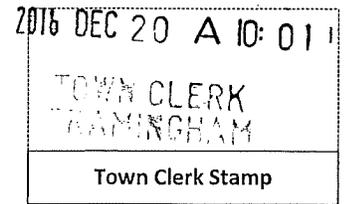


Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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Planning Board Members
Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:
Amanda L. Loomis, AICP, Planning Board Administrator
Raphaela Morais-Peroba, Community Outreach Coordinator

TOWN OF FRAMINGHAM - PLANNING BOARD

**Notice of Decision
Regarding the Application of The TJX Companies, Inc
for the Property located at
740, 750, and 770 Cochituate Road, and 156 Speen Street, Framingham, MA
Decision dated December 19, 2016**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of The TJX Companies, Inc. for a Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; and a Special Permit for Dimensional Relief to Off-street Parking Design Standards. The opening public hearing was held on 10/06/2016, notice of the opening public hearing was published in "The MetroWest Daily News" on 09/22/2016 and 09/29/2016 – continued public hearings were held on 11/07/2016, 12/08/2016, and 12/19/2016. Furthermore, the Applicant provided an application for a Special Permit for Land Disturbance. The opening public hearing was held on 12/09/2016, notice of the opening public hearing was published in "The MetroWest Daily News" on 11/21/2016, and 11/28/2016 – a continued public hearing was held on 12/19/2016.

The project includes the construction of a 6 story parking structure under a 1 story (53,915sf) conference center with an enclosed walkway to the main campus building; along with landscaping; infrastructure, off-street parking, and associated site improvements.

The Planning Board APPROVED said applications on December 19, 2016 and the decision was filed in the Office of the Town Clerk on December 20, 2016. For additional information please see the Planning Board's webpage at www.framinghamma.gov.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

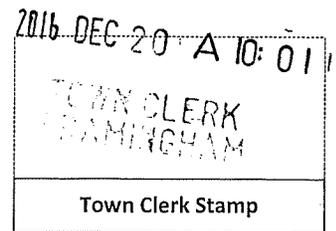
Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision
Regarding the Application of The TJX Companies, Inc
for the Property located at
740, 750, and 770 Cochituate Road, and 156 Speen Street, Framingham, MA
Decision dated December 19, 2016

On September 19, 2016, The TJX Companies, Inc. filed with the Planning Board and on September 19, 2016 the Planning Board filed with the Town Clerk, an application for a Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; and a Special Permit for Dimensional Relief to Off-street Parking Design Standards. The opening public hearing was held on October 6, 2016; notice of the opening public hearing was published in "The MetroWest Daily News" on September 22, 2016 and September 29, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. Continued public hearings were held on November 7, 2016, December 8, 2016, and December 19, 2016.

On November 14, 2016, The TJX Companies, Inc. filed with the Planning Board and on November 14, 2016 the Planning Board filed with the Town Clerk, an application for a Special Permit for Land Disturbance. The opening public hearing was held on December 8, 2016; notice of the opening public hearing was published in "The MetroWest Daily News" on November 21, 2016 and November 28, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. A continued public hearing was held December 19, 2016.

The project includes the construction of a 6 story parking structure under a 1 story (53,915sf) conference center with an enclosed walkway to the main campus building; along with landscaping; infrastructure, off-street parking, and associated site improvements. The property is located at 740, 750, and 770 Cochituate Road, and 156 Speen Street, in the General Manufacturing (M) Zoning District and the Regional Center (RC) Overlay District, and is listed as Framingham Assessor's Parcel ID: 073-88-1256-000, 073-78-6441-000, and 084-77-8873-000.

On December 19, 2016 the Planning Board **APPROVED** the application for a Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; a Special Permit for Dimensional Relief to Off-street Parking Design Standards; and a Special Permit for Land Disturbance for the property located at 740, 750, and 770 Cochituate Road, and 156 Speen Street and a **DECISION** was filed in the office of the Town Clerk on December 20, 2016.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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Planning Board Members:
Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

**DECISION OF THE FRAMINGHAM PLANNING BOARD
ON THE APPLICATION OF THE TJX COMPANIES
FOR THE PROPERTY LOCATED AT 740, 750, AND 770 COCHITUATE ROAD AND 156 SPEEN STREET
DECISION DATED DECEMBER 19, 2016**

THIS DECISION WAS GRANTED UNDER THE APRIL 2016 FRAMINGHAM ZONING BY-LAW

General Property Information

Project Number: PB-039-16

Property Address: 740, 750, and 770 Cochituate Road and 156 Speen Street

Assessor's Information: 084-77-8873-000, 073-88-1256-000, and 073-78-6441-000

Zoning District: General Manufacturing (G)

Overlay Zoning District: Regional Center (RC) Overlay District

Application Information

Application(s): Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; Special Permit for Dimensional Relief to Off-street Parking Design Standards, and a Special Permit for Land Disturbance)

Sections of the Framingham Zoning By-Law under review: Highway Overlay District Regulations (Section III. E); Off-street Parking (Section IV.B); Dimensional Regulations (Section IV.E); Land Disturbance (Section V.F); Special Permit (Section VI.E); Site Plan Review (Section VI.F)

Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014 and a Special Permit for Dimensional Relief to Off-street Parking Design Standards

- Date application(s) were filed with the Planning Board: September 19, 2016
- Date application(s) were filed with the Town Clerk: September 19, 2016

Special Permit for Land Disturbance

- Date application(s) was filed with the Planning Board: November 14, 2016
- Date application(s) was filed with the Town Clerk: November 14, 2016

General Project Contact Information

Applicant Name: The TJX Companies, Inc.

Applicant Address: 770 Cochituate Road, Framingham, MA 01701

Project Contact Name: Attorney James Hanrahan, Bowditch & Dewey and Scott Doty, John G. Crowe Associates, Inc.

Engineer Company: John G. Crowe Associates, Inc., 39 Holton Street, Winchester, MA 01890

Legal Ad & Public Hearing Information

Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014 and a Special Permit for Dimensional Relief to Off-street Parking Design Standards

- MetroWest Daily News Run dates of the Legal Ad: (14 days prior) September 22, 2016 and (7 days prior) September 29, 2016
- Date of abutter/7 Abutting municipalities/parties of interest mailing: September 23, 2016

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TOWN CLERK
FRAMINGHAM

- Date of opening public hearing: October 6, 2016
- Date(s) of continued public hearings: November 7, 2016, December 8, 2016, and December 19, 2016

Special Permit for Land Disturbance Application

- MetroWest Daily News Run dates of the Legal Ad: (14 days prior) November 21, 2016 and (7 days prior) November 28, 2016
- Date of abutter/7 Abutting municipalities/parties of interest mailing: November 15, 2016
- Date of opening public hearing: December 8, 2016
- Date(s) of continued public hearings: December 19, 2016
- Site Visit: A site visit was made on November 19, 2016 by the members of the Planning Board, representatives from The TJX Companies, the Applicant’s project team, and members of the Natick Planning Board.

Applicant’s Representatives in attendance at the Public Hearing(s): Attorney James Hanrahan, Bowditch & Dewey; Scott Doty, John G. Crowe Associates, Inc.; Marc Margulies, Margulies Perruzzi Architects; Ken Downey, TJX Companies Inc.; Michael Brogan, Vice-president Workplace Services Director, The TJX Companies; Susan Mohn, RLA, John G. Crowe Associates, Inc.; and Giles Ham, Vanasse and Associates, Inc.

Planning Board members in attendance at the public hearing(s): Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti

PLANNING BOARD APPROVAL INFORMATION

Date of Plan reviewed and approved by the Planning Board: September 9, 2016, revised November 3, 2016

TECHNICAL REVIEW TEAM MEETING

On October 6, 2016 the Technical Review Team (TRT) reviewed the project at 740, 750, and 770 Cochituate Road and 156 Speen Street. A copy of the meeting minutes are in the project file.

Technical Review Team Members Present: Amanda Loomis, Planning Board; Michael Tusino, Department of Inspectional Services (Building Department); Joseph Mazzola, Fire Department; Will Naser, Accessors Department; Robert McArthur, Conservation Commission; Mark Loporati, Fire Department; Keith Strange, Police Department; Marianne Iarossi, Community and Economic Development; and Raphaela Morais-Peroba, Planning Board

Present for the Applicant: Attorney James Hanrahan, Bowditch & Dewey; Kenneth Downey, The TJX Companies, Inc.; Scott Doty, John G. Crowe Associates; Don Provencher, John G. Crowe Associates.

PROJECT DESCRIPTION

The TJX Companies, Inc. project located at 740, 750, and 770 Cochituate Road and 156 Speen Street includes the construction of a one-floor conference center on top of a six-story parking garage. The conference center will be approximately 53,915sf and the parking garage will have approximately 990 off-street parking spaces. The new structure will be located on the northeast portion of the property connected to Buildings “T” and “J” by a catwalk. The project will further include landscaping and

outdoor gardens, upgrades to the lighting, stormwater management, and other associated site improvements.

HEARING

The Framingham Planning Board held a total of four public hearings (October 8, 2016, November 7, 2016, December 8, 2016 (the public hearing for the Special Permit for Land Disturbance opened on December 8, 2016), and December 19, 2016) Planning Board Members present during the public hearings held for the Project were Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti.

During the course of the public hearings the following individuals appeared on behalf of the Applicant: Attorney James Hanrahan, Bowditch & Dewey; Scott Doty, John G. Crowe Associates, Inc.; Marc Margulies, Margulies Perruzzi Architects; Kenneth Downey, TJX Companies Inc.; Michael Brogan, Vice-president Workplace Services Director, The TJX Companies; Susan Mohn, RLA, John G. Crowe Associates, Inc.; and Giles Ham, Vanasse and Associates, Inc.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public who provided input during the review of the Project. The Planning Board arrived at this Decision based on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials and members of the public. Findings made from the application and public hearing process resulted in the development of the conditions contained within this Decision.

Summary of Minutes

The Applicant's project team presented the proposed project to the Planning Board. Such presentation included existing conditions of the site, past permitting history, review of the architecture of the new building, stormwater management, land disturbance and construction activities, traffic and site circulation, and other associated site improvements. Attorney Hanrahan provided an overview of the project. Attorney Hanrahan kept the Planning Board informed of the project review relative to the Framingham Conservation Commission and the Town of Natick.

Mr. Doty presented the site plan specifically highlighting site circulation, landscaping, and various site improvements. Mr. Margulies presented an architectural video presentation of the site that projected future visual conditions from abutting roadways.

Ms. Mohn presented the landscape plan highlighting the variety of plant species that would be installed on-site. Ms. Mohn further presented the application for the Special Permit for Land Disturbance. Ms. Mohn stated that the existing amount of impervious surface will significantly decrease by approximately 2.5 acres, therefore reducing the rate and volume of run-off. Ms. Mohn stated that the Framingham Conservation Commission had requested several items, one of which being the preparation of an Operations Maintenance Plan (OMP) for the entire property.

Mr. Ham presented the traffic study which was developed in part with working extensively with both Framingham and Natick and MassDOT. Mr. Ham provided specific details regarding the

conceptual improvements plan for Cochituate Road and the proposed mitigation associated with this area. Mr. Ham stated that The TJX Companies will provide secure bicycle racks within the parking structure, a ride share project, a guaranteed ride home program, along with other typical vehicle reduction programs.

The Planning Board made the following comments or requests for additional information.

- Thomas Mahoney requested clarification regarding traffic coordination and the traffic controller on Cochituate Road. Mr. Mahoney further questioned if the need for a traffic detail would still be warranted post-construction. The Applicant's project team stated that the need for a traffic detail would be investigated after the construction of the project but would be expected to remain in place post-construction.
- Stephanie Mercandetti requested clarification as to the number of employees that participate in the Transportation Demand Management (TDM) program. Ms. Mercandetti questioned the operations of the infiltration system and detention basins during construction. Ms. Mercandetti further questioned if the existing detention basins in the rear were designed to hold future growth conditions.
- Lewis Colten questioned the Applicant's project team about the materials that would be used for the construction of the parking structure in addition to whether there would be proper air circulation in the garage due to the mesh material being used. Mr. Colten stated that this area is a major contributor to traffic in Natick and questioned if the Applicant has had conversations with Natick regarding traffic. Attorney Hanrahan stated that the discussions with both Towns began during the development of the style out center. Mr. Colten requested clarification regarding the proposed traffic and roadway changes for Cochituate Road.
Mr. Colten requested clarification regarding the timing and location of the drainage and infiltration during construction in addition details as to how the existing system would work with the final infiltration system installation.
- Victor Ortiz stated that it appears that there are efforts by The TJX Companies to reduce the amount of traffic on the roadways with the implementation of bicycle lanes. Attorney Hanrahan provided an overview of the grant associated with the Cochituate Rail Trail.
- Christine Long stated that she felt that the road improvements would greatly improve the traffic congestion at peak hours since one lane currently cannot accommodate the traffic flow and creates a bottleneck in conjunction with the traffic lights at the Speen Street intersection.

FINDINGS

Having reviewed the application, plans, and reports filed by the Applicant and its representatives; having considered the correspondence from the Department of Inspectional Services (Building Department), the Police Department and the Department of Public Works within the Town of Framingham; and having allowed for testimony to be made by members of the public, no testimony

was made; the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law, including the requirements of Sections III.E, IV.B, IV.E, V.F, VI.E, and VI.F of the Framingham Zoning By-Law. Specifically, the Planning Board makes the following findings:

1. Section III.E - Highway Overlay District Regulations

1. In accordance with Section III.E.8.i of the Framingham Zoning By-Law a 10' wide buffer strip adjacent to buildings on every side of the building that has a public access point shall contain trees and shrubs, of which the Applicant has requested a waiver from. The Planning Board may grant a waiver from these design requirements of Section III.E of the Zoning By-Law if the Applicant can demonstrate that it's impractical to provide the specified depth. In accordance with Section III.E.10.c the Applicant shall demonstrate how the waiver will accomplish the following design standards:
 - a. The landscape buffer strip which creates a strong impression of separation between developed area and adjacent streets and/or residential areas.
 - b. Landscape parking areas and landscaped areas adjacent to building to provide shade and visual relief from large expanses of impervious surfaces.
 - c. Improved pedestrian circulation within the subject site and, where possible, create pedestrian access to adjoining sites.
 - d. Maintenance of all landscaped spaces and buffer areas.
 - e. Improved vehicular access, reduced curb cuts for access drives, improved on-site circulation.
 - f. Improved building architecture and façade to achieve compatibility and harmony with the surrounding neighborhood.
 - g. Improved site signage.

During Fall Special Town Meeting of 2016, the Planning Board's zoning article relative to Section IV.B.5 of the Zoning By-Law was amended to include landscape regulations relative to structured parking spaces (pending Attorney General Approval). This amendment was part of the recodification of the Zoning By-Law process and created separate landscaping standards for surface off-street parking lots and structured parking garages. The structured parking garage is consistent with and exceeds the requirements as voted by Town Meeting.

2. In accordance with Section III.E.10.c
3. The project as proposed is consistent with Section III.E Highway Overlay District Regulations of the Framingham Zoning By-law. Such compliance includes: Floor Area Ratio (FAR) requirements, building height and separation from residential zoning districts, landscape requirements with the exception of Section III.E.8.i which the applicant is seeking a waiver from and design for pedestrian circulation.

2. Section IV.B – Off-street Parking

1. The Applicant has requested a special permit for Dimensional Relief to Off-street Parking Design Standards (Section IV.B.2.a of the Framingham Zoning By-Law) for relief from the requirement to construct 9' wide off-street parking spaces. The Applicant proposes to construct 8.5' wide off-street parking spaces.
2. Off-street parking facilities shall be designed to ensure safe, adequate, and convenient access and circulation for all users. The Planning Board may grant relief from the off-street parking

requirements if the Applicant demonstrates that a lesser standard is necessary and/or appropriate due to topography, location of existing or proposed structure, lot configuration, and/or the need to preserve trees and natural vegetation.

3. The drive aisles of the structured parking garage are consistent with the require 24' for a minimum back-up length.
4. The combination of the Conference Center on top of the structured parking garage with reductions in vehicular pavement, the total amount of impervious surface dedicated to automobiles has been decreased significantly. Furthermore, the use of a structured parking garage allows the applicant to increase the number of off-street parking spaces to meet the future demands of projected employee increases over the next five to six years.
5. The site is extremely limited in its ability to allow for expansion on the ground. The site is constrained on all sides (Cochituate Road to the south, Speen Street to the west, the Massachusetts Turnpike to the north, and Lake Cochituate to the east), which limits the amount of development that can occur on the site.
6. In accordance with Section IV.B.8 of the Framingham Zoning By-Law the use of structured parking is strongly encouraged and should be designed to blend with abutting structures, through the use of architectural features and façade materials. The Applicant has designed the Conference Center to be consistent with both the architectural features and the façade materials used. Furthermore, the Conference Center has been designed so as not to resemble a parking garage through the use of metal siding.
7. The Applicant has requested a reduction in the required number of off-street parking spaces. The construction of the structured parking garage will significantly decreased the number of spaces deficient.
8. The structured parking garage and the re-design of the off-street parking area have been configured to provide adequate off-street parking for the proposed use and the overall needs of the campus.

3. Section IV.E – Dimensional Regulations

1. The project as designed and presented to the Planning Board is approximately 79 tall, comprised of seven floors. The first six floors will be a 990 structured parking garage and the seventh floor will be a Conference Center.
2. The General Manufacturing (M) Zoning Districts allows for the construction of 6 floor/80' tall structure.
3. The Applicant must seek a dimensional variance from the Zoning Board of Appeals (ZBA) for the additional floor.
4. The project as designed except for the additional floor, meets the dimensional regulations specified in Section VI.E.2 of the Zoning By-Law.

4. Section V.F - Land Disturbance

1. Filing and Document Review + Federal, state, and local regulations
 - a. The project has been designed to limit the amount of erosion, land disturbance, and stormwater runoff to the greatest extent possible. The proposed building will be located on top of an existing impervious surface parking lot.
 - b. The construction of the project will decrease the amount of surface parking on-site while increasing the infiltration rate and stormwater management.
 - c. Sheets SPA 2.1, 2.2, and 2.3 depict the Erosion Control & Site Prep Plan.

- d. The Applicant has filed a Massachusetts Environmental Policy Act (MEPA) report with the Executive Office of Energy and Environmental Affairs. Such documentation has been provided in the Environmental Notification for Proposed TJX Expansion and Parking Garage dated November 14, 2016.
 - e. The Applicant's Stormwater Report prepared on November 3, 2016 includes a Project Response to the Massachusetts Stormwater Handbook Checklist. This Checklist provides a comprehensive review of the project compared to the requirements of the Massachusetts Stormwater Handbook. These sections include: No New Untreated Discharges; Peak Rate Attention; Recharge; Water Quality; LUHPPL's; Critical Areas; Redevelopment Projects; Construction Period Pollution Prevention and Erosion and Sedimentation Control; Operation and Maintenance Plan; and Prohibition of Illicit Discharges.
 - f. The Applicant has prepared and submitted a Stormwater Pollution Prevention Plan (SWPPP) dated October 31, 2016, which is in compliance with local requirements and includes a Section 3: Documentation of Compliance with Other Federal Requirements.
2. Site Management and Control
- a. The project will be constructed in one general phase thus allowing for minimization of impacts to surrounding areas and ensures a timely opening of the site. The project is expected to begin construction in March of 2017 and be completed by the fall of 2018.
 - b. The following is the expected sequence and timeline of construction to take place within an estimated 18 months:
 - i. Installation of erosion controls; installation of stabilized construction entrances and exits; installation of new site utility lines; installation of construction stormwater sedimentation capture and control basins; stabilize surfaces within 14 days after land disturbance in any portion of the site if construction has ceased or is halted temporarily; site grading and installation of pavement stabilization fabric and gravel base under pavement areas; stabilization of site with bituminous parking and concrete walk pavements; and installation of landscaping and completion of work.
 - c. The Applicant will establish a staging area for overnight storage of equipment and stockpiling of materials. This area will be contained and controlled by erosion control devices.
3. Control of Stormwater Runoff
- a. The project is considered a redevelopment in the context of drainage design and the Massachusetts Stormwater Guidelines. The drainage has been designed for the project so as not to adversely affect neighboring properties or adjacent public storm drain systems during or post- construction. It is expected that the drainage systems as designed will reduce the volume, rate, concentration and velocity of run-off from the property.
 - b. Each of the three interlinked buildings known as "T", "J", and "X" have existing dedicated stormwater infiltration areas beneath each respective existing parking areas which recharges runoff from each building. The property also includes a small infiltration area near the Cochituate Road entrance which infiltrates and treats parking lot runoff from another area on-site. During construction of this project the infiltration

area for Building "T" will be demolished and removed to allow for the construction of the structured parking garage and Conference Center.

- c. Infiltration capacity was evaluated in May and July of 2013 through test pits, soil borings, monitoring well installation, and hydraulic conductivity testing. The results of the test indicated that the site has excellent infiltration capacity and offset to groundwater exists to accommodate the proposed relocation of Building "T" infiltration system and the construction of a new infiltration system for the structured parking garage and Conference Center.
 - d. Stormwater runoff will be collected by new drainage structures within the roadway and parking lot pavement. Such stormwater will be treated by quality treatment catch basins and/or collected and treated by in-line water quality manholes using Contech pre-treatment units for TSS removal prior to discharge into the I-90 drainage swales and the existing detention basin.
 - e. The project has been designed to utilize erosion and sediment controls which are mandatory and must be employed to minimize the impacts to adjacent areas during construction.
 - f. The management of stormwater during and post-construction is essential. The project has been designed to include straw wattle barriers, silt fence barriers, inlet sediment traps, a stabilized construction entrance, temporary diversion channels and temporary sedimentation ponds, where applicable.
 - g. The project will not use hay bales.
 - h. The Applicant's SWPPP dated October 31, 2016 includes the following descriptions of control measures:
 - i. Erosion and Sediment Controls: Specific Perimeter Controls; Sediment Track-out; Stockpiled Sediment or Soil; Minimize Dust; Topsoil; Soil Compaction; Catch Basin Inlets; Constructed Stormwater Conveyance Channels; and Site Stabilization
 - ii. Pollution Prevention Standards: Potential Source of Construction Stormwater Pollution; Spill Prevention and Response; Fueling and Maintenance of Equipment or Vehicles; Washing of Equipment and Vehicles; Storage, Handling, and Disposal of Construction Products, Materials, and Wastes; Sanitary Waste; and Fertilizers.
 - iii. Inspection and Corrective Action: Inspection Personnel and Procedures; Corrective Action; and Delegation of Authority.
4. Protection of Natural Features and Vegetation
- a. The project area is currently an existing surface parking lot. The Applicant proposes to increase the landscaping within this area as a result of the increase in the infiltration rate. Trees within the surface parking lot will be removed and some retained for relocation post-construction. All landscape plantings shall conform to the Planning Board's approved recommended plant list and comply with Conservation Commission regulations where applicable. Further, the landscaping plan shall blend with existing landscape plantings on site to ensure site plan consistency.
5. Protection of Historic Resources
- a. The site does not contain any historic, unique topographical or archaeological resources, including but not limited to, historic landscape features both above and below ground,

buildings, structures, objects, stone walls, foundations, designed landscapes and gardens.

- b. The Cochituate Rail Trail is located to the west of the property boundary, of which the project will have no impact to the Framingham or Natick portion of the trail unless the Applicant, at its discretion, chooses to contribute to the design, construction, and/or maintenance of the trail.

5. Section VI.E - Special Permit

1. The project as designed is not expected to create a hazard to abutters, vehicles, or pedestrians.
2. The project is consistent with the intent of the General Manufacturing (M) Zoning District and the Regional Corridor (RC) Overlay District.
3. The municipal services necessary to meet the needs of the proposed use are adequate and sufficient as demonstrated in the project's Impact Report and Supplemental Impact Report.

6. Section VI.F –Site Plan Review

1 Retain Community Character

- a. The property is approximately 41.32 acres which is located both in Framingham and Natick. The property is bound by the Massachusetts Turnpike to the north, Route 30/Cochituate Road to the east, Speen Street to the south and Massachusetts Turnpike related ramps to the west.
- b. The existing use as an office complex is consistent with the General Manufacturing (M) Zoning District. Furthermore, the property is also located in the Regional Center (RC) Overlay Zoning District.
- c. The property currently contains three connected office towers that are used for office and accessory purposes which are approximately 750,930sf; a Corporate Support Center which is approximately 93,925sf; a structured parking facility and surface parking lots that hold approximately 2,389 off-street parking spaces.
- d. The project includes the construction of a 53,915sf conference center on top of a six story parking structure. The parking structure will hold approximately 990 off-street parking spaces.
- e. During the public hearing process the Applicant presented an interactive video which provided the Planning Board with an opportunity to see what the structure would look like once completed.
- f. A site visit was made on November 19, 2016 by the members of the Planning Board, representatives from The TJX Companies, the Applicant's project team, and members of the Natick Planning Board.
- g. The project as proposed utilizes consistent building material and/or building materials that complement the existing structures on the property.

2. Traffic, Parking, and Public Access

- a. The property currently contains approximately 2,389 off-street parking spaces which are located either within a structured parking garage or a surface parking lot.
- b. The project includes the construction of a six story structured parking garage that will hold approximately 990 off-street parking spaces.
- c. The total campus off-street parking space count would be 3,012 (1,114 surface parking spaces, 908 existing parking garage spaces and 990 in the proposed parking garage). The addition of the of the 990 off-street parking space would increase the number of off-

street parking spaces on The TJX Companies campus by approximately 623 off-street parking spaces.

- d. The Framingham Zoning By-Law requires 1 parking space per 250sf of floor area. Recent permitting of the Style Out Center in 2014 (project required 3,004 off-street parking spaces) resulted in a deficit of 615 off-street parking spaces. With the addition of 623 off-street parking spaces the total off-street parking count for the entire campus will be 3,012 off-street parking spaces which is a deficit of approximately 208 off-street parking spaces.
- e. The existing campus appears to have adequate parking for current staffing levels which is indicated by no visible on-street parking on Cochituate Road or Speen Street. It is expected that the Applicant will increase the number of employees from 2,400 to 3,000 over the next five to six years.
- f. The project is expected to generate approximately 1,326 new vehicle trips on an average weekday. Of these new trips it is estimated that there will be approximately 217 new vehicle trips during the weekday peak morning commute and approximately 222 new vehicle trips during the weekday peak evening commute.
- g. The Applicant provided a traffic mitigation program that will provide safe and efficient access to the site along with minimizing impacts to abutting properties.
- h. The Applicant's traffic engineer prepared travel demand management (TDM) measures that will assist in the reduction of single occupant vehicle (SOV) trips made by employees and visitors of the campus. The TJX Companies currently offer the following:
 - i. Employee matching for carpools; designated preferential parking for carpools and vanpools; incentives for bicyclists; provide transit passes, post transit schedules, rates, and routes; negotiate with transit providers for improvements; assign an on-site transportation coordinator to oversee TDM policies; emergency ride home program; participation in MetroWest/495 Transportation Management Association; provide shuttles between worksites; permit alternative work schedules and telecommuting; and provide shuttles to and from Natick commuter rail station.The new project will include the following TDM measures:
 - i. Provide preferential parking for alternatively fueled vehicles and for car/vanpools by employees in the new garage; provide secure, weather protected bicycle parking within the new garage; provide car share spaces in the new garage; and provide electric charging stations in the new garage.
- i. The TJX Companies has worked with MassDOT, Framingham and Natick to prepare a preliminary design for a new Cochituate/Commonwealth Road cross-section. The design has been prepared to accommodate a potential multiuse path bridge over Cochituate Road, which is also currently in the design phase.
- j. The TJX Companies has committed to design and construction of the proposed improvements on the north side of Cochituate Road as shown on the preliminary plan. This will require the dedication and granting of land from The TJX Companies to the Framingham. Said improvements include the right-of-way (ROW) and pavement widening of the north side of Cochituate Road along the TJX Companies frontage on Cochituate Road, along with:

- i. Two travel lanes in each direction from the East side drive to the intersection with Speen Street; a 5' shoulder (bicycle lane) along the TJX Cochituate Road frontage; and a 5.5' sidewalk along the TJX frontage to the Cochituate Rail Trail.
- k. The level of service (LOS) is expected to remain similar during 2023 No Build and 2023 Build conditions. To assist in the operations of the intersections and flow of traffic in the 2023 Build conditions the Applicant's engineer recommends the following implementation strategies:
 - i. *The exit driveway should be modified to provide a double right turn lane to better facilitate exiting traffic. The traffic signal will be modified to accommodate the double right turns. The second right turn lane would be signed in conjunction with the proposed Cochituate Road improvements described in more detail below.*
 - ii. *Upgrade the traffic signal controller to facilitate the police control during the afternoon period as the signal has experienced operational issues due to the outdated controller.*
- l. The Applicant encourages the implementation of complete streets throughout the project. The project includes the installation of bicycle racks both on the ground and within the structured parking garage. The project further includes both new and the reconstruction of sidewalks that will be handicap accessible and in compliance with ADA and MAAB standards.

3. Environmental Impact

- a. The project posed no temporary or permanent impacts to wetlands on or off-site.
- b. The Applicant will utilize erosion and sediment control which shall be maintained throughout the course of construction.
- c. Stormwater run-off from the surface parking lot areas will be directed to onsite stormwater quality structures. The project will result in a decrease in of stormwater run-off post-construction. Stormwater that would normally be collected from the surface parking lot will be collected via rooftop drains and infiltrated back into the ground.
- d. The stormwater infiltration meets or exceeds the state and municipal recharge standards.
- e. The project has been designed to incorporate Low Impact Development (LID) measures.
- f. There will be no new, untreated stormwater discharge from areas that contain pavement.
- g. The construction of the project will result in a reduction in the peak rate of run-off at discharge locations.
- h. The Applicant has provided an Operations and Management Plan (O&M Plan) for the stormwater management system. The Framingham Conservation Commission through their review of the project has requested that the Applicant prepare one O&M Plan for the entire campus.

4. Health

- a. The proposed structure has been designed to include a trash room in the northeast corner. The trash room will include a loading shoot that is directly connected to an exterior 30 cubic yard trash compactor unit. The compactor system will be screened and not visible from abutting properties and/or roadways. Trash will be removed from the property by a private company schedule to be determined dependent upon need.

- b. Based on the Applicant's Supplemental Development Impact Statement the Applicant does not expect the project to require blasting and/or soil compaction. The underlying soils include granular, sand and gravel, with a predominance of granular sands and gravel.
 - c. The project will include four 50 ton packaged rooftop units for the purpose of cooling and ventilating the Conference Center. These units include gas-fired heating sections, electric direct expansion (DX) cooling and will tie into a common supply duct header. The units will be screened. Sound levels will be reviewed by an acoustic engineer to ensure that the audible values at the property line do not exceed local and state requirements.
5. Public Services and Utilities
- a. The Applicant conducted a study of the existing sewer infrastructure to confirm that the existing hydraulic sewer system has capacity to convey the projected flow associated with the project.
 - b. The users of the proposed Conference Center are existing TJX employees. Therefore, the addition of the Conference Center is not expected to require additional and/or unique component sewage flows.
 - c. The Applicant does not expect the Conference Center to create a significant impact on Framingham's water infrastructure and/or supply.
6. Land Use Planning
- a. The project is consistent with the Master Land Use Plan for both the Zoning District and expansion of Framingham's business community.
 - b. The property has enrolled in the Chapter 43D expedited permitting program with Framingham. The project is expected to be reviewed and completed in less than 180 days as required.
 - c. The Regional Center (RC) and Highway Corridor (HC) Overlay Districts requires projects to improve the visual quality of commercial development relative to architecture, site planning, streetscape improvements, enhancement of pedestrian and bicycle connections.

Based on the findings as shown in the submitted documentation and as presented during the public hearing process, the site plan and the proposed project complies with the requirements of Section III.E, IV.B, IV.E, V.F, VI.E and VI.F of the Framingham Zoning By-Law being consistent thereof.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of Framingham's By-Laws relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of these By-Laws. Therefore, said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, Conservation Commission Administrator, and Town Engineer to review this approval.

2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given written notice within not less than 48-hours. If activity on the Property ceases for a period of longer than 30 days, then written notice shall be given within not less than 48 hours to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property in a location that is highly visible.
5. Prior to the issuance of any Building Department permit, an electronic copy of the approved signed Site Plan shall be provided to the Planning Board Office for distribution to Town Departments in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs and/or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations, and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit after the required appeal period has lapsed in accordance with M.G.L., c. 40A, Section 17. The Applicant shall submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for a Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; Special Permit for Dimensional Relief to Off-street Parking Design Standards; and a Special Permit for Land Disturbance shall lapse within three years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the Framingham Zoning By-Laws, Framingham General By-Laws and/or the terms of this Decision may result in revocation of the permit for a Modification to an approved Site Plan Decision dated January 5, 1999 and previously modified on January 5, 2014; Special Permit for Dimensional Relief to Off-street Parking Design Standards; and a Special Permit for Land Disturbance issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the Framingham Zoning By-Laws,

the Framingham General By-Laws, the Planning Board Rules & Regulations, and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.

Site Construction

11. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways caused by the site construction.
12. Outside construction hours are limited to 7:00 AM - 5:30 PM Monday through Friday and 8:00 AM - 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets. Oversized deliveries of construction materials shall occur after peak traffic hours.
13. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
14. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.
 - a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
15. The Developer's Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
16. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected at the expense of the Applicant prior to the commencement of blasting and/or

compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.

Environment

17. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
18. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
19. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event a multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
20. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
21. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from getting onto the public way.

Department Requirements

22. The Applicant agrees to comply with the Department of Public Works' letters of comment dated October 24, 2016.
23. The Applicant agrees to comply with the Department of Inspectional Services (Building Department) correspondence dated October 7, 2016

Special Provisions/Periodic Conformance Reporting and Review

24. The Applicant shall provide the following performance guarantees for the Project.
 - a. Prior to the issuance of any final use and occupancy permit, the Applicant shall post a performance guarantee satisfactory to the Planning Board for all improvements including landscaping, which are incomplete or not constructed, in an amount not to exceed the cost of such improvements.
 - a. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification.
25. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to Framingham Department of Public Work's Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Framingham DPW. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The

Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.

26. The Applicant agrees to maintain in perpetuity the landscaping in good condition.
27. In the event that the applicant is not granted a dimensional variance for the additional floor. The Applicant shall submit revised plans to the Planning Board for review. Such additional review will be deemed as a minor field change as long as the amendments do not alter the landscaping, the site circulation, infrastructure, and/or the stormwater and infiltration systems.
28. The Applicant agrees to construct a double right turn lane at the driveway exit and to upgrade the traffic signal controller to facilitate the police control during the afternoon period as stated in the Traffic Report, dated November 2016, prepared by Vanasse & Associates.
29. The Applicant agrees to continue its Transportation Demand Management (TDM) efforts currently in practice, where feasible and further agrees to implement the proposed TDM items listed in the Traffic Report, dated November 2016, prepared by Vanasse & Associates, which include the following: provide preferential parking for alternatively fueled vehicles and for car/vanpools by employees in the new garage; provide secure, weather protected bicycle parking within the new garage; provide car share spaces in the new garage; and provide electric charging stations in the new garage.
30. The Applicant agrees to design and construct the proposed improvements on the north side of Cochituate Road as shown on the preliminary plan. This will require the dedication and granting of land from The TJX Companies to Framingham. Said improvements include the right-of-way (ROW) and pavement widening of the north side of Cochituate Road along the TJX Companies frontage on Cochituate Road, along with two travel lanes in each direction from the East side drive to the intersection with Speen Street, a 5' shoulder (bicycle lane) along the TJX Cochituate Road frontage and a 5.5' sidewalk along the TJX frontage to the Cochituate Rail Trail.
31. Prior to the issuance of the Building Permit the Planning Board shall review and approve the any modifications to the site plans modified by the Town of Natick and the Framingham Conservation Commission.

WAIVER REQUESTS

- 1. Waiver request from regulations for the Highway Overlay District pursuant to Section III.E.10.c of the Framingham Zoning By-Law regarding 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) of the Framingham Zoning By-Law

VOTE: four in favor, zero opposed, zero in abstention

- 2. Waiver request pursuant to Section IV.B.7.b.5 of the Framingham Zoning By-Law for a reduction in the bicycle parking standard set forth in Section IV.B.7.b of the Framingham Zoning By-Law.

VOTE: four in favor, zero opposed, zero in abstention

- 3. Waiver request from the design standards for landscaping adjacent to buildings pursuant to Section VI.F.5(e)(7) and Section III.E.8(i) of the Framingham Zoning By-Law.

VOTE: four in favor, zero opposed, zero in abstention

VOTES

The Planning Board voted four in favor, zero opposed and zero in abstention to grant approval with conditions for a modification pursuant to Sections VI.F.2.a.2 and 3 and Section VI.F.10 of the Framingham Zoning By-Law for the Site Plan Review Decision issued by the Framingham Planning Board dated January 5, 1999, as previously modified on January 5, 2014 for the construction of a conference center and structured parking garage with associated site improvements for the property located at 740, 750, 770 Cochituate Road and 156 Speen Street.

Modification to an Approved Site Plan dated January 5, 1999, modified on January 5, 2014

- Christine Long.....yes
- Lewis Colten.....yes
- Victor Ortiz.....yes
- Thomas Mahoney.....yes

The Planning Board voted four in favor, zero opposed and zero in abstention to grant approval with conditions for a modification pursuant to Sections IV.B.1.f and VI.E.2.e of the Framingham Zoning By-Law of the Special Permit for a Reduction in Parking issued by the Framingham Planning Board on January 5, 1999 and previously modified on January 5, 2014 for the construction of a conference center and structured parking garage with associated site improvements for the property located at 740, 750, 770 Cochituate Road and 156 Speen Street.

Modification to an Approved Special Permit dated January 5, 1999, modified on January 5, 2014

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes

The Planning Board voted four in favor, zero opposed and zero in abstention to grant approval with conditions for a Special Permit for exception from Off-street Parking Facility Design requirements set forth in Section IV.B.2.a (9' wide off-street parking spaces required, and 8.5' wide off-street parking spaces provided) for the construction of off-street parking spaces to be located within the Conference Center structured parking garage for the property located at 740, 750, 770 Cochituate Road and 156 Speen Street.

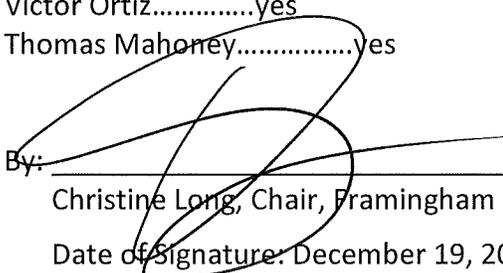
Special Permit for Section IV.B.2 of the Framingham Zoning By-law

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes

The Planning Board voted four in favor, zero opposed and zero in abstention to grant approval with conditions for a Special Permit for Land Disturbance in accordance with Section V.F.c of the Framingham Zoning By-Law for the construction of a conference center and structured parking garage with associated site improvements for the property located at 740, 750, 770 Cochituate Road and 156 Speen Street.

Special Permit for Land Disturbance, Section V.F of the Framingham Zoning By-law

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes

By: 
Christine Long, Chair, Framingham Planning Board
Date of Signature: December 19, 2016

EXHIBITS

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws. During the review process the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various town departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. FORM A – Application Cover Letter, Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate Road stamped with the Town Clerk on September 19, 2016
2. FORM G – Request for Modification Application, Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate Road stamped with the Town Clerk on September 19, 2016
3. FORM L – Special Permit Application, Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate Road stamped with the Town Clerk on September 19, 2016
4. Exhibit A to FORM B – Building Department Recognition Form
5. FORM A – Application Cover Letter (Special Permit Land Disturbance), Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate Road stamped with the Town Clerk on November 14, 2016
6. FORM J – Special Permit for Land Disturbance Application, Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate Road stamped with the Town Clerk on November 14, 2016
7. Permitting History, 740 Cochituate Road, 750 Cochituate Road (which includes 770 Cochituate Road), 156 Speen Street, Framingham, and 0, 2, 18, 18R, and 29 Commonwealth Road, Natick
8. Development Impact Statement to the Town of Framingham, The TJX Companies, Inc. for property located at Cochituate Road Framingham & Natick
9. Supplement Development Impact Statement to the Town of Framingham of the TJX Companies, Inc. for property located at Cochituate Road Framingham and Natick
10. Site Plan for the Proposed Parking Garage and Conference Center Plans to Accompany Petition of the TJX Companies, Inc., Site Plan Review, 740-770 Cochituate Road, Framingham & Natick, MA, prepared for The TJX Companies, Inc., prepared by John G. Crowe Associates, Inc., dated January 9, 2016, revised on November 3, 2016
11. Transportation Impact Assessment, Proposed TJX Expansion and Parking Garage, Framingham/Natick, Massachusetts, prepared for: The TJX Companies, Inc., Framingham, Massachusetts, prepared by: Vanasse & Associates, Inc., dated November 2016
12. Submittal package from John G. Crowe Associates, Inc., RE: The TJX Companies, Inc., 740 and 750 (aka 770) Cochituate Road and 156 Speen Street, Special Permit for Land Disturbance Application, dated November 3, 2016
13. Environmental Notification Form for Proposed TJX Expansion and Parking Garage, 740-770 Cochituate Road, Framingham, MA, Project Proponent: The TJX Companies, Inc., Prepared By: John G. Crowe Associates, Inc., dated November 14, 2016, received on November 15, 2016

14. Letter from Bowditch & Dewey, Re: Application of The TJX Companies, Inc. 750 Cochituate (also known as 770 Cochituate), 740 Cochituate and 156 Speen (off), Framingham, 0, 2, 4, 18, 18R, and 29 Commonwealth Road, Natick (collectively the "Property") Supplemental Development Impact Statement, dated October 6, 2016
15. TJX Parking Garage & Conference Center, 740 Cochituate Road, 750 Cochituate Road (which includes 770 Cochituate Road), and 156 Speen Street, Framingham, 0, 2, 4, 18, 18R and 29 Commonwealth Road, Natick, Sequence of Construction Operations

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Town of Framingham Planning Board Special Permit and Site Plan Review Checklist, Project: 740/750/770 Cochituate Road, 156 Speen Street, dated September 19, 2016, stamped with the Town Clerk on September 19, 2016
2. FORM B – Building Department Recognition Form – Inspectional Services Division, Property Address: 750 Cochituate Road (also known as 770 Cochituate Road), 156 Speen Street, and 740 Cochituate, dated September 13, 2016
3. Legal ad for a Modification to an approved Site Plan Decision dated January 5, 1999, and previously modified on January 5, 2014; Modification to an existing Special Permit Decision dated January 5, 1999, and previously modified on January 5, 2014; and Special Permit for Dimensional Relief to Off-Street Parking Design Standards, stamped with the Town Clerk on September 19, 2016, run in the MetroWest Daily Newspaper on September 22, 2016 and September 29, 2016
4. Legal ad for a Special Permit for Land Disturbance, stamped with the Town Clerk on November 14, 2016, run in the MetroWest Daily Newspaper on November 21, 2016 and November 28, 2016
5. Project Review Request and Timeline for the project at 740/750/770 Cochituate Road and 156 Speen Street, dated September 19, 2016, stamped with the Town Clerk on September 19, 2016
6. Technical Review Team Meeting Report, 770 Cochituate Road, date of meeting: October 6, 2016
7. Correspondence from Community & Economic Development via ACCELA, received on October 25, 2016
8. Correspondence from the Police Department via ACCELA, received on September 26, 2016
9. Correspondence from the Fire Department via ACCELA, received on October 18, 2016
10. Correspondence from the Department of Inspectional Services (Building Department) via ACCELA, received on October 7, 2016
11. Letter of comment from the Department of Public Works, Re: TJX Parking Garage & Conference Center – 770 Cochituate Road, Framingham, dated October 24, 2016
12. Letter of comment from the Department of Public Works, Re: Special Permit for Land Disturbance – 770 Cochituate Road, Framingham, dated November 17, 2016