

April 6, 2022

Amanda Loomis
Director of Community and
Economic Development
Natick Town Hall, 2nd Floor
13 East Central Street
Natick, MA 01760

RE: 330 Speen Street

Dear Ms. Loomis:

Enclosed please find an Application together with Project Plans for the conversion and expansion of the Neiman Marcus building at 330 Speen Street, Natick, Massachusetts. Also, enclosed please find a check in the sum of Four Thousand One Hundred and 00/100 Dollars (\$4,100.00) for the Special Permit and Site Plan Approval filings.

Should you have any questions, please do not hesitate to call.

Very truly yours,



Peter R. Barbieri, Esq.
Fletcher Tilton PC
161 Worcester Road, Suite 501
Framingham, MA 01701
Tel. 508-532-3517
Email: pbarbieri@fletchertilton.com

PRB/cam
Enclosures
cc: Shane O'Brien, Senior Planner

APPLICATION for HEARING

Fee Paid: \$ _____ <input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Appeals Case #: _____
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PROPERTY INFORMATION
 Number and Street: 330 Speen Street Map: 16 Lot: 2
 Record Title stands in the name of: NM Redevelopment Company, LLC
 Property Deed recorded in: Middlesex South Registry of Deeds, Book: 79379 & Page: 570

Check what relief/permits being sought:

<input type="checkbox"/> ANR Plan	<input checked="" type="checkbox"/> Special Permit Amendment	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Site Plan Review Amendment	<input type="checkbox"/> Signage	<input type="checkbox"/> Use
<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> APD	
<input type="checkbox"/> Dimensional		
<input type="checkbox"/> Definitive Subdivision	<input type="checkbox"/> Other (please describe): _____	

PETITIONER INFORMATION (include name, address, phone number)
 Applicant: NM Redevelopment Company, LLC
116 Huntington Avenue, Suite 600
Boston, MA 02116 Phone: 781-707-4122

Owner: SAME AS ABOVE
 Phone: _____

Agent/Attorney: Peter R. Barbieri, Esquire
Fletcher Tilton PC, 161 Worcester Road, Suite 501
Framingham, MA 01701 Phone: 508-532-3517

Engineer/Surveyor: VHB
120 Front Street, Suite 500
Worcester, MA 01608 Phone: 508-752-1001

OTHER TOWN APPROVALS (sign, check appropriate box(es), send any comments to Community Development)

Conservation Commission:	_____	Received	Comments
Board of Health:	_____	Received	Comments
Department of Public Works:	_____	Received	Comments
Treasurer/Collector:	_____	Received	Comments

I have submitted **SEVEN (7)** copies of the following (check all that apply):
 Application Checklist Plans Plot/Site Plan List of Abutters 11x17 Color Rendering of Sign
 I hereby request a hearing before the Planning Board ~~XXXXXXXXXXXXXXXXXXXX~~:
 Applicant's Signature: *Robert A. Schluger, Vice President* Date: 8-5-22
 Owner's Signature: *Robert A. Schluger, Vice President* Date: 8-5-22

Since 1992 various Approvals have been issued for the Natick Mall Property (the “Mall”), including Approvals for the North Parcel, which is known as 330 Speen Street (the “North Parcel”) and identified as Lot 2 on Assessor’s Map 16. The North Parcel is located in an Industrial II Zoning District. The North Parcel is subject to the Regional Center, Mall Center and Regional Center Mixed Use and the Aquifer Protection Overlay Districts.

In March of 2006, the Planning Board issued a Modification of Site Plan and Special Permits for the use of the North Parcel for mixed use purposes (the “2006 Mixed-Use Decision”). A copy of the 2006 Mixed-Use Decision is attached. The purpose of the Application and resulting 2006 Mixed-Use Decision was for the expansion of the North Parcel through the inclusion of a residential housing component making the North Parcel a mixed-use property within the Regional Center Mixed-Use Overlay District.

The 2006 Mixed-Use Decision sets forth the dimensional compliance of the North Parcel development upon approval of the residential component. Specifically, the 2006 Mixed-Use Decision sets forth that the Floor Area of the residential component was not to exceed two hundred ninety-five thousand four hundred forty-one (295,441) square feet, not including the areas for exclusion as authorized under Section 324.6 of the Zoning By-Law. The retail portion of the North Parcel contained four hundred thousand six hundred seventy-eight (400,678) square feet bringing the total development on the North Parcel to six hundred ninety-six thousand one hundred nineteen (696,119) square feet. As noted in the 2006 Mixed-Use Decision, the land area of the North Parcel is seven hundred thirty-five thousand two hundred ten (735,210) square feet; thereby resulting in a Floor Area Ratio of the North Parcel of .9468. Also as noted in the 2006 Mixed-Use Decision, a Floor Area Ratio no greater than 1.0 is permitted under Section 328.33 of the By-Law upon the

grant of the Special Permit by the Planning Board and the satisfaction of the Affordable Housing Standards. The Special Permit included the requirements of the residential project for meeting the Affordable Housing Standards and the Affordable Housing Requirements have been completed.

There have been no other changes to the North Parcel. The most recent filings and Approvals by the Planning Board, and the plans included with the filings, identify the Mall Parcel (North and South Parcels) as containing seven thousand three hundred fifty-three (7,353) parking spaces. The Approved Plans identify the requirement for parking at the Mall, based upon the current use of the Mall, to be six thousand two hundred thirty-two (6,232) parking spaces.


The proposal includes the conversion of the Neiman Marcus space, which consists of approximately ninety-seven thousand four hundred fifty (97,450) gross square feet, and the construction of a thirty-eight thousand (38,000) gross square foot third-floor addition for use for Research and Development purposes (the "Project"). Accordingly, upon completion of the Project, the Building will have approximately one hundred thirty-five thousand four hundred fifty (135,450) square feet. Therefore, the square footage on the North Parcel will expand to seven hundred thirty-four thousand one hundred nineteen (734,119) gross square feet establishing a Floor Area Ratio of .998. As noted, by Special Permit a Mixed-Use Development may have a F.A.R. of 1.0.

Based upon the Zoning By-Law, the current Neiman Marcus space requires two hundred forty-four (244) parking spaces. As authorized under the By-Law, the prior Approvals authorized a twenty-five percent (25%) reduction in the number of parking spaces for facilities with over four hundred (400) spaces; thereby requiring one hundred eighty-three (183) parking spaces for the Neiman Marcus Retail Facility. The conversion of the Neiman Marcus Retail facility and the

expansion thereof results in a total of one hundred thirty-five thousand four hundred fifty (135,450) square feet and will require five hundred forty-two (542) parking spaces for the proposed use. Applying the same twenty-five percent (25%) reduction as authorized in the By-Law, will result in a requirement of four hundred seven (407) parking spaces, which will be an increase of two hundred twenty-four (224) parking spaces over the current requirement. As noted, there are over one thousand one hundred (1,100) spaces beyond the required number of spaces for the Mall use. Accordingly, the conversion and expansion of the Neiman Marcus space complies with the required number of parking spaces under the By-Law.

The proposed Project, as noted, includes the construction of a third-floor addition and a rooftop mechanical penthouse to the Neiman Marcus space. The only site changes applicable to the Project include the covering of a few parking spaces at the building entry, and due to the change in architecture and required construction access along Speen Street, the reduction of approximately fourteen (14) trees in front of the building along Speen Street. The existing landscape buffer along Speen Street is over sixty-one (61) feet in width and includes approximately fifteen (15) mature trees adjacent to Speen Street that will remain so the reduction of the trees against the building façade will not affect the screening along Speen Street. There is no loss of Landscaped Surface Area from the Project.

NM Redevelopment Company, LLC

By: 
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Direct Phone Line: 508-532-3517