

FORM A - APPLICATION COVER LETTER

2016 MAR 11 P 1:19

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



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TOWN CLERK
 FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number: PB-006-16	Public Hearing Date: 3/31/2016	Filing Fee: \$100
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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

<u>Applicant's Information</u>	
Name: LTF Real Estate Company, Inc.*	Phone: _____
Address: c/o Life Time Fitness, Inc. 2902 Corporate Place, Chanhassen, Minnesota 55317	Email: _____
<u>Project Contact Information</u>	
Name: James D. Hanrahan, Bowditch & Dewey, LLP	Phone: 508-416-2404
Address: 175 Crossing Boulevard, Suite 500, Framingham, MA 01702	Email: jhanrahan@bowditch.com
<u>Property Owner Information (if different than Applicant)</u>	
Name: _____	Phone: _____
Address: _____	Email: _____
<u>Engineer/Land Surveyor Information</u>	
Name: Craig Lizzote, P.E., Vanasse Hangen Brustlin, Inc.	Phone: 617-924-1770
Address: 101 Walnut Street, P.O. Box 9151, Watertown, MA 02472	Email: clizzote@VHB.com

General Property Information

Property Address(es): 432 and 490 Old Connecticut Path, Framingham MA	
Framingham Assessor's Information:	Parcel I.D.: 071-39-9386-000
	Parcel I.D.: 072-49-6091-000
	Parcel I.D.: _____
Zoning District: General Manufacturing	Overlay District: _____
Precinct Number: 9	
The record title stands in the name of: LTF Real Estate Company, Inc.	

*Original Decision issued to CR 21 LLC c/o National Development. For transfer of title see deeds recorded with the Middlesex South Registry of Deeds in Book 65904, Pages 289 & 292.

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 checked="" 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 type="checkbox"/>	Other:

Authorized Signature – Applications 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 432 and 490 Old Connecticut Path
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: Scott Ferguson

Owner (or authorized designee) Signature: 

***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.**

Project Description – Brief description of the project

The Applicant's proposed project is to demolish two former structures and construct a three story fitness and recreation facility, outdoor pools and bistro ("Health Club") to be operated by Life Time Fitness.

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

- (1) Form G - Request for Modification;
- (2) Copy of Decision of the Framingham Planning Board granting site plan approval;
- (3) Copy of Approved Site Plans;
- (4) Revised Site Plan sheets and Easement Abandonment Plan; and
- (5) Certified Abutters List.

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	General Manufacturing	Massachusetts Turnpike
Parcel(s) of the East	General Manufacturing	Office Building
Parcel(s) of the South	Single Family Residence	Residential
Parcel(s) of the West	Single Family Residence	Residential

Fiscal Information

Current Assessed Value of the Site	\$
Estimated Value of Project-related Improvements	\$
Current Total Local Tax Revenue from Site	\$
Estimated Post-development Local Tax Revenue	\$
Estimated Number of Project Related Jobs Created	Construction Jobs:
	Permanent Jobs: Part-time Jobs:

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email