

FORM M - Transfer of Development Rights Yield Plan

2016 JAN 25 P 4: 28

Framingham Planning Board
 Memorial Building • Room B-37 • 150 Concord Street
 Framingham, MA 01702-8373
 (508) 532-5450 • planning.board@framinghamma.gov



PERMIT | FRAMINGHAM
 plan • build • grow



TOWN CLERK
 FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number: <i>PB-002-16</i>	Public Hearing Date: <i>February 22, 2016</i>	Filing Fee: <i>N/A</i>
-----------------	-------------------------------------	--	---------------------------

General Property Information

<u>Applicant's Information</u>	
Name: <u>Wayside/Realty Inn, LLC c/o Diantha C. Harrington, Manager</u>	Phone: <u>(508) 596-2069</u>
Address: <u>910 Boston Post Road Suite 170, Marlborough, MA 01752</u>	Email: <u>GeoCHarrington@comcast.net</u>
<u>Project Contact Information</u>	
Name: <u>Schofield Brothers LLC</u>	Phone: <u>(508) 879-0030</u>
Address: <u>1071 Worcester Road, Framingham, MA 01701</u>	Email: <u>mail@schofieldbros.com</u>
<u>Property Owner Information (if different than Applicant)</u>	
Name: <u>Same</u>	Phone: _____
Address: _____	Email: _____

General Property Information

Property Address(es): <u>0 Wayside Inn Road, Framingham, MA, 01701 & 0 Dartmouth Drive, Framingham, MA 01701</u>	
Assessor's Parcel I.D.: <u>013-49-5389 & 013-49-2769</u>	
The record title stands in the name of: <u>Wayside/Realty Inn, LLC</u>	
Zoning District: <u>R-4</u>	Overlay District: <u>N/A</u> Precinct Number: <u> / </u>

Transfer of Development Rights Yield Plan Information

<u>Plan Prepared By:</u>	
Name: <u>Schofield Brothers LLC</u>	Phone: <u>(508) 879-0030</u>
Address: <u>1071 Worcester Road, Framingham, MA 01701</u>	Email: <u>mail@schfieldbros.com</u>
Date of Plan: <u>1/11/16</u>	

Property Information

	<i>acres</i>	<i>square feet</i>
Total area of the parcel(s)	51.47	/ 2,242,033
Total area of the parcel(s) that can be defined as Moderate Slope	24.48	/ 1,066,263
Total area of the parcel(s) that is wetlands/vernal pools/waterway	5.73	/ 249,651
Total area within the 30' No Build Zone as defined by the Conservation Commission	10.07	/ 438,549
Total area within the 100' No Disturb Zone as defined by the State of Massachusetts	17.25	/ 751,519
Total area within the 125' No Disturb Zone as defined by the Conservation Commission	19.45	/ 847,284
Please list any property designations i.e. state/local -		

Town of Framingham Planning Board
www.Framinghamma.gov
 Monday-Friday, 8:30am - 5:00pm

Development Rights Eligible for Transfer to a Receiving Parcel (calculation)

Number of Residential Lots Allowed By-right	X	Residential Building Size Number from the Chart in Section V.O.2.a.4 of the Zoning By-law	=	Total Number of Development Rights to be Transferred to a Receiving Parcel
7	x	6,500 S.F.	=	45,500 S.F.

Receiving Parcel Information (if known)

Address of the Receiving Parcel: _____

Total number of Development Rights to be transferred: _____

Holder of the Agriculture Preservation Restriction/Conservation Restriction _____

Authorized Signature – Application shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:

1. I hereby certify that I am the owner (or authorized designee) of the property located at _____
2. I hereby certify that the applicant named on this application form has been authorized by the owner 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 have been authorized to represent this application before the Planning Board to conduct site visits on the property.
4. I will permit the Planning Board to conduct site visits on the 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 (or authorized designee) Name: Diantha C. Harrington Manager

Owner (or authorized designee) Signature: By: Giorgio's Harrington authorized Designee

** If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.*

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



Town of Framingham Planning Board
www.Framinghamma.gov
 Monday-Friday, 8:30am - 5:00pm