



2016 APR 11 P 4:45

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



TOWN CLERK
FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number PB 009-16	Public Hearing Date 4/28/2016	Filing Fee
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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: <u>RCS Learning Center, Inc.</u>	Phone: <u>508-650-5940</u>
Address: <u>6 Strathmore Road Natick MA 01760</u>	Email: <u>drizzo@rcslearning.org</u>
Project Contact Information	
Name: <u>Peter R. Barbieri, Esquire</u>	Phone: <u>508-532-3517</u>
Address: <u>Fletcher Tilton PC, 161 Worcester Road, Suite 501, Framingham, MA 01701</u>	Email: <u>pbarbieri@fletcher-tilton.com</u>
Property Owner Information (if different than Applicant)	
Name: <u>Northside, LLC and Nobscot Realty Trust</u>	Phone: _____
Address: <u>286 Union Avenue, Framingham, MA 01702</u>	Email: _____
Engineer/Land Surveyor Information	
Name: <u>Schofield Brothers, LLC</u>	Phone: <u>508-879-0030</u>
Address: <u>1071 Worcester Road, Framingham, MA 01701</u>	Email: <u>bcorey@schofield-bros.com</u>

General Property Information

Property Address(es): <u>82 Edmands Road and 874 (Rear) Edgell Road</u>	
Framingham Assessor's Information:	
Parcel I.D.: <u>37-24-5615</u>	
Parcel I.D.: <u>37-24-5231</u>	
Parcel I.D.: _____	
Zoning District: <u>R-4</u>	Overlay District: <u>N/A</u>
Precinct Number: <u>1</u>	
The record title stands in the name of: <u>Northside, LLC - Edmands Road</u> <u>Nobscot Realty Trust - Edgell Road</u>	

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 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: Limited Site Plan Review under the Dover Amendment M.G.L. 40A sec 3

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 _____
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: Northside LLC AND NobScot Realty

Owner (or authorized designee) Signature: Dennis Ryze (See authorization trail)

** 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

SEE ATTACHED IMPACT STATEMENT.

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

Impact Report
Schofield Plans
Schofield Drainage Report

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R-4	Single Family; Apartments; Senior; Multi-Famil
Parcel(s) of the East	R-4 and B-2	Single Family; Commercial
Parcel(s) of the South	R-4	Vacant
Parcel(s) of the West	R-4	Single Family; Vacant

Fiscal Information

Current Assessed Value of the Site	\$ 463,200.00
Estimated Value of Project-related Improvements	\$ \$5,000,000.00
Current Total Local Tax Revenue from Site	\$ 8,050.41
Estimated Post-development Local Tax Revenue	\$ 200,000.00
Estimated Number of Project Related Jobs Created	Construction Jobs: 100
	Permanent Jobs: 145 Part-time Jobs: 40

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



March 31, 2016

Christine Long, Chairperson
Framingham Planning Board, Town Hall
150 Concord Street
Framingham, Mass. 01702

Re: 82 Edmands Road and 874 Rear Edgell Road

Dear Ms. Long:

The undersigned hereby consent to the filing of all necessary Applications for the development of the aforementioned Property by RCS Learning Center, Inc.

Very Truly Yours,

Northside, LLC

By: Ann B. Pratt
Ann Pratt, Manager

Nobscot Realty Trust

By: Amelia Foley
Amelia Foley, Trustee

cc: Peter Barbieri, Esq.