



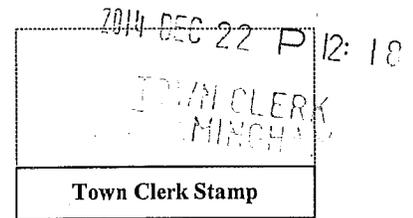
FORM A - APPLICATION COVER LETTER

Town of Framingham, Massachusetts

PLANNING BOARD

Memorial Building, 150 Concord Street, Framingham, MA 01702

(508) 532 - 5450



Office Use Only	Project Number: PB-031-014	Public Hearing Date: 1/18/2014	Filing Fee: \$3028.25
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Application Cover Letter

In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

Applicant's Information
Name: Clairmont Realty LLC Phone: 781-727-0600
Address: 225 Prospect Street, Belmont, MA 02478 Email: boborfaly@yahoo.com

Project Contact Information
Name: Paul V. Galvani Phone: 508-626-3620
Address: 1881 Worcester Road, Suite 200, Framingham, MA 01701 Email: pvg@galvanilawoffices.com

Property Owner Information (if different than Applicant)
Name: same Phone: _____
Address: _____ Email: _____

Engineer/Land Surveyor Information
Name: Metrowest Engineering, Inc. Phone: 508-626-3620
Address: 75 Franklin Street, Framingham, MA 01702 Email: BNelson@mwengineering.com

General Property Information

Property Address(es): 655 - 685 Cochituate Road
Framingham Assessor's Information: Parcel I.D.: 100/346.0-0110-0003.0
Parcel I.D.: _____
Parcel I.D.: _____

Zoning District: Light Manufacturing (M-1) Overlay District: Highway Corridor - Regional Center
Precinct Number: 9

The record title stands in the name of: Clairmont Realty LLC

Submission Type (Please check all that apply and complete respective forms)
FORMS A, B, and C ARE REQUIRED

<input checked="" type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input checked="" type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input checked="" type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Required Signatures - Applications shall not be accepted without the required signatures

Owner Signature (if the Property has more than one owner, please supply additional copies of this page if necessary)

As the Owner, I/we make the following representations:

1. I hereby certify that I am the owner of the property located at _____
2. I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application The Contact have been authorized to represent this application before the Planning Board to conduct site visits on my property.
4. I will permit the Planning Board to conduct site visits on my property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner(s) Name: _____

Owner(s) Signature: _____

This property is owned by (please check one):

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by the owner
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by all owners
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> • Registry of Deeds - Book: ⁵⁴¹²⁴_____ Page: ²⁵_____ • Application to be signed by an officer authorized to do so by the corporation
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> • Registry of Deeds - Book: _____ Page: _____ • Application to be signed by authorized trustee

Project Description – Breif description of the project

Renovate two, existing buildings on the premises, convert a portion of the existing warehouse space to retail, re-construct parking lot to provide for additional parking spaces and improve site circulation, construct a new drainage system and install new lighting and landscaping.

List of all submitted materials (include document titles and dates) below.

- (1) Set of Site and Architectural Plans revision date of 12.2.2014 by Paul Finger Associates, Landscape Architects & Planners, Metrowest Engineering Inc. and Precision Land Surveying, Inc.
- (2) Stormwater Report by Metrowest Engineering, Inc. dated September, 2014.
- (3) Development Impact Assessment dated December 5, 2014 by Metrowest Engineering Inc. and Paul V. Galvani.
- (4) Uniform Site Plan Approval Application dated December 5, 2014
- (5) Uniform Special Permit Application dated December 5, 2014
- (6) Public Way Access Permit Application dated December 5, 2014
- (7) Correspondence dated December 6, 2014 from Paul V. Galvani requesting waivers.

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	M-1	Motel, retail stores
Parcel(s) of the East	M-1	Office/retail
Parcel(s) of the South	M-1	Self-storage warehouse
Parcel(s) of the West	M-1	Self-storage warehouse

Fiscal Information

Current Assessed Value of the Site	\$ 1,795,400.00	
Estimated Value of Project-related Improvements	\$ 1,000,000.00	
Current Total Local Tax Revenue from Site	\$ 73,468.00	
Estimated Post-development Local Tax Revenue	\$ 96,000.00	
Estimated Number of Project Related Jobs Created	Construction Jobs: 15	
	Permanent Jobs: 10	Part-time Jobs:

Certification/Applicants Signature

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 package, 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: Robert Orfaly / P.V.G.

Date: 12/5/2014

Signature of Project Contact: Paul V. Galvani

Date: 12/5/2014