

PB-004-15



2015 MAR -3 P 1: 27

FRAMINGHAM PLANNING BOARD
APPLICATION FOR APPROVAL
PRELIMINARY PLAN

TOWN CLERK
FRAMINGHAM

INSTRUCTIONS TO OWNER/APPLICANT

Please complete this entire form, including the checklist on page 3 of this form, and submit the original to the Planning Board. The application *must* be accompanied by the following:

- Eighteen (18) copies of the application together with one original mylar, eighteen (18) full size copies of the subdivision plan, and one (1) halfsize, legible sets of the subdivision plans (with a bar scale) and eighteen (18) copies of all supporting documents accompany the application. All material must be submitted in electronic form as well as hard copies to the Planning Board office.
- The Treasurer's Certification that no municipal charges are outstanding (see page 3 of this form).
- A Certified List of the Abutters
- A Statement of Communication with residents in the vicinity of the subject property.
- Certification herein, that a Community Notice has been posted on the subject property.
- Full payment of Application Fee

When *all* information is submitted and deemed complete, the application will be date and time stamped by the Planning Board. Incomplete applications will *not* be accepted by the Planning Board. Please read Section V. of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM" pertaining to an APPLICATION FOR PRELIMINARY PLAN and the attached description of the review process before filing this form. After the application is date/time stamped by the Planning Board, the applicant shall be responsible to file one copy of the application with the Office of the Town Clerk in accordance with the requirements of Section 41 of the Massachusetts General Laws.

Where appropriate, separate paragraphs are used below to indicate alternate provisions. Please select and complete the pertinent paragraph(s). Please read Section V of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM".

You or your duly authorized agent will be expected to appear before the Planning Board to answer any questions and/or submit such additional information as the Board may request in connection with this application. You are encouraged to attend the Planning Board meeting that will be scheduled to consider your application and your absence may result in a delay in its review or its disapproval.

Date of Application: February 27, 2015

Owner of Record Title's Name: Greenhouse Realty Trust, Greenhouse II Realty Trust, 661 Concord Street Realty Trust

Owner/Applicant's Address: 673 Concord Street, Framingham MA Owner/Applicant's Phone Number: (508) 380-7467
(Number and Street, Town or City, State, Zip Code)

Co-Applicant's Name: Christopher Johnson 53 Little Cove Circle

Co-Applicant's Address: West Dennis, MA 02670 Co-Applicant's Phone Number: _____
(Number and Street, Town or City, State, Zip Code)

Project Contact's Name: MetroWest Engineering Inc., Brian Nelson

Project Contact's Address: 75 Franklin Street, Framingham MA 01702
(Number and Street, Town or City, State, Zip Code)

Project Contact's Phone Number: (508) 626-0063 Project Contact's Fax Number: (508) 875-6440

The undersigned applicant being the owner, agent, or representative of the owner of all the land included within a proposed subdivision shown on a plan entitled Preliminary Subdivision Plan, 673 Concord Street, Framingham Mass prepared by MetroWest Engineering Inc.

and dated 02/17/2015, located at (address) 0 Concord St., 661, 673 Concord St. and shown on

Framingham Assessor's Plan Sheet # 67, Block # 133, Lot(s) # 2, 2A and 2B and

Framingham Assessor's Plan Sheet # _____, Block # _____, Lot(s) # _____,

with number of lots proposed 8 on total acreage of tract (acres/sq.ft.) 2.23± acres/97,200 square feet

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN, (cont.)

hereby submits said plan as a Preliminary Subdivision Plan in accordance with the Rules and Regulations of the Framingham Planning Board and makes application to the Board for approval of said plan.

The Owner's title to the land being subdivided is derived under deed from Theodore A. Langmeyer, dated Dec. 15, 1994 and recorded in the Middlesex District Registry of Deeds Book# 25057, Page# 575,585 or under Certificate of Title # _____ registered in the Middlesex Land Registry District, Book# _____, Page# _____.

Precinct # 9 Current zoning of property: Residential (R-1)
Current use of property: Residence, Greenhouse/Retail Store
Number of Lots Existing: 2 Proposed: 8

Zoning and use of surrounding properties:

	ZONING DESIGNATION	LAND USE
Parcel(s) to the North ⤴:	<u>Residence (R-1)</u>	<u>Single Family Residential</u>
Parcel(s) to the South ⤵:	<u>Residence (R-1)</u>	<u>Single Family Residential</u>
Parcel(s) to the East ➡:	<u>Residence (R-1)</u>	<u>Multi-Family Residential</u>
Parcel(s) to the West ⤵:	<u>Residence (R-1)</u>	<u>Multi-Family Residential</u>

Brief description of project (e.g.: proposed use of property, number of lots being created, significant features and current condition of the site): The property contains 2.23 acres of land that is currently improved with a single family house and a retail store/greenhouse. The proposed subdivision will have 8 residential lots accessed by a subdivision road approximately 311-feet in length.

1. Yes No The land within the proposed subdivision is subject to easements and restrictions. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
2. Yes No There are easement restrictions over the land of others applicable to the proposed subdivision. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
3. Yes No Structures (walls, fences, guardrails, etc.), significant topographical features (wetlands, slopes, ledge, etc.), easements or other conditions are present that could limit or impede access to the proposed subdivision or to individual lots within the subdivision. If yes, please explain.

4. Yes No The owner/co-applicant(s) request waivers for the proposed subdivision. If yes, the waivers requested are listed herein with a justification for each waiver requested.

5. Yes No The owner/co-applicant(s) certify that **no** waivers are being requested for completion of the subdivision.
6. Yes No This Plan has been submitted to the Framingham Board of Health. If yes please identify the date of submission. _____
7. Yes No A Community Notice (min. 2ft. by 2ft.), specifying plans for the property has been posted, as required.
8. Yes No A statement regarding the extent of communication with residents of the area about the proposed development is included with this application.
9. Yes No The lot is on a Scenic Road? [A list of scenic roads is available in the Planning Board Office]
10. Yes No The project involves alteration or demolition of buildings which are at least 50 years old? If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with §17A of Article V. of the Town of Framingham's By-Laws (See Appendix IX of the Zoning By-Law).
11. Yes No The lot is located in an Historic District? (See Article V. §5 of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law)

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN, (cont.)

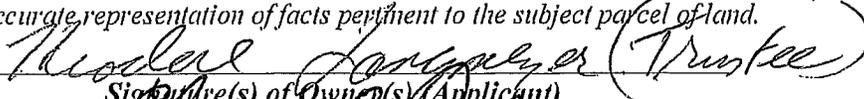
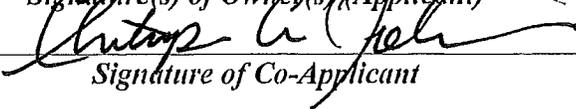
Application Checklist

The following plans, reports and information must be submitted with this application form, in accordance with "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM", Section V. Preliminary Plan. Please complete the following checklist to ensure completeness.

<input checked="" type="checkbox"/> Title Block, Lower Right Corner ✓	<input checked="" type="checkbox"/> Subdivision Name and "Preliminary" Plan Title ✓	<input checked="" type="checkbox"/> Subdivision Boundaries ✓
<input checked="" type="checkbox"/> North Point ✓	<input checked="" type="checkbox"/> Date ✓	<input checked="" type="checkbox"/> Scale ✓
<input checked="" type="checkbox"/> Legend ✓	<input checked="" type="checkbox"/> Zoning Classification ✓	<input checked="" type="checkbox"/> Halfsize Prints of Plans ✓
<input checked="" type="checkbox"/> Name(s) and address(es) of Owner(s), Applicant(s) ✓	<input checked="" type="checkbox"/> Surveyor's Seal, Name, Address, Signature ✓	<input checked="" type="checkbox"/> Engineer's Name, Address, Signature, Seal ✓
<input checked="" type="checkbox"/> Existing and proposed lines and widths of Streets and Easements in Subdivision ✓	<input checked="" type="checkbox"/> Names, approximate location and widths of adjacent streets ✓	<input checked="" type="checkbox"/> Lot Boundaries and approximate dimensions, with each lot numbered ✓
<input checked="" type="checkbox"/> Abutters names ✓	<input checked="" type="checkbox"/> Locus Plan ✓	<input checked="" type="checkbox"/> Identification of Scenic Roads ✓
<input checked="" type="checkbox"/> Major Site Features ✓	<input checked="" type="checkbox"/> Existing Topography ✓	<input checked="" type="checkbox"/> Proposed Topography ✓
<input checked="" type="checkbox"/> Existing and proposed public or common areas ✓	<input checked="" type="checkbox"/> Sewerage and Water Distribution Systems ✓	<input checked="" type="checkbox"/> Wetland delineation and upland area calcs. for proposed lots ✓
<input checked="" type="checkbox"/> Preliminary OSRD Plan n.a.	<input checked="" type="checkbox"/> Drainage Systems ✓	<input checked="" type="checkbox"/> Copy sent to Board of Health ✓

Provide an explanation for any information which has not been checked above as included in the application: _____

The Planning Board is entitled to rely on this representation as being the full and complete statement of the owner(s) and applicant(s). Therefore, the undersigned certifies that the information provided on the plan and this application is a true and accurate representation of facts pertinent to the subject parcel of land.


 Signature(s) of Owner(s)/Applicant

 Signature of Co-Applicant

