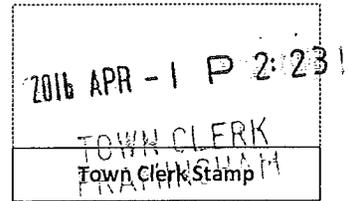


Framingham Planning Board

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



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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
Stephanie D. Marrazzo, Clerical Assistant

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Application of LTF Real Estate Company
for the Property located at
432 and 490 Old Connecticut Path, Framingham, MA**

On March 11, 2016, the Applicant, LTF Real Estate Company, filed with the Planning Board, and on March 11, 2016, the Planning Board filed with the Town Clerk, applications for a modification to a previously approved Planning Board Decision for Site Plan Review (dated June 16, 2014: Decision for Modification to a Site Plan Review and Special Permits for Use and Land Disturbance, and Public Way Access) at the property located at 432 and 490 Old Connecticut Path. The property is zoned General Manufacturing (M). Said parcels are listed as Framingham Assessor's Parcel IDs: 071-39-9386-000 and 072-49-6091-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on March 16, 2016 and March 23, 2016 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 March 31, 2016 at 7:00 pm in the Ablondi Room, Memorial Building, Framingham.

On March 31, 2016 the Planning Board **APPROVED** the a modification to a previously approved Planning Board Decision for Site Plan Review (dated June 16, 2014: Decision for Modification to a Site Plan Review and Special Permits for Use and Land Disturbance, and Public Way Access) for the property located at 432 and 490 Old Connecticut Path and a **DECISION** was filed in the office of the Town Clerk on April 1, 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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TOWN CLERK
FRAMINGHAM

Town Clerk Stamp

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
Stephanie D. Marrazzo, Clerical Assistant

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Application of LTF Real Estate Company
for the Property located at
432 and 490 Old Connecticut Path, Framingham, MA**

Notice is hereby given in accordance with M.G.L. c. 40A §15 that in the applications of LTF Real Estate Company for a modification to a previously approved Planning Board Decision for Site Plan Review (dated June 16, 2014: Decision for Modification to a Site Plan Review and Special Permits for Use and Land Disturbance, and Public Way Access) at the property located at 432 and 490 Old Connecticut Path. The opening public hearing was held on March 31, 2016, and notice of the public hearing was published in "The MetroWest Daily News" on March 16, 2016 and March 23, 2016. The Planning Board APPROVED said application on March 31, 2016 and the decision was filed in the Office of the Town Clerk on April 1, 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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Planning Board Members:

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

TOWN CLERK
FRAMINGHAM

2016 APR - 1 P-2

TOWN CLERK
FRAMINGHAM

**DECISION OF THE FRAMINGHAM PLANNING BOARD
FOR THE PROPERTY LOCATED AT 432 & 490 OLD CONNECTICUT PATH
DECISION DATED MARCH 31, 2016**

General Property Information

Property Address: 432 and 490 Old Connecticut Path

Assessor's Information: 071-39-9386-000 and 072-49-6091-000

Zoning District/Overlay District: General Manufacturing (M) Zoning District

Application Information

Application(s): A request to modify the Planning Board's Decisions for Modification to a previously approved Planning Board Decision for Site Plan Review (dated June 16, 2014: Decision for Modification to a Site Plan Review and Special Permits for Use and Land Disturbance, and Public Way Access Permit)

Date application(s) were filed with the Planning Board: March 11, 2016

Date application(s) were filed with the Town Clerk: March 11, 2016

Project Number: PB-006-16

General Project Contact Information

Applicant Name: LTF Real Estate Company, Inc.

Applicant Address: c/o Lifetime Fitness, Inc., 2902 Corporate Place, Chanhassen, Minnesota, 55317

Landowner Name: LTF Real Estate Company, Inc.

Landowner Address: c/o Lifetime Fitness, Inc., 2902 Corporate Place, Chanhassen, Minnesota, 55317

Project Contact Name: Attorney James Hanrahan, Bowditch & Dewey, LLP

Engineer Name: Craig Lizzote, P.E. (Justin Dufresne) Vanasse Hangen Brustlin, Inc.

Engineer Company: Vanasse Hangen Brustlin, Inc.

Legal Ad & Public Hearing Information

Run dates of the Legal Ad: March 16, 2016 (14 days prior to 1st public hearing) and March 23, 2016 (7 days prior to 1st public hearing)

Date of abutter/7 Abutting municipality/parties of interest mailing: March 4, 2016

Date of opening public hearing: March 31, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Attorney Katherine Garrahan and Justin Dufresne

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

The Applicant has requested modifications to the approved Planning Board Decisions dated June 16, 2014 (Condition Number 6) and the plans dated February 28, 2014, revised through May 1, 2014. Date of Plans approved by the Planning Board May 28, 2015, revised through February 22, 2016

HEARING

The Framingham Planning Board held a total of one public hearing during the review of the Project located at 432 and 490 Old Connecticut Path, Framingham. Framingham 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 public hearings, the following individuals appeared on behalf of the Applicant: Attorney Katherine Garrahan and Justin Dufresne.

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, as well as from members of the public. Findings obtained from the application and public hearing process resulted in the modification of the respective approved conditions.

FINDINGS and DECISION

The conditions of the approved Modification to a Site Plan Review, Special Permits for Use and Land Disturbance, and Public Way Access Permit (Decision dated June 16, 2014) shall remain in full effect unless modified herein this Decision. The applicant shall modify the approved plans dated February 28, 2014, as revised through May 1, 2014, as shown on the revised plans dated May 28, 2015, revised through February 22, 2016.

VOTES

A modification to the previously approved Decision for LTF Real Estate Company for a Site Plan Review (Decision for Modification to a Site Plan Review and Special Permits for Use and Land Disturbance, and Public Way Access Permit) dated June 16, 2014

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant the requested modifications to the approved plans dated February 28, 2014, revised through May 1, 2014 as shown in the revised plan dated May 28, 2015, revised through February 22, 2016 for the property located at 432 and 490 Old Connecticut Path.

- Christine Long.....yes
- Lewis Colten.....yes
- Victor Ortiz.....yes
- Stephanie Mercandetti.....yes
- Thomas F. Mahoney.....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 as required by the Framingham Zoning By-Law. During the public hearing process the Applicant and its professional consultants submitted revisions to plans in response to requests by the Planning Board and 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, Property Address: 432 and 490 Old Connecticut Path, stamped with the Town Clerk on March 11, 2016, Project Number: PB-006-16
2. Form G – Request for Modification Application, Property Address: 432 and 490 Old Connecticut Path, stamped with the Town Clerk on March 11, 2016, Project Number: PB-006-16
3. Site Plans: Sheets C-3 and L-2 for Lifetime Fitness, prepared by VHB, for the property located at 432 and 490 Old Connecticut Path, dated May 28, 2015, revised through February 22, 2016.
4. Easement and Abandonment Plan of Land in Framingham, prepared for LTF Real Estate Company, Inc., Prepared by: Vanasse Hangen Brustlin, Inc., dated February 9, 2016

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

1. Special Permit and Site Plan Review Checklist for Application Submittal for the Project located at 432 and 490 Old Connecticut Path, dated March 11, 2016, stamped with the Town Clerk on March 11, 2016
2. ACCELA: Comment from the Framingham Building Department, received March 29, 2016
3. ACCELA: Comment from the Fire Department, received March 18, 2016
4. ACCELA: Comment from the Police Department, received March 15, 2016