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TOWN CLERK  
FRAMINGHAM

FRAMINGHAM PLANNING BOARD

APPLICATION FOR APPROVAL  
PRELIMINARY PLAN

INSTRUCTIONS TO OWNER/APPLICANT

Please complete this **entire** form, including the checklist on page 3 of this form, and submit the original to the Planning Board. The application **must** be accompanied by the following:

- Eighteen (18) copies of the application together with one original mylar, eighteen (18) full size copies of the subdivision plan, and one (1) halfsize, legible sets of the subdivision plans (with a bar scale) and eighteen (18) copies of all supporting documents accompany the application. All material must be submitted in electronic form as well as hard copies to the Planning Board office.
- The Treasurer's Certification that no municipal charges are outstanding (see page 3 of this form).
- A Certified List of the Abutters
- A Statement of Communication with residents in the vicinity of the subject property.
- Certification herein, that a Community Notice has been posted on the subject property.
- Full payment of Application Fee

When **all** information is submitted and deemed complete, the application will be date and time stamped by the Planning Board. Incomplete applications will **not** be accepted by the Planning Board. Please read Section V. of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM" pertaining to an APPLICATION FOR PRELIMINARY PLAN and the attached description of the review process before filing this form. After the application is date/time stamped by the Planning Board, the applicant shall be responsible to file one copy of the application with the Office of the Town Clerk in accordance with the requirements of Section 41 of the Massachusetts General Laws.

Where appropriate, separate paragraphs are used below to indicate alternate provisions. Please select and complete the pertinent paragraph(s). Please read Section V of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM".

You or your duly authorized agent will be expected to appear before the Planning Board to answer any questions and/or submit such additional information as the Board may request in connection with this application. You are encouraged to attend the Planning Board meeting that will be scheduled to consider your application and your absence may result in a delay in its review or its disapproval.

Date of Application: \_\_\_\_\_  
 Owner of Record Title's Name: Kendall Street Realty Trust, Nancy E. Teti, Trustee  
 Owner/Applicant's Address: P.O. Box 218, Sherborn, MA 01770 Owner/Applicant's Phone Number: 508-958-1243  
 (Number and Street, Town or City, State, Zip Code)  
 Co-Applicant's Name: \_\_\_\_\_  
 Co-Applicant's Address: \_\_\_\_\_ Co-Applicant's Phone Number: \_\_\_\_\_  
 (Number and Street, Town or City, State, Zip Code)  
 Project Contact's Name: Pat Teti  
 Project Contact's Address: P.O. Box 218, Sherborn, MA 01770  
 (Number and Street, Town or City, State, Zip Code)  
 Project Contact's Phone Number: 508-958-1243 Project Contact's Fax Number: \_\_\_\_\_

The undersigned applicant being the owner, agent, or representative of the owner of all the land included within a proposed subdivision shown on a plan **entitled** Preliminary Plan  
 prepared by Connorstone Engineering, Inc.  
 and dated 3/14/2016, located at (address) #0, #92, #110 Kendall Ave. & 9999 Kendall Ln. and shown on Framingham Assessor's Plan Sheet # 137, Block # 54, Lot(s) # 2090, 0190, 1106, 1037 and Framingham Assessor's Plan Sheet # \_\_\_\_\_, Block # \_\_\_\_\_, Lot(s) # \_\_\_\_\_, with number of lots proposed 8 on total acreage of tract (acres/sq.ft.) 5.69 acres,



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Date of Application: \_\_\_\_\_

Owner of Record Title's Name: Kendall Street Realty Trust, Nancy E. Teti, Trustee

Owner/Applicant's Address: P.O. Box 218, Sherborn, MA 01770 Owner/Applicant's Phone Number: 508-458-1243  
(Number and Street, Town or City, State, Zip Code)

Co-Applicant's Name: \_\_\_\_\_

Co-Applicant's Address: \_\_\_\_\_ Co-Applicant's Phone Number: \_\_\_\_\_  
(Number and Street, Town or City, State, Zip Code)

Project Contact's Name: Pat Teti

Project Contact's Address: P.O. Box 218, Sherborn, MA 01770  
(Number and Street, Town or City, State, Zip Code)

Project Contact's Phone Number: 508-458-1243 Project Contact's Fax Number: \_\_\_\_\_

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APPLICATION FOR APPROVAL OF PRELIMINARY PLAN, (cont.)

hereby submits said plan as a Preliminary Subdivision Plan in accordance with the Rules and Regulations of the Framingham Planning Board and makes application to the Board for approval of said plan.

The Owner's title to the land being subdivided is derived under deed from O'Rourke, dated 10/26/2013 and recorded in the Middlesex District Registry of Deeds Book# 63093, Page#497, and from Mousette, dated 3/16/2015 and recorded in the Middlesex District Registry of Deeds Book# 65060, Page#585, or under Certificate of Title # \_\_\_\_\_ registered in the Middlesex Land Registry District, Book# \_\_\_\_\_, Page# \_\_\_\_\_.

Precinct # P16 Current zoning of property: G - General Residence

Current use of property: Vacant

Number of Lots Existing: 4 Parcels Proposed: 8 Lots

Zoning and use of surrounding properties:

	ZONING DESIGNATION	LAND USE
Parcel(s) to the North ⤴:	<u>N/A Town line</u>	<u>Residential</u>
Parcel(s) to the South ⤵:	<u>G - General Residence</u>	<u>Residential</u>
Parcel(s) to the East ⇨:	<u>G - General Residence</u>	<u>Vacant</u>
Parcel(s) to the West ⇩:	<u>G - General Residence</u>	<u>Residential</u>

Brief description of project (e.g.: proposed use of property, number of lots being created, significant features and current condition of the site): Proposed 8 lot residential subdivision off Kendall Ave. The site is currently undeveloped with generally wooded upland on the west half and wetlands on the east half of the site.

1.  Yes  No The land within the proposed subdivision is subject to easements and restrictions. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
2.  Yes  No There are easement restrictions over the land of others applicable to the proposed subdivision. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
3.  Yes  No Structures (walls, fences, guardrails, etc.), significant topographical features (wetlands, slopes, ledge, etc.), easements or other conditions are present that could limit or impede access to the proposed subdivision or to individual lots within the subdivision. If yes, please explain.

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4.  Yes  No The owner/co-applicant(s) request waivers for the proposed subdivision. If yes, the waivers requested are listed herein with a justification for each waiver requested.  
Waiver from Table 1, Street Design Standards to allow a 40 foot wide right of way.  
The pre-existing historic right of way is 40 feet wide.

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5.  Yes  No The owner/co-applicant(s) certify that **no** waivers are being requested for completion of the subdivision.
6.  Yes  No This Plan **has** been submitted to the Framingham Board of Health. If yes please identify the date of submission. \_\_\_\_\_
7.  Yes  No A Community Notice (min. 2ft. by 2ft.), specifying plans for the property has been posted, as required. - In Progress
8.  Yes  No A statement regarding the extent of communication with residents of the area about the proposed development is included with this application. - In Progress
9.  Yes  No The lot is on a Scenic Road? [A list of scenic roads is available in the Planning Board Office]
10.  Yes  No 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 §17A of Article V. of the Town of Framingham's By-Laws (See Appendix IX of the Zoning By-Law).
11.  Yes  No The lot is located in an Historic District? (See Article V. §5 of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law)

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN, (cont.)

**Application Checklist**

The following plans, reports and information must be submitted with this application form, in accordance with "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM", Section V. Preliminary Plan. Please complete the following checklist  to ensure completeness.

<input checked="" type="checkbox"/> Title Block, Lower Right Corner	<input checked="" type="checkbox"/> Subdivision Name and "Preliminary" Plan Title	<input checked="" type="checkbox"/> Subdivision Boundaries
<input checked="" type="checkbox"/> North Point	<input checked="" type="checkbox"/> Date	<input checked="" type="checkbox"/> Scale
<input checked="" type="checkbox"/> Legend	<input checked="" type="checkbox"/> Zoning Classification	<input checked="" type="checkbox"/> Halfsize Prints of Plans
<input checked="" type="checkbox"/> Name(s) and address(es) of Owner(s), Applicant(s)	<input checked="" type="checkbox"/> Surveyor's Seal, Name, Address, Signature	<input checked="" type="checkbox"/> Engineer's Name, Address, Signature, Seal
<input checked="" type="checkbox"/> Existing and proposed lines and widths of Streets and Easements in Subdivision	<input checked="" type="checkbox"/> Names, approximate location and widths of adjacent streets	<input checked="" type="checkbox"/> Lot Boundaries and approximate dimensions, with each lot numbered
<input checked="" type="checkbox"/> Abutters names	<input checked="" type="checkbox"/> Locus Plan	<input checked="" type="checkbox"/> Identification of Scenic Roads
<input checked="" type="checkbox"/> Major Site Features	<input checked="" type="checkbox"/> Existing Topography	<input checked="" type="checkbox"/> Proposed Topography
<input checked="" type="checkbox"/> Existing and proposed public or common areas	<input checked="" type="checkbox"/> Sewerage and Water Distribution Systems	<input checked="" type="checkbox"/> Wetland delineation and upland area calcs. for proposed lots
<input type="checkbox"/> Preliminary OSRD Plan	<input checked="" type="checkbox"/> Drainage Systems	<input checked="" type="checkbox"/> Copy sent to Board of Health

Provide an explanation for any information which has not been checked above as included in the application: \_\_\_\_\_  
 OSRD Plan is not applicable to projects less than 10 acres. The proposed project includes 5.67 acres+/-.

*The Planning Board is entitled to rely on this representation as being the full and complete statement of the owner(s) and applicant(s). Therefore, the undersigned certifies that the information provided on the plan and this application is a true and accurate representation of facts pertinent to the subject parcel of land.*

*Geo. F. Connors Esq. Agent for 70th*  
 \_\_\_\_\_  
 Signature(s) of Owner(s) (Applicant)

\_\_\_\_\_  
 Signature of Co-Applicant