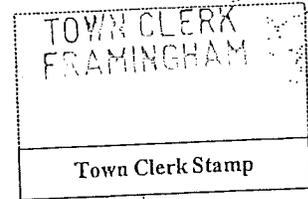
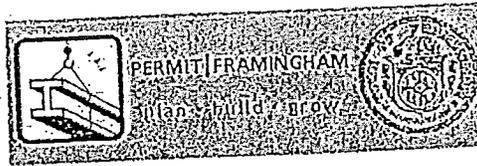


2016 MAR -9 P 3:09

FORM A - APPLICATION COVER LETTER

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



Office Use Only	Project Number: PB-COS-16	Public Hearing Date: 3/31/2016	Filing Fee: \$1200
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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

Applicant's Information

Name: PMLRA Pizza, Inc. Phone: 508-380-8586
 Address: 15 Basin Lane, Scituate, MA 02066 Email: _____

Project Contact Information

Name: Peter R. Barbieri, Esquire Phone: 508-532-3517
Fletcher Tilton PC 01701 Email: pbarbieri@fletcher
 Address: 161 Worcester Road, Suite 501, Framingham, MA/ Email: tilton.com

Property Owner Information (if different than Applicant)

Name: 281 Concord Street, LLC Phone: 508-380-8586
 Address: 281 Concord Street, Framingham, MA 01701 Email: _____

Engineer/Land Surveyor Information

Name: Robert Drake Phone: 508-877-0848
Drake Associates Inc.
 Address: 25 Wellesley Avenue, Wellesley, MA 02482 Email: _____

General Property Information

Property Address(es): 281 Concord Street
 Framingham Assessor's Information: Parcel I.D.: 54 - 109 - 1 (121 - 98 - 9134-000)
 Parcel I.D.: _____
 Parcel I.D.: _____

Zoning District: B-1 Overlay District: _____
 Precinct Number: 14

The record title stands in the name of: 281 Concord Street, LLC as of Feb 3-2, 2016

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

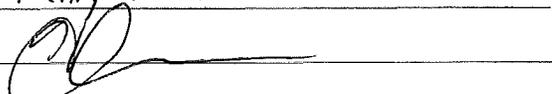
<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input checked="" type="checkbox"/>	Minor Modification 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: Special Permit Tandem Parking for Employees

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 281 Concord Street
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: Henry Askew

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.*

FORM B – BUILDING DEPARTMENT RECOGNITION FORM
TO BE FILLED OUT BY BUILDING COMMISSIONER



Town of Framingham, Massachusetts
INSPECTIONAL SERVICES DIVISION

Department of Building Inspection
Memorial Building, 150 Concord Street, Room 203
Framingham, MA 01702
(508) 532 - 5415

BUILDING DEPARTMENT RECOGNITION FORM

To: Amanda Loomis, Planning Board Administrator
From: Michael Tusino, Building Commissioner

Property Address: <u>281 Concord Street</u>
Date: <u>February 8, 2016</u>
Required Permits: <u>Special Permit Tandem Parking</u>
<u>Modification (Minor) of Approved Site Plan</u>

In accordance with Section VII.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. The Applicant must submit a full set of plans and project narrative for review to the Building Commissioner. The Building Commissioner has 10 business days to render a decision for Permits required. A Pre-Application Meeting may be scheduled with the Building Commissioner and the Planning Board Administrator through the Planning Board Office to review the Project and plans. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Building Commissioner's Signature: <u><i>Michael Tusino</i></u> 2/12/16

Documents Submitted for Review and Determination: _____

FORM G - REQUEST FOR MODIFICATION APPLICATION

2015 MAR -9 P 3:10

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



TOWN CLERK
 FRAMINGHAM
 Town Clerk Stamp

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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PB-206-16 3/31/2016 \$200

Property Information

Address of Property: 281 Concord Street Precinct#: 14
 Framingham Assessor's Information: Parcel I.D.: 54 - 109 - 1
 Parcel I.D.: _____
 Parcel I.D.: _____
 Zoning District(s): B-1 Overlay District(s): No
 The record title stands in the name of: 281 Concord Street, LLC 3-2-16

List of Modification Permits

Decision Type <small>(Site Plan Review/Special Permit)</small>	Sections of the Zoning By-law	Date Approved by the Planning Board
Site Plan/Special Permit	IV. I Site Plan; IV. B. 1. c. Special	March 31, 2003
	Permit Reduction in Parking	

Plan Sheets Associated with the Request for Modification

Plan Sheet(s) Number	Plan Revision Date	Date Approved
Sheet 1 - Parking Plan	January 20, 2003	March 31, 2003

Brief Description of the Requested Modification

Brief description of project (attach additional pages as necessary):

SEE ATTACHED IMPACT STATEMENT.

Required Documents - Please attach a copy of the of the Decision(s) requesting to be modified, Approved Site Plan Sheets and revised Site Plan Sheets, Supporting Documentation and Associated Materials.

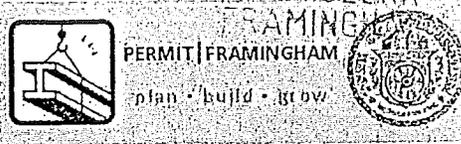
CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



2016 MAR -9 P 3:10

FORM L - SPECIAL PERMIT APPLICATION

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



2016 MAR -9 P 3:10
TOWN CLERK
FRAMINGHAM
Town Clerk Stamp

Office Use Only	Project Number: PB-005-16	Public Hearing Date: 3/31/16	Filing Fee: \$1200
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Property Address: 281 Concord Street

Submission Type (Check all that apply)

<input type="checkbox"/>	Special Permit	<input type="checkbox"/> Use (II.B)
		<input type="checkbox"/> Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1)
		<input type="checkbox"/> Dimensional Relief to Off-Street Parking Design Standards (IV.B.3.g)
		<input type="checkbox"/> Location of Facilities (IV.B.2)
		<input type="checkbox"/> Off-Street Loading (IV.C.)
		<input type="checkbox"/> Historic Re-Use (V.B)
		<input type="checkbox"/> Transfer of Development Rights (V.O)
		<input type="checkbox"/> Mixed Use Regulations (V.G)
		<input type="checkbox"/> Affordable Housing (V.H)
		<input type="checkbox"/> Active Adult Housing (V.I)
		<input type="checkbox"/> Drive-Thru Facility Regulations (V.J)
		<input type="checkbox"/> Neighborhood Cluster Development (V.K)
		<input type="checkbox"/> Agriculture Preservation Development (V.M)
		<input type="checkbox"/> Open Space Cluster Development (V.L)
		<input checked="" type="checkbox"/> Other (Sec. IV, B, 2, d.) Tandem Parking for Employees
<input type="checkbox"/> Other ()		
<input type="checkbox"/> Other ()		
<input type="checkbox"/> Chapter 43D Application		

Property Information

Current Use of Property: Dry Cleaner

Proposed Use of Property: Pizza/Sub Shop

ZBA Approved March 11, 2014

Submittal requirements can be found in each permit's respective section of the Framingham Zoning By-law

Describe your request under section IV. B. 2. d.

Tandem Parking for Employees

Describe your request under section _____:

Describe your request under section _____:

Describe your request under section _____:

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



(if filling out FORM E, page 3 is not required)

(if filling out FORM E, page 3 is not required)

Project Information

Attorney Name: Peter R. Barbieri	Email: pbarbieri@fletchertilton.com
Mailing Address: Fletcher Tilton PC 161 Worcester Road, Suite 501, Framingham/	Phone: 508-532-3517
Project Engineer Name: Robert Drake	Email:
Mailing Address: Drake Associates Inc. 25 Wellesley Avenue, Welleslet, MA 02482	Phone: 508-877-0842
Traffic Engineer Name: N/A	Email:
Mailing Address:	Phone:
Stormwater Engineer Name: N/A	Email:
Mailing Address:	Phone:
Landscape Architect Name: N/A	Email:
Mailing Address:	Phone:

Zoning Data

Please refer to the Framingham Zoning By-law Section I.E. Definitions and Section IV.E. Dimensional Requirements for additional information			
	Existing	Proposed	Required
Lot Area (square feet/acres)	8,153 /.187	No Change	4,000 /.09
Frontage of Property (feet)	120	No Change	---
Front Setback (feet)	36	No Change	---
Side/Rear Setback (feet)	5/4	No Change	---
Minimum Landscape Open Space Surface Ratio (%)	41.70	34.89	5%
Building Height (feet)	1/15	No Change	3/40
Lot Coverage (%)	58.29%	65.10%	---
Gross Floor Area Ratio of Building(s)	1,700 s.f.	No Change	---
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	.2	No Change	---
Number of Parking Spaces	7	10	7
Handicap Parking Spaces	1	1	1
Bicycle Parking Spaces	0	2	2
Loading Spaces	---	---	---
Number of Loading Bay	---	---	---