

FORM A - APPLICATION COVER LETTER

2016 AUG 24 P 4:48

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
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Town Clerk Stamp

Office Use Only	Project Number: <u>PB-028-16</u>	Public Hearing Date: <u>9/8/2016</u>	Filing Fee: <u>Total \$1000</u>
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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

Applicant's Information

Name: Turnkey Builders, LLC. Phone: 603-548-9990
 Address: 130 Parker Street, Lawrence, MA 01843 Email: rpace100@aol.com

Project Contact Information

Name: Bob Pace, Turnkey Builders, LLC Phone: 603-548-9990
 Address: 130 Parker Street, Lawrence, MA 01843 Email: rpace100@aol.com

Property Owner Information (if different than Applicant)

Name: 1000, LLC Phone: 603-548-9990
 Address: 28 Country Club Lane, Middleton, MA 01949 Email: rpace100@aol.com

Engineer/Land Surveyor Information

Name: Ducharme & Dillis Civil Design Group, Inc. Phone: 978-779-6091
 Address: 1092 Main Street, P.O. Box 428, Bolton, MA 01740 Email: sdonohoe@ddcdg.com

General Property Information

Property Address(es): 197 Winter Street, Lots A & B
 Framingham Assessor's Information: Parcel I.D.: 110-21-1606
 Parcel I.D.: _____
 Parcel I.D.: _____
 Zoning District: R1 Overlay District: _____
 Precinct Number: P11
 The record title stands in the name of: O'Connell Realty Trust

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 type="checkbox"/>	Special Permit (<i>FORM L</i>)
<input 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:

- I hereby certify that I am the owner (or authorized designee) of the property located at 197 Winter Street, Lots A & B
- 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.
- 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.
- I will permit the Planning Board to conduct site visits on the property.
- 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: *Richard Pace*

Owner (or authorized designee) Signature: *[Signature]*

** 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 single family homes on lots A & B 197 Winter Street (plan 230 of 2007) utilizing existing curb cuts.

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

Application for Scenic Roadway Modification package 8/11/16
 Building Permit Plan, Lot A 197 Winter Street 7/25/16
 Building Permit Plan, Lot B 197 Winter Street 7/25/16
 Public Way Access Permit Application

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R1	Residential
Parcel(s) of the East	R1	Residential
Parcel(s) of the South	R1	Residential
Parcel(s) of the West	R1	Residential

Fiscal Information

Current Assessed Value of the Site	\$ 284,500
Estimated Value of Project-related Improvements	\$ 400,000
Current Total Local Tax Revenue from Site	\$ 284.5 X \$17.38= \$4,944.61
Estimated Post-development Local Tax Revenue	\$ 684.5 X \$17.38= \$11,896.61
Estimated Number of Project Related Jobs Created	Construction Jobs: 20
	Permanent Jobs: Part-time Jobs:

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email