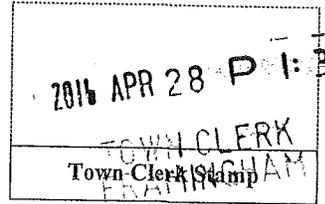


FOR - A - APPLICATION COVER LETTER

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



PERMIT FRAMINGHAM



Office Use Only	Project Number:	Public Hearing Date:	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

<u>Applicant's Information</u>	
Name: <u>Stephen P. Starr, Starr Construction, Inc.</u>	Phone: <u>508 380-7880</u>
Address: <u>550 Edgell Road, Framingham, MA 01701</u>	Email: <u>stevestarr@verizon.net</u>
<u>Project Contact Information</u>	
Name: <u>Terrence Ryan, Applewoos Survey LLC</u>	Phone: <u>508 429-7233</u>
Address: <u>21 Green Street, Holliston, MA 01746</u>	Email: <u>terry@applewoodsurvey.com</u>
<u>Property Owner Information (if different than Applicant)</u>	
Name: <u>Starr Constrution, Inc.</u>	Phone: <u>508 380-7880</u>
Address: <u>550 Edgell Road, Framingham, MA 01701</u>	Email: <u>stevestarr@verizon.net</u>
<u>Engineer/Land Surveyor Information</u>	
Name: <u>Terrence Ryan, Applewood Survey LLC</u>	Phone: <u>508 429-7233</u>
Address: <u>21 Green Street, Holliston, MA 01746</u>	Email: <u>terry@applewoodsurvey.com</u>

General Property Information

Property Address(es): <u>160 Edgell Road, Framingham</u>	
Framingham Assessor's Information:	Parcel I.D.: <u>79-36-9390</u>
	Parcel I.D.: _____
	Parcel I.D.: _____
Zoning District: <u>R-3</u>	Overlay District: _____
Precinct Number: <u>P7</u>	
The record title stands in the name of: <u>Starr Construction, Inc.</u>	

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

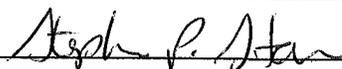
<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved 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 checked="" 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 160 Edgell Road
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: Stephen P. Starr

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.**

To be completed by the Framingham Town Engineer:

I **do** recommend endorsement of this application as a SCENIC ROADWAY MODIFICATION.

I **do not** recommend endorsement of this application as a SCENIC ROADWAY MODIFICATION

for the following reasons: _____

TOWN ENGINEER

DATE OF SIGNATURE

Project Description – Brief description of the project

Construction of a common driveway and underground utilities to serve three (3) new single family houses.

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

"Proposed Site Plan, 160 Edgell Road, Framingham, Mass." dated April 19, 2016

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R-3	Residential/Church
Parcel(s) of the East	R-3	Residential
Parcel(s) of the South	R-3	Residential
Parcel(s) of the West	R-3	Cemetery

Fiscal Information

Current Assessed Value of the Site	\$ 227,500
Estimated Value of Project-related Improvements	\$ 1,200,000
Current Total Local Tax Revenue from Site	\$ 3,954
Estimated Post-development Local Tax Revenue	\$ 20,856
Estimated Number of Project Related Jobs Created	Construction Jobs: 15
	Permanent Jobs: 0 Part-time Jobs: 0

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

FORM F - PUBLIC WAY ACCESS PERMIT APPLICATION

Framingham Planning Board
 Memorial Building - Room 8-37 - 150 Concord Street
 Framingham, MA 01702-8373
 (508) 532-5450 • planning.board@framinghamma.gov



2016 APR 28 P 1:31
 TOWN CLERK
 FRAMINGHAM

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Article VI, Section 8 Framingham General By-laws

Property Address: 156, 158, & 160 Edgell Road

Surveyor Information

Name of Surveyor: <u>Terrence M. Ryan / Applewood Survey LLC</u>	Phone: <u>508 429-7233</u>
Address: <u>21 Green Street, Holliston, MA 01746</u>	Email: <u>terry@applewoodsurvey.com</u>

Project Information

Description of new access to a public way, proposed modification plan to an existing access to a public way, or the use of a new or existing access that generates a substantial increase in or impact on traffic on a public way (attach additional pages as necessary):

Common driveway for three new single family houses.

Public Way Access Details

<input type="checkbox"/> Modification to an existing curb cut	<input checked="" type="checkbox"/> Access over existing curbing
<input checked="" type="checkbox"/> Construction of a Residential Driveway	<input type="checkbox"/> Access is classified as Moderate Slope (greater than 20% slope)
<input type="checkbox"/> Construction of a Commercial Driveway	<input type="checkbox"/> Closure of a curb cut
<input checked="" type="checkbox"/> Access over existing sidewalk	<input type="checkbox"/> Access within Wetlands or Conservation Jurisdiction
<input checked="" type="checkbox"/> Request for a Common Driveway (IV.E of the Framingham Zoning By-law - Special Permit)	<input checked="" type="checkbox"/> Roadway is a Scenic Way (Article VI, Section 10 of the Framingham General By-law)

Public Way Access Information

	Existing	Proposed	Allowed
Length of access within the public way	0	11'	
Width of access within the public way	0	14'	14'
Width of sidewalk (if present)	0	6'	

Public Way Access Permit Application Checklist

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)

- Name of record owner(s) of land shown on the plan.
- Name, signature and seal of surveyor who prepared the plan.
- Names of all adjacent abutters, as they appear on the latest Assessor's records, and if the applicant has knowledge of any changes subsequent to the latest Assessor's records, the names of the present owners of abutting land.
- Location of all manmade structures and significant natural features, including existing buildings and structures, stone walls and guardrails, rock outcrops, steep slopes, wetlands, easements, rights of way, water courses, drains, streets, ways, Scenic Roads, major trees (12 inch diameter, or more), and such other references known to the applicant to sufficiently identify the land to which the plan relates, and to sufficiently identify any existing impediments to access upon the land. A topographic plan, at 2 foot contours, shall be provided where slopes exceeding 15% may impede access upon the land between the street and the proposed location of the structure or house.
- Town of Framingham Assessors Map Number, Block Number and Lot Number.
- Boundary lines, dimensions and areas of all lots to which the plan relates.
- North point, date of survey and scale.
- Delineation of all streets and ways, both sides, indicating the width of pavement with a statement of whether or not all streets and ways shown or referred to are public or private ways, indicating the same as to each street or way so shown.
- An appropriate reference shown on the plan to any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.
- The length and width of proposed access or proposed modifications within the public way.
- The length and width of existing access within the public way, if applicable
- Whether a sidewalk is present, and if present, what is it constructed of (bituminous or cement concrete)

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

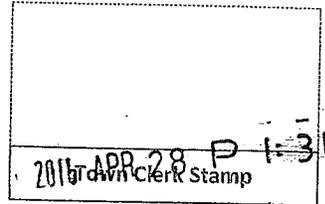
Email

FORM I - SCENIC ROADWAY MODIFICATION APPLICATION

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



PERMIT FRAMINGHAM



Office Use Only	Project Number:	Public Hearing Date:	Filing Fee: TOWN CLERK FRAMINGHAM
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Article VI, Section 10 Framingham General By-laws

Property Address: 156, 158, & 160 Edgell Road

Surveyor Information

Name of Surveyor: <u>Terrence Ryan - Applewood Survey LLC</u>	Phone: <u>508 429-7233</u>
Address: <u>21 Green Street, Holliston, MA 01746</u>	Email: <u>terry@applewoodsurvey.com</u>

Project Information - Description of proposed roadway modification(s)

Description of modifications to the scenic roadway, how the impact of the modification(s) will be minimized or off-set in accordance with the Framingham General By-laws (Article VI., Section 10), and Appendix 11 Administration of the Scenic Road Act, subsection 10.6 Design Standards of the Framingham Zoning By-law:

CONSTRUCTION OF A 14' WIDE COMMON DRIVEWAY AND UNDERGROUND UTILITY TO SERVICE THREE NEW SINGLE FAMILY HOUSES.

Scenic Roadway Modifications

<input type="checkbox"/> Modification to a Stone Wall within the public right-of-way	<input type="checkbox"/> Access within Wetlands or Conservation Jurisdiction
<input type="checkbox"/> Removal of scenic roadway trees within the public right-of-way	<input type="checkbox"/> Access is classified as Moderate Slope (greater than 20% slope)
<input type="checkbox"/> Single Family Home- creation/modification of a curb cut not to exceed 12 feet	<input type="checkbox"/> Public Way Access Permit (Article VI., Section 8 of the Framingham General By-law)
<input checked="" type="checkbox"/> Common Driveway - creation/modification of a curb cut not to exceed 14 feet	<input checked="" type="checkbox"/> Request for a Common Driveway (IV.E of the Framingham Zoning By-law - Special Permit)
<input type="checkbox"/> The Scenic Roadway modification indirectly involves alteration or demolition of buildings which are at least 50 years old? If yes, applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission, in conformance with Article V., Section 17A of the Framingham General By-laws	
<input type="checkbox"/> The lot is located in a Historic District? (See Article V., Section 5 of the Framingham General By-laws, and Appendix IX of the Framingham Zoning By-law)	
<input type="checkbox"/> This application is being submitted under Informal Filing and Review Procedures, under the Town of Framingham, Article VI., Section 10 of the Framingham General By-law, Administration of the Scenic Road Act, subsection 10.9 of the Framingham Zoning By-law, and the applicant requests an expected review and Planning Board determination that proposed work is of a limited and temporary nature.	

Public Way Access Information

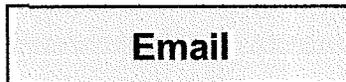
	Existing	Proposed	Allowed
Length of access within the public way	0	10.5'	
Width of access within the public way	0	14'	14'
Width of sidewalk (if present)	6'	6'	

Scenic Roadway Modification Application Checklist

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. *(**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)*

- Name of record owner(s) of land shown on the plan.
 - Name, signature and seal of surveyor who prepared the plan.
 - Names of all adjacent abutters, as they appear on the latest Assessor's records, and if the applicant has knowledge of any changes subsequent to the latest Assessor's records, the names of the present owners of abutting land.
 - A plan showing the location and the nature of the proposed action and a description of the proposed changes to trees and stone walls. At a minimum, such plan shall be to scale (preferred scale is 1"=40') and shall clearly show existing trees and those to be removed, noting the species and diameter (measured one foot above ground). The plan shall indicate the widths, height, character and dimensions of any stone wall, as well as the proposed methods for the repair or reconstruction of any portions of the stone wall.
- Section 10.7.1.a) of Appendix 11 - Administration of the Scenic Road Act**
- Town of Framingham Assessors Map Number, Block Number and Lot Number.
 - A statement of the purpose(s) for the changes.
 - North point, date of survey and scale.
 - Photographs of the existing site showing the area to be affected by work and the surrounding area for a distance of at least 100 feet to either side on the scenic road in question. All photographs must be signed and dated by the applicant **Section 10.7.1.d) of Appendix 11 - Administration of the Scenic Road Act**
 - An appropriate reference shown on the plan to any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.
 - The length and width of proposed access or proposed modifications within the public way.
 - The length and width of existing access within the public way, if applicable

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



FORM L - SPECIAL PERMIT APPLICATION

Framingham Planning Board
 Memorial Building • Room B-37 • 150 Concord Street
 Framingham, MA 01702-9373
 (508) 542-5450 • planning.board@framingham.ma.gov



2016 APR 28 P 1:30
 TOWN CLERK
 Town Clerk Stamp
 FRAMINGHAM

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Property Address: 156, 158, & 160 Edgell Road

Submission Type (Check all that apply)

<input checked="" 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 (COMMON DRIVEWAY _____)
<input type="checkbox"/> Other (_____)		
<input type="checkbox"/> Other (_____)		
<input type="checkbox"/>	Chapter 43D Application	

Property Information

Current Use of Property: <u>UNDEVELOPED</u>
Proposed Use of Property: <u>3 SINGLE FAMILY HOUSES</u>

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

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

Describe your request under section _____:

Construction of a common driveway to service three new single family houses.

Describe your request under section _____:

Empty text box for describing the request.

Describe your request under section _____:

Empty text box for describing the request.

Describe your request under section _____:

Empty text box for describing the request.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

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

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

Project Information

Attorney Name:	Email:
Mailing Address:	Phone:
Project Engineer Name: Terrence M. Ryan	Email: terry@applewoodsurvey.com
Mailing Address: Applewood Survey LLC 21 Green St. Holliston, MA 01746	Phone: 508 429-7233
Traffic Engineer Name:	Email:
Mailing Address:	Phone:
Stormwater Engineer Name:	Email:
Mailing Address:	Phone:
Landscape Architect Name:	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)	169,547sf / 3.89	>51,000sf / >1.17	20,000sf / 0.46
Frontage of Property (feet)	326.27'	100' per lot min.	100' per lot
Front Setback (feet)	0	32' min.	30'
Side/Rear Setback (feet)	0	16' min.	15'
Minimum Landscape Open Space Surface Ratio (%)	0	<7.0%	40%
Building Height (feet)	0	<35'	35'
Lot Coverage (%)	0	<4.0%	25%
Gross Floor Area Ratio of Building(s)			
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)			
Number of Parking Spaces	0	2 per house	2 per house
Handicap Parking Spaces			
Bicycle Parking Spaces			
Loading Spaces			
Number of Loading Bay			