



FORM A - APPLICATION COVER LETTER

Town of Framingham, Massachusetts

PLANNING BOARD

Memorial Building, 150 Concord Street, Framingham, MA 01702

(508) 532 - 5450

2015 MAR -3 P 1: 26
TOWN CLERK
Town Clerk Stamp

Table with 4 columns: Office Use Only, Project Number: PB-004-15, Public Hearing Date: April 9, 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: Christopher Johnson Phone: (508) 259-7269
Address: 53 Little Cove Circle, West Dennis MA 02670 Email: bluerock32@aol.com

Project Contact Information

Name: MetroWest Engineering Inc. (Brian Nelson) Phone: (508) 626-0063
Address: 75 Franklin Street, Framingham MA 01702 Email: bnelson@mwengineering.com

Property Owner Information (if different than Applicant)

Name: Greenhouse Realty Trust, Greenhouse Realty Trust II, 661 Concord Street Realty Trust Phone: (508) 380-7467
Address: 673 Concord Street, Framingham MA Email:

Engineer/Land Surveyor Information

Name: MetroWest Engineering Inc. (Brian Nelson) Phone: (508) 626-0063
Address: 75 Franklin Street, Framingham MA 01702 Email: bnelson@mwengineering.com

General Property Information

Property Address(es): 0,661, 673 Concord Street, Framingham MA
Framingham Assessor's Information: Parcel I.D: Map 67, Block 133, Lot 2
Parcel I.D: Map 67, Block 133, Lot 2A
Parcel I.D: Map 67, Block 133, Lot 2B
Zoning District: Residential R-1 Overlay District: n.a.
Precinct Number: 9
The record title stands in the name of: Greenhouse Realty Trust, Greenhouse Realty Trust II, 661 Concord Street Realty Trust

**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 ( <b>FORM E</b> )
<input type="checkbox"/>	Site Plan Review Minor ( <b>FORM E</b> )
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area ( <b>FORM G</b> )
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change ( <b>FORM G</b> )
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change ( <b>FORM G</b> )
<input type="checkbox"/>	Special Permit ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Land Disturbance ( <b>FORM J</b> )
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit ( <b>FORM G</b> )
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit ( <b>FORM H</b> )
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals ( <b>FORM L</b> )
<input type="checkbox"/>	Public Way Access Permit ( <b>FORM F</b> )
<input type="checkbox"/>	Scenic Roadway Modification ( <b>FORM I</b> )
<input type="checkbox"/>	Approval Not Required ( <b>FORM K</b> )
<input checked="" 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 0, 661, 673 Concord 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: Theodore A. Langmeyer

Owner(s) Signature: Theodore A. Langmeyer (Trustee)

**This property is owned by (please check one):**

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>• Registry of Deeds - Book: _____ Page: _____</li> <li>• Application to be signed by the owner</li> </ul>
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>• Registry of Deeds - Book: _____ Page: _____</li> <li>• Application to be signed by all owners</li> </ul>
<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>• Registry of Deeds - Book: _____ Page: _____</li> <li>• Application to be signed by an officer authorized to do so by the corporation</li> </ul>
<input checked="" type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>• Registry of Deeds - Book: <u>25057</u> Page: <u>575,585,595</u></li> <li>• Application to be signed by authorized trustee</li> </ul>

**Project Description** – Brief description of the project

The property contains 2.23± acres of is presently improved with a greenhouse/retail store and a single story house.

The proposed use for the property is a subdivision with a road approximately 311-feet long and with 7 new residential lots.

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

Preliminary Subdivision Plan in Framingham, Mass, prepared by MetroWest Engineering Inc. dated February 17, 2015.

**Zoning and Use of Surrounding Property Information**

	Zoning Designation	Land Use
Parcel(s) of the North	Residential R-1	Single Family Residential
Parcel(s) of the East	Residential R-1	Multi-Family Residential
Parcel(s) of the South	Residential R-1	Single Family Residential
Parcel(s) of the West	Residential R-1	Multi-Family Residential

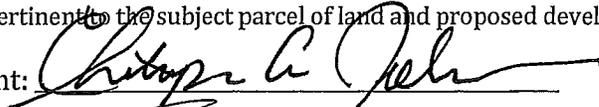
**Fiscal Information**

Current Assessed Value of the Site	\$ 642,200
Estimated Value of Project-related Improvements	\$ 3,500,000
Current Total Local Tax Revenue from Site	\$ 17,645
Estimated Post-development Local Tax Revenue	\$ 53,500
Estimated Number of Project Related Jobs Created	Construction Jobs: 25
	Permanent Jobs: 0      Part-time Jobs: 0

**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:



Date: 02/19/15

Signature of Project Contact:



Date: 2/18/15