



Framingham Planning Board

Uniform Special Permit Application

Application Received by PBO: 10/31/2014
 Project Number: PB-024-014

Special Permits Requested:

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

<input checked="" type="checkbox"/> Use Section III. G.3.a.	<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 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 type="checkbox"/>	

General Contact Information:

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

Owner's name: 188 Lawrence Street LLC, 186 Lawrence Street LLC & Hannington Lawrence Realty Trust phone: _____

Owner's address: 188 Lawrence Stree, Framingham, MA 01702 fax: _____
(number and street, town or city, state, zip code)

Applicant's name: Michael Salkind phone: _____
(if other than owner)

Applicant's address: 188 Lawrence Street, Framingham, MA 01702 fax: _____
(number and street, town or city, state, zip code)

Project contact's name: Thompson Farland, Inc. c/o Craig A. Horsfall phone: (508) 717-3479
(if other than owner or applicant)

Project contact's address: 398 County Street, New Bedford, MA 02740 fax: _____
(number and street, town or city, state, zip code)

Project contact's e-mail: chorsfall@thompsonfarland.com

General Property Information:

Address of lot or parcel: 180, 184, 186 & 188 Lawrence Street & 175 Everit Avenue precinct#: _____

Framingham assessor's plan: sheet# 84, block# 167, lot(s)# 7, 8, 9, 10 & 11
 sheet# _____, block# _____, lot(s)# _____

The record title stands in the name of: 188 Lawrence Street LLC, 186 Lawrence Street LLC & Hannington Lawrence Realty Trust

Parcel size (square feet/acres): Total lot area = 72,104 square feet (1.655 acres) Proposed development lot area = 55,605 square feet (1.277 acres)

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 17,041 square feet

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.31

Current zoning of property: General Manufacturing

Current use of property: Warehouse

Proposed use of property (if different): _____

Other Applicable Local, State and Federal Permits and Approvals:

- | Y | N | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" 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.? |
| <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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)</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 Michael AdW Date: 10-29-14

Signature of Applicant (Non-Owner) _____ Date: _____

***Plan Content Requirements

- 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 which should include the following plan content requirements
- Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD)
- Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft
- 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
- Maximum seating capacity, number of employees, or sleeping units if applicable
- Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- Location, size, and type of materials for surface paving, curbing, and wheel stops
- Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- 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
- A photometric plan showing both the intensity of illumination expressed in foot candles 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
- Identification of parcel by sheet, block, and lot number of Assessors Maps
- Planning Board Signature Block at approximately the same location on each page of the submitted plans
- Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page
- Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- An Area designated for the storage of waste and refuse
- 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
- 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 **See Administrative Landscape Guidelines Article 18

- 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
- 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
- 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
- A parking plan, at the same scale as the site plan
- Traffic Impact Assessment
- Environmental Impact Assessment
- Fiscal Impact Assessment
- Community Impact Assessment
- Parking Impact Assessment

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Signature of Applicant/Owner Michael Sale Date: 10-29-14
 Signature of Applicant (Non-Owner) _____ Date: _____