

FORM A - APPLICATION COVER LETTER

2016 SEP 19 P 4:41

Framingham Planning Board
 Memorial Building • Room B-37 • 150 Concord Street
 Framingham, MA 01702-8373
 (508) 532-5450 • planning.board@framinghamma.gov



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Town Clerk Stamp

Office Use Only	Project Number: PR-34-16	Public Hearing Date: 10/6/16	Filing Fee:
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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>The TJX Companies, Inc.</u>	Phone: <u>508-390-2695</u>
Address: <u>770 Cochituate Road, Natick, MA 01760</u>	Email: _____
<u>Project Contact Information</u>	
Name: <u>James D. Hanrahan, Bowditch & Dewey, LLP</u>	Phone: <u>508-416-2404</u>
Address: <u>175 Crossing Boulevard, Suite 500, Framingham, MA 01702</u>	Email: <u>jhanrahan@bowditch.com</u>
<u>Property Owner Information (if different than Applicant)</u>	
Name: <u>Same</u>	Phone: _____
Address: _____	Email: _____
<u>Engineer/Land Surveyor Information</u>	
Name: <u>John G. Crowe Associates, Inc.</u>	Phone: <u>781-570-2365</u>
Address: <u>50 Cross Street, Winchester, MA 01890</u>	Email: <u>CSDoty@jcrowe.com</u>

General Property Information

Property Address(es): <u>750 Cochituate (also known as 770 Cochituate), 156 Speen Street, and 740 Cochituate</u>	
Framingham Assessor's Information:	Parcel I.D.: <u>073-88-1256</u>
	Parcel I.D.: <u>073-78-6441</u>
	Parcel I.D.: <u>084-77-8873</u>
Zoning District: <u>General Manufacturing</u>	Overlay District: <u>RC and HC</u>
Precinct Number: <u>9</u>	
The record title stands in the name of: <u>The TJX Companies, Inc.</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 (<i>FORM E</i>)
<input type="checkbox"/>	Site Plan Review Minor (<i>FORM E</i>)
<input checked="" type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (<i>FORM G</i>)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (<i>FORM G</i>)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (<i>FORM G</i>)
<input checked="" type="checkbox"/>	Special Permit (<i>FORM L</i>)
<input type="checkbox"/>	Special Permit - Land Disturbance (<i>FORM J</i>) ** Note - to be submitted separately
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (<i>FORM L</i>)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (<i>FORM L</i>)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input checked="" type="checkbox"/>	Modification to Special Permit (<i>FORM G</i>)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (<i>FORM H</i>)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (<i>FORM L</i>)
<input type="checkbox"/>	Public Way Access Permit (<i>FORM F</i>)
<input type="checkbox"/>	Scenic Roadway Modification (<i>FORM I</i>)
<input type="checkbox"/>	Approval Not Required (<i>FORM K</i>)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Authorized Signature - Applications shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:

1. I hereby certify that I am the owner (or authorized designee) of the property located at 770 and 740 Cochituate Road and 156 Speen Street
2. I hereby certify that the applicant named on this application form has been authorized by the owner 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 have been authorized to represent this application before the Planning Board to conduct site visits on the property.
4. I will permit the Planning Board to conduct site visits on the 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 (or authorized designee) Name: The TTX Companies, Inc.

Owner (or authorized designee) Signature: William M. Mulliken, Esq., Attorney at Law, LLP
Attorney for The TTX Companies, Inc.

** If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.*

Project Description – Brief description of the project

The Applicant intends to construct a six (6) story parking structure under a one story 53,915 sq.ft. conference center with an enclosed walkway to the main campus building, together with related site improvements. This seven (7) story structure is proposed to be located both in Natick and Framingham.

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

Please see attached list entitled "Application for Modification of Special Permits for Use, Modification of Decision, Land Disturbance and Uniform Site Plan Review for Modification to an Existing Site Plan Decision Property: 740 - 770 Cochituate Road Table of Contents".

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R-1	state highway
Parcel(s) of the East	Natick	state park and state highway
Parcel(s) of the South	M-1	commercial, restaurants, retail
Parcel(s) of the West	M/M-1	manufacturing, commercial office space

Fiscal Information

Current Assessed Value of the Site	\$ 47,430,415 (in Framingham)
Estimated Value of Project-related Improvements	\$ TBD
Current Total Local Tax Revenue from Site	\$ approx. 1,801,407.16
Estimated Post-development Local Tax Revenue	\$ TBD
Estimated Number of Project Related Jobs Created	Construction Jobs: TBD Permanent Jobs: TBD Part-time Jobs: TBD

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FORM B – BUILDING DEPARTMENT RECOGNITION FORM
TO BE FILLED OUT BY BUILDING COMMISSIONER



Town of Framingham, Massachusetts

INSPECTIONAL SERVICES DIVISION

Department of Building Inspection
Memorial Building, 150 Concord Street, Room 203
Framingham, MA 01702
(508) 532 - 5415

BUILDING DEPARTMENT RECOGNITION FORM

To: Amanda Loomis, Planning Board Administrator

From: Michael Tusino, Building Commissioner

Property Address: 750 Cochituate (also known as 770 Cochituate), 156 Speen Street, and 740 Cochituate

Date: September 13, 2016

Required Permits: See Exhibit A attached hereto and made a part hereof.

In accordance with Section VI.I.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. The Applicant must submit a full set of plans and project narrative for review to the Building Commissioner. The Building Commissioner has 10 business days to render a decision for Permits required. A Pre-Application Meeting may be scheduled with the Building Commissioner and the Planning Board Administrator through the Planning Board Office to review the Project and plans. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Building Commissioner's Signature: _____

Documents Submitted for Review and Determination: _____

Exhibit A to

FORM B – BUILDING DEPARTMENT RECOGNITION FORM

1. Modification pursuant to Sections VI.F.2.a.2 and 3 and VI.F.10 of the Framingham Zoning Bylaw (“Bylaw”) of the Site Plan Review Decision issued by the Framingham Planning Board dated January 5, 1999, as previously modified on January 5, 2014 (Planning Board).
2. Modification pursuant to Section IV.B.1.f and VI.E.2.e of the Bylaw of the Special Permit for Reduction in Parking issued by the Framingham Planning Board on January 5, 1999, as previously modified on January 5, 2014 (Planning Board).
3. Special Permit for exception from off street parking facility design requirements set forth in Section IV.B.2.a (9 foot wide parking spaces required/8.5 foot wide provided), per Section IV.B.2 and MGL c.40A, §9 (Planning Board).
4. Special Permit for Land Disturbance in accordance with Section V.F.c of the Bylaw and M.G.L. c.40A, § 9 (Planning Board).
5. Waiver from regulations for the Highway Overlay District, pursuant to Section III.E.10.c of the building height limits applicable where abutting a residential zone within the Regional Center district of the HOD set forth in Section III.E.7.a (40’ allowed and 79’ is provided) (Planning Board).
6. Waiver pursuant to Section IV.B.7.b.5 from the bicycle parking standards set forth in Section IV.B.7.b (Planning Board).
7. Waiver from design standards for landscaped buffers, pursuant to §§VI.F.5(e) and III.E.8(f)(2) of the Bylaw (Planning Board).
8. Waiver from design standards for landscaping adjacent to buildings, pursuant to §§VI.F.5(e)(7) and III.E.8(i) of the Bylaw (Planning Board).
9. Variance from the number of story requirements in the M District (7 stories where 6 stories are allowed) (Zoning Board of Appeals).
10. Notice of Intent (Conservation Commission).

FORM G - REQUEST FOR MODIFICATION APPLICATION

2016 SEP 19 P 4:41

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Town Clerk Stamp

Office Use Only	Project Number: PR-34-16	Public Hearing Date: 10/26/16	Filing Fee:
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Property Information

Address of Property: 750 Cochituate (also known as 770 Cochituate), 156 Speen Street, and 740 Cochituate Precinct#: 9

Framingham Assessor's Information: Parcel I.D: 073-88-1256
 Parcel I.D: 073-78-6441
 Parcel I.D: 084-77-8873

Zoning District(s): General Manufacturing Overlay District(s): RC and HC

The record title stands in the name of: The TJX Companies, Inc.

List of Modification Permits

Decision Type <small>(Site Plan Review/Special Permit)</small>	Sections of the Zoning By-law	Date Approved by the Planning Board
Site Plan Review	VI.F.2.a.2 & 3 and VI.F.10	January 9, 2014
Special Permit	IV.B.1.F and VI.E.2.e	January 9, 2014

Plan Sheets Associated with the Request for Modification

Plan Sheet(s) Number	Plan Revision Date	Date Approved
SPA-2	August 3, 2016	January 9, 2014
SPA-4	August 3, 2016	January 9, 2014

Brief Description of the Requested Modification

Brief description of project (attach additional pages as necessary):
 The Applicant seeks to supplement the project approved by the Planning Board on January 9, 2014. The previously approved project will be modified by adding a six (6) story parking structure under a one story 53,915 sq.ft. conference center with an enclosed walkway to the main campus building, together with related site improvements. This seven (7) story structure is proposed to be located both in Natick and Framingham.

Required Documents - Please attach a copy of the of the Decision(s) requesting to be modified, Approved Site Plan Sheets and revised Site Plan Sheets, Supporting Documentation and Associated Materials.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

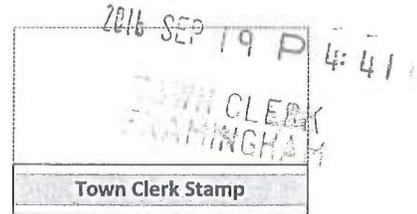
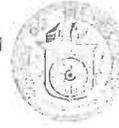
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FORM L - SPECIAL PERMIT APPLICATION

Framingham Planning Board
 Memorial Building • Room B-37 • 150 Concord Street
 Framingham, MA 01702-8373
 (508) 532-5450 • planning.board@framinghamma.gov



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Office Use Only	Project Number: PB-034-16	Public Hearing Date: 10/6/16	Filing Fee:
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Property Address: 750 Cochituate Road (also known as 770 Cochituate), 156 Speen Street and 740 Cochituate

Submission Type (Check all that apply)

<input checked="" type="checkbox"/>	Special Permit	<input type="checkbox"/> Use (II.B)
		<input type="checkbox"/> Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1)
		<input checked="" type="checkbox"/> Dimensional Relief to Off-Street Parking Design Standards (IV.B.2.g) IV.B.2.a
		<input type="checkbox"/> Location of Facilities (IV.B.2)
		<input type="checkbox"/> Off-Street Loading (IV.C.)
		<input type="checkbox"/> Historic Re-Use (V.B)
		<input type="checkbox"/> Transfer of Development Rights (V.O)
		<input type="checkbox"/> Mixed Use Regulations (V.G)
		<input type="checkbox"/> Affordable Housing (V.H)
		<input type="checkbox"/> Active Adult Housing (V.I)
		<input type="checkbox"/> Drive-Thru Facility Regulations (V.J)
		<input type="checkbox"/> Neighborhood Cluster Development (V.K)
		<input type="checkbox"/> Agriculture Preservation Development (V.M)
		<input type="checkbox"/> Open Space Cluster Development (V.L)
		<input type="checkbox"/> Other ()
<input type="checkbox"/> Other ()		
<input type="checkbox"/> Other ()		
<input checked="" type="checkbox"/> Chapter 43D Application		

Property Information

Current Use of Property: The Property consists of three connected office towers used for office and accessory purposes, as well as a three-story "Style Out Center" used as a product development library, fitness center and vendor viewing rooms.

Proposed Use of Property: The Applicant proposes to construct a six-story parking structure under a one-story conference center, together with related site improvements.

Submittal requirements can be found in each permit's respective section of the Framingham Zoning By-law

Describe your request under section IV.B.2 _____:

The Applicant is requesting the modification of Section IV.B.2.a to reduce the required parking space width from 9 feet to 8.5 feet for all newly constructed parking spaces in the proposed parking garage.

Describe your request under section _____:

Empty text box for describing a request.

Describe your request under section _____:

Empty text box for describing a request.

Describe your request under section _____:

Empty text box for describing a request.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

(if filling out FORM E, page 3 is not required)

(if filling out FORM E, page 3 is not required)

Project Information

Attorney Name: James D. Hanrahan, Bowditch & Dewey LLP		Email: jhanrahan@bowditch.com	
Mailing Address: 175 Crossing Boulevard, Suite 500, Framingham, MA 01702		Phone: 508-416-2404	
Project Engineer Name: John G. Crowe Associates, Inc.		Email: CSDoty@jcrow.com	
Mailing Address: 50 Cross Street, Winchester, MA 01890		Phone: 781-570-2365	
Traffic Engineer Name: F. Giles Ham, P.E.		Email: gham@rdva.com	
Mailing Address: 35 New England Business Center Drive		Phone: 978-474-8800	
Stormwater Engineer Name: John G. Crowe Associates, Inc.		Email: CSDoty@jcrow.com	
Mailing Address: 50 Cross Street, Winchester, MA 01890		Phone: 781-570-2365	
Landscape Architect Name: John G. Crowe Associates, Inc.		Email: CSDoty@jcrow.com	
Mailing Address: 50 Cross Street, Winchester, MA 01890		Phone: 781-570-2365	

Zoning Data

Please refer to the Framingham Zoning By-law Section I.E. Definitions and Section IV.E. Dimensional Requirements for additional information			
	Existing	Proposed	Required
Lot Area (square feet/acres)	1,801,483 / 41 acres	1,801,483 / 41 acres	6,000 /
Frontage of Property (feet)	874.97 ft	874.97 ft	50 ft
Front Setback (feet)	85.60 ft	85.60 ft	50 ft
Side/Rear Setback (feet)	16.69 ft (at Speen)	16.69 ft (at Speen)/75 ft Mass Pike	15 ft / 30 ft abutting residential
Minimum Landscape Open Space Surface Ratio (%)	46.41%	49.55%	20%("M") / 40%(HOD) min
Building Height (feet)	79 ft	79 ft	40 ft HOD (waiver req.) / 80 ft
Lot Coverage (%)	11.26%	14.79%	35% max
Gross Floor Area Ratio of Building(s)	844,855 sq.ft.	898,770 sq.ft.	N/A
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	46.97%	49.89%	62% max
Number of Parking Spaces	2389	3,012	3,220*
Handicap Parking Spaces	37	53	41
Bicycle Parking Spaces	TBD	38 new	335 (waiver req.)
Loading Spaces	19	22	19
Number of Loading Bay	NA	NA	NA

*Special permit for width of parking spaces in garage requested.