

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



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 FRAMINGHAM**
 Town Clerk Stamp

Office Use Only	Project Number: <u>PB-042-16</u>	Public Hearing Date: <u>11/2/17</u>	Filing Fee: <u>\$200-</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: Framingham Grant LLC Phone: 508-485-1177

Address: c/o RMA Management, LLC 44 Mechanic St., Marlboro, MA 01752 Email: ddepieri@rma-mgt.com

Project Contact Information

Name: David DePietri Phone: 508-485-1177

Address: c/o RMA Management, LLC, 44 Mechanic St., Marlboro, MA 01752 Email: ddepieri@rma-mgt.com

Property Owner Information (if different than Applicant)

Name: 39 Grant Property Holdings, LLC Phone: 212-895-4934

Address: 275 7th Ave., 14th Floor, New York, NY 10001/ Attn: James Freel Email: jamesfreel@amalgamatedbank.com

Engineer/Land Surveyor Information

Name: _____ Phone: _____

Address: _____ Email: _____

General Property Information

Property Address(es): 39 Grant Street

Framingham Assessor's Information: Parcel I.D.: Sheet 33, Block 999, Lots 2A and 2B

Parcel I.D.: 128-06-0981-001/

Parcel I.D.: 128-06-0981-002

Zoning District: Central Business (CB) Overlay District: _____

Precinct Number: 14

The record title stands in the name of: 39 Grant Property Holdings, LLC

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 checked="" 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 type="checkbox"/>	Public Way Access Permit (<i>FORM F</i>)
<input 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 39 Grant Street
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: David Depietri

Owner (or authorized designee) 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

The Planning Board previously issued a permit for use of the building for office with basement parking, as part of a mixed use complex. By decision dated January 22, 2015, the Planning Board permitted a change of use, to residential with basement parking.

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

Copy of Decision of the Planning Board, dated January 22, 2015.

Zoning and Use of Surrounding Property Information

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

Fiscal Information

Current Assessed Value of the Site	\$
Estimated Value of Project-related Improvements	\$
Current Total Local Tax Revenue from Site	\$
Estimated Post-development Local Tax Revenue	\$
Estimated Number of Project Related Jobs Created	Construction Jobs:
	Permanent Jobs: Part-time Jobs:

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

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FORM H - REQUEST FOR AN EXTENSION OF TIME APPLICATION

Framingham Planning Board
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Table with 4 columns: Office Use Only, Project Number: PB-042-16, Public Hearing Date: 11/21/17 (crossed out) 11/21/17, Filing Fee: 1200-

Request for an Extension of Time to a Site Plan Review or Special Permit Decision

Property Information

Form with fields: Address of Property: 39 Grant Street, Precinct#: 14, Framingham Assessor's Information: Parcel I.D.: Sheet 33, Block 999, Lots 2A and 2 B, Zoning District(s): Central Business (CB), Overlay District(s):, The record title stands in the name of: 39 Grant Property Holdings, LLC

List of Modification Permits

Table with 3 columns: Decision Type (Site Plan Review/Special Permit), Sections of the Zoning By-law, Date Approved by the Planning Board. Row 1: See attached statement, See attached statement, See attached statement.

Brief Description

Brief description for the Planning Board to consider when reviewing the Application - please state the "Good Cause" for the Planning Board to understand the request for the extension of the two (2) year period of time. In order to improve the building for its anticipated use, mortgage financing was required. In the process of preparing for the loan closing, a serious title defect was discovered, resulting in cancellation of the loan. We are hoping to solve the title defect, in which case financing will be put in place and the project will proceed.

Required Documents - Please attach a copy of the Decision(s) for consideration for an extension of time.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD



STATEMENT ATTACHED TO FORM H

Decision Type and Sections of the By-law: Site Plan Review (Section VI.F) and Special Permits for Use (Sections II.A.2.d and VI.E.), Reduction in the Number of Required Parking Spaces (Section IV.B.1.c and VI.E) and Mixed Use Regulations (Sections V.H and VI.E).

Date of Decision: January 22, 2015

Recorded: Middlesex South Registry of Deeds, Book 68352 Page 308.