



**Framingham Planning Board**  
**Uniform Special Permit Application**

2013 MAY 21 P 2: 57

TOWN CLERK  
 Date of Application: MAY 8, 2013

**Special Permits Requested:**

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

- Use Section III By-L (4) MIXED USE  Open Space Residential Dev. Section IV.M.
- Active Adult Housing Section IV.P.  Bonus Density Provisions Section IV.K.9.
- Planned Unit Development Section IV.J.  Modification/Extension Request
- Proximity To Principal Use Section IV.B.2.a.  Other (please indicate) \_\_\_\_\_.
- 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.

**General Contact Information:**

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

Owner's name: VTT FRAMINGHAM RENAISSANCE LLC phone: 508-820-4961

Owner's address: 100 CONCORD STREET, FRAMINGHAM, MA 01702 (number and street, town or city, state, zip code) <sup>EMAIL:</sup> fax: VAIOS@VTTMANAGEMENT.COM

Applicant's name: SAME phone: \_\_\_\_\_ (if other than owner)

Applicant's address: \_\_\_\_\_ fax: \_\_\_\_\_ (number and street, town or city, state, zip code)

Project contact's name: PAUL V. GALVANI phone: 508-626-3620 (if other than owner or applicant)

Project contact's address: 1881 WORCESTER RD. STE 200 (number and street, town or city, state, zip code) FRAMINGHAM, MA 01701 fax: 508-626-3649

Project contact's e-mail: PVG@GALVANI.LAWOFFICES.COM

**General Property Information:**

Address of lot or parcel: 101 CONCORD STREET precinct#: 14

Framingham assessor's plan: sheet# 7, block# 8, lot(s)# 25  
 sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: VTT FRAMINGHAM RENAISSANCE LLC

Parcel size (square feet/acres): 32,074 S.F.

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 42,770 S.F.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 1.33

Current zoning of property: CENTRAL BUSINESS (CB)

Current use of property: RETAIL, RESTAURANT, HAIR SALON, GENERAL OFFICES

Proposed use of property (if different): MIXED USE DEVELOPMENT - 1ST FLOOR BUSINESS USES, 2ND AND 3RD FLOOR - 24 APARTMENTS

**Project Description:**

Brief description of project (attach additional pages as necessary): RENOVATE AND REUSE 2ND AND 3RD STORIES OF EXISTING BUILDING FOR 24 APARTMENTS, CONSTRUCT ADDITION TO BACK OF BUILDING FOR ACCESS, RECONSTRUCT EXISTING PARKING LOT.

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 101

Number of existing parking spaces: 20

Number of additional parking spaces proposed: 16

Method of calculating required number of off-street parking spaces to be provided: 2 SPACES PER APARTMENT  
*(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)*

1 PER 200 S.F. RETAIL PLUS 1/EMPLOYEE 3 SPACES PER STATION IN HAIR SALON,  
1 PER 3 OCCUPANTS IN RESTAURANT, 1/1200 S.F. STORAGE

**Fiscal Information:**

Current assessed value of site: ~~★~~

Estimated value of project-related improvements: \$ 2.5 MILLION

Current total local tax revenue from site: ~~★~~

Estimated post-development local tax revenue: ~~★~~

Estimated number of project related jobs created: construction 20 FOR 16 MONTHS  
permanent/part time 1 / 0

★ BUILDING ASSESSED AS MULTIPLE RETAIL & OFFICE CONDOMINIUMS

**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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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) MIXED USE DEVELOPMENT</i>
<input checked="" type="checkbox"/>	<input 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 Paul V. Melvani, attorney Date: 5/8/2013  
 Signature of Applicant (Non-Owner) for Owner/Applicant 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

  
\_\_\_\_\_  
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](mailto:Building.Dept@FraminghamMa.gov)

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

To: ~~John Grande~~ AMANDA LOOMIS  
 From: ~~Mike Foley~~ MICHAEL TUSINO  
 Re: MIXED USE DEVELOPMENT - 101 CONCORD STREET  
 Date:

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. SITE PLAN APPROVAL, SPECIAL PERMIT

*Michael A. Turner*

FOR MIXED USE DEVELOPMENT

IV.I.2.6.

III.B.4.d.(4)

Building Commissioner

5/9/13

Date of Signature

**TREASURER'S CERTIFICATION REQUEST INFORMATION FORM**

**Town of Framingham**

**Treasurer/Collector**

Please Provide Our Office With The Following Information:

Date: MAY 8, 2013

Address Of Property Which Is The Subject Of This Application:

101 CONCORD STREET

Property Owner's Name: (As Appears On Assessor's Records)

VTT FRAMINGHAM RENAISSANCE LLC

Property Owner's Address: (As Appears On Assessor's Records)

100 CONCORD STREET, FRAMINGHAM

Applicant's Name: (If Same As Owner Write: Same)

SAME

Applicant's Address: (If Same As Owner Write: Same)

SAME

Business(S) In Framingham Owned By Property Owner and/or Applicant:

VTT MANAGEMENT INC.

Property Owner Or Applicant Name and Telephone:

Name: VITIOS THEODORAKOS

Phone Number: 508-820-4961