

HCLP Newbury LLC

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December 1, 2014

Framingham Planning Board
150 Concord St.
Framingham, MA

Re: 125 Newbury St, Framingham

2014 DEC -2 A 10: 38
TOWN CLERK
FRAMINGHAM

Dear Planning Board:

In reference to my application for a Special Permit and a Site Plan Review, I request that the following requirements be waived, for the following reasons:

1. Informational meeting with residents - Our request to build a 20-bed in-patient rehabilitation facility was inadvertently submitted to the Zoning Board of Appeal and was publicized prior to our November 18, 2014 hearing. Although the ZBA ruled remanded us to the Planning Board, the effect of the public notice was that the neighbors became aware of the project and about six individuals attended the hearing. We spoke, at length, with each of them and they were satisfied that the project would have no detrimental impact on the neighborhood.
2. Community notice – see explanation immediately above.
3. Preliminary draft to Building Commissioner – We met with Commissioner Michael Tusino on or about October 8, 2014. Mr. Tusino reviewed the project, denied our application, and recommended that we apply for a variance from the ZBA. After the ZBA remanded the case to the Planning Board, I again met with Mr. Tusino who, on November 19, suggested taking the path that the ZBA recommended.
4. Site plan 1:20 – The submitted plan is 1" = 25'. The architect's site plan is based on the civil engineer's 1:25 ALTA Survey.
5. Topography – We plan to reconstruct the parking lot by adding a 1 ½ inch top coat but we will not change the topography.
6. Locations and dimensions of driveways and parking stalls – All information requested by this item is shown on our Site Plan but some of the items are not dimensioned. We will submit all dimensions prior to the public hearing.
7. Location, size and material for curbs and paving – This information will be supplied prior to the public hearing.

8. Location and materials for open space – The location of open space is shown on the Site Plan. Specific materials will be supplied before the public hearing.
9. Storm drainage – The storm drains and snow removal areas are shown on the Site Plan. Since we are not changing the use or typography of the parking lot we do not believe that the computational requirement is applicable.
10. Photometric plan – Currently, we are not changing the lighting in the parking lot. If we should install new lamps in new islands we will comply with the ByLaws and such compliance will be reviewed as part of the building permit application. The goal throughout this entire project is to upgrade the quality of the site and to do nothing to negatively impact the residences abutting us on Newbury St.
11. Assessors ID – Our parcel's ID is contained on the Permit Application.
12. Utility connections – The only known connections are indicated on the ALTA Survey. We do not know the exact location of connections not so indicated.
13. Signs – At this point we do not know where signage will go. As we develop a plan we will work with Suellen Seta at the Building Department to ensure that our signs are consistent with the By-Laws.
14. Landscape Plan – Although we have not developed a separate landscape plan, the location of new shrubs are indicated on the Site Plan. We intend to install upright and spreading yews consistent with the existing plantings facing Whittier St.
15. Isometric projection – We are not enlarging or changing the outside of the building except for a new set of stairs and ramp on the south side, facing the Santander Bank. Therefore, the impact on other buildings within 100 feet will be virtually nothing.
16. Building elevation – see explanation of 15, above.
17. Traffic Impact Assessment – As explained in our Project Narrative, included in this application, the project will have no appreciable impact on traffic, and will actually have considerably less traffic than the building's previous use, a school.
18. Environmental Impact Assessment – Since we are not changing the exterior of the building or the parking lot terrain, the project should have no environmental impact.
19. Fiscal Impact Assessment – The fiscal effect of this project is summarized under Fiscal Information in the application.
20. Community Impact Assessment – As explained in the Project Narrative, there should be no appreciable impact on the community.
21. Parking Impact Assessment - As explained in the Project Narrative, there should be no appreciable impact on parking in the neighborhood.

Thank you for considering our list of waivers. If you have any further questions, please contact me.

Sincerely,


Daniel Candee
President and Manager