

***DEVELOPMENT IMPACT ASSESMENT***

***Clairmont Realty LLC  
For Site and Building Improvements at  
665 – 685 Cochituate Road, Framingham***

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## **Development Impact Statement**

### **Proposed Building Renovations and Site Improvements at 665 – 685 Cochituate Road, Framingham, Massachusetts**

#### **A. INTRODUCTION**

The Applicant and owner of the land, Clairmont Realty LLC, has filed a Uniform Site Plan Review Application, an Application for Public Way Access Permit and a Uniform Special Permit Application for Reduction in the Required Number of Parking Spaces for the proposed redevelopment of the property located at 655 - 685 Cochituate Road in Framingham. The project site is located approximately 530 feet west of the intersection of Speen Street and Cochituate Road and south of Interstate 90 (Massachusetts Turnpike). The existing property contains three buildings and is located within the Light Manufacturing (M-1) Zoning District. The property is also within the Highway Overlay District (HC). The extensive site improvements proposed include additional parking, improved circulation, a new drainage system, landscaping and lighting. The existing restaurant building will be demolished, and the two remaining buildings will undergo extensive renovation.

#### **B. EXISTING CONDITIONS**

The subject parcel (Assessors' Map 346, Block 110, Lot 3) has an area of approximately 48,350 square feet (1.11 acres) and is presently improved with a one-story building occupied by Central Pools, a one-story building occupied by North End Treats, a vacant two-story warehouse building, bituminous concrete pavement and supporting utilities. Approximately 95 percent of the property is currently covered by impervious surfaces. The site is relatively flat with a slight gradient from front to back (north to south).

Wetland resource areas are located off the property to the west and south. The wetland area west of the property is located approximately 30-feet west of the westerly boundary on land of the Framingham Self Storage facility. The wetland area south of the property is approximately 100-feet off the southerly boundary line. No flow from the locus is presently directed to either wetland area. Existing runoff flows off site in an easterly direction to the abutting parking lot. There are presently no stormwater controls in place to manage water quality, runoff rates or volumes.

According to the NRCS Soil Survey, soils on the site and abutting developed properties belong to the Urban Land series (602). The soils directly south of the property (on undisturbed land), and on a similar landform, are classified within Scio soil series (223A) and fall within B/D hydrologic soil group. Accordingly, soils on the site were designated within C hydrologic soil group.

### **C. PROPOSED DEVELOPMENT**

The project includes the demolition of the existing restaurant building which contains a gross floor area of 1,470 square feet and the renovation of the remaining two buildings on the site. The three buildings currently contain a combined gross floor area of approximately 21,240 square feet and have a floor-area-ratio of 0.44. After demolition and the reconstruction and reuse of the two remaining buildings, the total gross floor area will be reduced to 20,470 square feet with a reduction in the floor-area-ratio to 0.42. Central Pools, which currently occupies the front building, will be relocated to the warehouse building at the back end of the site. The front building will undergo substantial renovation and will be offered for lease to retail and possibly a banking/financial services tenant. The relocation of Central Pools to the back building will result in a change in use of a portion of that building to retail from its existing warehouse designation. The total, proposed retail use of the buildings on the site after project completion will increase from 7,370 square feet to 13,570 square feet.

The site currently contains 27 off-street parking spaces. Upon completion of the project, the site will contain 61 parking spaces, an increase of 34 spaces over existing conditions. Site circulation will be improved as well, included vehicular access around the front building which currently does not exist. There will be minor modifications to the single entrance/exit curb cut on Cochituate Road.

A new drainage system will be constructed together with the addition of landscaping, curbing and paving. A new lighting system will be constructed in accordance with the plans submitted. The building facades will be modified as shown on the attached conceptual, building elevation plans.

The proposed site plans provide for the site to be made more compliant with existing landscaping and parking regulations to the extent practicable. As it is not possible to bring the site into complete compliance with all current zoning regulations without demolishing two of the three existing buildings, the applicant filed with the Zoning Board of Appeals a Petition for Variances from the side and rear yard setbacks, the floor area ratio limitation and landscaping requirements to construct the project. A Decision granting the requested relief, dated June 16, 2014, was filed with the Town Clerk on June 30, 2014 (Case No. 14-32).

A Notice of Intent has been filed with the Framingham Conservation Commission, as the site is within the applicable 100 feet and 125 feet wetland buffer zones under State and Town regulations.

### **D. COMMUNITY IMPACT ASSESSMENT.**

#### **1. Neighborhood Impact.**

The project is located within a Light Manufacturing (M-1) Zoning District to the east of the Massachusetts Turnpike ramps and to the west of Speen Street. This is a heavily travelled area that consists entirely of commercial uses, including a motel (the Red Roof Inn), a gasoline dispensing/convenience store, self-storage warehouses, restaurants and various retail and office uses. The premises have been owned since January 2010 by Clairmont Realty LLC, whose

principal owner is Robert Orfaly. Mr. Orfaly also owns and operates Central Pools, which has been a tenant at this location for many years. The site improvements proposed include additional parking, improved circulation, a new drainage system, landscaping and lighting. The existing restaurant building will be demolished, and the two remaining buildings will undergo extensive renovation. The proposed upgrades to the site are expected to have a positive impact on the immediate area, which is entirely commercial.

## 2. Fiscal Impact Assessment.

The project is also expected to have a positive economic benefit to the immediate area and to the Town of Framingham. The anticipated project cost is \$1,00,000.00. The project is expected to provide annual real estate tax revenues to the Town of Framingham of at least \$96,000.00 following completion and full occupancy. Central Pools will relocate to the back building which will be renovated. The front building, which will undergo extensive renovation, is expected to result in upgraded commercial space that would be suited for one or more retail or banking uses. The substantial upgrades to the buildings and the overall site are expected to have a positive impact on this section of the Route 30 corridor which is entirely commercial.

## **E. ENVIRONMENTAL IMPACTS**

### 1. Air Quality.

The proposed project will feature extensive renovations to the interior of the existing buildings and improvements to the site. The potential uses for the front building are retail, office and banking. The back building will be for Central Pools which will use the building for retail and storage. The project will not have any negative impacts on air quality.

### 2. Water Quality, Flooding and Erosion.

An extensive Stormwater Report by Metrowest Engineering, Inc. dated September, 2014, Revised December 2014 has been submitted and contains details of the existing and proposed conditions on the site related to stormwater. A brief summary is as follows. No impact from flooding due to the introduction of porous pavers proposed in three locations on site to handle runoff from the roof surfaces and parking areas. The overall groundwater protection on site will improve due to the use of Best Management Practices. There are currently no stormwater control onsite, and untreated runoff flows to the easterly abutting parking lot.

The existing property contains 45,822 square feet of impervious area. Redevelopment of the property will reduce the impervious area by 9,381 square, for a total of 36,441 square feet. The project will not cause erosion or sedimentation to abutting streets or properties and will not increase the risk of flooding of abutting streets and properties.

The existing building is presently connected to municipal sewer and water services and local gas and electric service. The project will require upgrades to the existing electric, gas, sewer and water services.

3. Hazardous Emissions

The proposed uses of the renovated buildings are not expected to produce hazardous emissions.

4. Temperature, Wind and Solar Impacts.

The renovation of the existing buildings is not anticipated to have an impact on temperature or wind conditions on or off the site.

**F. PARKING IMPACT ASSESSMENT.**

As described above, the site currently contains 27 off-street parking spaces. After completion of the proposed project the site will contain 61 parking spaces, an increase of 34 parking spaces. The Zoning By-Law would require a total of 80 spaces, which is far more than is reasonable necessary for this amount of commercial space. At present there are two tenants on the site, North End Treats, a bakery/restaurant and Central Pools. The building containing North End Treats will be demolished, and Central Pools will relocate to the back building. The building now occupied by Central Pools will be renovated and offered for lease. Central Pools is a low intensity use, as there are generally no more than 3 employees on site at any one time and it is not the type of use that generates a high volume of customer parking and traffic. The potential tenants for the front building, which will continue to contain approximately 7,370 square feet of gross floor area, would likely be one or more retail stores and/or a branch bank or financial institution. With a total of 61 parking spaces available on the site, the proposed parking lot is expected to provide adequate parking for all customers and employees of the renovated space when fully leased and operational.

Respectfully submitted,



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