2014 DEC -1 A 8:51

TOWN CLERK
FRAMINGHAM

Town of Framingham Planning Board

Special Permit and Site Plan Review Checklist for Application Submittal

Owner/Applicant Name and Address:

Date: December 1, 2014

39 Grant Property Holdings, LLC
275 7th Avenue, 14th Floor
New York, New York 10001

Applicant Name and Address: (if different)

Project/Address: 39 Grant Street

Framingham Grant LLC
21 Custom House Street, Suite 210
Boston, Massachusetts 02110

The Planning Board has reviewed your application submittal and has deemed it ☒ Complete ☐ Incomplete. **If your application has been deemed incomplete it is not considered "filed" and you should review the following check list for submission requirment items that need to be addressed.

Status C=Complete I=Incomplete

C	I	
☒	☐	The Applicant submitted a completed application form (s). *Additional Comments:* _____
☒	☐	The Applicant submitted the required application fee.
☒	☐	The Applicant submitted the certified list of abutters.
☒	☐	The Town Treasurer certified that all taxes and fees have been paid.
☐	☐	The Applicant submitted verification of informational meeting with residents (if applicable). **Please Waiver Requested by Applicant**
☐	☐	The Community Notice sign was posted five days prior to an application submittal.(if applicable). **Waiver Requested by Applicant**
☒	☐	Prior to the filing of an application pursuant to this section (IV.4.a), the applicant, as defined in Section I.E.1 herein, shall submit a preliminary draft of such application to the Building Commissioner, who shall advise the applicant as to the pertinent sections of this Zoning By-law.

Content and Scope of Applications § VI.F.5.a-f

☐	☐	a. A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be approved by the Planning Board. **Waiver Requested by Applicant**

☒ ☐ 1. Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD).

☐ ☐ 2. Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft. **Waiver Requested by Applicant**

☒ ☐ 3. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area.

☒ ☐ 4. Maximum seating capacity, number of employees, or sleeping units if applicable.

☒ ☐ 5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

☒ ☐ 6. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accomodations.

☒ ☐ 7. Location, size, and type of materials for surface paving, curbing, and wheel stops.

☒ ☐ 8. Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable.

☒ ☐ 9. Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable.

☐ ☐ 10. A photometric plan showing both the intensity of illumination expressed in footcandles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting. **Waiver Requested by Applicant**

☒ ☐ 11. Identification of parcel by sheet, block, and lot number of Assessors Maps.

☐ ☐ 12. Planning Board Signature Block at approximately the same location on each page of the submitted plans. **Waiver Requested by Applicant**

☐ ☐ 13. Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page. **Waiver Requested by Applicant**

☒ ☐ 14. Water service, sewer, waste disposal, and other public utilities on and adjacent to the site.

☐ ☐ 15. An Area designated for the storage of waste and refuse. **Waiver Requested by Applicant**

☐ ☐ 16. Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign. **Waiver Requested by Applicant**

☒ ☐ b. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.

☐ ☐ c. An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries. **Waiver Requested by Applicant**

☐ ☐ d. A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board. **Waiver Requested by Applicant**

☐ ☐ e. Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades. **Waiver Requested by Applicant**

☒ ☐ f. A parking plan, at the same scale as the site plan.

Development Impact Statement § VI.F.5.g

☐ ☐ (1)Traffic Impact Assessment. **Waiver Requested by Applicant**

☐ ☐ (2)Environmental Impact Assessment. **Waiver Requested by Applicant**

☐ ☐ (3)Fiscal Impact Assessment. **Waiver Requested by Applicant**

☐ ☐ (4)Community Impact Assessment. **Waiver Requested by Applicant**

☐ ☒ (5)Parking Impact Assessment.

Once this application is made complete, it may be processed by the Planning Board. If you have further questions regarding this notice, please contact the Planning Board office at (508) 532-5450.

Signed: _____

Title: **Planning Board Administrator**

Dated: **December 1, 2014**

cc: Town Clerk
Planning Board