



FORM A - APPLICATION COVER LETTER

Town of Framingham, Massachusetts

PLANNING BOARD

Memorial Building, 150 Concord Street, Framingham, MA 01702

(508) 532 - 5450

Town Clerk Stamp

2014 DEC 24 P 12: 46

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee: <u> </u>
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Application Cover Letter

In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

<u>Applicant's Information</u>	
Name: <u>Chick-fil-A</u>	Phone: <u> </u>
Address: <u>5200 Buffington Road</u>	Email: <u> </u>
Address: <u>Atlanta, Georgia 30349</u>	
<u>Project Contact Information</u>	
Name: <u>Peter R. Barbieri</u>	Phone: <u>508-532-3517</u>
Address: <u>161 Worcester Road, Suite 501</u>	Email: <u>pbarbieri@fletchertilton.com</u>
Address: <u>Framingham, MA 01701</u>	
<u>Property Owner Information (if different than Applicant)</u>	
Name: <u>BRE DDR Shopper's World, LLC</u>	Phone: <u> </u>
Address: <u>1 Worcester Road</u>	Email: <u> </u>
Address: <u>Framingham, MA 01701</u>	
<u>Engineer/Land Surveyor Information</u>	
Name: <u>Bohler Engineering, Josh Swerling</u>	Phone: <u>508-480-9900</u>
Address: <u>352 Turnpike Road</u>	Email: <u>jswerling@bohlereng.com</u>
Address: <u>Southborough, MA 01772</u>	

General Property Information

Property Address(es): <u>1 Worcester Road</u>
Framingham Assessor's Information: Parcel I.D.: <u>344 - 108 - 20</u>
Parcel I.D.: <u> </u>
Parcel I.D.: <u> </u>
Zoning District: <u>B</u> Overlay District: <u>RC</u>
Precinct Number: <u> </u>
The record title stands in the name of: <u>BRE DDR Shoppers World, LLC</u>

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input checked="" type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input checked="" type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Required Signatures - Applications shall not be accepted without the required signatures

Owner Signature (if the Property has more than one owner, please supply additional copies of this page if necessary)

As the Owner, I/we make the following representations:

1. I hereby certify that I am the owner of the property located at _____
2. I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application The Contact have been authorized to represent this application before the Planning Board to conduct site visits on my property.
4. I will permit the Planning Board to conduct site visits on my property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner(s) Name: See Assent.

Owner(s) Signature: _____

This property is owned by (please check one):

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by the owner
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by all owners
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by an officer authorized to do so by the corporation
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by authorized trustee

Project Description – Breif description of the project

See Attached Project Impact Statement.

List of all submitted materials (include document titles and dates) below.

See Attached

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	M-1	Retail
Parcel(s) of the East	M-1	Retail
Parcel(s) of the South	B	Retail
Parcel(s) of the West	B	Retail

Fiscal Information

Current Assessed Value of the Site	\$ S.W \$89,720,200
Estimated Value of Project-related Improvements	\$ 477,900
Current Total Local Tax Revenue from Site	\$ 3,671,350
Estimated Post-development Local Tax Revenue	\$3,690,905
Estimated Number of Project Related Jobs Created	Construction Jobs: 15
	Permanent Jobs: 12 Part-time Jobs: 10

Certification/Applicants Signature

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application package, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant: *Pat Bolin att* Date: 12-17-14

Signature of Project Contact: *Pat Bolin* Date: 12-17-14

DOCUMENT SCHEDULE

1)	Site Development Plans for Chick-fil-A	<u>SHEET NUMBER</u>
	a. Cover Sheet	C-0.0 of 19
	b. General Notes Sheet	C-1.0 of 19
	c. ALTA Survey (By Control Point & Associates)	C-1.1 of 19
	d. ALTA Survey (By Control Point & Associates)	C-1.2 of 19
	e. Demolition Plan	C-1.3 of 19
	f. Overall Site Plan	C-2.0 of 19
	g. Site Plan	C-2.1 of 19
	h. Grading and Drainage Plan	C-3.0 of 19
	i. ADA Compliance Plan (Omitted)	C-3.1 of 19
	j. Soil Erosion & Sediment Control Plan	C-3.2 of 19
	k. Soil Erosion Control Notes & Details Sheet	C-3.3 of 19
	l. Chick-fil-A Standard Details	C-4.0 of 19
	m. Chick-fil-A Standard Details	C-4.1 of 19
	n. Chick-fil-A Standard Details	C-4.2 of 19
	o. Construction Detail Sheet	C-5.0 of 19
	p. Plumbing Site Plan	PS-1.0 of 19
	q. Lighting Plan (By Others)	ES-1.0 of 19
	r. Landscape Plan	L-1.0 of 19
	s. Landscape Notes & Details Sheet	L-1.1 of 19
2)	Stormwater Drainage Report for Chick-fil-A	
3)	Transportation Impact Assessment – Proposed Chick-fil-A dated November, 2014	



Kenneth L. Stern
Senior Vice President of Peripheral Development

December 15, 2014

Amanda Loomis
Planning Administrator
Town of Framingham
Planning Board
Town Hall
Framingham, Massachusetts 01702

**RE: Applications for Site Plan Review and Special Permit
Chick-fil-A
1 Worcester Road**

Dear Ms. Loomis:

Please be advised that Chick-fil-A and Peter Barbieri, Esquire, 161 Worcester Road, Framingham, Massachusetts 01701, are authorized to file Applications for Site Plan Review and Special Permits for the aforementioned premises.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "KLS", with a long horizontal flourish extending to the right.

ThinkRetail. CreateValue.