

2015 DEC -4 A 9: 18

Framingham Planning Board

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



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FRAMINGHAM

Town Clerk Stamp

Planning Board Members:

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

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Alexander C. Mello, Associate Program Planner
STEPHANIE D. MARRAZZO, CLERICAL ASSISTANT

**TOWN OF FRAMINGHAM
PLANNING BOARD**

Notice of Decision

**Regarding the Application of Volador Realty Trust
for the Property located at 1624 Worcester Road, Framingham, MA**

On October 30, 2015, the Applicant, Town of Framingham, filed with the Planning Board, and on October 30, 2015, the Planning Board filed with the Town Clerk and Town Departments, applications for Minor Site Plan Review and a Special Permit for Use. The applications were for the construction of a parking lot to be used for vehicle inventory storage and off-street parking by Bernardi Toyota at 1624-1626 Worcester Road, located within the Business (B) Zoning District and the Highway Corridor (HC) Overlay District. Said parcel is listed as Framingham Assessor's Parcel ID: 097-32-7897-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on November 5, 2015 and November 12, 2015 and mailed to parties of interest pursuant to the Framingham Zoning By-law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on November 19, 2015 at 7:00 pm in Nevins Hall, Memorial Building, Framingham. A continued public hearing was held on November 19, 2015.

On December 3, 2015 the Planning Board **APPROVED** with conditions said Applications for Minor Site Plan Review and Special Permit for Use, for the property located at 1624 Worcester Road, and a **DECISION** was filed in the office of the Town Clerk on December 4, 2015.

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
Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

DECISION OF THE FRAMINGHAM PLANNING BOARD FOR THE PROPERTY LOCATED AT 1624 WORCESTER ROAD

DECISION DATED DECEMBER 3, 2015

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 FRAMINGHAM ZONING BY-LAW

TOWN CLERK
FRAMINGHAM

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General Property Information

Property Address: 1624 Worcester Road
Assessor's Information: 097-32-7897-000
Zoning District/Overlay District: Business (G) Zoning District - Highway Corridor (HC) Overlay District

Application Information

Application(s): Site Plan Review (Minor) and Special Permit for Use
Sections of the Zoning By-law Under Review: Minor Site Plan Review (Section VI.F.2.a) and Special Permit for Use (Section II.B.5.v.)
Date application(s) were filed with the Planning Board: October 30, 2015
Date application(s) were filed with the Town Clerk: October 30, 2015
Project Number: PB-015-15

General Project Contact Information

Applicant Name: James P. Carney and Amy D. Rossi, Trustees of Volador Realty Trust
Applicant Address: 1626 Worcester Road, Framingham MA 01702
Landowner Name: GS Jefferson Hills LLC
Landowner Address: 18 Broad Street, Suite 300, Charleston, SC, 29401
Project Contact Name: Attorney Paul Galvani
Engineer Name: Brian Nelson, MetroWest Engineering, Inc.
Engineer Company: 75 Franklin Street, Framingham, MA

Legal Ad & Public Hearing Information

Run dates of the Legal Ad: (14 days prior) November 5, 2015 and (7 days prior) November 12, 2015
Date of abutter/7 Abutting municipality/parties of interest mailing: November 2, 2015
Date of opening public hearing: November 19, 2015
Date(s) of continued public hearings: December 3, 2015
Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Amy Rossi, Trustee if Volador Realty Trust, Brian Nelson, P.E., MetroWest Engineering, Inc.
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Stephanie Mercandetti, Vice-Chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

Planning Board Approval Information

Date of Plans approved by the Planning Board October 16, 2015, revised through November 29, 2015

PROJECT DESCRIPTION

The applicant seeks to develop an undeveloped parcel of land owned by GS Jefferson Hills LLC. Said undeveloped land would be developed for the purpose of providing additional parking and storage of vehicles associated with the Bernardi Toyota Dealership. The property located at 1624 Worcester Road exceeds the required lot frontage and the necessary setback requirements for the Business (B) Zoning District and the Highway Corridor (HC) Overlay District.

The property located at 1624 Worcester Road is presently improved with a paved driveway that crosses the center of the property that provides access from the Bernardi Toyota and the Jefferson Hills apartment complex. An existing easement allows access between the Bernardi Toyota and the Jefferson Hills apartment complex, which shall remain and will not be affected by the construction of the parking and storage lot. The project does not include the construction of new or any modifications to existing curb cuts.

HEARING

The Framingham Planning Board held a total of two public hearings during the review of the Project located at 1624 Worcester Road. The opening public hearing was held on November 19, 2015, and a continued public hearing was held on December 3, 2015. Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair, Stephanie Mercandetti, Vice-chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Attorney Paul Galvani, Amy Rossi, Trustee of Volador Realty Trust, and Brian Nelson, P.E., MetroWest Engineering, Inc.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public that provided input during the review of this 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 from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Section II.B.5.v. Use

Bernardi Toyota is an existing Automobile Dealer located at 1626 Worcester Road, which directly abuts 1624 Worcester Road. Section I. of the Framingham Zoning By-Law defines Automobile Dealer as an establishment for the sales of motor vehicles, which is a permitted use by a special permit from the Planning Board within the Business (B) Zoning District. The Applicant has worked with the abutting property owner and will be purchasing 1624 Worcester Road for the purpose of the storage of vehicle inventory and off-street parking.

Based on the information shown in submitted documentation and presented during the public hearing process the Planning Board finds that the use is compatible with other uses permitted within the B Zoning District and

the HC Overlay District. Therefore, the Planning Board finds that the use of the Project is compatible with the intentions of the B Zoning District and the HC Overlay District.

Section VI.F.6.a. Retain community character

Worcester Road is not a scenic road, nor is the property at 1624 Worcester Road historic in nature. The site does not currently contain any buildings and the site will not contain buildings post-construction, therefore, the Project does not affect the area's architectural style.

Worcester Road (Route 9) is zoned both Business and Highway Corridor is predominately a mixture of commercial, office, multi-family, and retail uses. Currently many of the automobile dealers along Worcester Road have minimal landscaping and do not provide an adequate landscape buffer. Bernardi Toyota, like several other vehicle dealers along Worcester Road in Framingham, take great pride in their display area and landscaping along Worcester Road. Bernardi Toyota has continually maintained their landscaped frontage and has remained consistent with the intent to maintain a positive, attractive appearance along a well-used corridor.

Section VI.F.6.b. Traffic, parking, and public access

The Project is located to the east of 1626 Worcester Road, which contains the existing Bernardi Toyota operations. Bernardi Toyota has one existing access point off Worcester Road and a second access point through an easement off Country Club Lane. Both access points will not be altered or reconstructed, nor will the easement be modified. The Project will be accessed through driveways created by 1626 Worcester Road.

The Applicant states that the number of employees is not expected to increase as a result of the additional vehicle storage. Rather, the Applicant intends to relocate inventory from off-site locations, on-site. Further, the vehicles that are stored on 1624 Worcester Road will only be accessed and moved by employees of Bernardi Toyota. The Applicant does not expect to decrease the Level of Service as a result of the additional parking and vehicle storage on-site.

The Project will include the creation of 16 striped parking spaces between the two created vehicle storage areas for off-street parking, and a total of 180 unstriped parking spaces for vehicle storage. The existing Bernardi Toyota at 1626 Worcester Road contains a total of 167 parking spaces. Therefore, after the completion of the Project at 1624 Worcester Road, Bernardi Toyota will have a total of 363 parking and/or vehicle storage spaces.

Pedestrian circulation will remain after the completion of the Project. The Applicant has provided a bicycle rack in front of the building located at 1626 Worcester Road, as shown on the site plan.

Section VI.F.6.c. Environmental Impact

The principal use of the Project is for vehicle parking and storage, which shall not result in adverse environmental impacts to the area. The Project is not expected to create significant emission of fumes, noxious gases, radiation, water pollutants or other airborne environmental hazards, except for some noise and dust during construction activities. Furthermore, the Property is located along a heavily traveled section of Route 9 (Worcester Road) in a predominantly multi-family residential area. It is not anticipated that the automobile emissions associated with the Project will be detrimental to air quality.

The Property contains Charlton-Urban-Hollis land complex (soils) which is not classified within a hydrologic soil group. Soils that abut the property are classified within the hydrologic group B. It should be assumed that the abutting soils should be similar to the non-classified soils that appear on-site.

The site currently contains four drainage basins, the post construction site would contain five drainage basins. The proposed stormwater management system is expected to decrease both the peak runoff rates and total runoff volume discharge from the project site. The project is not expected to impact the municipal stormwater drainage system nor the abutting properties. Furthermore, the Project utilizes Low Impact Development (LID) standards, which include a Subsurface Infiltration System that has been designed to completely store and infiltrate rain events up to and through the 25-year storm event with minor overflow from larger storm events. The stormwater management system designed is consistent with MADEP Stormwater Management Policy and accepted practices.

The property is located across the street from the Foss Reservoir (Reservoir Number 3). Reservoir Number 3 does fall under the Wetlands Protection Act (310 CMR), however, the Project is not within the riverfront area (310 CMR 10.58). Therefore, the clearing of the northeastern portion of the property for the purpose of the vehicle storage and parking lot does not trigger State review. The Applicant has provided a landscaping plan, which provides plant species that are consistent with the Planning Board's Rules and Regulations.

Section VI.F.6.d. Health

The Project has been designed to minimize impacts on air-quality, noise, glare, and odors, nor does the Project create a hazard to abutters, vehicles, or pedestrians. The Applicant has designed the project to have zero light spillover onto the abutting residential property, and lights have been shielded and/or positioned to prevent glare.

Section VI.F.6.e. Public services and utilities

The Project as designed is not expected to require any demand on Town services or infrastructure. All stormwater will be treated and recharged on-site. The project utilizes Low Impact Development design standards and does not require additional curb cuts or access points.

Section VI.F.6.f. Land use planning

Although the Applicant proposes to clear the northeastern portion of the property, the applicant has provided a landscape plan, which is consistent with the Planning Board's Landscaping Regulations. The frontage of the property has been designed to create a cohesive landscape buffer that matches the landscape buffer along the frontage of 1626 Worcester Road. Although the Planning Board would have preferred to keep the existing trees within the area between Worcester Road and the inventory storage area, the applicant has created a consistent replacement landscape plan.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws, relevant to this review. Accordingly, the Planning Board

votes are pursuant to relevant provisions of the Town By-Laws that include a permit for Minor Site Plan Review (Section VI.F.2.a.) and Special Permit for Use (Section II.B.5.v.) pursuant to the Framingham Zoning By-Laws. 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, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hour written notice. If activity on the Property ceases for longer than 30 days, 48 hour written notice shall be given 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.
5. Prior to the issuance of any building permit, an electronic copy of the approved 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 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 MGL, Chapter 40A, Section 17. The Applicant will 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 Minor Site Plan Review and Special Permit for Use shall lapse within two 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 By-laws and/or the terms of this Decision may result in revocation of the permit for Minor Site Plan Review and Special Permit for Use issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law 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.

11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

Infrastructure/Site Design/Landscaping

12. Prior to the issuance of a use and occupancy permit, the Applicant shall either substantially complete the landscaping improvements shown on the approved landscaping plan or post a performance guarantee in accordance with this decision. All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy and neat appearance. The Applicant shall follow regularly scheduled routine maintenance. The Applicant shall submit a landscape maintenance plan to the Planning Board Administrator for approval and implementation upon approval.
13. The Applicant will provide regular maintenance of all facilities. The Applicant shall maintain all on-site drainage in working condition at its own expense, which shall include inspecting the catch basins twice annually (spring and fall) and cleaning, if necessary, to remove sediment.
14. Parking pavement markings shall be in white.
15. The Applicant shall maintain the landscaping in perpetuity to ensure lines of sight are not blocked on Worcester Road (Route 9).
16. The Applicant shall construct all improvements in compliance with all applicable state and federal regulations with respect to the design of any architectural access features required under the Americans with Disabilities Act (ADA) and with 521 CMR Architectural Access Board Rules and Regulations.

Site Construction

17. 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.
18. Outside construction hours are to be between 7:00 AM and 5:30 PM Monday through Friday and 8:00 AM and 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.
19. 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.
20. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide seven days advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to 527 CMR 1.00 et seq. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department. 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. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property. The 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. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified within 300' of 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.

21. The Applicant shall protect any vegetation, which shall remain post-construction with temporary protective fencing or other measures, prior to the start of construction.

Environment

22. 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.
23. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
24. The Applicant shall check all stormwater features prior to and at the end of each construction day. 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.
25. 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.
26. Snow storage shall be on-site in the snow storage areas designated on the Final Approved Site Plans. Snow storage shall not obstruct sight lines to preserve public safety and Applicant must remove excess snow from the site as may be necessary within forty-eight hours after the snow fall ends, in order to preserve public safety.

Special Provisions/Periodic Conformance Reporting and Review

27. 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.
 - b. 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 that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
 - c. The Applicant shall provide to the Town of Framingham a Landscape Maintenance Bond in the sum of 20 percent of the total landscape cost to replace any trees which are improperly pruned or dead trees, shrubs or lawn areas, as shown on the approved Landscape Plan, which shall be posted for a period of two years commencing with the completion of the landscaping and certification of the Landscape Plan, as required above.
28. 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 the Town of Framingham, Department of Public Works, 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 Town of 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.

VOTES

Special Permit for Use, Section II.B.5.v. of the Framingham Zoning By-laws

The Planning Board voted five in favor, zero opposed, and zero abstention to grant approval for a special permit for use, pursuant to the Framingham Zoning By-Laws to allow the Applicant, Volador Realty Trust to construct a parking lot for the purpose of inventory storage and off-street parking for the property located at 1624 Worcester Road as shown on the Site Plan dated October 16, 2015, revised through November 29, 2015.

- Christine Long.....yes
- Stephanie Mercandetti.....yes
- Lewis Colten.....yes
- Thomas F. Mahoney.....yes
- Victor Ortiz.....yes

Minor Site Plan Review, Section VI.F.2.a. of the Framingham Zoning By-Laws

The Planning Board voted five in favor, zero opposed, and zero abstention to grant approval for Minor Site Plan Review, pursuant to Framingham Zoning By-Laws to allow the Applicant, Volador Realty Trust to construct a parking lot for the purpose of inventory storage and off-street parking for the property located at 1624 Worcester Road as shown on the Site Plan dated October 16, 2015, revised through November 29, 2015.

- Christine Long.....yes
- Stephanie Mercandetti.....yes
- Lewis Colten.....yes
- Thomas F. Mahoney.....yes
- Victor Ortiz.....yes

By: 

Christine Long, Chair, Framingham Planning Board
Date of Signature:

Exhibits

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the 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. 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, Project Address: 1624 Worcester Road, stamped with the Town Clerk on October 30, 2015, Project Number: PB-015-15
2. Form E – Site Plan Review Application, Project Address: 1624 Worcester Road, stamped with the Town Clerk on October 30, 2015, Project Number: PB-015-15
3. Form L – Special Permit Application, Project Address: 1624 Worcester Road, stamped with the Town Clerk on October 30, 2015, Project Number: PB-015-15
4. Letter from Attorney Paul Galvani, RE: Applications for Minor Site Plan Approval and Special Permit for Use 1624 Worcester Road, dated October 22, 2015
5. Letter from Andy Zollinger, DLA Piper LLP, RE: Approval Process for 1624 Worcester Rd Framingham, MA, dated October 22, 2015
6. Letter from MetroWest Engineering, Inc., RE: Bernardi Toyota, 1624 Worcester Road, Framingham, Project Description and Parking Memo, dated October 30, 2015
7. Stormwater Report, Bernardi Toyota, 1624 Worcester Road, Framingham, MA, prepared for: Bernardi Auto Group, 1624 Worcester Road, prepared by: MetroWest Engineering, Inc., 75 Franklin Street, Framingham, MA, dated September 2015
8. Site Plans for 1624 Worcester Road, prepared for: James P. Carney & Amy D. Rossi, Trustees of Volador Realty Trust, 1626 Worcester Road, Framingham, MA, property of: Volador Realty Trust and CS Jefferson Hills, LLC, prepared by: MetroWest Engineering, Inc. dated October 16, 2015, revised through November 29, 2015

The Planning Board received correspondence from various Town Departments who reviewed 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 Address: 1624 Worcester Road, stamped with the Town Clerk on October 30, 2015, dated October 30, 2015
2. Framingham Fire Department, correspondence received via ACCELA on November 5, 2015
3. Framingham Police Department, correspondence received via ACCELA on November 5, 2015
4. Framingham Department of Building & Wire, correspondence received via ACCELA on November 10, 2015
5. Department of Community Planning & Development, correspondence received via ACCELA on November 18, 2015
6. Letter of comment from the Department of Public Works, RE: Proposed parking lot - #1624 & 1626 Worcester Road, Framingham, dated November 16, 2015
7. Letter of comment from the Framingham Conservation Commission, Subject: 1624 Worcester Road – Conservation Review, dated December 3, 2015