



Framingham Planning Board Uniform Special Permit Application

TOWN CLERK
FRAMINGHAM

Date of Application: May 22, 2013

Special Permits Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- Use Section III. _____
- Active Adult Housing Section IV.P.
- Planned Unit Development Section IV.J. Amendment
- Proximity To Principal Use Section IV.B.2.a.
- Reduction In The Required Number Of Parking Spaces Section IV.B.1.c.
- Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g.
- Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b.
- Land Disturbance Section IV.H.2.
- Open Space Residential Dev. Section IV.M.
- Bonus Density Provisions Section IV.K.9.
- Modification/Extension Request
- Other (please indicate) III.N-Groundwater Protection, I.V.0-Affordable Housing

General Contact Information:

Note: all correspondence will be forwarded to the project contact only

Owner's name: Danforth Green, LLC phone: (781) 894-9898
 Also MWRA and Fox Creek Lane, LLC Assents Attached

Owner's address: 21 Center Street, Weston, MA 02493 fax: _____
(number and street, town or city, state, zip code)

Applicant's name: Danforth Green, LLC phone: (781) 894-9898
(if other than owner)

Applicant's address: 21 Central Street, fax: _____
(number and street, town or city, state, zip code)

Project contact's name: Peter R. Barbieri, Esq. phone: (508) 532-3517
(if other than owner or applicant)

Project contact's address: 161 Worcester Rd. Suite 501/ Framingham, MA 01701 fax: (508) 532-3117
(number and street, town or city, state, zip code)

Project contact's e-mail: pbarbieri@fletchertilton.com

General Property Information:

Address of lot or parcel: See attached precinct#: 2

Framingham assessor's plan: sheet# _____, block# _____, lot(s)# See attached
 sheet# _____, block# _____, lot(s)# _____

The record title stands in the name of: Danforth Green, LLC

Parcel size (square feet/acres): 129.6 Acres and 5,645,376 s.f.

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 532,800 s.f.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): .09

Current zoning of property: Gen. Manu. PUD

Current use of property: Gravel Operation

Proposed use of property (if different): PUD

Project Description:

Brief description of project (attach additional pages as necessary):
See attached Special Permit Statement
See Definitive Development Plan Impact Statement previously filed

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 794
Number of existing parking spaces: NA
Number of additional parking spaces proposed: 913
Method of calculating required number of off-street parking spaces to be provided:
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)
Townhomes greater of 2 per unit or 1 per bedroom
Apartments greater of 2 per unit or 1 per bedroom
Clubhouse/Leasing Office 1 per 2 employees

Fiscal Information:

Current assessed value of site: \$16,452,900.00 (land only)
Estimated value of project-related improvements: \$42,623,333.00
Current total local tax revenue from site: \$657,786.94
Estimated post-development local tax revenue: \$1,253,173.00
Estimated number of project related jobs created: construction 70
permanent/part time 5 / 3

Requested Waivers from Submission Requirements:

Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

Other Applicable Local, State and Federal Permits and Approvals:

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? <i>(Original written determination must be provided, form attached)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? <i>(see Article VI, Section 10 of the Town of Framingham' General By-Laws)</i> <i>(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.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? <i>(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.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? <i>(see Article V. Section 5. of the Town of Framingham's General By-Laws)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? <i>(see Article V. Section 18. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Public Way Access Permit? <i>(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? <i>(Please Indicate permits and approvals)</i> 2003 Special Permit 2013 D.D.P. Approval
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? <i>(Article 17 of the Planning Board Administrative Rules and Regulations)</i>

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner _____ Date: 5-22-13
 Signature of Applicant (Non-Owner) _____ Date: _____

To be completed by Town Treasurer:

◆**Note:** In accordance with Article IX of the By-Laws of the Town of Framingham, the Planning Board may withhold permits and approvals in the event that an applicant has neglected to pay local taxes, fees, assessments or other municipal charges. In order to satisfy the objective of this By-Law, Town Treasurer's Signature must be obtained below to verify that no such outstanding charges have accrued relative to this application. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has paid all local taxes, fees, assessments or other municipal charges and has no outstanding obligations due the Town Of Framingham.



Town Treasurer

5/28/13

Date of Signature

To be completed by the Framingham Planning Board:

Date completed application received: _____

Date application distributed to other boards/departments: _____

Filing fee of: _____

Paid: _____

Scheduled hearing date: _____

Advertisement date(s): _____

publication _____

Affidavit of notice submitted on: _____

date abutter's notice mailed _____

Decision: _____

Date of decision: _____



TOWN OF FRAMINGHAM
Inspectional Services Division

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

Michael F. Foley, C.B.O.
 Building Commissioner

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

Email: Building.Dept@FraminghamMa.gov

Building Department
Section IV.I.4.a Recognition Form

To: John Grande
 From: Michael Tusino
 Re: Planned Unit Development
 Date: May 20, 2013

In accordance with Section IV.I.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Michael A. Tusino

Building Commissioner

5/20/13

Date of Signature



MASSACHUSETTS WATER RESOURCES AUTHORITY

Charlestown Navy Yard
100 First Avenue, Building 39
Boston, MA 02129

Frederick A. Laskey
Executive Director

Telephone: (617) 242-6000
Fax: (617) 788-4899
TTY: (617) 788-4971

February 14, 2013

Thomas Mahoney, Chairman
Framingham Planning Board, Town Hall
150 Concord Street
Framingham, MA 01702

RE: Danforth Green, LLC
Planned Unit Development

Dear Mr. Mahoney:

Please accept this correspondence as the acknowledgement of the Massachusetts Water Resources Authority to the filing by Danforth Green, LLC of an Application to Modify the 2003 Planned Unit Development special Permit with the Town of Framingham. By our assenting to the filing of the Application, we are not agreeing to be subject to the conditions of any ultimate approvals since neither MWRA nor the Commonwealth and its other agencies are subject to local zoning.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michele Gillen".

Michele Gillen
Deputy Director, Administration and Finance

Fox Creek Lane LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462

January 31, 2013

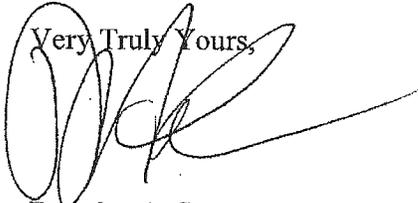
Thomas Mahoney, Chairman
Framingham Planning Board, Town Hall
150 Concord Street
Framingham, MA 01702

Re: Application for Special Permit Amendment – Danforth Green PUD

Dear Mr. Mahoney:

I understand that Danforth Green, LLC intends to file an application for modification of the 2003 Special Permit for the Planned Unit Development for Danforth Green. While Fox Creek Lane, LLC has no interest in the proposed project, I understand that the LLC's consent to such filing is required given its ownership of the Fox Creek Subdivision (which includes some area zoned for the Planned Unit Development). Fox Creek Lane, LLC hereby consents to such filing by Danforth Green, LLC.

Very Truly Yours,



Douglas A. Straus
On behalf of Fox Creek Land, LLC

cc: John J. O'Neil, III, National Development

Special Permit Review Application Checklist

Please complete and submit with application packet.

Please insure that your application and plans include all the items below . If you answered **NO** you are required to submit a waiver request or written explanation at time of filing.

*(**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application. Please call the office with questions or concerns)*

Yes No

- Original complete application form (s)
- Required application fee
- Certified list of abutters
***Please file original form with Assessors Department and allow 10 business days for processing, they will forward list directly to the Planning Board office)*
- The Treasures' Certification Request Form
- Verification of informational meeting with residents NA
- Verification of Community Notice sign posting five days prior to an application submittal NA
- Original Building Commissioner's Determination Form
- Required number of submittal copies

*****Plan Content Requirements**

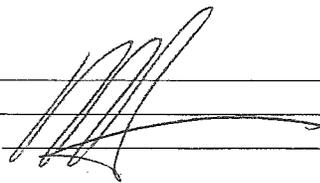
- A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be other scale approved by the Planning Board which should include the following plan content requirements
- Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD)
- Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft
- 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
- Maximum seating capacity, number of employees, or sleeping units if applicable
- Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- ~~Location, size, and type of materials for surface paving, curbing, and wheel stops~~
- Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable

- A photometric plan showing both the intensity of illumination expressed in foot candles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting
- Identification of parcel by sheet, block, and lot number of Assessors Maps
- Planning Board Signature Block at approximately the same location on each page of the submitted plans
- Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page *Not on Index Page*
- Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- An Area designated for the storage of waste and refuse
- Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign
- 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 ***See Administrative Landscape Guidelines Article 18*
- An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries
- A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board
- Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades *on File*
- A parking plan, at the same scale as the site plan
- Traffic Impact Assessment On File
- Environmental Impact Assessment On File
- Fiscal Impact Assessment On File
- Community Impact Assessment On File
- Parking Impact Assessment On File

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner _____

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Date: 5-22-13

Signature of Applicant (Non-Owner) _____

Date: _____