



2013 MAY 30 A 11: 34

TOWN CLERK
FRAMINGHAM

Town of Framingham Planning Board

Special Permit Review Checklist for Application Submittal Section III.J. PUD Amendment; IV.B.1.c. Dimensional Relief to Off-street Parking Design Standards; III.N. Groundwater Protection; IV.O. Affordable Housing

Owner/Applicant Name and Address:
Danforth Green, LLC
MWRA and Fox Creek Lane, LLC
21 Center Street
Weston, MA 02493

Date: May 29, 2013

Project Contact Name and Address: (if different)
Peter Barbieri
161 Worcester Road, Suite 501
Framingham, MA 01701

Project/Address: Danforth Green/PUD

The Planning Board has reviewed your application submittal and has deemed it Complete Incomplete.
**If your application has been deemed incomplete it is not considered "filed" and you should review the following check list for Submission Requirement items that need to be addressed.

Status C=Complete I=Incomplete

- | C | I | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Applicant submitted a completed application form (s).
<i>Additional Comments:</i> _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Applicant submitted the required application fee. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Applicant submitted the certified list of abutters. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Town Treasurer certified that all taxes and fees have been paid. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Applicant submitted verification of informational meeting with residents |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Community Notice sign was posted five days prior to an application submittal. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prior to the filing of an application pursuant to this section (IV.4.a), the applicant, as defined in Section I.E.1 herein, shall submit a preliminary draft of such application to the Building Commissioner, who shall advise the applicant as to the pertinent sections of this Zoning By-law. |

Content and Scope of Applications § IV.I.5. a-f

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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be approved by the Planning Board. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NVGD). |

2. Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft.
- C I
3. 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.
4. Maximum seating capacity, number of employees, or sleeping units if applicable. NA
5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.
6. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
7. Location, size, and type of materials for surface paving, curbing, and wheel stops.
8. Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable.
9. 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.
10. A photometric plan showing both the intensity of illumination expressed in footcandles 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.
11. Identification of parcel by sheet, block, and lot number of Assessors Maps.
12. Planning Board Signature Block at approximately the same location on each page of the submitted plans. **Planning Board Signature Block not shown on the Landscape Plans, please provide on final plan set**
13. Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page.
14. Water service, sewer, waste disposal, and other public utilities on and adjacent to the site.
15. An Area designated for the storage of waste and refuse.
16. 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. **Please add sign symbol to Legend on Page C-1, also provide locations of of signage throughout site plan.**

Development Impact Statement §IV.I.5.g

(2) Environmental Impact Assessment

(5) Parking Impact Assessment

Dimensional Relief to Off-street Parking Design Standards, IV.B.1.c.

Parking Table under Section IV.B.3.a. of the Zoning By-law requires parking spaces to have a center isle of 24 feet. **Modification requested - Applicant has requested modification of 20 feet of a way.**

Section IV.B.3.g. Special Permit for Dimensional Relief to Off-Street Parking Design Standards: A special permit may be granted by the SPGA to alter the Design Standards for parking facilities as set forth under Section IV.B.2, 3, and 4. Any space saved under a special permit for Dimensional Relief to Off Street Parking Design Standards shall be used for landscaped open space in addition to that required in the Zoning By-law. **Modification requested – Applicant notes that approximately 34 parking spaces provide less than 4 feet of back up area using the access aisle or roadways. Accordingly approximately 5,000 square feet of impervious area has been reduced by the dimensional non-compliance.**

Section IV.B.4.e. Waiver – The Planning Board, with respect to the existing parking lots and landscaped islands, may waive the provisions of Section IV.B.4. a, b, c and d. if the Board determines that literal compliance is impracticable and the existing landscaped islands are consistent with the purpose of this By-law. **Please request waiver**

Groundwater Protection III.N.

Section III.N.9.iii. any use, other than those permitted by administrative approval pursuant to Section 7 herein, in which more than 15% or 2,500 square feet of the lot coverage, whichever is greater, is rendered impervious. In such instances, a system for groundwater recharge must be provided that does not degrade groundwater quality. A stormwater management plan shall be developed that provides for the artificial recharge of precipitation to groundwater through site design incorporating natural drainage patterns and vegetation and through the use of constructed (stormwater) wetlands, wet (detention) ponds, water quality swales, sand filters, organic filters or similar site appropriate best management practices capable of removing nitrogen and other contaminants from stormwater and meeting the Stormwater Management Standards and technical guidance contained in the Massachusetts Department of Environmental Protection's Stormwater Management Handbook, Volumes 1 and 2, dated March 1997 or latest edition thereof, for the type of use proposed and the soil types present on the site. Such runoff shall not be discharged directly to rivers, streams, and other surface water bodies, wetlands or vernal pools. Dry wells shall be prohibited.

Except when used for roof runoff from non galvanized roofs, all such wetlands, ponds, swales or other infiltration facilities shall be preceded by oil, grease and sediment traps or other best management practices to facilitate control of hazardous materials spills and removal of contamination and to avoid sedimentation of treatment and leaching facilities. All such artificial recharge systems shall be maintained in full working order by the owner(s) under the provisions of an operations and maintenance plan approved by the permitting authority to ensure that systems function as designed. **Draft Spill Prevention Countermeasure and Control Plan (SPCC Plan) has been included in the Project Stormwater Management Report. The Project will contain 19 acres of impervious coverage (33% of the developed land). The design of the drainage system complies with the Department of Environmental Protection's Requirements for Stormwater Management within Zone 2.**

Section III.N.10.C. The Planning Board may grant the required special permit only upon finding that the proposed use meets the following standards, those specified in Section 9 of this bylaw, and any regulations or guidelines adopted by the Planning Board. The proposed use must:

Section III.N.10.C.1. in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District; and **The Applicant has provided a summary stating that the project ensures that the Project will not adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District;**

Section III.N.10.C.2. be designed to minimize disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed. **The Applicant has provided a summary stating**

that the project ... and ii) minimizes the disturbance of topography, drainage, vegetation and water related natural characteristics of the Site.

Section III.N.10.E. The applicant shall file 15 copies of a site plan and attachments. The site plan shall be drawn at a proper scale as determined by the Planning Board and be stamped by a professional engineer registered in the Commonwealth of Massachusetts. All additional submittals shall be prepared by qualified professionals. The site plan and its attachments shall at a minimum include the following information where pertinent: **The Applicant has submitted a Stormwater Management Report which contains a Draft Spill Prevention Countermeasure and Control Plan (SPCC Plan)**

Section III.N.10.E.1. a complete list of chemicals, pesticides, herbicides, fertilizers, fuels, and other potentially hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use; NA

Section III.N.10.E.2. for those activities using or storing such hazardous materials, a hazardous materials management plan shall be prepared and filed with the Hazardous Materials Coordinator, Fire Chief, and Board of Health. The plan shall include:

Section III.N.10.E.2.a provisions to protect against the discharge of hazardous materials or wastes to the environment due to spillage, accidental damage, corrosion, leakage, or vandalism, including spill containment and clean-up procedures; NA

Section III.N.10.E.2.b. provisions for indoor, secured storage of hazardous materials and wastes with impervious floor surfaces; NA

Section III.N.10.E.2.c. evidence of compliance with the Regulations of the Massachusetts Hazardous Waste Management Act 310 CMR 30, including obtaining an EPA identification number from the Massachusetts Department of Environmental Protection; NA

Affordable Housing IV.O.

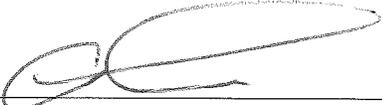
Section IV.O.4.a. Mandatory Provision of Affordable Units Units to be Sold: The applicant shall provide one AHU for each ten dwelling units to be created and a cash payment for any fractional number of units greater than multiples of ten (10). The cash payment shall be equal to 3% of the actual sales price of each subsequent dwelling unit over the multiple of ten (10) and shall be paid to the Town at the closing of each unit. **18 Units are provided in the For Sale Component Of the Project for a total of 36 Affordable Units**

Section IV.O.4.b. Mandatory Provision of Affordable Units Units to be Rented: The Applicant shall provide one AHU for each ten dwelling units to be created and a cash payment for any fractional number of units greater than multiples of ten (10). The cash payment for fractional units shall be one (1) month's anticipated rent of such units to be paid at any time prior to any occupancy permit for more than ten (10) units. **18 Units are provided in the For Rent Component Of the Project for a total of 36 Affordable Units**

Section IV.O.7. Marketing Plan for Affordable Units Applicants under this By-Law shall submit to the Planning Board a marketing plan or other supporting material for approval by the Department of Planning and Economic Development and the Planning Board. Said marketing plan shall describe how the affordable units will be marketed to potential homebuyers or tenants, and shall include a description of the process to be used for selecting qualified occupants. The marketing plan shall describe how the applicant will accommodate local preference requirements established by the Town, if any, in a manner that complies with the non-discrimination in tenant or buyer selection guidelines of the Local Initiative Program of the Commonwealth or successor program. **Submitted Material notes that the Applicant will provide a Market Plan for the Affordable Units as required and will record a Restrictive Covenant setting forth that the Affordable Housing Restrictions shall remain applicable in perpetuity.**

Additional Comments:

Once this application is made complete, it may be processed by the Planning Board. If you have further questions regarding this notice, please contact the Planning Board office at (508) 532-5450.

Signed:  _____

Title: Interim Planning Board Administrator

Dated: 5/29/2013

cc: Town Clerk
Planning Board