



**Framingham Planning Board**  
Uniform Special Permit Application

2014 NOV 24 P 12: 32

TOWN CLERK  
Application Received by PBO: 11/21/14  
Project Number: PB-029-14

**Special Permits Requested:**

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

<input checked="" type="checkbox"/> Use Section III, <u>C, 4, d</u>	<input type="checkbox"/> Open Space Residential Dev. Section IV.M.
<input type="checkbox"/> Active Adult Housing Section IV.P.	<input type="checkbox"/> Bonus Density Provisions Section IV.K.9.
<input type="checkbox"/> Planned Unit Development Section IV.J.	<input type="checkbox"/> Modification/Extension Request
<input type="checkbox"/> Proximity To Principal Use Section IV.B.2.a.	<input type="checkbox"/> Other (please indicate) _____
<input checked="" type="checkbox"/> Reduction In The Required Number Of Parking Spaces Section IV.B.1.c.	
<input type="checkbox"/> Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g.	
<input type="checkbox"/> Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b.	
<input checked="" type="checkbox"/> <u>WAIVER 1ST FLOOR COMMERCIAL IV.N.5</u>	

**General Contact Information:**

*Note: all correspondence will be forwarded to the project contact only*

Owner's name: 39 Grant Property Holdings, LLC phone: 212-895-4934

Owner's address: 275 7th avenue, 14th floor, NY NY 10001 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Applicant's name: Framingham Grant LLC phone: 617-723-2222  
(if other than owner)

Applicant's address: suite 210, 21 Custom House Street, Boston Ma. 02110 fax: 617-723-9811  
(number and street, town or city, state, zip code)

Project contact's name: Aaron Cohen phone: 617-543-1226  
(if other than owner or applicant)

Project contact's address: c/o Zimble & Brettler, suite 210, 21 Custom House, Boston Ma. 02110 fax: 617-723-9811  
(number and street, town or city, state, zip code)

Project contact's e-mail: aaron.cohen@earthlink.net

**General Property Information:**

Address of lot or parcel: 39 Grant Street precinct#: 14

Framingham assessor's plan: sheet# 83, block# 999, lot(s)# 2A, B  
sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: \_\_\_\_\_

Parcel size (square feet/acres): 42,681

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 90,000sf

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 2.11 FAR

Current zoning of property: Commercial-Central Business District

Current use of property: Vacant

Proposed use of property (if different): Residential / Parking

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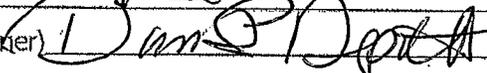


**Other Applicable Local, State and Federal Permits and Approvals:**

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? <i>(Original written determination must be provided, form attached)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? <i>(see Article VI, Section 10 of the Town of Framingham' General By-Laws)</i> <i>(If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? <i>(If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V, Section 17A. of the Town of Framingham' General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? <i>(see Article V, Section 5. of the Town of Framingham's General By-Laws)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? <i>(see Article V, Section 18. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Public Way Access Permit? <i>(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? <i>(Please indicate permits and approvals) Project is approved for mixed use project</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? <i>(Article 17 of the Planning Board Administrative Rules and Regulations)</i>

**Certification:**

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner  Date: 11/14/2014  
 Signature of Applicant (Non-Owner)  Date: 11/14/2014