STE 500	EL SEGUNDO	CA	90245-
136/004.0-0006-0035.2	HOPPING BROOK DEVELOPMENT LLC		330 HOPPING BROOK RD	HOLLISTON	MA	01746-
136/004.0-0006-0007.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0006-0009.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/004.0-0006-0053.0	GRIFFIN, WAYNE J TR	WAYNE J GRIFFIN REALTY TRUST	116 HOPPING BROOK RD	HOLLISTON	MA	01746-
136/004.0-0006-0032.2	NO KNOWN OWNER					

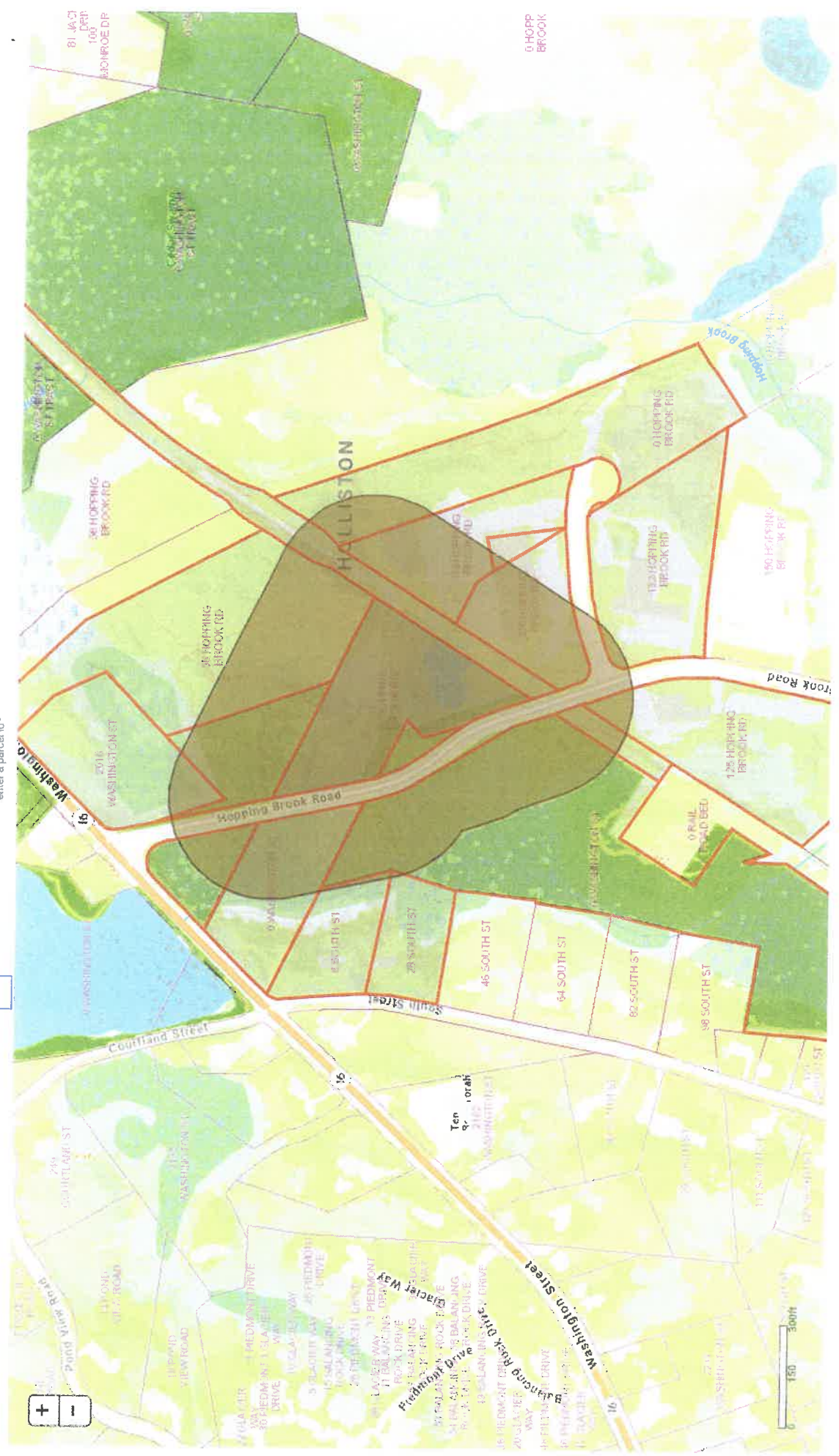
The foregoing list of abutters is correct  
according to the Assessors' records.

Kevin Rudden  
Principal Assessor





- enter a parcel id -



**HOLLISTON BOARD OF HEALTH**  
**OPERATIONS INFORMATION QUESTIONNAIRE**

**IMPORTANT**

Completion of the form is required for all submittals and requests to the Board of Health for project evaluation of all industrial or commercial proposals, and for all others except for one and two family dwellings. The Board of Health relies on the complete submittal of this information in order to make findings as to project acceptability for either a Board of Health permit or for evaluation or recommendation or recommendation to other boards such as the Zoning Board of Appeals or the Planning Board. Failure by the applicant to provide all the information requested in this questionnaire shall result in an adverse finding or recommendation by the Board of Health. Supporting Documentation for the data shall be attached to the completed questionnaire.

**RESPONSIBLE PARTY –**

A SINGLE PARTY OF RESPONSIBILITY must be designated for the proposed project. All applications for permits of the Board of Health will be expected to be submitted by this responsible party, usually the owner of the building or facility, and not from individual tenants. All limitations and conditions with regards to any wastewater or atmospheric discharge shall be the responsibility of the "RESPONSIBLE PARTY", who shall see that all tenants operate within the limitations and conditions of the permits issued. While the Board of Health reserves the right to take whatever appropriate action might be necessary against an individual tenant, the Board will hold the "RESPONSIBLE PARTY" as the entity of primary responsibility.

PLEASE PRINT OR TYPE

Date: 1-18/2023

Project Location: 58A Hopping Brook Road, Holliston, MA

Project Description: Proposed 12,040 S.F. ware house facility

Applicant's Name: Thompson Marcal Phone # 617-906-2268

Applicant's Address: 12 Rogers Rd #6 Haverhill MA.

Applicant's Signature: [Signature] email: tmnaturalstone@gmail.com

Owner's Name: Richard Gordon, Hopping Brook Development LLC Phone # 508-893-8931

Owner's Address: 330 Hopping Brook Road, Holliston, MA 01746

Owner's Signature: [Signature] email: rich65@gmail.com

What is the building GROSS FLOOR AREA 14,040 12,040 Square Feet

How many EMPLOYEES will occupy the building (all shifts)

1<sup>st</sup> shift 4-6 2<sup>nd</sup> shift 0 3<sup>rd</sup> shift 0

Will there be any process operations? Process operations refer to any manufacturing or other similar work procedures such as: painting, servicing vehicles, making semi-conductors, filling chemical containers, photographic developing, printing, x-rays, washing or rinsing of metal, glass, crystals, plastic, or other products, woodworking. If you are still not sure if your operation is not a process operation, describe it anyway so it can be evaluated.

YES \_\_\_\_\_ NO ☒

If YES, provide a complete description with a flow diagram and attach it to this questionnaire.



HOLLISTON BOARD OF HEALTH

OPERATIONS INFORMATION QUESTIONNAIRE

EXISTING WASTEWATER FACILITIES –

Is there an existing wastewater disposal system? YES \_\_\_\_\_ NO X

If NO - it will be necessary to obtain a Disposal Works Construction Permit from the Board of Health. Inquire at the office for details.

If YES - Provide a plan of the existing facility. Investigate it and provide the following information.

What is the total wastewater disposal system design capacity? 330.7 Gallons per day (GPD)  
N/A For Mixed Use Buildings: Unit 1 \_\_\_\_\_ GPD; Unit 2 \_\_\_\_\_ GPD,  
Unit 3 \_\_\_\_\_ GPD; Unit 4 \_\_\_\_\_ GPD; Unit 5 \_\_\_\_\_ GPD  
Use a separate sheet if there are more than 5 tenant units within a building.

When was the septic tank last pumped? N/A - proposed facility  
Is the water level in the septic tank above the outlet invert? YES \_\_\_\_\_ NO \_\_\_\_\_ N/A  
Does it overflow either periodically or always? \_\_\_\_\_ N/A

PROPOSED WASTEWATER DISCHARGE –

What is the expected quantity of: SANITARY WASTEWATER < 330 GPD  
COOLING WASTEWATER \_\_\_\_\_ GPD  
PROCESS WASTEWATER \_\_\_\_\_ GPD

N/A If Process Wastewater is proposed:

What is the amount of: RINSE WATER? \_\_\_\_\_ GPD  
BATCH DUMPS? \_\_\_\_\_ GPD  
OTHER discharges? \_\_\_\_\_ GPD

What is the method of disposal \_\_\_\_\_

Will there be any FLOOR DRAINS? YES ✓ NO \_\_\_\_\_  
If YES – What will flow into the floor drain? GARAGE BAY FLOOR TO TIGHT TANK

Will there be any PAINT or LACQUER SPRAY PAINTING? YES \_\_\_\_\_ NO X  
If YES – is the spray painting approved by DEP? YES \_\_\_\_\_ NO X

Will there be any ATMOSPHERIC DISCHARGE other than fossil fuel for heating purpose?  
YES \_\_\_\_\_ NO X

If YES – Attach a complete description to this questionnaire.

If YES - Has the discharge been approved by DEP?

Attach documentation of DEP approval.

Will the proposed facility USE, STORE, MANUFACTURE, OR DISCHARGE any materials, compounds, or chemicals which are on the Massachusetts Substance List? YES \_\_\_\_\_ NO X

If YES - Attach a complete list which includes the following information:  
TYPES, MATERIAL SAFETY DATA SHEETS, QUANTITIES, METHOD OF  
STORAGE AND LOCATION. (Show location on a sketch plan of the proposed  
Facility – draw to scale if possible)