



AVON TOWN CLERK
REC'D MAR 4 2024 PM3:3E

Town of Avon Planning Board

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit Water Supply Protection District Special Permit
(See Zoning By-Law Section 7-4)

Official Use:		
Date of Receipt: _____	Received by: _____	Approval Date: _____
Complete: _____	Not Complete: _____	Date: _____

1. Application Information	
<u>Address of Property Location:</u> 120 Stockwell Drive, Avon and Stoughton, MA (the “ Costco Property ”) Land located adjacent to 120 Stockwell Drive, Avon and Stoughton, MA (the “ Purchase Parcel ,” and collectively with the Costco Property, the “ Property ”)	
<u>Map/Plot/Route:</u>	<u>Owner:</u>
Parcel ID A7-1-1 (Costco Property)	Costco Wholesale Corporation (“ Costco ”)
Parcel ID A6-1-6 (Purchase Parcel)	The Avon West Trust (“ Avon West Trust ”)
<u>Address:</u> Costco Costco Wholesale Corporation 45940 Horseshoe Drive Sterling, VA 20166 Attention: Corporate Counsel Avon West Trust The Avon West Trust c/o Messina Commercial Properties, LLC 400 Franklin Street Braintree, MA 02043 Attention: Arthur W. Stavris	

<u>Telephone No.:</u>	<u>Fax No.:</u>
Costco (617) 574-3821	N/A.
<u>Email:</u>	
Costco kgaughan@goulstonstorrs.com	
<u>Owner's Agent:</u>	
Per the Owner's Authorization attached hereto, Avon West Trust has authorized Costco to file this Application on its behalf. The law firm of Goulston & Storrs is representing Costco as attorney-in-fact.	
<u>Tenant/Lessee/Purchaser</u> <u>(If Applicable):</u>	
Costco has entered into a Purchase and Sale Agreement with Avon West Trust to purchase the Purchase Parcel.	
<u>Signature:</u>	
See the Authorization below for Costco's signature.	
<u>Comments:</u>	

2. Property Information	
<u>Zoning District:</u>	Commercial District; Water Supply Protection District (WSPD)
<u>Type of Structures:</u> <u>(Existing or Proposed Property)</u>	<u>Residential:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> <u>Commercial:</u> Existing X Proposed <input type="checkbox"/> <u>Industrial:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> <u>Institutional:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> <u>Other:</u> The existing Costco Warehouse is located on the Costco Property. Costco intends to construct certain access and parking improvements within the WSPD.
<u>Parking Spaces:</u>	<u>Existing:</u> 419 located in Avon. 551 existing on the Property <u>Proposed:</u> 442 located in Avon. 573 proposed on the Property.
<u>Land Area Square Feet:</u>	380,279 sq. ft. (approx.) in Avon. 602,826 sq. ft. (approx.) in the aggregate.
<u>Building Area Square Feet:</u>	The Project (as defined in Item No. 3 below) does not include any proposed new building area within the portion of the Property located in the Town of Avon.

<u>Number of Stories:</u>		<u>Number of Dwelling Units:</u>	
The Costco Warehouse located on the Costco Property is a one-story building.		N/A.	
<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Partially Occupied	<input type="checkbox"/> Vacant	<input type="checkbox"/> Vacant Land
<u>Are there Wetlands Present</u>		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The proposed development of the Costco Property will involve minimal work within a portion of the 100-foot wetland buffer zone which is predominantly previously disturbed. Costco intends to submit a Notice of Intent to the Avon Conservation Commission for work associated with the Project (as defined in Item No. 3 below).			
<u>Is the Property Located in or Near a Flood Plain</u>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

3. *Brief Summary of Proposed Work (Use additional Sheets for Project Narrative):*

Costco is proposing to develop limited parking and access improvements on a portion of the site located in Avon, including landscaping, stormwater management, signage, additional parking, and a modified driveway connection from Stockwell Drive (the “**Project**”). The Project is being developed in connection with a proposed members-only fuel facility which Costco intends to construct on a portion of the site located entirely in Stoughton.

The Project will be subject to site plan review in Avon and requires an Order of Conditions from the Conservation Commission. We note that the members-only fuel facility also requires review by applicable local boards in the Town of Stoughton, including the Stoughton Planning Board and the Stoughton Conservation Commission.

See the chart attached hereto as Exhibit A, entitled “Compliance with Water Supply Protection District Special Permit Criteria,” which describes how the Project satisfies the applicable Special Permit Criteria.

4. *Site Plan Submission Requirements*
 (Provide one (1) Original and seven (7) copies of all Plans, Narratives, and Applications)

A. Completed Site Plan Application (this form);

- B. Plan(s) at a scale 1" = 20' or 1" = 40' for large plots
- C. (unless waived by the Planning Board – drawn by a registered land surveyor or professional engineer including the following information (show on multiple sheets for ease of reading):
- Access and egress to and from the site;
 - Lot lines and easements, if any;
 - Current and proposed building(s) and structure(s) as proposed on the site, or if not, provide the plan of adjacent properties;
 - Topography with the appropriate contours of the site and adjacent sites;
 - A professionally developed plan identifying surface water bodies, flood plain areas(s) and area(s) subject to the 100-year flood elevation. The determination of the items and/or area(s) to be included shall be made by the Planning Board and when appropriate the Conservation Commission;
 - Landscape features, walls, walks, and lighting;
 - Landscaping proposed as determined appropriate and consistent with any screening and/or green space;
 - Location of parking areas and facilities for internal vehicular and pedestrian circulation;
 - Site drainage and supporting data, if required;
 - Any loading facilities as may be required;
 - Traffic study, if required by the PGA, given the proposed development of the site and the expected traffic impact;
 - > Architectural drawing of the proposed building(s) and structure(s), if required by the PGA

[Authorization on following page]


5. Authorization (Must be Signed by the Owner of the Property)

I am the record owner of this property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am to sign this application.

COSTCO WHOLESALE CORPORATION,
a Washington corporation

By: 

Name: Peter L. Tamm, Esq.

Title: As Attorney-In-Fact, for Costco
Wholesale Corporation

See the Owner's Authorization attached hereto for the authorization of Avon West Trust.

If representing a group, corporation, or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purpose of this application.

March 4, 2024

VIA HAND DELIVERY

Charles P. Comeau, Chairman
Town of Avon
Planning Board
65 East Main Street
Avon, MA 02322

AVON TOWN CLERK
REC'D MAR 4 2024 PM3:35

Re: Request for Water Supply Protection District Special Permit for Proposed Costco Parking Lot Expansion and Related Improvements

Dear Chairman Comeau:

On behalf of the applicant, Costco Wholesale Corporation (“**Costco**”), we submit the enclosed application and supporting materials to request a Water Supply Protection District Special Permit from the Avon Planning Board (the “**Board**”) for certain parking and access improvements (the “**Project**”) on the existing Costco Warehouse site at 120 Stockwell Drive (Avon Parcel ID: 7-1-1) and adjacent land in Avon, Massachusetts (Avon Parcel ID: 6-1-6) (collectively, the “**Property**”). Additional proposed improvements include stormwater management facilities, landscaping, signage, and traffic and access improvements. The Project is proposed in connection with the proposed development of a Costco members-only fuel facility which will be located entirely in Stoughton – no part of the fuel facility will be located in Avon. Accordingly, the Project will also be subject to review by applicable local boards in Stoughton.

The Project will improve access and egress and will increase the number of parking spaces provided on the site. This request for a Special Permit is made in connection with a broader, nationwide effort by Costco to upgrade all existing Costco Warehouses to expand the range of offerings available to its members as part of its standard retail operations.

The Project adheres to the applicable requirements of the Water Supply Protection District. As detailed in this filing, the enclosed plans meet or exceed the Water Supply Protection District Special Permit criteria set forth at Section 255-5-4(E)(4) of the Zoning Bylaws.

In support of Costco’s request for a Special Permit, please find enclosed the following application materials:

1. Application for Special Permit Approval (one (1) original, plus five (5) copies)
 - A. Compliance with Special Permit Criteria
2. Owner’s Authorization for Purchase Parcel (one (1) original, plus five (5) copies)
3. Certified Abutters Lists (six (6) copies)

- A. Avon 300' Certified Abutters List
- B. Stoughton 300' Certified Abutters List
- 4. Stormwater Report prepared by R.J. O'Connell & Associates, Inc. (six (6) copies)
- 5. Plan Set (six (6) copies)

We have compiled the materials listed above into two (2) sets of application packages as follows:

- One (1) complete application with an original signed Application for Special Permit Approval, and an original signed Owner's Authorization; and
- Five (5) complete applications that do not include any original signatures.

Please also find enclosed a check made payable to the Town of Avon in the amount of \$250.00 for the Water Supply Protection District Special Permit fee, a check made payable to the Town of Avon in the amount of \$3,500.00 for the Engineer Consulting deposit, and a check made payable to the Town of Avon in the amount of \$750.00 for the Site Plan review fee. Costco intends to file an application for Site Plan review after the Board has reviewed this request for a Special Permit.

We appreciate your assistance in preparing the requisite notices and advertisements in order to review this request with the Board. We understand that a hearing on this matter may be scheduled for April 4, 2024.

We look forward to the opportunity to review Costco's planned improvements with the Board. Thank you.

Very truly yours,



Peter L. Tamm, Esq.
as attorney-in-fact for Costco

Enclosure

cc: John Alvarado
Steve Glowacki, PE
Kevin Gaughan, Esq.