

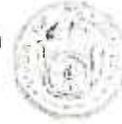
**FORM I – SCENIC ROADWAY MODIFICATION APPLICATION**

2016 AUG 15 P 3:16

**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

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Town Clerk Stamp

Office Use Only	Project Number: <u>PB-029-16</u>	Public Hearing Date: <u>9/1/2016</u>	Filing Fee:
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**Article VI, Section 10 Framingham General By-laws**

Property Address: 1300 Edgell Road

**Surveyor Information**

Name of Surveyor: <u>Stephen P. Converse, Waterman Design Associates, Inc.</u>	Phone: <u>508-366-6552</u>
Address: <u>31 East Main Street, Westborough, MA 01581</u>	Email: <u>spc@wdassoc.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 one (1) new 54 foot wide curb cut for the purpose of creating access to the proposed new training center and service center for the Applicant's nonprofit educational use. No trees will be removed within the right-of-way of Edgell Road. To the extent required, the Applicant requests (i) a waiver pursuant to Section 10.6.5 from the tree removal limitations set forth in Section 10.6.4 of the Framingham Zoning By-Law and (ii) a waiver from the plan requirements set forth in Section 10.7.1(a). The project site is designed to accommodate the project without environmental damage due to wetland loss, habitat disturbance, or damage to natural assets. The Applicant's plan maximizes the preservation of the project site's natural features and environmentally sensitive areas, native vegetation, mature trees, slopes, drainageways, woodlands, and soils to the greatest extent possible. The Project limits development to a fraction of the overall Property and is designed to minimize grading and clearing. The Project is also adjacent to the Applicant's existing campgrounds. The Applicant is also proposing to plant 49 new trees, along with additional landscaping. The total proposed coverage of area by driveways and parking areas is 30,700 square feet, which is 0.6% of the Property. Therefore, the project (i) preserves the historic features of the Property to the greatest extent possible; (ii) protects natural resources and environmental features; (iii) preserves the scenic and aesthetic characteristics; (iv) has no adverse impact on public safety; (v) is compatible with the surrounding neighborhood; and (vi) the Applicant proposes adequate compensatory actions.

**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 checked="" type="checkbox"/> Public Way Access Permit (Article VI., Section 8 of the Framingham General By-law)
<input type="checkbox"/> Common Driveway - creation/modification of a curb cut not to exceed 14 feet	<input 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.	

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**Public Way Access Information**

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed</b>
Length of access within the public way	N/A	15 feet	Yes
Width of access within the public way	N/A	54 feet	Yes
Width of sidewalk (if present)	Not present	N/A	N/A

**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.
- Waiver  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**

**Email**

**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**