

Framingham Planning Board

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Part 2 – Meeting with Standing Committee on Planning and Zoning (SCPZ) on April 25, 2016 Review of the Existing Zoning for the Purposes of the Expansion of the TDR By-Law

Part 2 – Meeting with Standing Committee on Planning and Zoning (SCPZ) on April 25, 2016 review package is intended to track the progress of the TDR By-Law review. This package will be followed by two other parts that include: Part 3 – Meeting with the Board of Selectmen on May 4, 2016 and Part 4 – Documents for Review at the opening Public Hearing on Monday, May 16, 2016.

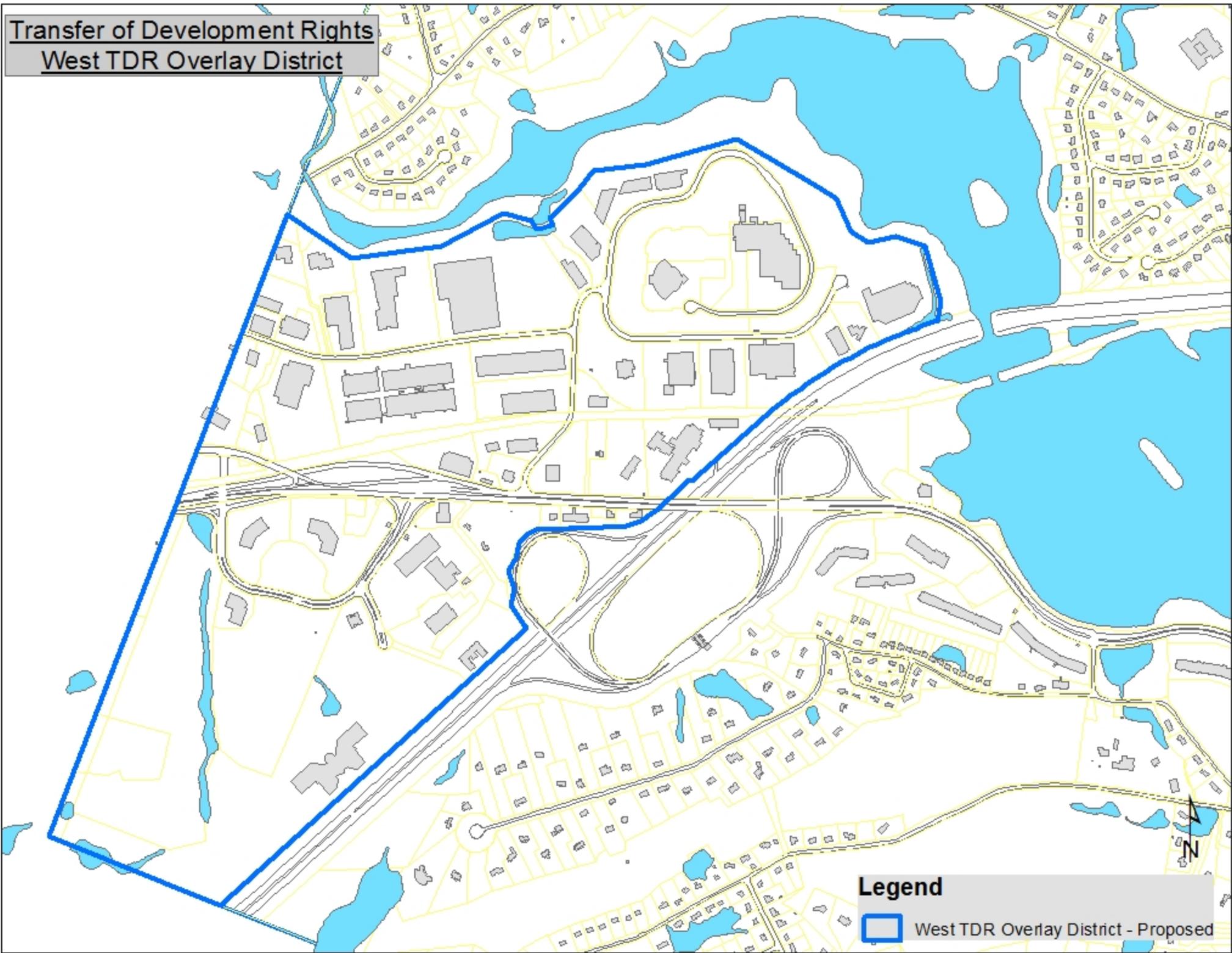
The following maps were developed based on feedback from meetings and additional research. Below is a list of documents and maps that were provided for the Standing Committee on Planning and Zoning meeting on April 25, 2016.

Documents for Review

- 1. Map #1 – Transfer of Development Rights West Framingham Proposal** Development of a Transfer of Development Rights (TDR) Overlay District in West Framingham. Area identified in the western part of the Town to be considered as a TDR Overlay District to be considered Receiving Parcels
- 2. Map #2 – Transfer of Development Rights West TDR Overlay District April 29, 2016 (For Discussion Purposes)** Revision to the West TDR Over – consists only of the Chapter 43D Expedited Permitting Sites (and one additional landlocked parcel on the Southborough Town Line) – removal of the area between 9/90 Corporate Center (area south of Route 9) and the Technology Park (area above Worcester Road)
- 3. Map #3 – Transfer of Development Rights East Framingham Proposal** Development of a Transfer of Development Rights (TDR) Overlay District in the eastern part of Framingham to be considered as a TDR Overlay District to be considered Receiving Parcels. Based on Part 1.
- 4. Map #4 – Transfer of Development Rights East TDR Overlay District Review of Previously Used Residential Zoning District Buffers** Map #4 show the various uses of buffers throughout the Zoning By-Law based on distance away from residential zoning districts (R-1, R-2, R-3, R-4, and G). These buffer distances include: teal green representing the 50' buffer from the residential zoning district, Purple Line representing the 200' buffer from the residential zoning district, Marigold Line representing the 300' buffer from the residential zoning district, and the Red Line representing the 500' buffer from the residential zoning district. Please note that the Mass Turnpike is zoned as a residential zoning district within this area.

5. **Map #5 Transfer of Development Rights East TDR Overlay District Review of Previously Used Residential Zoning District Buffers** same map as Map # 4, the only difference is the background layer is the aerial map of the Town
6. **Map #6 – Transfer of Development Rights East TDR Overlay District Review of 500’ Buffer off any Residential Zoning District** Map #6 shows the 500’ buffer off the residential zoning districts (note the Mass Turnpike has been removed from the residential zoning district given that housing is unlikely to be constructed on the roadway at this time). The Red Line represents the 500’ Buffer off the residential zoning districts and the Blue Line represents the potential East TDR Overlay District as previously discussed.
7. **Map #7 – Transfer of Development Rights East TDR Overlay District Review of 500’ Buffer off any Residential Zoning District** same map as Map #6, the only difference is the background layer is the aerial map of the Town
8. **Map #8 – Transfer of Development Rights East TDR Overlay District April 29, 2016 Overlay Residential Zoning District Review** Map #8 shows the 500’ residential buffer in a Red Line, the Green Line represents the residential zoning district boundary – minus the Mass Turnpike, the original TDR East Overlay District represented in a Bright Blue Line, and the proposed revised TDR East Overlay District 04 25 2016 represented in a Navy Blue line. The properties included in the new revised TDR East Overlay District are outside of the 500’ residential buffer line represented in the Red Line (several parcels proposed in the new revised TDR East Overlay are located within the 500’ residential buffer – this occurs where small corners of the lot are in the 500’ residential buffer and there is a strong buffer between the residential zoning district. For example, Lowes in the most western corner along Cochituate Road has a small corner in the residential buffer zone).
9. **Map #9 – Transfer of Development Rights East TDR Overlay District April 29, 2016 Overlay Residential Zoning District Review** same map as Map # 8, the only difference is the background layer is the aerial map of the Town
10. **Map #10 Transfer of Development Rights East TDR Overlay District April 25, 2016 Overlay** Map #10 represents the Original TDR East Overlay District and the new revised TDR East Overlay District 04 25 2016. The new Overlay District would include parcels in the Business (B), Light Manufacturing (M-1), and General Manufacturing (M) Zoning Districts.
11. **Map #11 Transfer of Development Rights East TDR Overlay District April 25, 2016 Overlay** same map as Map # 9, the only difference is the background layer is the aerial map of the Town
12. **Map #12 Transfer of Development Rights – Roadways** Map #12 provided the names of the roadways within the eastern side of Framingham for reference.

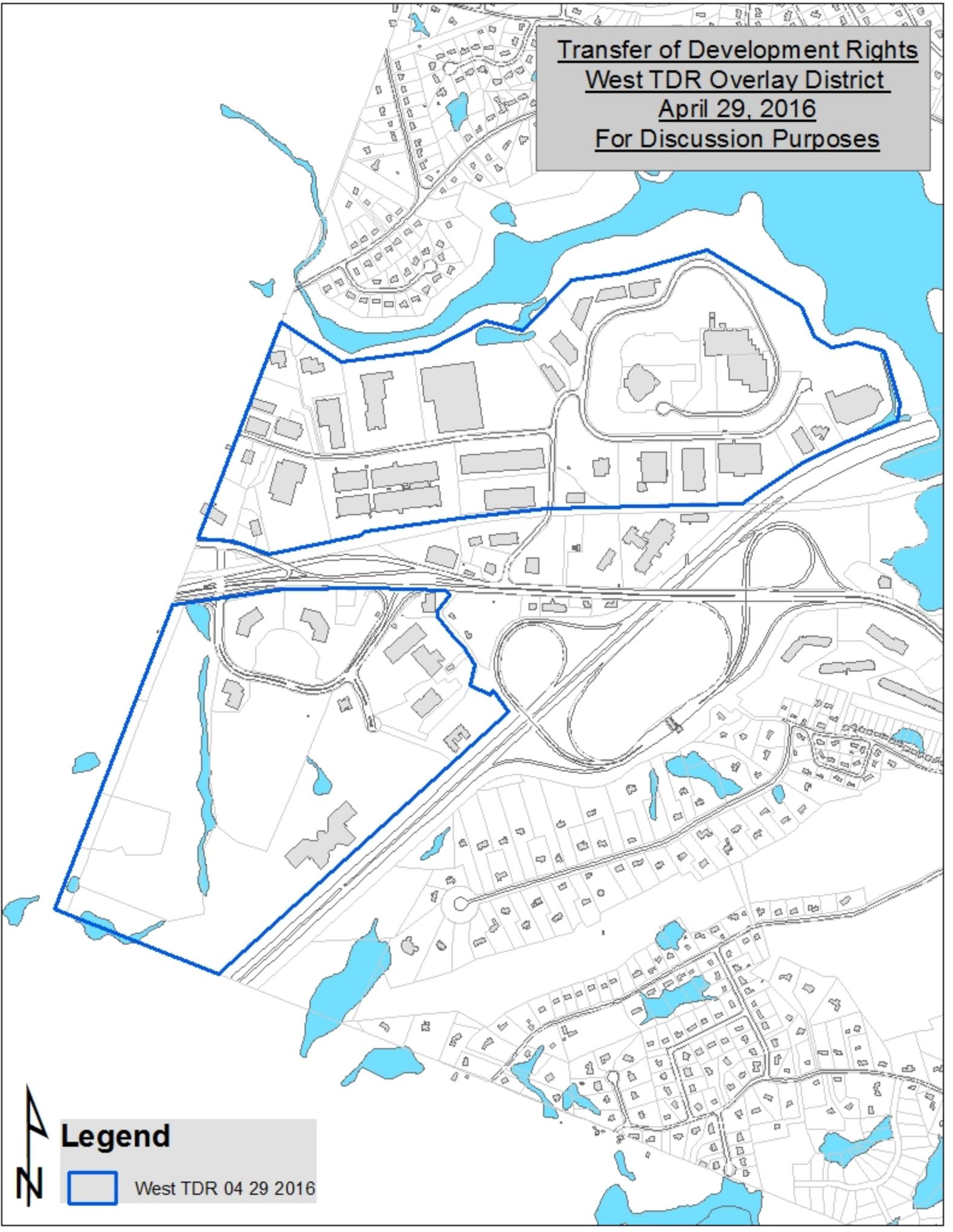
Transfer of Development Rights
West TDR Overlay District



Legend

 West TDR Overlay District - Proposed

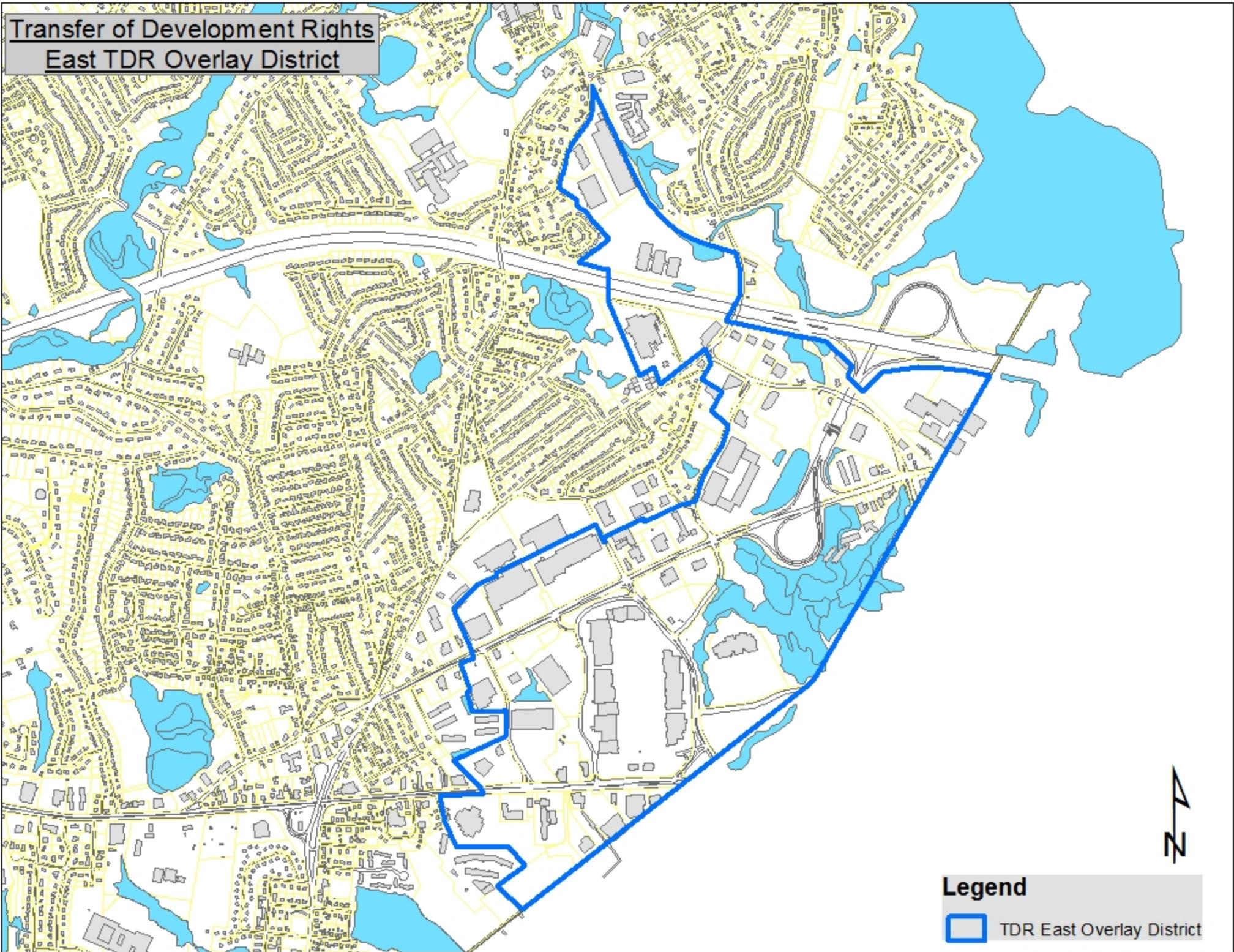
Transfer of Development Rights
West TDR Overlay District
April 29, 2016
For Discussion Purposes



Legend

 West TDR 04 29 2016

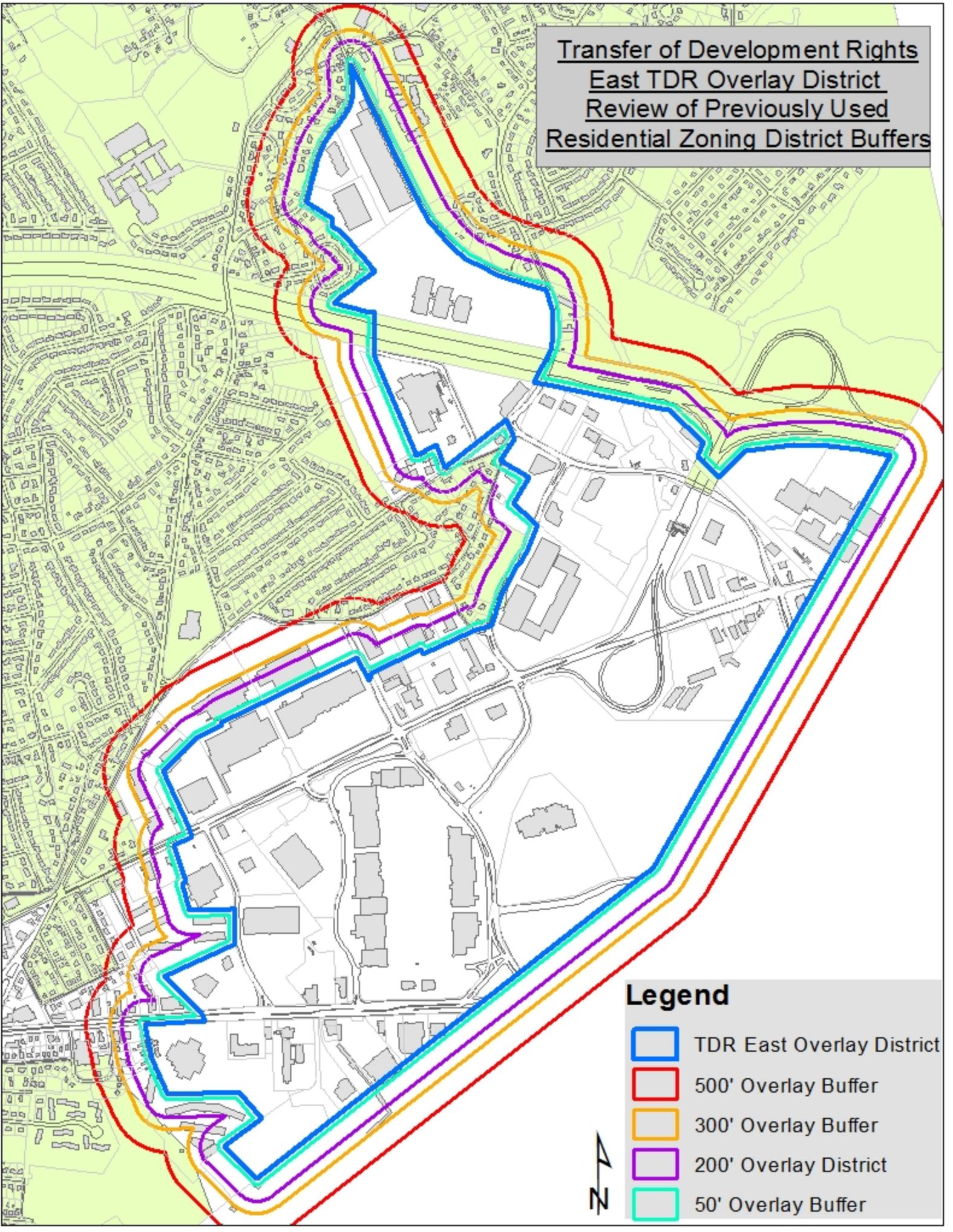
**Transfer of Development Rights
East TDR Overlay District**



Legend

 TDR East Overlay District

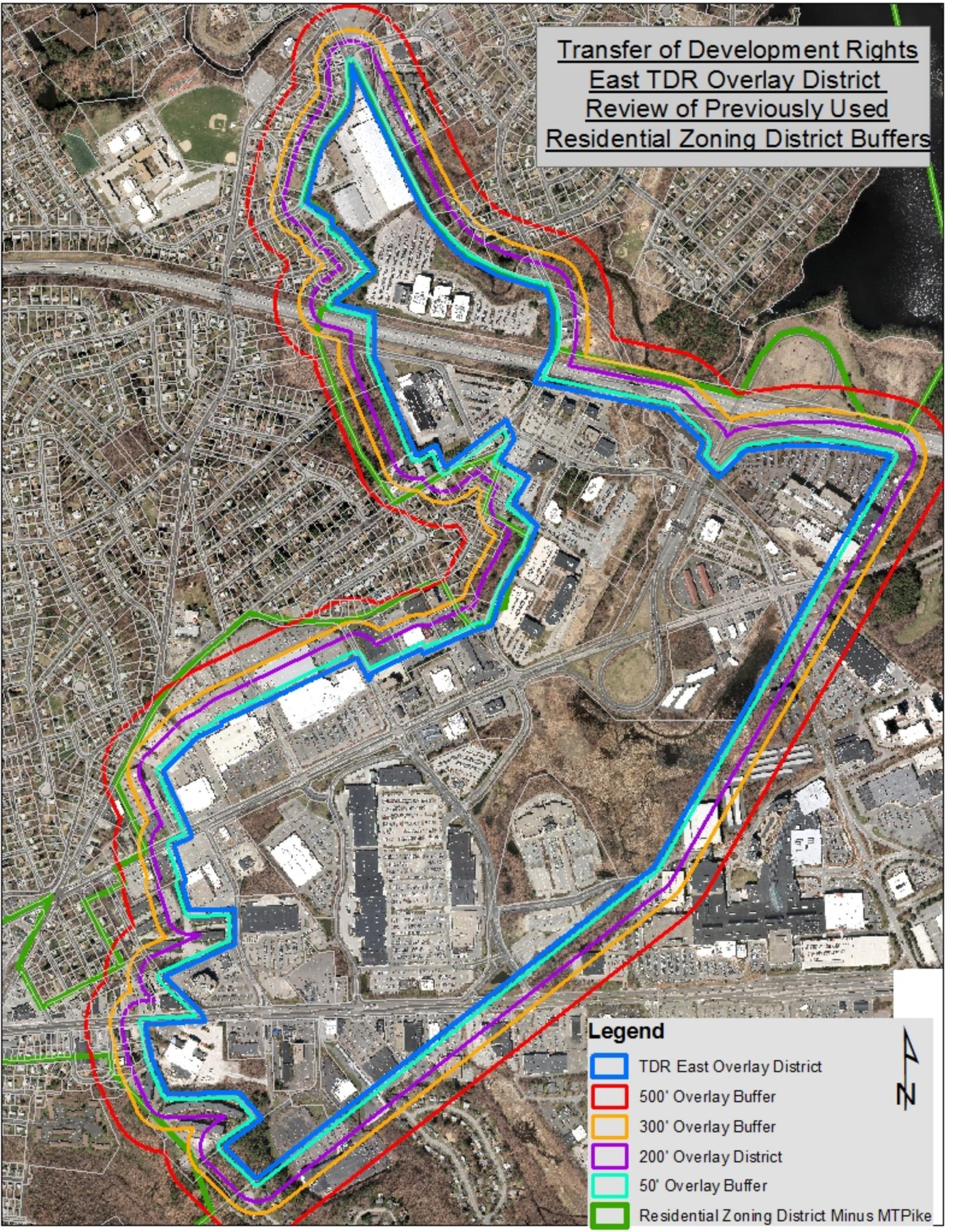
Transfer of Development Rights
East TDR Overlay District
Review of Previously Used
Residential Zoning District Buffers



Legend

-  TDR East Overlay District
-  500' Overlay Buffer
-  300' Overlay Buffer
-  200' Overlay District
-  50' Overlay Buffer

Transfer of Development Rights
East TDR Overlay District
Review of Previously Used
Residential Zoning District Buffers

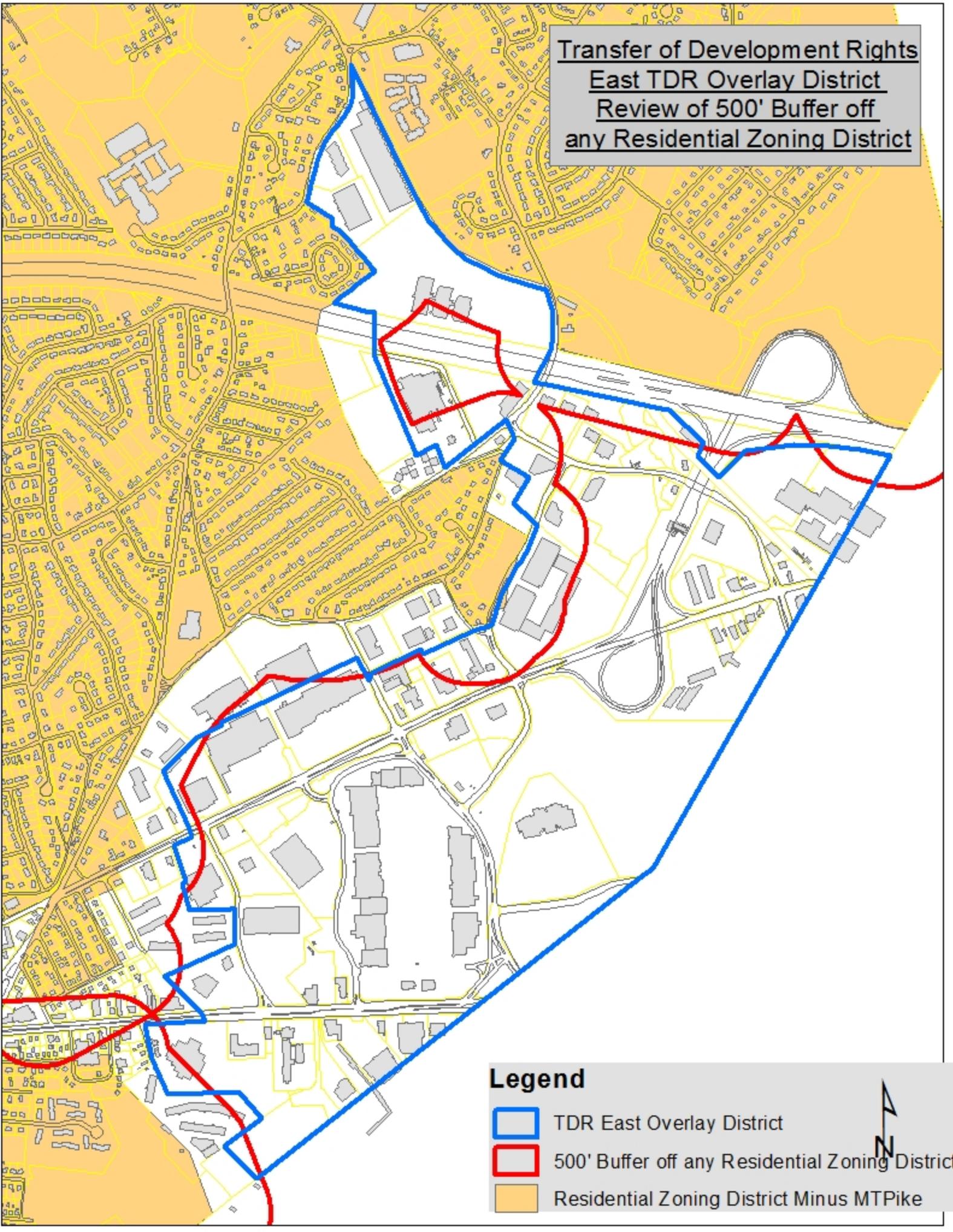


Legend

-  TDR East Overlay District
-  500' Overlay Buffer
-  300' Overlay Buffer
-  200' Overlay District
-  50' Overlay Buffer
-  Residential Zoning District Minus MTPike



**Transfer of Development Rights
East TDR Overlay District
Review of 500' Buffer off
any Residential Zoning District**

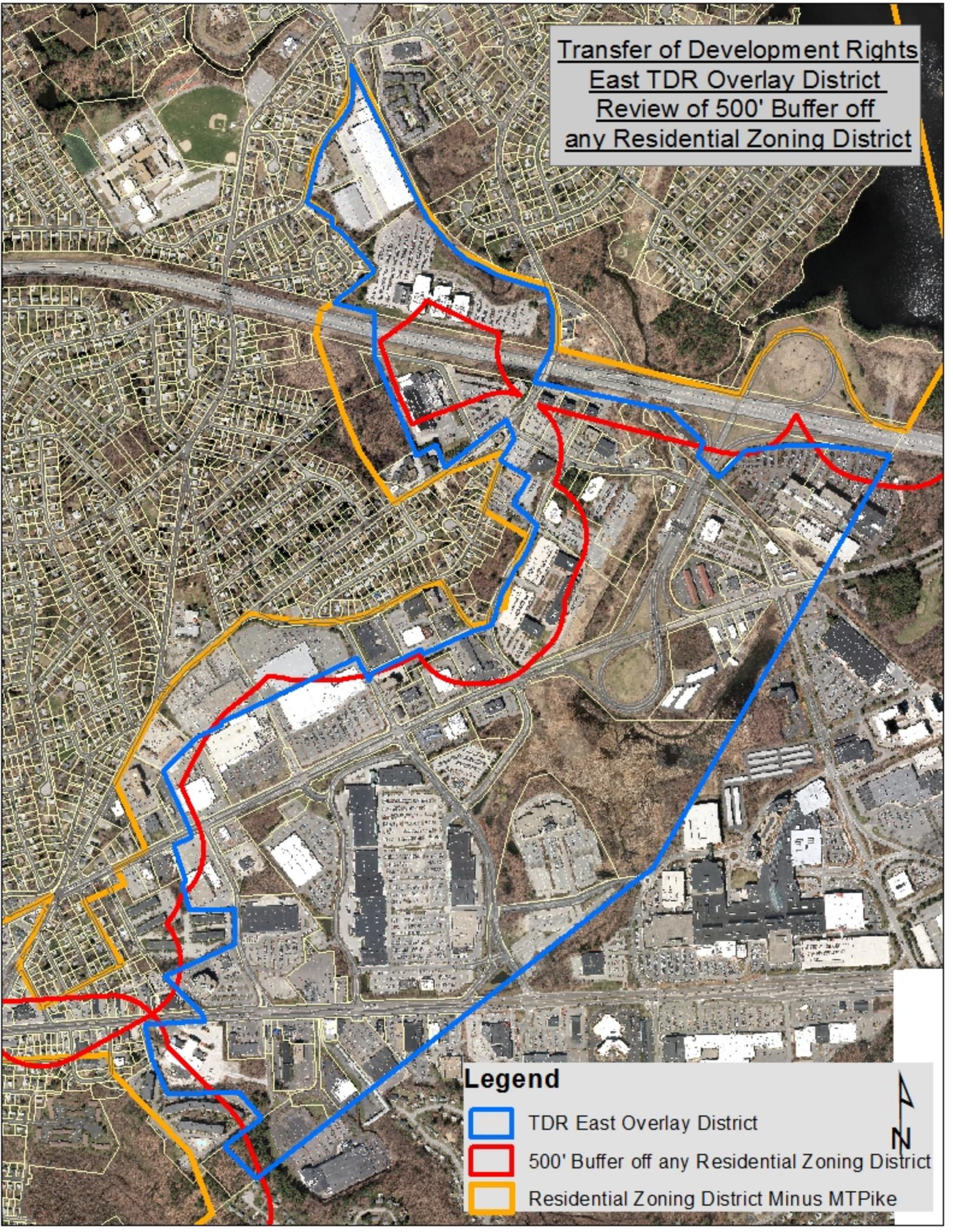


Legend

-  TDR East Overlay District
-  500' Buffer off any Residential Zoning District
-  Residential Zoning District Minus MTPike



Transfer of Development Rights
East TDR Overlay District
Review of 500' Buffer off
any Residential Zoning District

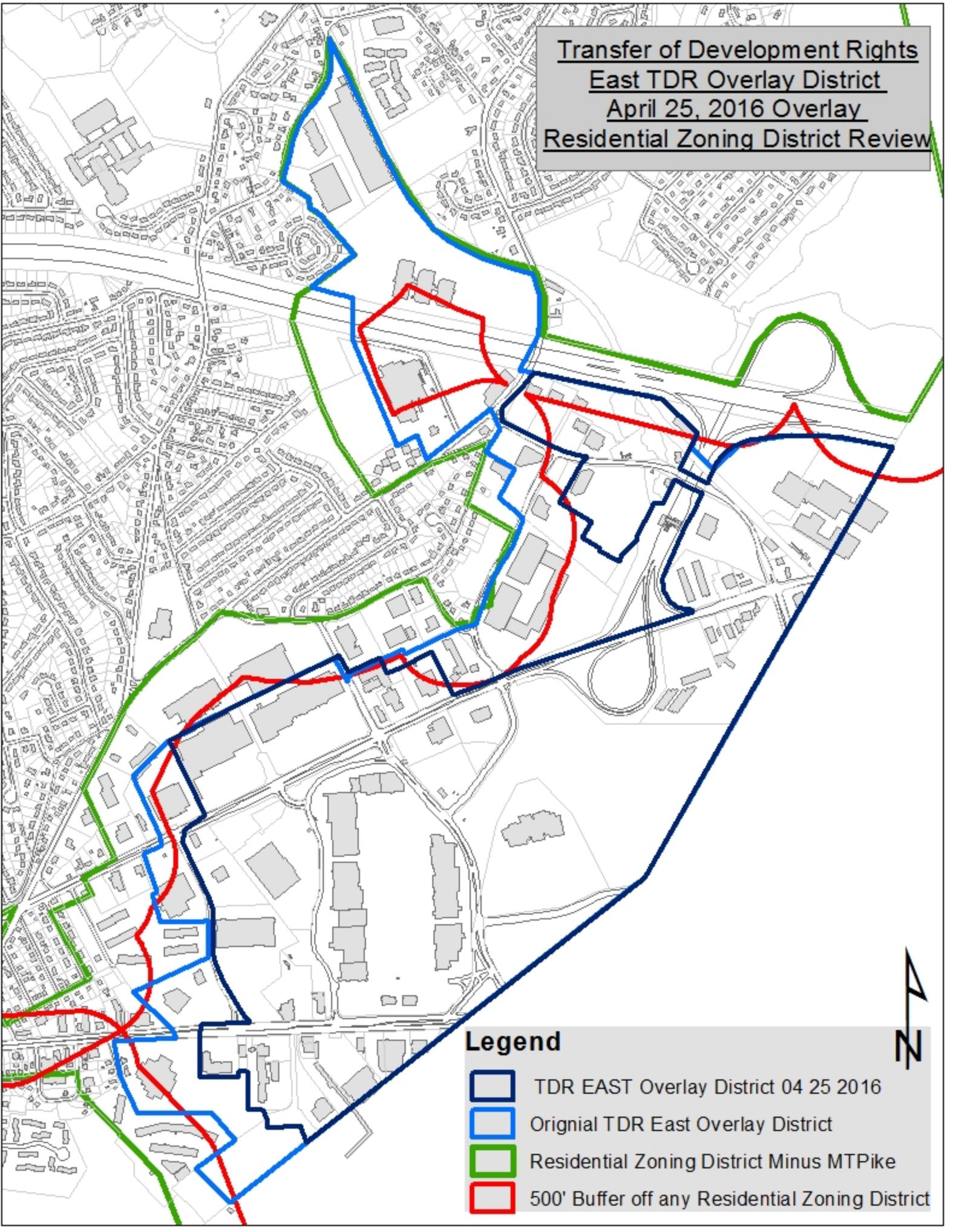


Legend

-  TDR East Overlay District
-  500' Buffer off any Residential Zoning District
-  Residential Zoning District Minus MTPike



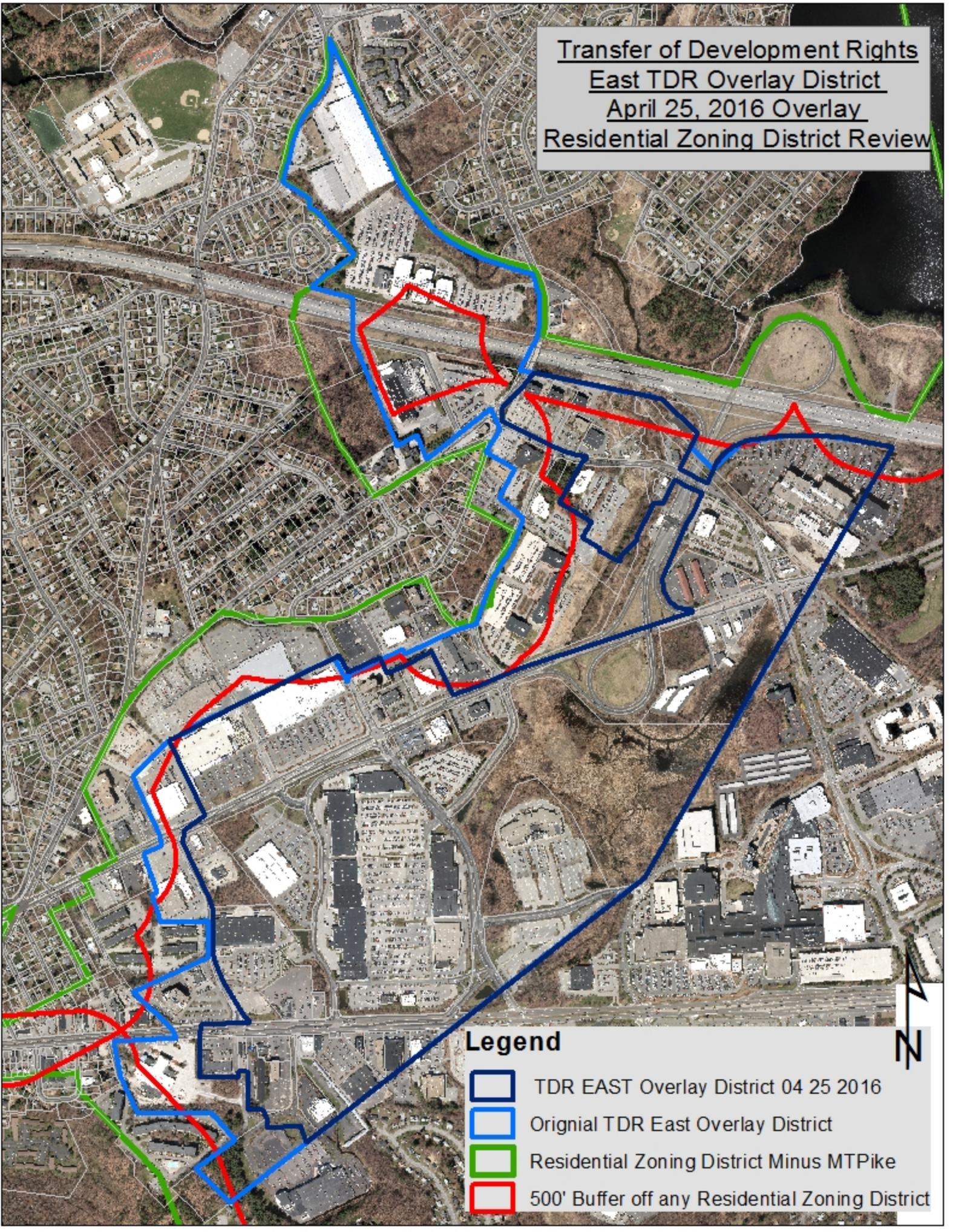
Transfer of Development Rights
East TDR Overlay District
April 25, 2016 Overlay
Residential Zoning District Review



Legend

-  TDR EAST Overlay District 04 25 2016
-  Original TDR East Overlay District
-  Residential Zoning District Minus MTPike
-  500' Buffer off any Residential Zoning District

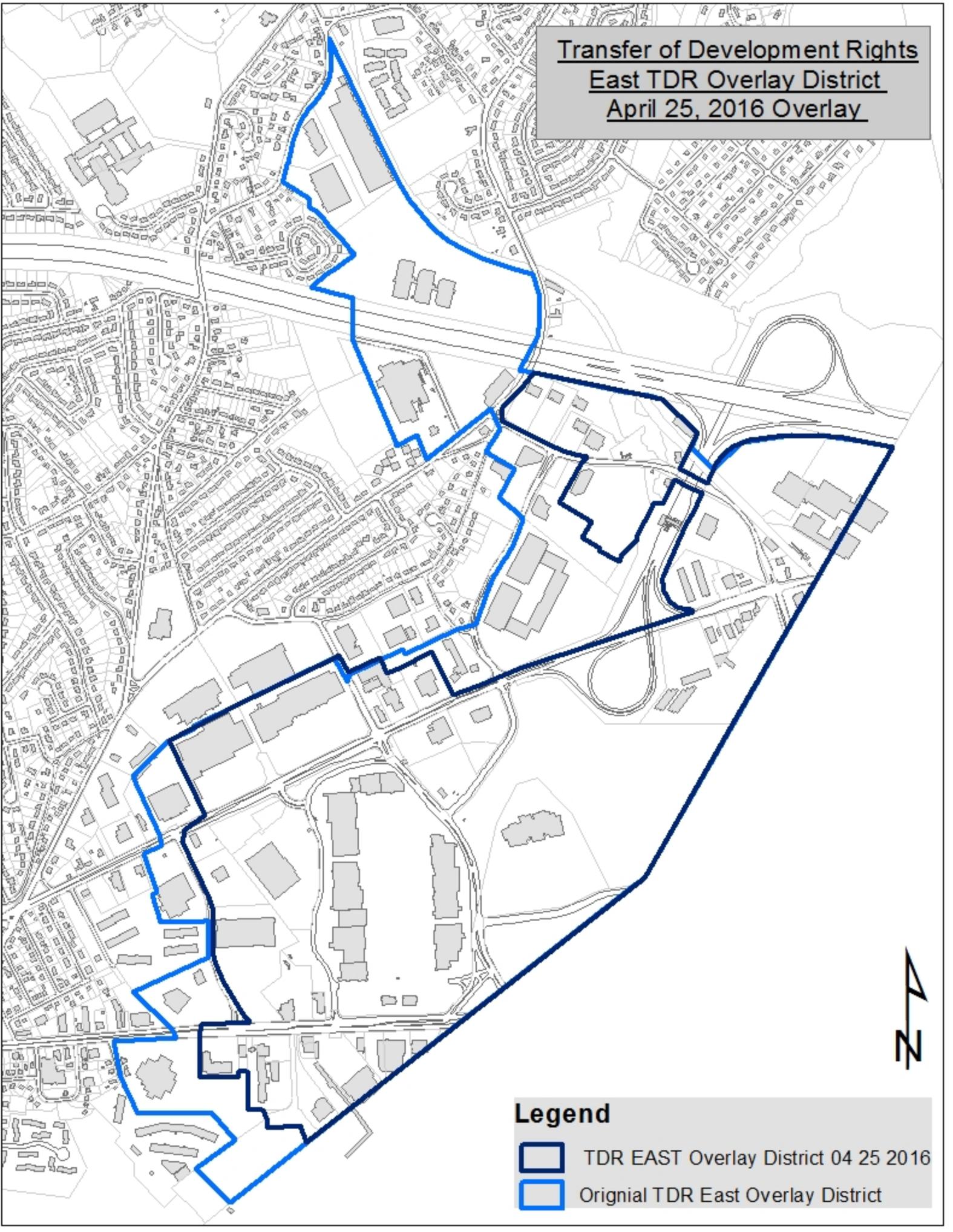
Transfer of Development Rights
East TDR Overlay District
April 25, 2016 Overlay
Residential Zoning District Review



Legend

-  TDR EAST Overlay District 04 25 2016
-  Original TDR East Overlay District
-  Residential Zoning District Minus MTPike
-  500' Buffer off any Residential Zoning District

Transfer of Development Rights
East TDR Overlay District
April 25, 2016 Overlay

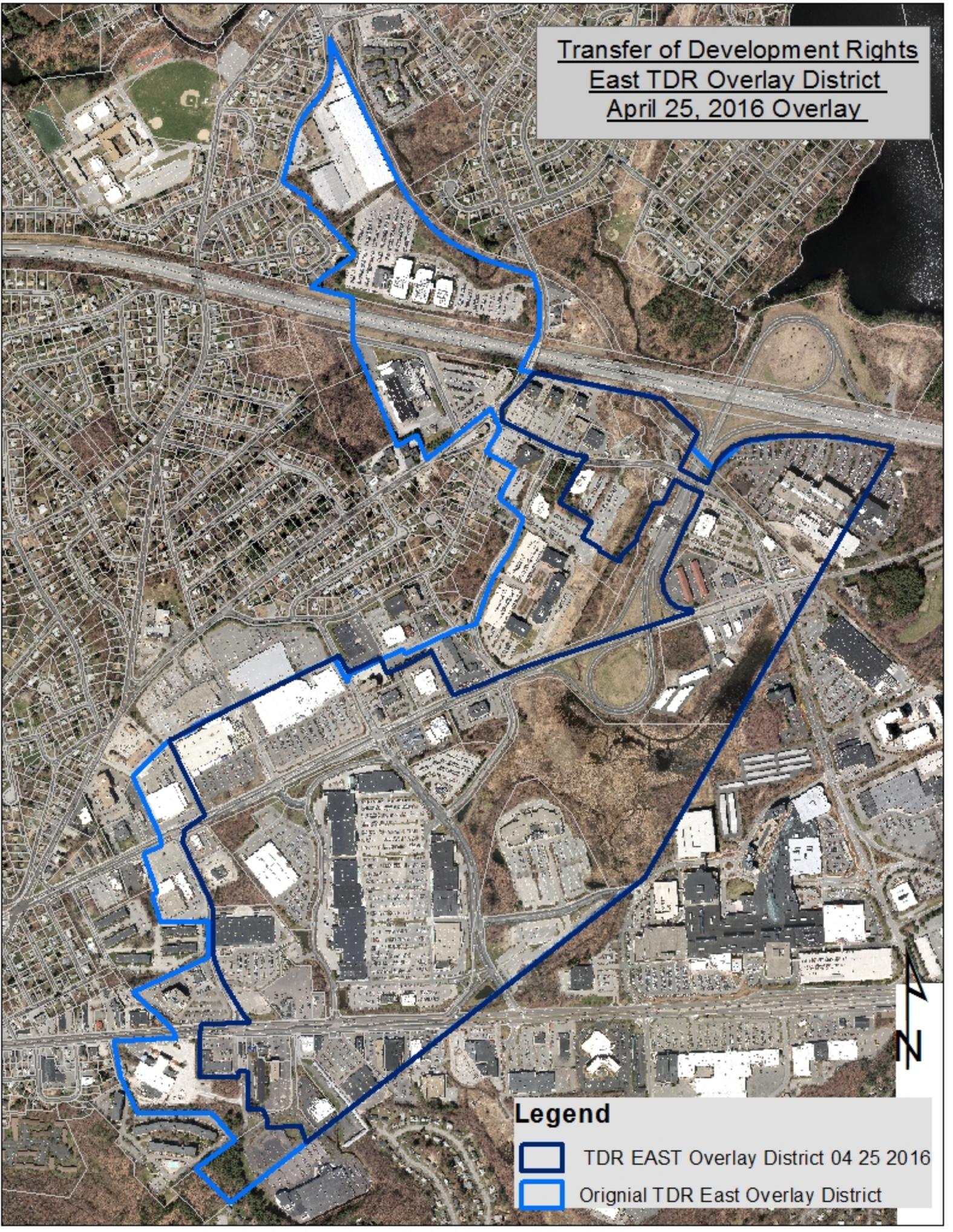


Legend

-  TDR EAST Overlay District 04 25 2016
-  Original TDR East Overlay District



Transfer of Development Rights
East TDR Overlay District
April 25, 2016 Overlay



Legend

-  TDR EAST Overlay District 04 25 2016
-  Original TDR East Overlay District



Transfer of Development Rights
Location of Roadways

