



FORM A - APPLICATION COVER LETTER

Town of Framingham, Massachusetts

PLANNING BOARD

Memorial Building, 150 Concord Street, Framingham, MA 01702
(508) 532 - 5450

2015 FEB 25 P 12: 26

Town Clerk Stamp

Table with 4 columns: Office Use Only, Project Number: PB-003-15, Public Hearing Date: March 19, 2015, Filing Fee: \$1,000.00

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: South Middlesex Non-Profit Housing Corporation Phone:
Address: 7 Bishop Street, Framingham Email:

Project Contact Information

Name: Katherine Garrahan, Esq., Bowditch & Dewey, LLP Phone: 508-416-2474
Address: 175 Crossing Boulevard, Framingham, Massachusetts 01702 Email: kgarrahan@bowditch.com

Property Owner Information (if different than Applicant)

Name: Phone:
Address: Email:

Engineer/Land Surveyor Information

Name: Whitman & Bingham Associates, LLC Phone: (978) 537-5296
Address: 510 Mechanic Street Leominster, MA 01453 Email: ACleaves@WhitmanBingham.com

General Property Information

Property Address(es): 46 Gordon Street
Framingham Assessor's Information: Parcel I.D.: 1000080001500150
Parcel I.D.:
Parcel I.D.:
Zoning District: Central Business ("CB") Overlay District:
Precinct Number: 16
The record title stands in the name of: South Middlesex Non-Profit Housing Corporation

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

<input 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 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 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 checked="" type="checkbox"/>	Other: Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3

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 46 Gordon Street
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: South Middlesex Non-Profit Housing Corporation

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: <u>58757</u> Page: <u>288</u> • 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 – Brief description of the project

Renovations for Applicant's nonprofit educational use. See Development Impact Statement.

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

(1) Plan entitled, "Proposed Site Plan for 46 Gordon Street in Framingham, Massachusetts", dated January 5, 2015, prepared by Whitman & Bingham Associates.

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	CB	4-8 Unit Apartments and Two Family
Parcel(s) of the East	CB	Two Family
Parcel(s) of the South	G	4-8 Unit Apartments and Two Family
Parcel(s) of the West	G	municipal park

Fiscal Information

Current Assessed Value of the Site	\$ 347,600	
Estimated Value of Project-related Improvements	\$	
Current Total Local Tax Revenue from Site	\$ 6,194	
Estimated Post-development Local Tax Revenue	\$	
Estimated Number of Project Related Jobs Created	Construction Jobs:	
	Permanent Jobs:	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: *Ashleen Marcellan for Sider Middlesex Non-Profit Housing Corporation* Date: *2/23/15*

Signature of Project Contact: *Ashleen Marcellan* Date: *2/23/15*
Ben Mitchell & Dewey, LLP