

2016 NOV 14 P 4:00

FORM A - APPLICATION COVER LETTER

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



PERMIT | FRAMINGHAM
plan • build • grow



TOWN CLERK
FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number: PB-039-16	Public Hearing Date: 12/8/16	Filing Fee: \$200-
-----------------	------------------------------	---------------------------------	-----------------------

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

Applicant's Information
Name: The TJX Companies, Inc. Phone: 774-308-2880
Address: 770 Cochituate Road, Framingham, MA 01701 Email: Mike_Brogan@tjx.com

Project Contact Information
Name: John G. Crowe Assoc., Inc., Attn: Scott Doty Phone: 781-570-2365, ext. 212
Address: 39 Holton Street, Winchester, MA 01890 Email: CSDoty@jcrowe.com

Property Owner Information (if different than Applicant)
Name: Same Phone: _____
Address: _____ Email: _____

Engineer/Land Surveyor Information
Name: John G. Crowe Assoc., Inc., Attn: Scott Doty Phone: 781-570-2365, ext. 212
Address: 39 Holton Street, Winchester, MA 01890 Email: CSDoty@jcrowe.com

General Property Information

Property Address(es): 750 Cochituate Rd. (aka 770 Cochituate Rd.), 156 Speen St. and 740 Cochituate Rd.

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

Zoning District: General Manufacturing Overlay District: RC and HC
Precinct Number: 9

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

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

FORMS A, B, and C ARE REQUIRED

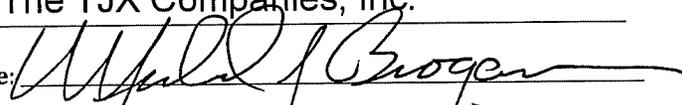
<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input type="checkbox"/>	Special Permit (FORM L)
<input checked="" 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:

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 740 and 770 Cochituate Rd. and 156 Speen St.
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 TJX Companies, Inc.

Owner (or authorized designee) Signature: 

** 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-level parking structure with a seventh level 53,915 s.f. conference center, along with related site improvements. An enclosed pedestrian bridge will connect at the seventh level with the existing office building. The garage and conference center structure is proposed to be located both in Natick and Framingham.

Modifications to the existing parking area north of the existing office building, as well as to existing site utilities, will be made to accommodate the proposed garage structure.

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

Cover letter from John G. Crowe Assoc., Inc., dated 11-3-16
 Form A - Application Cover Letter, signed 11-3-16
 Form J - Special Permit for Land Disturbance Application, signed 11-3-16
 Framingham Land Disturbance Special Permit Narrative, dated 11-3-16
 Site project area photographs
 Sequence of Construction Operations, dated 11-3-16
 NHESP Maps of Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species
 Stormwater Report, dated 10-28-16
 Filing fee check for \$200.00, dated 11-3-16
 Locus, Snow Storage and Abutters Plan, dated 11-3-16
 SPA-1.0, 1.1, 1.2 & 1.3 - Existing Conditions Plan, dated 11-3-2016
 SPA-2.1, 2.2 & 2.3 - Erosion Control and Site Preparation Plan, dated 11-3-2016
 SPA-3.1, 3.2 & 3.3 - Site Grading Plan, dated 11-3-2016
 SPA-4.1, 4.2 & 4.3 - Drainage & Utilities Plan, dated 11-3-2016
 SPA-5.1, 5.2 & 5.3 - Parking, Layout & Materials Plan, dated 11-3-2016
 SPA-6.1, 6.2 & 6.3 - Planting Plan, dated 11-3-2016
 SPA-7.1, 7.2 & 7.3 - Site Construction Details, dated 11-3-2016

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	\$ 1,801,407.16 (approximately)	
Estimated Post-development Local Tax Revenue	\$ TBD	
Estimated Number of Project Related Jobs Created	Construction Jobs: TBD	
	Permanent Jobs: TBD	Part-time Jobs: TBD

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



FORM J - SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

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



PERMIT | FRAMINGHAM
 plan • build • grow



2016 NOV 14 P 4: 00
 TOWN CLERK
 FRAMINGHAM
 Town Clerk Stamp

Office Use Only	Project Number: PB-039-16	Public Hearing Date: 12/8/16	Filing Fee: \$200-
-----------------	-------------------------------------	--	------------------------------

Property Information

Address of Property: 740-770 Cochituate Road, Framingham, MA

Applicability (Please check all that apply)

Section V. F.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:

<input type="checkbox"/>	(a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent;
<input checked="" type="checkbox"/>	(b) Any Earth Removal or Earth Fill of more than 400 cubic yards;
<input checked="" type="checkbox"/>	(c) Any Earth Moving activity of more than 1,000 cubic yards; and/or
<input type="checkbox"/>	(d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less.

Project Information

	Framingham (Site) / Framingham (Site)
Total Area of the Parcel(s) (acre/square feet)	20.90 (41.36) / 910392 (1801483)
Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet)	0 (5.41) / 0 (235579)
Total Area to be Disturbed (acre/square feet)	5.96 (8.27) / 259790 (360366)
Total Area Upland (acre/square feet)	20.90 (35.95) / 906750 (1556278)
Total Amount of Fill Required for the Project (cubic yards)	15000 +/-
Percent of the Land to be Disturbed (percentage)	28.5 (20.0) %
Percent of Land under the Jurisdiction of the Conservation Commission (percentage)	5.8 (20.0) %
Total Area within the 30' No Build Zone as defined by the Conservation Commission (acre/square feet)	0.008 / 348
Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts (acre/square feet)	0.084 / 3659
Total Area within the 125' No Disturb Zone as defined by the Framingham Conservation Commission (acre/square feet)	1.22 / 53143
Type of Fill to be used	clean ordinary fill; select gravel, crushed stone and sand fill

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings			
Number of Proposed Driveways			

Project Details (Please provide the following information, for additional room please attach additional pages)

Site Management and Control

(a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible

Disturbance associated with the proposed garage structure project is limited to areas of existing parking lots and driveways. The remainder of the site which is covered by existing parking areas and structures will be left undisturbed.

(b) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures.

Construction fencing will be installed first to enclose the entire project area. Construction trailers and stockpile areas will be established within the perimeter of the enclosure. Installation of all erosion and sedimentation controls will then be installed. Removal of existing pavement will occur incrementally to minimize soil exposure followed by relocation of existing utilities and excavation of the garage footprint down to subgrade. Installation of any required dewatering measures will be completed as needed followed by installation of new underground utilities. Bituminous binder course shall then be installed as much as practicable to stabilize and reduce exposure of soil to weather. Concrete footings and foundations will then be poured followed by erection of precast. Final paving, construction of hardscape areas and installation of new lawns and plantings will complete the project. Throughout construction, solid waste disposal of demolition and construction materials will be by means of separating waste for reclamation or disposal.

(c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.

As indicated on the plans, silt sacks, silt fence, straw bales and/or waddles will be installed down gradient from the work areas to prevent any erosion or siltation that might result from construction operations. The contractor will be responsible for ensuring that the site complies with all of the requirements contained within the Storm Water Pollution Prevention Plan prepared for the project.

(d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.

Storm water run-off from paved areas within the project area will drain to catch basins constructed with 4' deep sumps. Prior to discharging into existing detention basin and drainage ditch, the run-off will be further treated by storm water quality structure manholes and catch basins. Storm water run-off from roof areas will discharge into subsurface infiltration galley areas for ground water recharge. All landscape areas will be stabilized with lawn, shrub and/or ground cover vegetation.

(e) Timeline for Project.

It is anticipated that construction will commence on the proposed project in March 2017. Completion of the garage construction is targeted for Fall of 2018.

Control of Stormwater Runoff

(f) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties.

The proposed Parking Garage / Conference Building project (i.e. proposed parking garage), at the TJX Framingham/Natick Headquarters Campus, classifies as a Redevelopment project in the context of drainage design and the Massachusetts Stormwater Guidelines. The proposed drainage system design complies with Massachusetts Stormwater Guidelines and Standards. Infiltration of existing and proposed roof run-off and exceeds municipal goals with regards to recharge of groundwater and the area aquifer. The proposed drainage design adequately reduces the volume, rate, concentration, and velocity of run-off from the property. Detailed information concerning site stormwater runoff is provided in the attached Stormwater Report.

(g) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.

The drainage design for the proposed parking garage project will not adversely affect neighboring properties or the adjacent public storm drainage system during or after construction. The proposed drainage design will have a positive effect on the down gradient public drainage system, and reduce the contribution of the property's stormwater run-off to receiving systems.

(h) Briefly describe how the Project will no adversely impact the groundwater resources in terms of quantity or quality.

Each of three existing linked buildings on the site (i.e. Buildings "T", "J", and "X") have an existing dedicated storm water infiltration area beneath existing parking areas to recharge clean runoff from each building's roof. The infiltration area for building "T" will be relocated to allow for the garage construction and a new infiltration area is proposed to infiltrate the clean run-off from the conference center roof.

Protection of Natural Features and Vegetation

(i) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.

N/A.

(j) Please briefly describe the characteristics of the site or provide photos that are representative of the Site. If applicable, please provide a list of all trees greater than 6" in diameter - stating the species and site and denote these trees on the Site Plan.

Attached are photos that depict the existing conditions of the proposed project area at the site.

Within the proposed project area there are some existing Red Maples, Columnar Red Maples, a Colorado Blue Spruce and Bradford Pears that are approximately 6" caliper or greater. Many of the Bradford Pears and Red Maples are in stressed condition and appear to have health issues.

Protection of Historic Resources

(k) Please provide a list of all historically significant resources on-site.

There are no historically significant resources on-site.

(l) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.

Special Permit for Land Disturbance Application Checklist for Plan Content

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)

- Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
- North arrow, scale, and date.
- Locus map showing the parcel in relation to the surrounding properties.
- Name of record owner(s) of land shown on the plan.
- Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
- The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
- Property lines, easements and/or other legal rights within the property lines.
- All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone.
- Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
 - Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
 - Size and height of trees, of Specimen Trees and/or significant forest communities.
 - Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
 - The location of any proposed stockpile locations.
 - Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
- A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
- If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- Photographs of the site prior to disturbance shall accompany the application.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email