

RECEIVED

By Eric Flint at 9:58 am, Dec 18, 2024

NOTICE OF INTENT - LOCAL ORDINANCE ONLY

TJX WORCESTER DISTRIBUTION CENTER SECURITY ENTRANCE ADDITION

135 Goddard Memorial Drive
Worcester, MA

Prepared for:

The TJX Companies
300 Value Way
Marlborough, MA 01752

Date:

December 17, 2024

Prepared By:



ENGINEERING, Inc.

100 Grove Street
Worcester, MA 01605
T 508-856-0321
F 508-856-0357
gravesengineering.com

December 17, 2024



Worcester Conservation Commission
Division of Planning & Regulatory Services
City Hall
455 Main Street, Room 404
Worcester, MA 01608

**Subject: Notice of Intent – Local Ordinance Only
Definitive Site Plan Approval Amendment & Parking Plan Amendment
Applicant: The TJX Companies
Security Entrance Addition – 135 Goddard Memorial Drive**

Dear Staff and Members of the Commission:

We hereby submit the following items for filing with the Conservation Commission:

- Bound document entitled "Notice of Intent-Local Ordinance Only"
- Site Plan drawings entitled "Security Entrance Addition, TJX Distribution Center", dated December 17, 2024, prepared by Graves Engineering, Inc.
- Bound document entitled "Stormwater Report", dated December 17, 2024, prepared by Graves Engineering, Inc.
- Certified List of Abutters

We will coordinate with staff to facilitate the submission of the filing fees payable to the City of Worcester, and necessary copies of the above-described items.

Kindly file this Application and schedule it be heard at the Commission's next available meeting.

The project was presented to the Worcester Interdepartmental Review Team (IRT) on September 5, 2024. The project will also be applying to the Worcester Planning Board for Definitive Site Plan and Parking Plan amendments.

Project Summary

The project consists of the construction of a ±2,180 square foot building addition on the south face of the existing TJX Worcester Distribution Center building at the existing main employee entrance. The proposed addition will allow for improved employee and guest pedestrian flow and security screening operations as they enter and leave the building. Site work associated with this project is limited to the area directly around the addition and will include construction of a new outdoor flexible-use employee seating area, walkway and handicap accessibility improvements, bicycle parking, and landscaping.

No new site utilities are proposed for the project and will utilize extensions of the existing building's water and sewer services as necessary. Existing roof drain and water main piping in the footprint of the proposed addition will be converted to below slab piping in compliance with applicable building and plumbing codes. The project has been designed to result in a small decrease of impervious surfaces thus no new drainage infrastructure is proposed. New roof drains will connect to existing drainage systems and surface runoff from the proposed patio and walkways will sheet flow to existing catch basins in the parking lot which drain to an existing stormwater basin to the south of the main parking lot.

The existing main parking lot will remain as-is with the exception that handicap accessible parking will be reconfigured to meet current regulations in regard to number of spaces and grading. The existing parking lot has more than the required number of parking spaces for the project and will be introducing 17 EV-ready spaces.

We look forward to discussing this project further with the Commisison and staff. If you have any questions concerning this application, please feel free to contact our office.

Very Truly Yours,
Graves Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Michael Andrade".

Michael Andrade, P.E.
Principal

Enclosures

cc: Client

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act and the Ordinance.

A. General Information

1. Project Location:

135 Goddard Memorial Drive
 a. Street Address
 56-010-00002
 f. Assessors Map/Plat Number
 Worcester
 b. City/Town
 -
 g. Parcel /Lot Number
 01603
 c. Zip Code

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

3. Applicant:

Thomas
 a. First Name
 300 Value Way
 d. Mailing Address
 Marborough
 e. City/Town
 774-308-3709
 h. Phone Number
 Hale
 b. Last Name
 The TJX Companies, Inc.
 c. Company
 MA
 f. State
 01752
 g. Zip Code
 thomas_hale@tjx.com
 j. Email address
 i. Fax Number

Check if more than one owner

4. Property owner (if different from applicant):

If there is more than one property owner, please attach a list of these property owners not listed on this form.

Thomas
 a. First Name
 300 Value Way
 d. Mailing Address
 Marborough
 e. City/Town
 774-308-3709
 h. Phone Number
 Hale
 b. Last Name
 NBC Second Realty Corporation
 c. Company
 MA
 f. State
 01752
 g. Zip Code
 thomas_hale@tjx.com
 j. Email address
 i. Fax Number

5. Representative (if any):

Graves Engineering, Inc.
 a. Firm
 Michael
 b. Contact Person First Name
 100 Grove Street, Suite 219
 d. Mailing Address
 Worcester
 e. City/Town
 508-856-0321 x103
 h. Phone Number
 Andrade
 c. Contact Person Last Name
 MA
 f. State
 01605
 g. Zip Code
 mandrade@gravesengineering.com
 j. Email address
 508-856-0357
 i. Fax Number

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flood trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act and the Ordinance.

6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?

The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.

The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot)

8. Describe current site conditions:

Thirteen (13) residential buildings dedicated for senior housing.

9. General Project Description:

The project consists of the redevelopment of the existing elder campus. Over the course of 4 phases, 4 new multistory residential buildings will replace the 13 existing buildings and provide new parking areas and stormwater management features. Phase 1 proposes the construction of one 4-story building and associated paved parking areas and internal travel ways.

10. List distance/s to, number and type of storm drain system components within 100-ft of the project:

- 1) ±16 feet to existing 12" diameter drainage line in Grove Street
- 2) ±4 feet to existing drain manhole in Grove Street

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?

Yes (If yes, please attach a Stormwater Management Form) No

Not Applicable. Explain why: _____

12. Property recorded at the Registry of Deeds for:

Worcester

a. County

7375

b. Book

86

c. Page Number

-
d. Certificate # (if registered land)

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$525

a. Total Fee Paid

B. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

<u>Thomas Hale</u> Signature of Applicant	<u>12/17/2024</u> Date
_____ Signature of Property Owner (if different)	_____ Date
_____ Signature of Representative (if any)	_____ Date

Statement of Fee Calculation
City of Worcester Wetlands Protection Ordinance & Regulations

Project: 135 Goddard Memorial Drive

Date: 12/17/24

7.2.3 Fees

Step 1/Type of Activity	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
<u>Advertising Fee - (7.2.1)</u>	<u>1</u>	<u>\$25</u>	<u>\$25</u>
<u>Category 3 (Building)</u>	<u>1</u>	<u>\$500</u>	<u>\$500</u>
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Step5/Total Project Fee: \$525

Payments:

Make Checks Payable to the City of Worcester.

Print Form