

**FORM A - APPLICATION COVER LETTER**

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



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2015 NOV -2

TOWN CLERK  
 FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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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**

<b>Applicant's Information</b>	
Name: <u>Door Systems Inc</u>	Phone: <u>508-875-3508</u>
Address: <u>120 Alexander St.</u>	Email: _____
<b>Project Contact Information</b>	
Name: <u>Lars Niit</u>	Phone: <u>508-875-3508</u>
Address: <u>41 Forest St. Sherborn, MA</u>	Email: <u>larsn@doorsys.com</u>
<b>Property Owner Information (if different than Applicant)</b>	
Name: _____	Phone: _____
Address: _____	Email: _____
<b>Engineer/Land Surveyor Information</b>	
Name: <u>CDW Consultants, Inc.</u>	Phone: <u>508-875-2657</u>
Address: <u>40 Speen St Suite 301 Framingham MA</u>	Email: <u>c.shepherd@cdwconsultants.com</u>

**General Property Information**

Property Address(es): <u>120 Alexander St.</u>
Framingham Assessor's Information: Parcel I.D.: <u>141/93/1492-000</u>
Parcel I.D.: _____
Parcel I.D.: _____
Zoning District: <u>M-GENERAL MANUFACTURING</u> Overlay District: _____
Precinct Number: <u>18</u>
The record title stands in the name of: <u>Door Systems, Inc.</u>

**Submission Type** (Please check all that apply and complete respective forms)  
**FORMS A, B, and C ARE REQUIRED**

<input checked="" type="checkbox"/>	Site Plan Review Major ( <b>FORM E</b> )
<input type="checkbox"/>	Site Plan Review Minor ( <b>FORM E</b> )
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area ( <b>FORM G</b> )
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change ( <b>FORM G</b> )
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change ( <b>FORM G</b> )
<input type="checkbox"/>	Special Permit ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Land Disturbance ( <b>FORM J</b> )
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development ( <b>FORM L</b> )
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit ( <b>FORM G</b> )
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit ( <b>FORM H</b> )
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals ( <b>FORM L</b> )
<input type="checkbox"/>	Public Way Access Permit ( <b>FORM F</b> )
<input type="checkbox"/>	Scenic Roadway Modification ( <b>FORM I</b> )
<input type="checkbox"/>	Approval Not Required ( <b>FORM K</b> )
<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 120 Alexander St
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: Lars A. Niit

Owner (or authorized designee) Signature: Lars A Niit

*\* 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 a building addition on the east side of the lot and a loading dock area.  
 Stormwater from trench drain in loading dock to be captured and pumped to 30" perforated HDPE pipe infiltration trench.  
 Proposed work to be done on existing asphalt area.

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

C-0.0 Cover Sheet - 9/16/16  
 C-1.0 Site Development Plan - 9/16/16  
 C-2.0 Details - 9/16/16  
 Comment letter from Inspectional Services - 7/19/16  
 letter from Barbato Construction - 9/1/16  
 A.1 Proposed Loading Dock Addition - 12/8/15

**Zoning and Use of Surrounding Property Information**

	Zoning Designation	Land Use
Parcel(s) of the North	M	Manufacturing
Parcel(s) of the East	M	Warehouse
Parcel(s) of the South	G	Warehouse
Parcel(s) of the West	G	Residential

**Fiscal Information**

Current Assessed Value of the Site	\$ 981,438
Estimated Value of Project-related Improvements	\$ 113,000
Current Total Local Tax Revenue from Site	\$ 37,000 ±
Estimated Post-development Local Tax Revenue	\$
Estimated Number of Project Related Jobs Created	Construction Jobs: 6
	Permanent Jobs:                      Part-time Jobs:

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

Email

**FORM E – SITE PLAN REVIEW APPLICATION**

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



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 Town Clerk Stamp  
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 FRAMINGHAM

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Property Address: 120 Alexander St

**Submission Type** (Check all that apply)

Site Plan Review	<input checked="" type="checkbox"/>	Major Site Plan Review Section VI.F.2.b
	<input type="checkbox"/>	Minor Site Plan Review Section VI.F.2.a
	<input type="checkbox"/>	Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3
<input type="checkbox"/>	Chapter 43D Application - Priority Development Site	

**Project Information**

Attorney Name:	Email:
Mailing Address:	Phone:
Project Engineer Name: <u>Charles Shephard</u>	Email:
Mailing Address: <u>40 Spear St Suite 301 Framingham, MA</u>	Phone: <u>508-875-2657 x15</u>
Traffic Engineer Name:	Email:
Mailing Address:	Phone:
Stormwater Engineer Name:	Email:
Mailing Address:	Phone:
Landscape Architect Name:	Email:
Mailing Address:	Phone:

**Property Information**

Current Use of Property: Warehouse / Showroom - Overhead garage doors

Proposed Use of Property: Same

**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)	74,090 / 2.16	/	10,000 / 0.33
Frontage of Property (feet)	512	NO CHANGE	50'
Front Setback (feet)	28'E		50'
Side/Rear Setback (feet)	7' (ALTERNATE)		15'
Minimum Landscape Open Space Surface Ratio (%)		NO CHANGE	20%
Building Height (feet)	30' ±	NO CHANGE	—
Lot Coverage (%)	59% ±	NO CHANGE	—
Gross Floor Area Ratio of Building(s)			
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	0.236	0.244	0.32
Number of Parking Spaces		NO CHANGE	1
Handicap Parking Spaces		↓	
Bicycle Parking Spaces		↓	
Loading Spaces		↓	
Number of Loading Bay			

### Other Applicable Local, State and Federal Permits and Approvals:

- The Building Commissioner has reviewed this application/plans? *(Original written determination must be provided, FORM B)*
- The lot is on a Scenic Road?*(see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)*
- The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
- 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 Article V. Section 17A. of the Town of Framingham' General By-Laws.)*
- The lot is situated in an historic district?*(see Article V. Section 5. of the Town of Framingham's General By-Laws)*
- The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? *(see Article V. Section 18. of the Town of Framingham's General By-Laws.)*
- The project is located in a designated federal Floodplain Hazard Zone?
- The project has received or will require a special permit(s) from the Zoning Board of Appeals? *(Please attach a copy)*
- The Project has received or will require a variance(s) from the Zoning Board of Appeals? *(Please attach a copy)*
- The Project will require a Street Opening Permit from the Board of Selectmen?
- The Project will require a Massachusetts Highway Department Permit?
- The Project will require a Public Way Access Permit? *(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)*
- The Project is subject to the Highway Overlay District Regulations, Section III.E.?
- The Project is subject to the Mixed Use Regulations, Section V.G.?
- The Project is subject to the Affordable Housing By-Law, Section V.H.?
- The project is subject to the Land Disturbance By-Law, Section V.F?
- The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.?
- The Project has received/apply for Wireless Communication Approval?
- The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
- The Project is a designated Brownfield Site and/or subject of a 21E Survey?
- This Property was subject to a prior Permit(s) and/c Approval(s) issued by the Planning Board? *(Please indicate permits and approvals)* \_\_\_\_\_

## Site Plan Review Application Checklist

An application for site plan review and approval shall be prepared by qualified professionals registered in the Commonwealth of Massachusetts as follows: a professional land surveyor and/or engineer shall prepare all site plans; a professional landscape architect shall prepare all landscape plans; and an architect shall prepare all renderings for building elevations and building plans. The Planning Board shall review projects based on **major** and **minor** site plan review as outlined in Section VI.F.2.

### **Content and Scope of Applications: Section 21.1.1 of the Planning Board Rules and Regulations.**

Applications for both **major** and **minor** site plan review shall submit plan sets with a cover sheet containing the following information.

1. Address(es) of the proposed project.
2. Identification of parcel by Parcel ID.
3. Project Title
4. Prepared by/Prepared for:
5. Professional Engineer and/or Land Surveyor licensed in the Commonwealth of Massachusetts stamp and signature.
6. Registered Architect stamp and signature.
7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations.
8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading space .
9. Maximum seating capacity, number of employees, or sleeping units if applicable.
10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan.

### **Content and Scope of Applications: Section 21.1.2 of the Planning Board Rules and Regulations.**

Applicants for both **major** and **minor** Site Plan Review shall include the following information on all plan sheets

1. Address(es) of the project, identification of parcel by Parcel ID, and Project Title; Plan sets shall be accurately drawn to a scale of one inch equals 20 feet to one inch equals 60 feet, where practical and appropriate to the size of the proposal.

- 2. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
- 3. North arrow and scale of drawings.
- 4. Date of plan and revision dates.
- 5. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
- 6. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

**Content and Scope of Applications: Section 21.1.3 of the Planning Board Rules and Regulations.**

Applicants for major site plan review shall include the following sheets within a plan set shall include the following sheet where applicable

- 1. Existing Conditions site plan, showing the locations of all infrastructure on- and off- site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.
- 2. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- 3. A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.
- 4. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area.
- 5. Color architectural renderings of new and redevelopment building projects.
- 6. Parking Plan showing the drive aisle widths, turning radius, stall heights and widths, locations of pedestrian and bicycle amenities, and landscaping.

Applicants for **minor** site plan review shall include the sheets within a plan set forth in subsection 21.1.3 above where applicable, except the plans set forth in subsection 21.1.3.3 need not be submitted for **minor** site plan review.

**Content and Scope of Applications § VI.F.4.a.1)-12)**

- 1. A written statement outlining the estimated time required to complete the proposed project, expected start of construction, and all phases thereof.
- 2. A written summary, where appropriate, detailing the following:
  - The number of dwelling units to be built and the acreage in residential use,
  - The number of seats and/or number of employees,
  - Evidence the project is in compliance with the Town's off-street parking and off-street loading requirements,
  - The forms of ownership of the property, and
  - A summary of the provisions for ownership and maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this By-law.
- 3. Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for implementing best management practices for stormwater management.
- 4. A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.
- 5. A written summary which outlines proposed best management practices, low impact development (LID) features, and energy efficiency features utilized on-site.
- 6. A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.
- 7. A written report of the existing and/or proposed sewer service infrastructure on-site and connection points. The report shall include a detailed description of the conditions of the pipes; a video inspection where appropriate and/or necessary; a detailed description of the anticipated impact of the project on the Town's sanitary, stormwater, and sewer infrastructure. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; also, a timeline for completion of the report shall be submitted for review by the Department of Public Works.

8. A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.
9. A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.
10. A written Parking Impact Report shall be submitted detailing the existing and proposed parking for the project including the following:
- Existing off-site neighborhood parking conditions, including identification of streets likely to be affected by the project;
  - Projected impact of project; and
  - Proposed methods to mitigate the estimated adverse impacts cause by the project related to parking such as promoting the use of bicycles, public transportation, or other appropriate means.
11. A written Traffic Impact Report shall be submitted for all projects requiring **major** site plan review. This report shall include existing pedestrian and vehicular traffic volume, composition, peak hour levels, existing street and sidewalk capacity, and analysis of existing and resulting level of services (LOS) for the following:
- The nearest and/or most impacted public roadway intersection;
  - The estimated average daily traffic generation, including composition and peak hour levels;
  - The directional flows resulting from the project;
  - Any proposed methods to mitigate the estimated traffic impact such as promoting the use of public transportation, roadway improvements, or other appropriate means;
  - The methodology and sources used to derive existing data and estimations; and
  - The feasibility of traffic calming measures such as textured crosswalks, bike lanes, roundabouts, rumble strips, street trees, or bulb-outs.
12. A written Environmental Impact Report, including a Stormwater Report, and a Stormwater Management System Maintenance Report shall be submitted for projects requiring **major** site plan review, new construction of a building of any size, and/or installation of a stormwater management system The report should include:
- Information regarding the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water, and water tables.
  - Information regarding the potential erosion and sedimentation caused by the operation and maintenance of the project and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required.

- For projects with significant environmental impacts to wetlands, floodplains, or other sensitive resources the Applicant shall include a report detailing the relationship of the project to the natural and man-made environment, and compatibility of the project with adjacent or surrounding land uses and neighborhoods. An Environmental Impact Report (EIR) required through the Massachusetts Environmental Policy Act (MEPA) process, which addresses the Planning Board's concerns, may be substituted in lieu of this report;
- Proposed methods to mitigate the estimated environmental impacts such as promoting the use LID, best management practices, and other methods of design.

**Waiver.** The Planning Board, at its discretion, may waive technical and/or submittal requirements of Section VI.F.5. for a project, where such technical and/or submittal requirements are not appropriate or relevant to the project. All Applicants seeking waiver request shall provide a detailed description of the need for relief from the technical and/or submittal requirement.

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

**Email**

Town of Framingham Planning Board  
[www.framinghamma.gov](http://www.framinghamma.gov)  
Monday-Friday, 8:30am - 5:00pm



**TOWN OF FRAMINGHAM**  
**Inspectional Services Division**  
**Department of Building Inspection**

Memorial Building, Room 203  
150 Concord Street  
Framingham, Massachusetts 01702-8368

Michael A. Tusino, C.B.O.  
Director of Inspectional Services/Building Commissioner

Telephone: 508-532-5500  
Fax: 508-532-5501

7/19/16

Lars Niit  
Door Systems  
120 Alexander St  
Framingham, MA 01702

**RE: 120 Alexander Street – BLD161675**

Mr. Niit,

I have reviewed the building permit application for a new loading dock and garage bay addition at 120 Alexander Street. There are several items to address before the building permit can be issued. Please see below.

1. The proposed work is an addition to a building of approximately 15,500 square feet. Section VI.F.2.b.2 of the Framingham Zoning Bylaw requires Major Site Plan Review for any expansion of an existing non-residential structure which results in a total greater than 8,000 gross square feet of floor area. Please apply to the Planning Board for Major Site Plan Review.
2. The proposed construction is within the AE Flood Zone. Section III.A.2.b of the Framingham Zoning Bylaw requires a special permit from the Framingham Zoning Board of Appeals for construction within a Floodplain District.
3. The proposed construction must be approved by the Conservation Commission for construction and alteration within a Flood Zone.
4. Due to the location of the project within a Flood Zone, the building plans must show compliance with Appendix G of the State Building Code for Flood-Resistant Construction.
5. The proposed stormwater management systems will be reviewed by the DPW and additional requirements may be forthcoming.
6. The value of this permit (\$113,000) plus the value of the roof permit taken out in 2015 (\$149,000) exceeds 30% of the assessed building value (\$477,815.) Section 3.3.2 of 521 CMR (Massachusetts Architectural Access Rules and Regulations) requires that the entire building be brought into compliance. Please provide additional information/plans showing either that the building is compliant in its existing condition or showing proposed upgrades to provide compliance with 521 CMR.

Please contact me with any questions.

Chris Canney  
Building Plans Examiner

**Barbato Construction Co. Inc.**  
155 East Grove Street P.O. Box 1259  
Middleboro, MA. 02346  
Phone# (508)946-9414 FAX# (508)946-9419  
**Peter M. Barbato, President**

September 1, 2016

Re: Door Systems New Addition, Framingham, MA

To whom it may concern:

The new addition to Door Systems in Framingham, MA meets requirements for the floodplain.

Sincerely,



Kevin T. Barbato  
Vice President

KTB/jlt

**Request for Waivers from Content and Scope of Application VI.F.4.a.1-12**

1. The proposed construction should take about 60 days and is anticipated to begin as soon as a building permit can be obtained.
2. The construction of the building addition is for the new loading dock area and does not increase the number of units, seats, employees or off-street parking. The area for the new loading dock is currently used to offload delivery trucks.
3. Drainage calculations were performed for the infiltration of the stormwater collected in the loading dock only. The building addition and loading dock will be constructed in an area currently paved with asphalt so no new impervious area is proposed and no additional flow will occur.
4. This is a small project of a 763 SF building addition and loading dock
5. The project will collect the stormwater in the loading dock and infiltrate back into the ground with an infiltration trench.
6. The new loading dock and building is located in an area that already receives regular truck deliveries. Any visual or noise impacts should be minimal due to the enclosed delivery area.
7. The existing sewer service will remain in place with no additional flows.
8. There is no anticipated blasting during construction of the building addition and loading dock.
9. The existing water service will remain in place with no addition demands for water.
10. No additional parking is proposed and the area of construction is currently paved with asphalt for truck deliveries.
11. No traffic impact report is required. The building addition will not increase the number of employees, parking spaces or traffic flow. The area is currently used for regular truck deliveries.
12. The new building addition and loading dock will be constructed on an existing asphalt surface. No additional impervious area is proposed so there is no increase in stormwater flow. The loading dock area will contain a trench drain that will capture any stormwater. This will be pumped to a new infiltration trench.



CDW CONSULTANTS, INC.  
CIVIL & ENVIRONMENTAL ENGINEERS

2016 NOV -2 A 10: 56

TOWN CLERK  
FRAMINGHAM

October 31, 2016

Amanda Loomis  
Framingham Planning Board  
Memorial Building 150 Concord Street  
Framingham, MA 01701

Re: Site Plan Review Checklist  
Door Systems, Inc.  
120 Alexander Street  
Framingham, MA



Dear Ms. Loomis:

This letter is a response from CDW Consultants, Inc. to the Site Plan Review Checklist dated October 3, 2016. The following is a request for waivers from specific incomplete items for the Content and Scope of Applications Sections 21.1.1 and 21.1.3:

**Request for Waivers from Content and Scope of Application Section 21.1.1**

6. The architectural plans are being revised now and should be complete by November 10, 2016. CDW will deliver stamped copies to the planning board.

8. The parking table is required showing existing and proposed parking spaces. The proposed project does not include any new parking spaces as it does not increase the number of units, seats, employees or off-street parking.

**Request for Waivers from Content and Scope of Application Section 21.1.3**

1. A separate existing conditions plans is not included as the proposed project scope is limited to a small area of existing bituminous concrete pavement adjacent to the northeast corner of the building. This area is the current location for truck deliveries and will remain the location for future truck deliveries.

2. A landscape plan is not included as the proposed project scope involves a new building addition and loading dock to be located on top of existing bituminous concrete. There is no new grass or landscaping proposed and no existing landscaping will be removed.

3. A photometric plan is not included as there is no new lighting proposed for the building addition or



loading dock area.

5. A colored architectural rendering is not included as the building addition is a basic prefabricated metal building.

6. A parking plan is not included as the project does not include any new parking spaces. The location of the new loading dock area is the same as the existing truck delivery area. The new building addition will allow truck deliveries to be directly off-loaded into the building instead of being off-loaded from the trucks and then transported by hand truck into the existing building. The truck circulation will not change.

Please let me know if you have any questions.

Very truly yours,  
**CDW CONSULTANTS, INC.**

A handwritten signature in blue ink, appearing to read 'Charlie Shepherd', is written over the printed name.

Charlie Shepherd