

FORM A - APPLICATION COVER LETTER

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



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Office Use Only	Project Number: PB-027-16	Public Hearing Date: 9/11/2016	Filing Fee: \$1150
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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>Heritage Properties</u>	Phone: <u>978-443-4642</u>
Address: <u>490-B Boston Post Road, Suite 202, Sudbury, MA 01776</u>	Email: <u>Vin@theheritageco.com</u>
<u>Project Contact Information</u>	
Name: <u>Vin Gately, Heritage Properties</u>	Phone: <u>978-443-4642</u>
Address: <u>490-B Boston Post Road, Sudbury, MA 01776</u>	Email: <u>Vin@theheritageco.com</u>
<u>Property Owner Information (if different than Applicant)</u>	
Name: <u>#52B: Harold Wilson</u>	<u>#52C: Mutual One Bank, Brian Ledwith</u>
<u>44 Sedgemoor Road</u>	<u>828 Concord Street</u>
Address: <u>Wayland, MA, 617-233-9050</u>	<u>Framingham, MA</u>
<u>haroldw1@comcast.net</u>	<u>bledwith@mutualone.com</u>
<u>Engineer/Land Surveyor Information</u>	
Name: <u>Connorstone Engineering, Inc.</u>	Phone: <u>508-393-9727</u>
Address: <u>10 Southwest Cutoff Unit 7, Northborough, MA 01532</u>	Email: <u>vc@csei.net</u>

General Property Information

Property Address(es): <u>52B & 52C Nixon Road</u>	
Framingham Assessor's Information:	Parcel I.D.: <u>012-29-1918-000</u>
	Parcel I.D.: <u>012-19-9989-000</u>
	Parcel I.D.: _____
Zoning District: <u>R-4</u>	Overlay District: <u>None</u>
Precinct Number: <u>P1</u>	
The record title stands in the name of: _____	

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 (<i>FORM E</i>)
<input type="checkbox"/>	Site Plan Review Minor (<i>FORM E</i>)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (<i>FORM G</i>)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (<i>FORM G</i>)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (<i>FORM G</i>)
<input checked="" type="checkbox"/>	Special Permit (<i>FORM L</i>)
<input checked="" type="checkbox"/>	Special Permit - Land Disturbance (<i>FORM J</i>)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (<i>FORM L</i>)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (<i>FORM L</i>)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (<i>FORM G</i>)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (<i>FORM H</i>)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (<i>FORM L</i>)
<input checked="" type="checkbox"/>	Public Way Access Permit (<i>FORM F</i>)
<input checked="" type="checkbox"/>	Scenic Roadway Modification (<i>FORM I</i>)
<input type="checkbox"/>	Approval Not Required (<i>FORM K</i>)
<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 50B & 52C Nixon Rd
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: Vin Gateley

Owner (or authorized designee) Signature: Vin Gateley

** 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

Construction of two (2) single family homes including shared common driveway off Nixon Road (scenic road). Work also includes utilities, septic systems, earthwork, and miscellaneous site work.

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

Form L - Special Permit Application
 Form J - Special Permit for Land Disturbance Application
 Form F - Public Way Access Permit Application
 Form I - Scenic Roadway Modification Application
 List of Waiver Requests
 Site Photographs
 Stormwater Report
 ANR Plan of Land prepared by Schofield Brothers, dated 6/24/2010
 Site Plan of 52B & 52C Nixon Road in Framingham, MA, dated July 26, 2016

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R-4	residential
Parcel(s) of the East	R-4	residential
Parcel(s) of the South	R-4	residential380
Parcel(s) of the West	R-4	vacant

Fiscal Information

Current Assessed Value of the Site	\$ 380,500
Estimated Value of Project-related Improvements	\$ 1,100,000
Current Total Local Tax Revenue from Site	\$ 6,613
Estimated Post-development Local Tax Revenue	\$ 19,118
Estimated Number of Project Related Jobs Created	Construction Jobs: 20
	Permanent Jobs: 0 Part-time Jobs: 0

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email