

FORM L - SPECIAL PERMIT APPLICATION

2015 AUG 10 P 12:11

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



PERMIT | FRAMINGHAM
 plan • build • grow



TOWN CLERK
 FRAMINGHAM
 Town Clerk Stamp

Office Use Only	Project Number: PB-027-16	Public Hearing Date: 9/11/16	Filing Fee: \$1150 total
-----------------	------------------------------	---------------------------------	-----------------------------

Property Address: 52B and 52C Nixon Road

Submission Type (Check all that apply)

<input checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Use (II.B)
	<input type="checkbox"/> Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1 _____)
	<input type="checkbox"/> Dimensional Relief to Off-Street Parking Design Standards (IV.B.3.g)
	<input type="checkbox"/> Location of Facilities (IV.B.2)
	<input type="checkbox"/> Off-Street Loading (IV.C. _____)
	<input type="checkbox"/> Historic Re-Use (V.B)
	<input type="checkbox"/> Transfer of Development Rights (V.O)
	<input type="checkbox"/> Mixed Use Regulations (V.G)
	<input type="checkbox"/> Affordable Housing (V.H)
	<input type="checkbox"/> Active Adult Housing (V.I)
	<input type="checkbox"/> Drive-Thru Facility Regulations (V.J)
	<input type="checkbox"/> Neighborhood Cluster Development (V.K)
	<input type="checkbox"/> Agriculture Preservation Development (V.M)
	<input type="checkbox"/> Open Space Cluster Development (V.L)
	<input checked="" type="checkbox"/> Other (<u>Common Driveway IV.E.4.a</u>)
<input type="checkbox"/> Other (_____)	
<input type="checkbox"/> Other (_____)	
<input type="checkbox"/> Chapter 43D Application	

Property Information

Current Use of Property: Vacant

Proposed Use of Property: Single Family House (one per lot)

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

Describe your request under section IV.E.4.a:

Request a special permit under section IV.E.4.a to allow a shared common driveway for access to 52B and 52C from Nixon Road. Access is located within a 30 foot wide "access, egress, and utility easement." Each lot has viable access through the respective frontage, however, the Planning Board endorsement of the ANR plan required the two lots to share a common driveway for access (note 10 on ANR plan). The proposed common driveway has a travel width of 12 feet, and a maximum width of 24 feet at the gutter line to account for roundings. The location is based upon the "proposed drive" shown on the endorsed ANR plan.

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: Connorstone Engineering, Inc.	Email: vc@csei.net
Mailing Address: 10 Southwest Cutoff, Northborough, MA	Phone: 508-393-9727
Traffic Engineer Name: N/A	Email:
Mailing Address:	Phone:
Stormwater Engineer Name: N/A	Email:
Mailing Address:	Phone:
Landscape Architect Name: N/A	Email:
Mailing Address:	Phone:

LOT 2 (52B Nixon Road)

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)	46,931 / 1.077	46,931 / 1.077	43,560 / 1.0
Frontage of Property (feet)	n/a	130.00'	100.0'
Front Setback (feet)	n/a	101.4'	30'
Side/Rear Setback (feet)	n/a	35.0'	30'
Minimum Landscape Open Space Surface Ratio (%)	100%	88.6%	50%
Building Height (feet)	0	2 stories / <35'	3 stories / 35'
Lot Coverage (%)	0%	4.4%	15%
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	0	2	2 outside
Handicap Parking Spaces	0	0	0
Bicycle Parking Spaces	0	0	0
Loading Spaces	0	0	0
Number of Loading Bay	0	0	0