

**Joshua Lee Smith**  
Direct telephone: 508-926-3464  
Direct facsimile: 508-929-3064  
Email: [jsmith@bowditch.com](mailto:jsmith@bowditch.com)

October 3, 2024

**BY HAND DELIVERY AND E-MAIL – [planning@worcesterma.gov](mailto:planning@worcesterma.gov)**

Division of Planning & Regulatory Services  
City Hall Room 404  
455 Main Street  
Worcester, MA 01608  
Attn: Michelle M. Smith, Assistant Chief Development Officer

**Re: *Chick-fil-A, Inc. - Applications for Definitive Site Plan Review  
for Food Service Drive-Through Use at  
99 Stafford Street, Worcester, Massachusetts***

Dear Ms. Smith:

This firm represents Chick-fil-A, Inc. in its applications to the City of Worcester Planning Board (the “Board”) for definitive site plan review approval in connection with the razing and removal of the existing approximately 14,853 square foot Walgreens building to accommodate the construction and development of a new approximately 5,331 square foot Chick-fil-A-branded restaurant building, a dual lane drive-through with two canopies, new landscaping, outdoor dining area, curb cut modifications (i.e., new entrance off of Stafford Street and a modified exit off the existing curb cut) and other site improvements.

We hereby submit the following items for filing with the Board:

1. Definitive Site Plan Review Application with Statement in Support;
2. Zoning determination form (to be provided);
3. Civil and Architectural Plan Set;
4. Landscaping Plan;
5. Traffic Impact Assessment
6. Drainage Memorandum; and
7. Certified List of Abutters.

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

Kindly file these Applications with the City Clerk and schedule these Applications to be heard at the Board's next available meeting, which is scheduled to occur on **November 6, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your continued assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J Lee Smith", enclosed in a light gray rectangular box.

Joshua Lee Smith

JLS

Enc.

cc: DPRS staff  
Project team

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

1. PROPERTY INFORMATION

- a. 99 Stafford Street
Address(es) – please list all addresses the subject property is known by
b. 15-029-00001
Parcel ID or Map-Block-Lot (MBL) Number
c. Worcester District Registry of Deeds, Book 52657 Page 374
Current Owner(s) Recorded Deed/Title Reference(s)
d. ML-2.0
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Chick-fil-A, Inc., Attn: Joshua Lee Smith, Esq.
Name(s)
b. 5200 Buffington Road, Atlanta, GA 30349
Mailing Address(es)
c. jsmith@bowditch.com (508) 926-3464
Email and Phone Number(s)
d. Developer/Lessee
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board grant the Definitive Site Plan as described below Chick-fil-A, Inc.


By: Scott D. Patman
(Signature) Scott D. Patman, Authorized Signatory

3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

- a. Stafford Street Worcester LLC
Name(s)
b. 5 Glen Oak Drive, Wayland, MA 01778
Mailing Address(es)
d. jsmith@bowditch.com: (508) 926-3464
Email and Phone Number

Division of Planning & Regulatory Services
455 Main St., 4th Floor, Worcester, MA 01608
Office 508-799-1400 – Fax 508-799-1406
[Planning@worcesterma.gov](mailto:planning@worcesterma.gov)

4. REPRESENTATIVE INFORMATION

- a. Joshua Lee Smith  
Name(s)
- b.   
Signature(s)
- c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608  
Mailing Address(es)
- d. jsmith@bowditch.com; (508) 926-3464  
Email and Phone Number
- e. Attorney  
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, David Insoft, as Authorized Signatory, Owner of Record of the property listed with the  
for Stafford Street Worcester LLC  
 Assessing Division of the City of Worcester, Massachusetts as Map 15 Block 029 Lot(s) 00001, do hereby

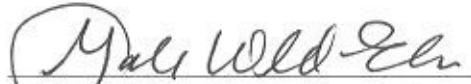
authorize Chick-fil-A, Inc. & to file this application with the Division of Planning & Regulatory  
Bowditch & Dewey, LLP  
 Services of the City of Worcester on this the 30<sup>th</sup> day of September, 2024.

  
 By: David Insoft, Authorized Signatory

On this 30<sup>th</sup> day of September, 2024, before me personally appeared

David Insoft as Authorized Signatory to me known to be the person described in and who executed the foregoing

instrument and acknowledged that they executed the same as their free act and deed.

  
 NOTARY PUBLIC  
 My Commission Expires: 6/26/2028

GALE WILD-EBERS  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01W0026210  
 Westchester County  
 Commission Expires June 26, 2028

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

*6/26/2028*  
 Exp. 2028

6. **PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO [PLANNING@WORCESTERMA.GOV](mailto:PLANNING@WORCESTERMA.GOV) AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:**

- Zoning Determination Form** obtained from the Inspectional Services Division (email [inspections@worcesterma.gov](mailto:inspections@worcesterma.gov) or call 508 – 799 – 1198 for more information)
- Completed Site Plan Application, signed by all parties involved.
- Completed **Tax Certification** for the  Applicant and  Owner (if different) are attached (page 4)
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- A **Certified Abutters List(s)** issued within 3 months of this application’s filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor’s Office and includes all abutters and abutters to abutters within 300’ of the edge of the land owner’s property.  
*Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required*
- Project Impact Statement** describing the proposed project and analyzing how the project and site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. **PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:**

- One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

Division of Planning and Regulatory Services  
455 Main Street (City Hall), Room 404  
Worcester, MA 01608

- Filing Fee** of \$\_\_\_\_\_ is enclosed (*see fee schedule or contact staff to confirm amount*).

**8. TAX CERTIFICATION**

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

**If a Single Owner or Proprietorship:**

- a. \_\_\_\_\_  
Name
- b. \_\_\_\_\_  
Signature certifying payment of all municipal charges
- c. \_\_\_\_\_  
Mailing Address
- d. \_\_\_\_\_  
Email and Phone Number

**9. IF A PARTNERSHIP OR MULTIPLE OWNERS:**

- e. \_\_\_\_\_  
Names
- f. \_\_\_\_\_  
Signatures certifying payment of all municipal charges
- g. \_\_\_\_\_  
Mailing Address
- h. \_\_\_\_\_  
Email and Phone Number

**Applicant, if different from owner:**

- i. \_\_\_\_\_  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

Chick-fil-A, Inc.  
Signed by:  
By: Scott D. Patman  
**Scott D. Patman, Authorized Signatory**

**If a Corporation or Trust:**

- j. Stafford Street Worcester LLC  
Full Legal Name
- k. MA 5 Glen Oak Drive, Wayland, MA 01778  
State of Incorporation Principal Place of Business
- l. 5 Glen Oak Drive, Wayland, MA 01778  
Mailing Address or Place of Business in Massachusetts Stafford Street Worcester LLC
- m. \_\_\_\_\_, David Insoft, Authorized Signatory  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

**8. TAX CERTIFICATION**

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Signature certifying payment of all municipal charges
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- e. \_\_\_\_\_  
Names
- f. \_\_\_\_\_  
Signatures certifying payment of all municipal charges
- g. \_\_\_\_\_  
Mailing Address
- h. \_\_\_\_\_  
Email and Phone Number

Chick-fil-A, Inc.

**Applicant, if different from owner:**

- i. By: \_\_\_\_\_  
Scott D. Patman, Authorized Signatory  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. Stafford Street Worcester LLC  
Full Legal Name
- k. MA 5 Glen Oak Drive, Wayland, MA 01778  
State of Incorporation Principal Place of Business
- l. 5 Glen Oak Drive, Wayland, MA 01778  
Mailing Address or Place of Business in Massachusetts Stafford Street Worcester LLC
- m. By: [Signature], David Insoft, Authorized Signatory  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

**10. PROJECT TYPE AND DESCRIPTION**

a. **Existing Conditions.** Describe the current/existing use of the property

The property is approximately 2.44 acres in size and currently contains a Walgreens pharmacy building with a drive-through, surface parking and limited landscaping.

b. **Proposed Conditions.** Check the box for **all of the categories** that describe the proposed project:

| Proposed Project Type    |                                     |                           |                                     |
|--------------------------|-------------------------------------|---------------------------|-------------------------------------|
| Residential              | <input type="checkbox"/>            | New Construction          | <input checked="" type="checkbox"/> |
| Industrial/manufacturing | <input type="checkbox"/>            | Rehabilitation/Renovation | <input checked="" type="checkbox"/> |
| Business                 | <input checked="" type="checkbox"/> | Expansion/Addition        | <input type="checkbox"/>            |
| Mixed Use                | <input type="checkbox"/>            | Change of use             | <input type="checkbox"/>            |
| Subdivision              | <input type="checkbox"/>            | Drive-through             | <input checked="" type="checkbox"/> |
|                          |                                     | Gas station               | <input type="checkbox"/>            |
|                          |                                     | Lodging House             | <input type="checkbox"/>            |
|                          |                                     | Historic Property         | <input type="checkbox"/>            |
|                          |                                     | Abuts Historic Property   | <input type="checkbox"/>            |
|                          |                                     | Billboard                 | <input type="checkbox"/>            |
|                          |                                     | Airport Environs Overlay  | <input type="checkbox"/>            |
|                          |                                     | ≥15% Slope Disturbed      | <input type="checkbox"/>            |

c. Describe the proposed use of the property (attach separate narrative if needed)

The Applicant seeks to raze and remove the existing building and to construct and develop an

approximately 5,331 SF new fast food restaurant building, two-lane drive-through, outdoor dining area,

enhanced landscaping and other site improvements

d. Fill in all information relevant to the proposed project

| All Projects   | Existing  | Change +/- | Total   |
|--|-----------|------------|---------|
| Overall lot size in square feet  | 106,465   | 0          | 106,465 |
| Number of buildings  | 1         | 0          | 1       |
| Total square footage of building(s)  | 14,853+/- | -9,552+/-  | 5,331   |
| Number of stories of building(s)   | 1         | 0          | 1       |
| Number of parking spaces   | 76        | +1         | 77      |
| Number of loading spaces   | 0         | 0          | 0       |
| Changes to on-street parking   |           |            |         |
| Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i> |           |            |         |
| Square feet of wetlands  | 0         |            |         |
| Square feet of surface (open) water  | 0         |            |         |
| Square feet of area vegetated/wooded   | 0         |            |         |
| Number of trees over 9" in caliper   |           |            |         |
| Cubic yards of fill material to be imported/exported   |           |            |         |
| Square feet of property in floodplain  |           |            |         |
| Length of roadway (in feet or miles)   |           |            |         |
| Residential  | Existing  | Change +/- | Total   |
| Number of units  |           |            |         |
| If multi-family, number of bedrooms per unit   |           |            |         |
| Number of accessible units   |           |            |         |
| Number of affordable units   |           |            |         |
| Business/ Industrial   | Existing  | Change +/- | Total   |
| Gross square feet of floor area  |           |            |         |



**11. ZONING**

If this project has already been granted Zoning Relief by the Zoning Board of Appeals, please list the relief below:

| Type of Relief | Date Approved |
|----------------|---------------|
| TBD            |               |
|                |               |
|                |               |

**12. PERMITS REQUIRED**

List any **Federal, State, or City of Worcester** agencies from which permits or other actions have been or will be sought. Please continue list on an attached sheet if needed.

| Agency Name             | Permit Type    | Date Filed         | File Number |
|-------------------------|----------------|--------------------|-------------|
| Zoning Board of Appeals | Special Permit | September 24, 2024 |             |
|                         |                |                    |             |
|                         |                |                    |             |
|                         |                |                    |             |
|                         |                |                    |             |

**13. PLAN REQUIREMENTS**

The following information is required of all applications submitted for Site Plan Review. If you are not providing one of these, please check "waiver requested" next to the item.

| Feature  | Waiver Requested                    | Location in Set (Sheet/ page #) |
|--|-------------------------------------|---------------------------------|
| a. Site Plan at a minimum 1" = 40'-0" scale, legend, & properly oriented north arrow   | <input type="checkbox"/>            | Sheet C-200                     |
| b. Locus plan with zoning information shown  | <input type="checkbox"/>            | Sheet C-200                     |
| c. Existing utilities  | <input type="checkbox"/>            | Sheet PS-100                    |
| d. Existing and proposed grading using differing linetypes, showing 2' contours  | <input type="checkbox"/>            | Sheet C-300                     |
| e. Soil types identified on the plan (including test-pit/boring locations)   | <input checked="" type="checkbox"/> |                                 |
| f. Location of all trees over 9" caliper inches on existing conditions plan  | <input type="checkbox"/>            | ALTA Survey                     |
| g. Architectural elevations or renderings (including exterior materials)   | <input type="checkbox"/>            | X900-BNB                        |
| h. Landscape plan including plantings, and details for all landscape elements  | <input type="checkbox"/>            | Sheet L-100                     |
| i. Shade trees to reduce heat island effect. (1 tree required per dwelling unit and a minimum of 1 tree required for every 10 interior parking spaces, 3.5" caliper size)  | <input type="checkbox"/>            | Sheet L-100                     |
| j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i> | <input checked="" type="checkbox"/> | Drainage Memo                   |
| k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>  | <input type="checkbox"/>            | N/A                             |

**14. REVIEW STANDARDS**

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

Applicants should additionally provide a narrative “project impact statement” summarizing how the proposed project has been designed with the following criteria in mind by evaluating their proposal on the basis of the following 16 review standards, as outlined in the Zoning Ordinance per Article V, Section 5, B.

Provide the following information about the proposed project in relation to the review standards. If you are not providing one of these features please check “none” next to the item.

**1. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.**

| Feature   | None                     | Page/ sheet # |
|---|--------------------------|---------------|
| a. Pedestrian pathways internal to the site, with dimensions of path widths | <input type="checkbox"/> | Sheet C-200   |
| b. Pedestrian pathways connecting to sidewalks or nearby amenities          | <input type="checkbox"/> | Sheet C-200   |
| c. Doors/egress to all existing and proposed buildings                      | <input type="checkbox"/> | Sheet C-200   |
| d. Pedestrian paving and surface treatment details                          | <input type="checkbox"/> | Sheet C-200   |
| e. Safe, ADA accessible pedestrian crossings at driveways and intersections | <input type="checkbox"/> | Sheet C-200   |

**2. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.**

| Feature   | None                                | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Driveway layout & materials  | <input type="checkbox"/>            | Sheet C-200   |
| b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4) | <input type="checkbox"/>            | Sheet C-200   |
| c. Access control and directional signage (e.g. gates, pavement markings, etc.)   | <input type="checkbox"/>            | Sheet C-200   |
| d. Pavement and curb details, including level sidewalks at driveways  | <input type="checkbox"/>            | Sheet C-500   |
| e. Permeable or porous paving, and/ or cool pavements/ treatments   | <input checked="" type="checkbox"/> |               |

**3. Location, arrangement, appearance and sufficiency of off-street parking and loading.**

| Feature  | None                                | Page/ sheet # |
|--|-------------------------------------|---------------|
| a. Number of parking spaces provided (9 x 18)  | <input type="checkbox"/>            | Sheet C-200   |
| b. Number of compact parking spaces (8 x16)  | <input checked="" type="checkbox"/> |               |
| c. ADA parking spaces  | <input type="checkbox"/>            | Sheet C-200   |
| d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)       | <input type="checkbox"/>            | Sheet C-200   |
| e. Parking is outside front & exterior side yard/setback (except residential drives) | <input type="checkbox"/>            | Sheet C-200   |
| f. Loading spaces or docks (see Table 4.5 and related notes)                         | <input type="checkbox"/>            |               |
| g. Screen planting between parking and edge of property or pedestrian paths          | <input type="checkbox"/>            | Sheet L-100   |
| h. Number of electric vehicle charging stations or “ready” (conduit run) spaces      | <input checked="" type="checkbox"/> |               |
| i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)  | <input type="checkbox"/>            | Sheet C-200   |

**4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.**

| Feature   | None                                | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Building entrance fronting on the sidewalk   | <input type="checkbox"/>            | X900-BNB      |
| b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.) | <input type="checkbox"/>            | X900-BNB      |
| c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments  | <input checked="" type="checkbox"/> |               |
| d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet   | <input type="checkbox"/>            | Sheet L-201   |
| e. Parking and circulation directional signage  | <input type="checkbox"/>            | Sheet C-200   |
| f. Signage facing the street  | <input type="checkbox"/>            | Sign Package  |

**5. Adequacy of stormwater and drainage facilities.**

| Feature   | None                                | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas                   | <input checked="" type="checkbox"/> |               |
| b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.) | <input checked="" type="checkbox"/> |               |
| c. Infiltration of clean runoff to maintain groundwater supply  | <input type="checkbox"/>            | Sheet C-300   |
| d. Overflow or other connection to City stormwater infrastructure***                                      | <input type="checkbox"/>            | Sheet C-300   |

\*\*\*Contact DWP&P to determine any applicable sewer connection or use change fees.

**6. Adequacy of water supply and sewerage disposal facilities.**

| Feature  | None                                | Page/ sheet # |
|--|-------------------------------------|---------------|
| a. Connections to or extensions of city sanitary sewer and water utilities. Contact DWP&P to determine any applicable sewer connection or use change fees. | <input type="checkbox"/>            | Sheet PS-100  |
| b. Connections to or extensions of city storm drainage infrastructure  | <input type="checkbox"/>            | Sheet C-300   |
| c. Footing or foundation drainage for a proposed structure or wall   | <input checked="" type="checkbox"/> |               |

**7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section-5(C).**

| Feature   | None                                | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage. | <input checked="" type="checkbox"/> |               |
| b. Engineered slopes (rip-rap is not recommended)   | <input checked="" type="checkbox"/> |               |
| c. Planted buffers between parking facilities and adjacent properties or roads  | <input type="checkbox"/>            | Sheet L-201   |
| d. Proposed plantings and areas to be seeded (number, species or mix, size)   | <input type="checkbox"/>            | Sheet L-201   |
| e. Fencing, including information on material, height, and style (including gates)  | <input type="checkbox"/>            | Sheet C-200   |
| f. Planted buffers along rear and side yard setbacks  | <input type="checkbox"/>            | Sheet L-201   |

**8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space. Note: for residential uses in Business Districts see Article IV, Section 2, Table 4.2, footnote 3.**

| Feature  | None                                | Page/ sheet # |
|--|-------------------------------------|---------------|
| a. Outdoor seating (i.e. benches, seat walls, picnic tables, etc.)                 | <input type="checkbox"/>            | Sheet C-200   |
| b. Recreation or play area (Is it designed for children/ families? Circle: YES NO) | <input checked="" type="checkbox"/> |               |
| c. Raised beds for a community garden or other urban agriculture provisions        | <input checked="" type="checkbox"/> |               |
| d. Paved pedestrian plaza area (includes patios) or deck                           | <input checked="" type="checkbox"/> |               |
| e. Interior common space and amenities or balconies                                | <input checked="" type="checkbox"/> |               |

**9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

|    | Feature  | None/                               | Page/ sheet #    |
|----|--|-------------------------------------|------------------|
| a. | Plan locating all existing (to remain) & proposed light fixtures   | <input type="checkbox"/>            | Sheet L-201      |
| b. | Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover | <input type="checkbox"/>            | Sheet L-201, 202 |
| c. | Photometric plan for parking lots with ≥12 new spaces  | <input type="checkbox"/>            | Sheet L-201      |
| d. | Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)  | <input checked="" type="checkbox"/> |                  |
| e. | Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors                     | <input checked="" type="checkbox"/> |                  |
| f. | Limit of clearing, with mature vegetation protected where possible   | <input type="checkbox"/>            | Sheet C-200      |

**10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.**

|    | Feature   | None                                | Page/ sheet # |
|----|---|-------------------------------------|---------------|
| a. | Diagram of fire truck access path (applicant should coordinate turning radius and access requirements with the Fire Department) | <input type="checkbox"/>            | Sheet C-201   |
| b. | Clearly marked fire or emergency loading areas  | <input checked="" type="checkbox"/> |               |
| c. | Fire hydrants and/or FDC connections  | <input type="checkbox"/>            | Sheet C-200   |

**11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.**

|    | Feature  | None                                | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | All buildings and utilities are located at or above the 500-year flood elevation | <input checked="" type="checkbox"/> |               |
| b. | Drainage infrastructure is designed to reduce ponding and slow runoff            | <input type="checkbox"/>            | Sheet C-300   |

**12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.**

|    | Feature  | None                                | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Erosion control plan narrative sequence (including perimeter controls and temporary stormwater management) for construction activities | <input type="checkbox"/>            | Sheet C-303   |
| b. | Plans for securing of any stockpiles on site during construction   | <input type="checkbox"/>            | Sheet C-303   |
| c. | Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)             | <input type="checkbox"/>            | Sheet C-303   |
| d. | Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)   | <input checked="" type="checkbox"/> |               |
| e. | Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction                | <input checked="" type="checkbox"/> |               |

**13. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.**

|    | Feature  | None                                | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Protection of existing historic architectural or site features | <input checked="" type="checkbox"/> |               |
| b. | Historically-sensitive façade, window, and roof treatments     | <input checked="" type="checkbox"/> |               |

**14. Adequacy and impact on the regional transportation system.**

| Feature  | None                                | Page/ sheet #    |
|--|-------------------------------------|------------------|
| a. Bus service within ¼ mile (indicate number of stops and route numbers)  | <input type="checkbox"/>            | In front of site |
| b. Improvements to neighborhood walk/bike-ability or public transportation | <input checked="" type="checkbox"/> |                  |

**15. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.**

| Feature   | None                                | Page/ sheet #        |
|---|-------------------------------------|----------------------|
| a. Snow storage locations (outside of basins and required parking/landscape buffer)               | <input checked="" type="checkbox"/> | Privately Contracted |
| b. Water quality structures to remove total suspended solids (TSS) from runoff                    | <input type="checkbox"/>            | Sheet C-300          |
| c. Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)   | <input type="checkbox"/>            | Sheet C-300          |
| d. Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)                     | <input checked="" type="checkbox"/> |                      |
| e. Locations of material to cut or filled (including the location of the source material if fill) | <input checked="" type="checkbox"/> |                      |
| f. Dewatering plans   | <input checked="" type="checkbox"/> |                      |

**16. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.**

| Feature  | None                                | Page/ sheet # |
|--|-------------------------------------|---------------|
| a. Minimum yard setbacks (for front, side, and rear)                     | <input type="checkbox"/>            | Sheet C-200   |
| b. Property and right-of-way boundary lines (include the status of ways) | <input type="checkbox"/>            | ALTA Survey   |
| c. Easements for any utilities, public access, or adjacent properties    | <input type="checkbox"/>            | ALTA Survey   |
| d. Regularity factor for all lots  | <input checked="" type="checkbox"/> |               |
| e. % paving within the front-yard for residential uses                   | <input checked="" type="checkbox"/> |               |
| f. Height of all structures in feet and stories                          | <input type="checkbox"/>            | X900-BNB      |

**Statement in Support of Chick-fil-A Inc.’s Application  
to City of Worcester Planning Board for Definitive Site Plan Review for  
Construction and Development of New Chick-fil-A Restaurant Building  
at 99 Stafford Street, Worcester, Massachusetts**

**I. Background and Project Scope.**

Chick-fil-A, Inc. (“Chick-fil-A”) has an executed lease with the owner of the property located at 99 Stafford Street, Worcester, Massachusetts (the “Property”), which property contains approximately 106,465 square feet of land and currently contains a Walgreens pharmacy building with a drive-through and surface parking.<sup>1</sup> The Property is located entirely within the Manufacturing, Limited 2.0 (“ML-2.0”) zoning district and no overlay districts, and is bounded by Stafford Street to the north/northwest, Heard Street to the west and railroad tracks to the south. The neighborhood generally consists of restaurants, a shopping plaza, retail stores and other commercial establishments. The nearest residential property is over 300 feet away and adjacent to the shopping plaza and on the other side of the railroad tracks off of Heard Street.

Chick-fil-A is proposing to remove the existing approximately 14,853 square foot Walgreens building to accommodate the construction and development of a new approximately 5,331 square foot Chick-fil-A-branded restaurant building, a dual lane drive-through with two canopies, new landscaping, outdoor dining area, curb cut modifications (i.e., new entrance from Stafford Street and a modified exit off the existing curb cut) and other site improvements (the “Project”).

**II. Requirement for Definitive Site Plan Approval**

The development of 10,000 square feet or more of land requires site plan review approval by the Worcester Planning Board (the “Board”) pursuant to Table 5.1 of Article V of the Zoning Ordinance. The Project will include the development of over 10,000 square feet of land and, therefore, the Project requires site plan review.

In addition, Chick-fil-A is seeking the grant of certain special permits from the Zoning Board of Appeals.

**III. Compliance with Site Plan Review Approval Criteria.**

The Project satisfies the site plan review criteria as set forth in Article V, Section 5.B of the Zoning Ordinance for the reasons stated herein:

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<sup>1</sup> The Property is owned by Stafford Street Worcester LLC, and has a parcel identification of 15-029-00001.

**1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.**

The proposed modifications, dual lane drive-through, reconfiguration of the parking and changes to the access are not expected to negatively impact traffic conditions on adjacent roadways or intersections or cause traffic congestion, hazards or a substantial change to the neighborhood character. Stafford Street is a four-lane, two-way street that is a major high volume commercial artery in the City. There is currently ample traffic capacity within Stafford Street and Heard Street to accommodate the existing restaurant operations. There is also a traffic signal at the intersection of Stafford Street and Heard Street that provides traffic controls.

The Project proposes a safe and efficient layout and site design for vehicular and pedestrian traffic. The proposed parking will be safely and conveniently located in close proximity to the entrances of the restaurant building and outside of the new dual lane drive-through. The proposed drive aisles within the parking areas will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger delivery vehicles. Emergency vehicles can access to the building from both Heard Street and Stafford Street. Safe, convenient and efficient pedestrian access to the building will be provided along new and existing accessible walkways and sidewalks.

Access to the Property is currently provided via curb cuts along Stafford Street and Heard Street. The existing curb cut along Heard Street provides two-way access for the Property. Under the proposed Project, the existing curb cut along Stafford Street will be modified to provide one-way egress from the Property to accommodate the new drive-through and a new separate curb cut along Stafford Street will provide one-way access to the Property. This new curb cut configuration will provide for safe and efficient travel for vehicles entering and exiting the site.

The proposed dual lane drive-through will provide operational efficiency and appropriate vehicular queuing storage length, which will accommodate customer activity during peak periods with no negative impacts to on-site circulation or parking. The drive-through lanes will avoid queuing conflicts within parking lot drive aisles, pedestrian access routes to the restaurant building and vehicular access to and from Heard Street. An escape lane is also proposed for a certain distance after the order boards. There will also be a 36" wide team member zone located between the face-to-face (F2F) ordering canopy and outside meal delivery (OMD) canopy to facilitate food deliveries and order taking. Dual lanes create space and provide multiple options

for delivering meals within the drive-through to reduce queue times. The restaurant can utilize single-lane meal fulfillment with a bypass lane or flex to dual-lane fulfillment depending on the level of customer volume. These options create flexibility for future growth in mobile ordering and traditional drive-through capacity. During peak hours, Chick-fil-A's drive-through facilities and operations will allow restaurant guests and operations to flow in a more efficient manner and will aid in providing safe, clear, concise and efficient traffic patterns. By providing a second drive-thru lane, Chick-fil-A expects it will be able to reduce the departure rate and increase efficiency, thereby resulting in shorter wait times. The proposed layout will efficiently distribute the flow of customers who choose to purchase and consume restaurant offerings through various means. The proposed dual lane drive-through is consistent with other Chick-fil-A locations, including the restaurant within the City at Stafford Street, which have been retrofitted with improvements to bring these sites into compliance with Chick-fil-A's current prototypical design standards.

**2. Location, arrangement, appearance and sufficiency of off-street parking and loading.**

Table 4.4 of Article IV of the Zoning Ordinance provides minimum parking requirements based on use. Food service requires 0.5 spaces per person rated occupancy (based on seating capacity). In addition, "Fast food/drive-thru" use requires 1 space for every 60 square feet of gross floor area dedicated to the drive-through operations within the building. Based on the building's seating capacity of 74 seats plus the 60+/- square feet within the building that will be dedicated to the drive-through operations, the Project requires a minimum of 38 parking spaces. The Project proposes 77 parking spaces, which complies with minimum parking requirements, and will adequately serve the restaurant's operations. The proposed number of parking spaces is necessary based on the number of employees working on the largest shift and anticipated consumer demand, including the increased demand since the onset of the COVID-19 pandemic for 3<sup>rd</sup> party pick-up and delivery (e.g., Uber Eats, DoorDash) orders.

Loading activities will occur on-site during off-hours. Trucks will be able to enter the site from Stafford Street or Heard Street. The proposed loading area will be in close proximity to the building and a safe distance from electric utility equipment and pedestrian walkways.

**3. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.**

The Project will substantially enhance and improve the parking, pedestrian and vehicular site circulation, drive-through operations, safety and aesthetic appeal of the site. The Project is functionally and aesthetically compatible with the surrounding commercial properties in the neighborhood, which include a mix of restaurant, retail, personal service, office and industrial



uses. The Project will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed Project will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. New outdoor seating will be located along Stafford Street. The new landscaping will significantly improve the appearance of the site and provide adequate screening with respect to the parking areas, which will be located farther away from Stafford Street as compared to the existing parking. Based on the foregoing, the Project will fit into the present character of the neighborhood and will promote an appropriate use of the site.

The kind, size, height and nature of the Project and the proposed site improvements for the Property are consistent with the Chick-fil-A restaurant at Gold Star Boulevard and other properties within the City that have been developed for food service with drive-through use. Except as otherwise provided herein, the Project will comply with applicable dimensional and parking requirements of the Zoning Ordinance.

The proposed outdoor lighting, which includes building mounted lighting solutions on facades or within canopies, will be adequate for safe and secure access to and from the building, walkways, sidewalks and the drive-through area. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets and will not have a deleterious effect on neighboring properties. Any new Chick-fil-A restaurant signage will be provided in compliance with the Zoning Ordinance.

**4. Adequacy of stormwater and drainage facilities; adequacy of utilities, water supply and sewerage disposal facilities and other public services.**

The Project will not result in any material adverse effects on drainage patterns. The proposed Project will decrease the percentage of overall impervious surfaces through the addition of new landscape islands and buffers and decrease the rate of stormwater runoff. The reduction in impervious coverage is approximately 9,700 square feet and the project is considered a redevelopment. The best management practices for stormwater are incorporated in the design of the Project and will be adequate to manage stormwater runoff generated by the Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works and Massachusetts Stormwater standards. Stormwater runoff collected from the building roof and canopy areas will be collected and conveyed to the existing underground infiltration system previously used for the Walgreens building in Stafford Street via underground connections.

Except for the new building and pole lighting and underground conduits for the EV charging stations, no new utilities will be required. The existing water and sewer connections at

the site are adequate to support the proposed Project. The proposed Project will not result in additional demands on police or fire services.

**5. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section 5(C); adequacy of useable common property or open space.**

The Project proposes new landscaping which will significantly improve the appearance of the site and provide adequate screening with respect to the parking areas, which will be located farther away from Stafford Street as compared to the existing parking. New outdoor seating/dining with open space area will be located along Stafford Street.

**6. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

The Project is functionally and aesthetically compatible with the surrounding commercial properties in the neighborhood, which include a mix of restaurant, retail, personal service, office and industrial uses. The Project will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed Project will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The Project use is not expected to result in any material increase in noise levels that would be noticeable at any abutting properties. The proposed construction, drive-through layout and changes to the access are not expected to negatively impact traffic conditions on adjacent roadways or intersections or cause traffic congestion, hazards or a substantial change to the neighborhood character. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets and will not have a deleterious effect on neighboring properties.

**7. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.**

There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to park within one or more drive aisles in close proximity to the building. The Property will continue to be serviced by existing municipal fire hydrant located on the opposite side of Stafford Street.

**8. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; adequacy of erosion and sedimentation control measures to be utilized during and after construction.**

There are minimal natural terrain features at the Property (i.e., landscape buffers along the street), and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The Project is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas at the Property. There will not be any negative impacts on the groundwater. The proposed Project will decrease the percentage of overall impervious surfaces through the addition of new landscape islands and buffers, provide drainage improvements, decrease the rate of stormwater runoff and an enhance the stormwater quality through the use of best management practices.

**9. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.**

The Project use, layout and design does not derogate from the purpose and intent of the Zoning Ordinance. The Project will substantially improve the aesthetic appeal, design and quality of the Property, which is highly visible to the public. The Project will improve the economic vitality of the neighborhood and surrounding areas by providing an improved customer transactional experience. The Project complies with the design requirements as set forth in Article V, Section 5.B, Article IV, Section 7.A.3 and other applicable provisions of the Zoning Ordinance by providing sufficient accessory off-street parking spaces necessary to accommodate the Property by virtue of the enhanced parking area and modified drive-through. The proposed drive aisles within the parking area will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The proposed parking, walkways, and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The Project will create new construction jobs and will generate additional tax revenues and fees for the City.

**10. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.**

The Property and existing building are not listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will continue to enhance the existing aesthetics and character of the neighborhood, and the Property will be compatible with other historic and non-historic structures in the neighborhood.

**11. Adequacy and impact on the regional transportation system.**

The Project will not negatively impact the regional transportation system as the neighborhood is transit-oriented nature (e.g., WRTA bus stations near the site) and facilities at the Property will better accommodate existing capacity for vehicles and pedestrians.

**12. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or groundwater.**

The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas at the Property. There will be no storage of hazardous materials or substances at the Property. Based on the foregoing, the Project will ensure minimal risk of contamination to surface or groundwater.