# 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

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TOWN CLERK
FRAMINGHAM
Town Clerk Stamp

| Office Use Only | Project Number: | Public Hearing Date: | Filing Fee: |
|---|---|---|---|
| | | | |

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: Brendon Properties Northside Meadow, LLC Phone: 508-872-1233

Address: 259 Turnpike Road, Southborough, MA 01772 Email: kevin@brendonhomes.com

**Project Contact Information**

Name: Paul V. Galvani, Galvani Law Offices, P.C. Phone: 508-626-3620

Address: 1881 Worcester Road, Suite 200, Framingham, MA 01701 Email: pvg@galvanilawoffices.com

**Property Owner Information (if different than Applicant)**

Name: same Phone: _____

Address: _____ Email: _____

**Engineer/Land Surveyor Information**

Name: Justin Dufresne, VHB Phone: 617-924-1770

Address: 101 Walnut Street, Watertown, MA 02471 Email: JDufresne@VHB.com

## General Property Information

Property Address(es): 518 Pleasant Street

Framingham Assessor's Information: Parcel I.D: 088-75-4400-000

Parcel I.D: _____

Parcel I.D: _____

Zoning District: R-3 Overlay District: none

Precinct Number: 7

The record title stands in the name of: Brendon Properties Northside Meadow, LLC

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

| | |
|---|---|
| ✓ | Site Plan Review Major ***(FORM E)*** |
| | Site Plan Review Minor ***(FORM E)*** |
| | Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area ***(FORM G)*** |
| | Minor Modification to an Approved Site - Minor Engineering Change ***(FORM G)*** |
| | Minor Modification to an Approved Site - Insignificant Plan Change ***(FORM G)*** |
| ✓ | Special Permit ***(FORM L)*** |
| ✓ | Special Permit – Land Disturbance ***(FORM J)*** |
| | Special Permit – Neighborhood Cluster Development ***(FORM L)*** |
| | Special Permit – Agriculture Preservation Development or Open Space Cluster Development ***(FORM L)*** |
| | Special Permit – Planned Unit Development (PUD) |
| | Modification to Special Permit ***(FORM G)*** |
| | Extension of Time – Approved Site Plan Review and/or Special Permit ***(FORM H)*** |
| | Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals ***(FORM L)*** |
| | Public Way Access Permit ***(FORM F)*** |
| | Scenic Roadway Modification ***(FORM I)*** |
| | Approval Not Required ***(FORM K)*** |
| | Preliminary Subdivision |
| | Definitive Subdivision |
| | Application to Modify Zoning District |
| | 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 518 Pleasant 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:** Paul V. Galvani

**Owner (or authorized designee) Signature:** Paul V Galvani

**** 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

Demolition of existing buildings and structures and construction of 60, age-restricted (55 and older) condominium units, including 12, detached single-family homes and 24, two-unit dwellings, roads, sidewalks, water, sewer and utility services, drainage systems, lighting and landscaping.

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

(1) Site Plans Northside Meadow by VHB dated April 8, 2016
(2) Stormwater Management Report Northside Meadow by VHB dated April 8, 2016
(3) Traffic Impact and Access Report by VHB dated December 3, 2016 and supplemental reports dated January 13, 2016 and February 2, 2016
(4) Development Impact Report by Paul V. Galvani and VHB dated April 18, 2016

**Zoning and Use of Surrounding Property Information**

| | Zoning Designation | Land Use |
|---|---|---|
| Parcel(s) of the North | R-3 | single-family houses |
| Parcel(s) of the East | R-3 | vacant land |
| Parcel(s) of the South | R-1 | Massachusetts Turnpike & single-family houses |
| Parcel(s) of the West | R-3 | single-family houses |

**Fiscal Information**

| | |
|---|---|
| Current Assessed Value of the Site | $ 2,940,800.00 |
| Estimated Value of Project-related Improvements | $ 30,000,000.00 |
| Current Total Local Tax Revenue from Site | $ 51,110.00 |
| Estimated Post-development Local Tax Revenue | $ 570,000.00 |
| Estimated Number of Project Related Jobs Created | Construction Jobs: 85 |
| | Permanent Jobs: 0 Part-time Jobs: 10 |

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

**Email**

# FORM E – SITE PLAN REVIEW APPLCIATION

**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 Stamp

| Office Use Only | Project Number: | Public Hearing Date: | Filing Fee: |
|---|---|---|---|

**Property Address:** 518 Pleasant Street

**Submission Type** (Check all that apply)

| | | | |
|---|---|---|---|
| | **Site Plan Review** | X | Major Site Plan Review Section VI.F.2.b |
| | | | Minor Site Plan Review Section VI.F.2.a |
| | | | Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3 |
| | **Chapter 43D Application** – Priority Development Site | | |

**Project Information**

| | |
|---|---|
| **Attorney Name:** Paul V. Galvani | **Email:** pvg@galvanilawoffices.com |
| **Mailing Address:** 1881 Worcester Road, Suite 200 | **Phone:** 508-626-3620 |
| **Project Engineer Name:** Justin Dufresne, PE, VHB | **Email:** JDufresne@VHB.com |
| **Mailing Address:** 101 Walnut Street, Watertown, MA 02471 | **Phone:** 617-924-1770 |
| **Traffic Engineer Name:** Vinod Kalikiri, PE, VHB | **Email:** VKalikiri@VHB.com |
| **Mailing Address:** 101 Walnut Street, Watertown, MA 02471 | **Phone:** 617-924-1770 |
| **Stormwater Engineer Name:** Justin Dufresne, PE, VHB | **Email:** JDfresne@VHB.com |
| **Mailing Address:** 101 Walnut Street, Watertown, MA 02471 | **Phone:** 617-924-1770 |
| **Landscape Architect Name:** Jean E. Garbier, RLA, VHB | **Email:** JGarbier@VHB.com |
| **Mailing Address:** 101 Walnut Street, Watertown, MA 02471 | **Phone:** 617-924-1770 |

## Property Information

Current Use of Property: Vacant

Proposed Use of Property: Active Adult Housing Community

## 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) | 879,912 / 20.2 | 879.912 / 20.2 | 436,600 / 10 |
| Frontage of Property (feet) | 670 | 670 | 100 |
| Front Setback (feet) | 190 | 101 | 100 |
| Side/Rear Setback (feet) | 220 | 75 | 75 |
| Minimum Landscape Open Space Surface Ratio (%) | n/a | 30% | 30% |
| Building Height (feet) | n/a | 35 | 35 |
| Lot Coverage (%) | n/a | 14% | 25% |
| Gross Floor Area Ratio of Building(s) | n/a | n/a | n/a |
| Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel) | n/a | n/a | n/a |
| | | | |
| Number of Parking Spaces | n/a | 255 | 135 |
| Handicap Parking Spaces | n/a | as required | |
| Bicycle Parking Spaces | n/a | as required | |
| Loading Spaces | n/a | n/a | n/a |
| Number of Loading Bay | n/a | n/a | n/a |

## Other Applicable Local, State and Federal Permits and Approvals:

- The Building Commissioner has reviewed this application/plans? *(Original written determination must be provided, FORM B)*
- The lot is on a Scenic Road?*(see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)*
- The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
- The project involves alteration or demolition of buildings which are at least 50 years old? (*If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.)*
- The lot is situated in an historic district?*(see Article V. Section 5. of the Town of Framingham's General By-Laws)*
- The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? *(see Article V. Section 18. of the Town of Framingham's General By-Laws.)*
- The project is located in a designated federal Floodplain Hazard Zone?
- The project has received or will require a special permit(s) from the Zoning Board of Appeals? *(Please attach a copy)*
- The Project has received or will require a variance(s) from the Zoning Board of Appeals? *(Please attach a copy)*
- The Project will require a Street Opening Permit from the Board of Selectmen?
- The Project will require a Massachusetts Highway Department Permit?
- The Project will require a Public Way Access Permit? *(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)*
- The Project is subject to the Highway Overlay District Regulations, Section III.E.?
- The Project is subject to the Mixed Use Regulations, Section V.G.?
- The Project is subject to the Affordable Housing By-Law, Section V.H.?
- The project is subject to the Land Disturbance By-Law, Section V.F?
- The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.?
- The Project has received/apply for Wireless Communication Approval?
- The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
- The Project is a designated Brownfield Site and/or subject of a 21E Survey?
- This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (*Please indicate permits and approvals)*_____.

## Site Plan Review Application Checklist

An application for site plan review and approval shall be prepared by qualified professionals registered in the Commonwealth of Massachusetts as follows: a professional land surveyor and/or engineer shall prepare all site plans; a professional landscape architect shall prepare all landscape plans; and an architect shall prepare all renderings for building elevations and building plans. The Planning Board shall review projects based on **major** and **minor** site plan review as outlined in Section VI.F.2.

### Content and Scope of Applications: Section 21.1.1 of the Planning Board Rules and Regulations.

Applications for both **major** and **minor** site plan review shall submit plan sets with a cover sheet containing the following information.

- ☑ 1. Address(es) of the proposed project.
- ☑ 2. Identification of parcel by Parcel ID.
- ☑ 3. Project Title
- ☑ 4. Prepared by/Prepared for:
- ☑ 5. Professional Engineer and/or Land Surveyor licensed in the Commonwealth of Massachusetts stamp and signature.
- ☑ 6. Registered Architect stamp and signature.
- ☑ 7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations.
- ☑ 8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading spaces.
- ☑ 9. Maximum seating capacity, number of employees, or sleeping units if applicable.
- ☑ 10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan.

### Content and Scope of Applications: Section 21.1.2 of the Planning Board Rules and Regulations.

Applicants for both **major** and **minor** Site Plan Review shall include the following information on all plan sheets

- ☑ 1. Address(es) of the project, identification of parcel by Parcel ID, and Project Title; Plan sets shall be accurately drawn to a scale of one inch equals 20 feet to one inch equals 60 feet, where practical and appropriate to the size of the proposal.

- [✓] 2. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
- [✓] 3. North arrow and scale of drawings.
- [✓] 4. Date of plan and revision dates.
- [✓] 5. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
- [✓] 6. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

**Content and Scope of Applications: Section 21.1.3 of the Planning Board Rules and Regulations.**

Applicants for **major** site plan review shall include the following sheets within a plan set shall include the following sheet where applicable

- [✓] 1. Existing Conditions site plan, showing the locations of all infrastructure on- and off- site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.
- [✓] 2. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- [✓] 3. A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.
- [✓] 4. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area.
- [✓] 5. Color architectural renderings of new and redevelopment building projects.
- [✓] 6. Parking Plan showing the drive aisle widths, turning radius, stall heights and widths, locations of pedestrian and bicycle amenities, and landscaping.

Applicants for **minor** site plan review shall include the sheets within a plan set forth in subsection 21.1.3 above where applicable, except the plans set forth in subsection 21.1.3.3 need not be submitted for **minor** site plan review.

**Content and Scope of Applications § VI.F.4.a.1)-12)**

☑ 1. A written statement outlining the estimated time required to complete the proposed project, expected start of construction, and all phases thereof.

☑ 2. A written summary, where appropriate, detailing the following:
- The number of dwelling units to be built and the acreage in residential use,
- The number of seats and/or number of employees,
- Evidence the project is in compliance with the Town's off-street parking and off-street loading requirements,
- The forms of ownership of the property, and
- A summary of the provisions for ownership and maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this By-law.

☑ 3. Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for implementing best management practices for stormwater management.

☑ 4. A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.

☑ 5. A written summary which outlines proposed best management practices, low impact development (LID) features, and energy efficiency features utilized on-site.

☑ 6. A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.

☑ 7. A written report of the existing and/or proposed sewer service infrastructure on-site and connection points. The report shall include a detailed description of the conditions of the pipes; a video inspection where appropriate and/or necessary; a detailed description of the anticipated impact of the project on the Town's sanitary, stormwater, and sewer infrastructure. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; also, a timeline for completion of the report shall be submitted for review by the Department of Public Works.

☑ 8. A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.

☑ 9. A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.

☑ 10. A written Parking Impact Report shall be submitted detailing the existing and proposed parking for the project including the following:

- Existing off-site neighborhood parking conditions, including identification of streets likely to be affected by the project;
- Projected impact of project; and
- Proposed methods to mitigate the estimated adverse impacts cause by the project related to parking such as promoting the use of bicycles, public transportation, or other appropriate means.

☑ 11. A written Traffic Impact Report shall be submitted for all projects requiring **major** site plan review. This report shall include existing pedestrian and vehicular traffic volume, composition, peak hour levels, existing street and sidewalk capacity, and analysis of existing and resulting level of services (LOS) for the following:

- The nearest and/or most impacted public roadway intersection;
- The estimated average daily traffic generation, including composition and peak hour levels;
- The directional flows resulting from the project;
- Any proposed methods to mitigate the estimated traffic impact such as promoting the use of public transportation, roadway improvements, or other appropriate means;
- The methodology and sources used to derive existing data and estimations; and
- The feasibility of traffic calming measures such as textured crosswalks, bike lanes, roundabouts, rumble strips, street trees, or bulb-outs.

☑ 12. A written Environmental Impact Report, including a Stormwater Report, and a Stormwater Management System Maintenance Report shall be submitted for projects requiring **major** site plan review, new construction of a building of any size, and/or installation of a stormwater management system The report should include:

- Information regarding the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water, and water tables.
- Information regarding the potential erosion and sedimentation caused by the operation and maintenance of the project and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required.

- For projects with significant environmental impacts to wetlands, floodplains, or other sensitive resources the Applicant shall include a report detailing the relationship of the project to the natural and man-made environment, and compatibility of the project with adjacent or surrounding land uses and neighborhoods. An Environmental Impact Report (EIR) required through the Massachusetts Environmental Policy Act (MEPA) process, which addresses the Planning Board's concerns, may be substituted in lieu of this report;
- Proposed methods to mitigate the estimated environmental impacts such as promoting the use LID, best management practices, and other methods of design.

**Waiver.** The Planning Board, at its discretion, may waive technical and/or submittal requirements of Section VI.F.5. for a project, where such technical and/or submittal requirements are not appropriate or relevant to the project. All Applicants seeking waiver request shall provide a detailed description of the need for relief from the technical and/or submittal requirement.

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

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# FORM J – SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

**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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| Office Use Only | Project Number: | Public Hearing Date: | Filing Fee: |
|---|---|---|---|
| | | | |

## Property Information

Address of Property: 518 Pleasant Street

## Applicability (Please check all that apply)

| | **Section V. F.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:** |
|---|---|
| ✓ | (a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent; |
| ✓ | (b) Any Earth Removal or Earth Fill of more than 400 cubic yards; |
| ✓ | (c) Any Earth Moving activity of more than 1,000 cubic yards; and/or |
| ✓ | (d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less. |

## Project Information

| | | |
|---|---|---|
| Total Area of the Parcel(s) (acre/square feet) | 874,671 | / 20.08 |
| Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet) | 10,766 | / 0.25 |
| Total Area to be Disturbed (acre/square feet) | 722,091 | / 16.58 |
| Total Area Upland (acre/square feet) | 863,905 | / 19.83 |
| Total Amount of Fill Required for the Project (cubic yards) | 0 CY | |
| Percent of the Land to be Disturbed (percentage) | 82.6 | % |
| Percent of Land under the Jurisdiction of the Conservation Commission (percentage) | 11.1 | % |
| Total Area within the 30' No Build Zone as defined by the Conservation Commission (acre/square feet) | 15,927 | / 0.37 |
| Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts (acre/square feet) | 66,297 | / 1.52 |
| Total Area within the 125' No Disturb Zone as defined by the Framingham Conservation Commission (acre/square feet) | 86,216 | / 1.98 |
| Type of Fill to be used | N/A | |

## Residential Projects

| | Existing | Allowed | Proposed |
|---|---|---|---|
| **Number of Residential Dwellings** | | | 60 units within 36 buildings |
| **Number of Proposed Driveways** | | | 60 |

**Project Details (Please provide the following information, for additional room please attach additional pages)**

| Site Management and Control |
|---|
| (a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible |
| The site was designed to limit land disturbance to the greatest extent practicable while accommodating the intended use for the site. All applicable laws and regulations have been adhered to. |
| (b) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures. |
| The contractor will be required to prepare and file a construction phase Storm Water Pollution Prevention Plan (SWPPP) in accordance with the CGP to address these issues. Additionally, the plans note locations for stabilized construction exits, silt sacks in catch basin, slope stabilization, silt fence/haybales, and notes for construction phase erosion control. |
| (c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction. |
| See response to part (b) above. |
| (d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained. |
| All permanent, non-hardscaped areas will be planted or finished in a manner to prevent erosion and sedimentation. All pipe outlets will have proper stone/scour protection and any steep slopes (over 3:1) will require erosion control blankets prior to seeding. |
| (e) Timeline for Project. |
| |
| **Control of Stormwater Runoff** |
| (f) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties. |
| The Project proposes the use of multiple on-site Infiltration Basins to provide peak flow attenuation. These basins have been sized to reduce existing peak runoff rates and promote infiltration of stormwater. A complete stormwater management report is included with this application. |

(g) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.

A construction phase SWPPP will be developed prior to construction to address these issues. Temporary sedimentation basins will likely be utilized to control discharge rates and sedimentation from construction related activities.

(h) Briefly describe how the Project will no adversely impact the groundwater resources in terms of quantity or quality.

Groundwater recharge has been provided on the project through the use of surface infiltration basins. The project meets the required recharge volume in accordance with the Massachusetts Stormwater Handbook. Water quality standards are met by implementing a treatment train of BMPs that provides 80% TSS removal for all proposed impervious surfaces.

## Protection of Natural Features and Vegetation

(i) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.

Not Applicable

(j) Please briefly describe the characteristics of the site or provide photos that are representative of the Site. If applicable, please provide a list of all trees greater than 6" in diameter – stating the species and site and denote these trees on the Site Plan.

The site can generally be described as developed. A 4-story brick building and 2-story brick building, along with a few other accessory structures, occupy the site along with associated parking areas and an old football field.
Please refer to Existing Conditions Plans prepared by Kelly Engineering Group, Inc. for information related to trees.

## Protection of Historic Resources

(k) Please provide a list of all historically significant resources on-site.

Not Applicable

(l) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.

Not Applicable

**Special Permit for Land Disturbance Application Checklist for Plan Content**

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.)*

- ☑ Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
- ☑ North arrow, scale, and date.
- ☑ Locus map showing the parcel in relation to the surrounding properties.
- ☑ Name of record owner(s) of land shown on the plan.
- ☑ Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
- ☑ The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
- ☑ Property lines, easements and/or other legal rights within the property lines.
- ☑ All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone.
- ☑ Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
- ☑ Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
- ☐ Size and height of trees, of Specimen Trees and/or significant forest communities.
- ☐ Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
- ☐ The location of any proposed stockpile locations.
- ☐ Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
- ☐ A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
- ☐ If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- ☐ Photographs of the site prior to disturbance shall accompany the application.

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

**Email**

# FORM L – SPECIAL PERMIT APPLCIATION

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

PERMIT | FRAMINGHAM
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TOWN CLERK
FRAMINGHAM
Town Clerk Stamp

| Office Use Only | Project Number: | Public Hearing Date: | Filing Fee: |
|---|---|---|---|
| | | | |

**Property Address:** 518 Pleasant Street

**Submission Type** (Check all that apply)

| | | | |
|---|---|---|---|
| ☐ | **Special Permit** | ☐ | Use (II.B) |
| | | ☐ | Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1____) |
| | | ☐ | Dimensional Relief to Off-Street Parking Design Standards (IV.B.3.g) |
| | | ☐ | Location of Facilities (IV.B.2) |
| | | ☐ | Off-Street Loading (IV.C.____) |
| | | ☐ | Historic Re-Use (V.B) |
| | | ☐ | Transfer of Development Rights (V.O) |
| | | ☐ | Mixed Use Regulations (V.G) |
| | | ☐ | Affordable Housing (V.H) |
| | | ☑ | Active Adult Housing (V.I) |
| | | ☐ | Drive-Thru Facility Regulations (V.J) |
| | | ☐ | Neighborhood Cluster Development (V.K) |
| | | ☐ | Agriculture Preservation Development (V.M) |
| | | ☐ | Open Space Cluster Development (V.L) |
| | | ☐ | Other (_____) |
| | | ☐ | Other (_____) |
| | | ☐ | Other (_____) |
| ☐ | **Chapter 43D Application** | | |

**Property Information**

Current Use of Property: vacant land and buildings (to be demolished)

Proposed Use of Property: 60 units of active adult housing

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

**Describe your request under section** V.I.:

Special Permit to construct 60, age-restricted (55 and older) condominium units on a parcel of land containing approximately 20.2 acres of land, including 12, detached single-family homes and 24, two-unit dwellings, roads, sidewalks, water, sewer and utility services, drainage systems, lighting and landscaping.

**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**

**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:** | **Email:** |
| **Mailing Address:** | **Phone:** |
| | |
| **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) | / | / | / |
| Frontage of Property (feet) | | | |
| Front Setback (feet) | | | |
| Side/Rear Setback (feet) | | | |
| Minimum Landscape Open Space Surface Ratio (%) | | | |
| Building Height (feet) | | | |
| Lot Coverage (%) | | | |
| Gross Floor Area Ratio of Building(s) | | | |
| Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel) | | | |
| | | | |
| Number of Parking Spaces | | | |
| Handicap Parking Spaces | | | |
| Bicycle Parking Spaces | | | |
| Loading Spaces | | | |
| Number of Loading Bay | | | |