



# Framingham Planning Board

## Uniform Site Plan Review Application Package

Date of Application: April 2, 2014

### Site Plan Review Approvals Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

Minor Site Plan Review Section IV.I.2.a.       Major Site Plan Review Section IV.I.2.b.  
 Major Site Plan Review Section IV.I.2.c.       Major Site Plan Review Section IV.I.2.d.  
 Modification/Extension Request Section IV.I.7.d

### General Contact Information:

*Note: all correspondence will be forwarded to the project contact only*

Owner's name: The Marist Fathers of Boston phone: 617-951-7906

Owner's address: 3790 Ashford Dunwoody Road NE, Atlanta, GA 30319 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Applicant's name: Walden Center for Education and Research, Inc. phone: 781-647-6701  
(if other than owner)

Applicant's address: 880 Main Street, Waltham, MA 02451 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Project contact's name: James D. Hanrahan, Esquire phone: 508 416-2404  
(if other than owner or applicant)

Project contact's address: 175 Crossing Blvd., Ste. 500, Framingham, MA 01702 fax: 508 929-3185  
(number and street, town or city, state, zip code)

Project contact's e-mail: jhanrahan@bowditch.com

### General Property Information:

Address of lot or parcel: 518 Pleasant Street precinct#: 7

Framingham assessor's plan: sheet# 458, block# 6, lot(s)# 4  
 sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: The Marist Fathers of Boston

Parcel size (square feet/acres): approximately 1,076,551 sq. ft./ 27.71 acres 52,920 existing sq. ft./ 62,150 new

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): sq. ft./ 115,070 total sq. ft.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): \_\_\_\_\_

Current zoning of property: R-3

Current use of property: Religious

Proposed use of property (if different): Educational campus for nonprofit educational therapeutic program for adolescents and adults to learn strategies and techniques to recover from debilitating neurobehavioral disorders, including eating disorders, obesity and mood disorders

**Project Description:**

Brief description of project (attach additional pages as necessary): See Development Impact Statement

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 83  
Number of existing parking spaces: 51 and unstriped parking lot  
Number of additional parking spaces proposed: 133 (including 13 handicapped spaces) plus 1 loading  
Method of calculating required number of off-street parking spaces to be provided: See Site Plan  
*(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)*

**Fiscal Information:**

Current assessed value of site: \$2,802,200 per Assessor  
Estimated value of project-related improvements: Approximately \$18 million to \$22 million  
Current total local tax revenue from site: \$0  
Estimated post-development local tax revenue: Exemption application will be filed  
Estimated number of project related jobs created: construction 200  
permanent/part time      /      150 FTE's

**Submission Requirements:**

1. The contents and scope for **Minor Site Plan Review for Off-street Parking Plan** shall include the information listed in Section IV.I.5.a.1. through 16., Section IV.I.5.g.(2) and Section IV.I.5.g.(5) of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.
  2. The content and scope of an application for **Major Site Plan** Review shall include the information listed in Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) Of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.
- The above plans, reports and information must be submitted with this form, in accordance with the Zoning By-Law in order for your application to be deemed complete. Please indicate below in writing if any of the submission requirements will not be provided.

**Requested Waivers from Submission Requirements:**

Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

**Other Applicable Local, State and Federal Permits and Approvals:**

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? <i>(Original written determination <u>must</u> be provided, form attached)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? <i>(see Article VI, Section 10 of the Town of Framingham' General By-Laws)</i> <i>(If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? <i>(If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.)</i> Internal renovations only
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? <i>(see Article V. Section 5. of the Town of Framingham's General By-Laws)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? <i>(see Article V. Section 18. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen? Likely not
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Public Way Access Permit? <i>(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? <i>(Please indicate permits and approvals)_____.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? <i>(Article 17 of the Planning Board Administrative Rules and Regulations)</i>

**Certification:**

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

Signature of Applicant/Owner \_\_\_\_\_ Date: \_\_\_\_\_


Signature of Applicant (Non-Owner) James D. Hanrahan Date: April 2, 2014

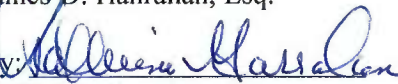
James D. Hanrahan for Applicant

DEVELOPMENT IMPACT STATEMENT OF  
WALDEN CENTER FOR EDUCATION AND RESEARCH, INC.  
FOR PROPERTY LOCATED AT  
518 PLEASANT STREET, FRAMINGHAM

Owner:  
The Marist Fathers of Boston

<p><u>Civil Engineer:</u> Kelly Engineering Group, Inc. 0 Campanelli Drive Braintree, MA 02184</p> <p>David N. Kelly, P.E. 781.843.4333 781.843.0028 - fax <a href="mailto:dkelly@kellyengineeringgroup.com">dkelly@kellyengineeringgroup.com</a></p>	<p><u>Counsel:</u> Bowditch &amp; Dewey, LLP 175 Crossing Boulevard, Suite 500 Framingham, MA 01702</p> <p>James D. Hanrahan, Esq. 508.416.2404 508.929.3016 - fax <a href="mailto:jhanrahan@bowditch.com">jhanrahan@bowditch.com</a></p> <p>Katherine Garrahan, Esq. 508.416-2474 508.929.3185 - fax <a href="mailto:kgarrahan@bowditch.com">kgarrahan@bowditch.com</a></p>
<p><u>Landscape Architect:</u> Birchwood Design Group 46 Dike Street Providence, RI 02909</p> <p>Kris M. Bradner, Principal 401.383.4950 <a href="mailto:kbradner@birchwooddesigngroup.com">kbradner@birchwooddesigngroup.com</a></p>	<p><u>Building Architect:</u> GMI Architects 45 Newbury Street Suite 503 Boston, MA 02116</p> <p>Gary Graham FAIA 617.423.9399 x215 <a href="mailto:gg@gmiarchitects.com">gg@gmiarchitects.com</a></p>

By:   
James D. Hanrahan, Esq.

By:   
Katherine Garrahan, Esq.  
Bowditch & Dewey, LLP  
175 Crossing Boulevard  
Framingham, MA 01702

This application ("Application") is submitted to the Framingham Planning Board by the Walden Center for Education and Research, Inc. ("Walden" or the "Applicant"), a Massachusetts not for profit corporation having a mailing address of 880 Main Street, Waltham, Massachusetts 02451 in connection with its redevelopment of property known as 518 Pleasant Street, Framingham (the "Property" or "Project Site"), as shown on the plan entitled "SITE DEVELOPMENT PLANS FOR 518 PLEASANT STREET, FRAMINGHAM, MA, MARCH 31, 2014", dated March 31, 2014, Sheets 1 through 9 prepared by Kelly Engineering Group, Inc. ("Site Plan"), and Sheet L.10 prepared by Birchwood Design Group.

The Property consists of approximately 28 acres located at 518 Pleasant Street, and has been owned and operated since the 1930's by The Marist Fathers of Boston, a religious corporation ("Marist"). The Applicant seeks to provide an educational campus on the Property for a nonprofit educational therapeutic program for adolescents and adults to learn strategies and techniques to recover from debilitating neurobehavioral disorders, including eating disorders, obesity and mood disorders. The use is more fully described in Section 1.C below.

Accordingly, and as further described in Section 1.B below, the Applicant proposes to redevelop the Property (collectively, the "Project") as shown on the Site Plan, utilizing the existing Marist House and Bishop's Hall (together including about 52,920 square feet of floor area), and four (4) new structures (collectively totaling 62,150 square feet of floor area), for a total of about 115,070 square feet of floor area on the approximately 28 acre site. The existing and proposed structures on the Property ("Structures") are further defined on the architect's renderings and photographs prepared by GMI Architects (collectively, the "Renderings"), submitted with the Application. Planned work on the Marist House and Bishop's Hall buildings will maintain the existing buildings' architecture and footprints, and provide extensive interior upgrades and renovations which will include bringing both buildings into compliance with Architectural Barrier Board and Americans with Disabilities Act ("ADA") requirements. The Applicant intends to add the four (4) additional structures on the Property as shown on Site Plan as follows: (i) a one (1) story building with an approximately 12,450 square foot footprint ("West Pavilion"); (ii) a two-story building with a 6,025 square foot footprint containing 11,050 square feet of floor area ("East Pavilion"); (iii) a two (2) story building with a 13,125 square foot footprint, containing 26,250 square feet of floor area (the "Walden Center for Education and

Research Building” or “WCER Building”); and (iv) a two (2) story building with a 6,200 square foot footprint containing about 12,400 square feet of floor area (“Aftercare Building”). As shown on Layout Exhibit (Sheet 2) of the Site Plan, the Applicant intends to increase the number of off-street parking spaces consistent with requirements of the Framingham Zoning By-Law (“By-Law”) and to service the project needs, and modify the existing driveways to provide better access and increased safety for pedestrians and vehicles. The Applicant also proposes adding internal walking paths connecting to driveways and existing walkways.

As detailed in Section 1.D below, prior to filing this Application, the Applicant received a written determination from the Framingham Building Inspector that the Project is entitled to the protections of Massachusetts General Laws, Chapter 40 A, Section 3 (the “Dover Amendment”) and except for site plan review in accordance with Section IV.I. of the By-Law, as limited by Section 19 of the Town of Framingham Planning Board Rules & Regulations, no further zoning approvals are required for the Project. Accordingly, this Application is before the Town of Framingham (“Framingham”) Planning Board for Site Plan review pursuant to Section IV.I of the By-Law for the Project.

## 1. PROJECT SUMMARY

### A. Existing Conditions and Site History

The Property is located in an “R-3” Single Residence Zoning District (“R-3 District”) which district requires a minimum of 20,000 square foot lots. The Property has frontage on both Pleasant Street and Temple Street in Framingham, and is also located along property of the Commonwealth of Massachusetts which contains the Massachusetts Turnpike (westbound). The western boundary of the Property abuts single family residences located on Royal Meadow and King’s Row Lanes. Since 1937, the Property has been owned and operated by Marist, first for many years as a Roman Catholic religious seminary, and later until 2011 as a spiritual retreat center.

According to the Site Plan and the Renderings, the Property currently contains the following improvements and features: (i) a four story approximately 44,370 square feet brick building (“Marist House”); (ii) a two-story approximately 8,550 square feet structure (“Bishop’s Hall”); (iii) two (2) bituminous concrete driveways onto Pleasant Street, the easternmost of