



**Framingham Planning Board**  
**Uniform Site Plan Review Application Package**

2013 MAY 21 P 2: 57

TOWN CLERK  
 Date of Application: MAY 8, 2013

**Site Plan Review Approvals Requested:**

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

Minor Site Plan Review Section IV.I.2.a.       Major Site Plan Review Section IV.I.2.b.  
 Major Site Plan Review Section IV.I.2.c.       Major Site Plan Review Section IV.I.2.d.  
 Modification/Extension Request Section IV.I.7.d

**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 fax: VH105@VTTMANAGEMENT.COM  
(number and street, town or city, state, zip code) EMAIL:

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 900 FRAMINGHAM MA 01701 fax: 508-626-3649  
(number and street, town or city, state, zip code)

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

**General Property Information:**

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

Framingham assessor's plan: sheet# 4, 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: \_\_\_\_\_  
*(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: \_\_\_\_\_  
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 AND OFFICE CONDOMINIUMS

**Submission Requirements:**

1. The contents and scope for **Minor Site Plan Review for Off-street Parking Plan** shall include the information listed in Section IV.I.5.a.1. through 16., Section IV.I.5.g.(2) and Section IV.I.5.g.(5) of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.

2. The content and scope of an application for **Major Site Plan** Review shall include the information listed in Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) Of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.

The above plans, reports and information must be submitted with this form, in accordance with the Zoning By-Law in order for your application to be deemed complete. Please indicate below in writing if any of the submission requirements will not be provided.

**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 <u>must</u> 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) <u>MIXED USE DEVELOPMENT</u></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:**

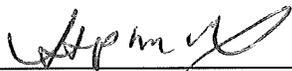
The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact 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. Ghisani, attorney Date: 5/8/2013  
 Signature of Applicant (Non-Owner) 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  
\_\_\_\_\_ 5/15/13  
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  
APPLICATION FOR PLANNING PERMIT  
TREASURER/COLLECTOR**

Applicant: VTT Framingham Renaissance, LLC

Applicant Address: \_\_\_\_\_

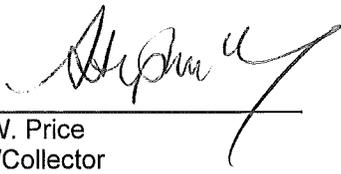
Job Site Address: 100 Concord St

Property Owner: Same

Owner Address: Same

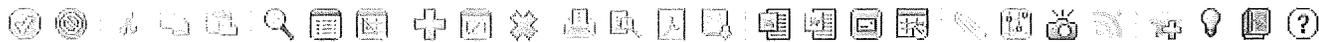
**THIS PORTION FOR OFFICE USE ONLY**

Dept.	Status		Owner	Applicant
	Current	Past Due		
Real Estate	<u>X</u>	_____	_____	_____
Personal Property	<u>X</u>	_____	_____	_____
Alarm Billing	_____	_____	_____	_____

Approved   
 \_\_\_\_\_  
 Stephen W. Price  
 Treasurer/Collector

Date Received: 5/14/13 Date Completed: 5/15/13

*see attached other delinquent taxes*



History

Year/Type/Bill No.  
2013 RE-R 19212

Detail

Property Information

Orig Bill

Parcel ID 004.0-0101-0107.0

Effective Date

Alt Parc

Lien/Sale

Prop Loc 107 CONCORD ST

Scan Bill

Installment Information

Quick Entry

Utility Acct

Customer

Name

Parcel

Prop Code

Bill Dates

Bill Audits

Bill Events

Reprint

Preferences

Diagnostics

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
08/02/12	5,124.48		.00	5,124.48	.00
11/02/12	5,124.47		.00	5,124.47	.00
02/04/13	5,300.31		.00	.00	205.33
05/02/13	5,300.31		.00	.00	28.46
Fees/Pen	.00		.00	.00	.00
Totals	20,849.57		.00	10,248.95	233.79

Notes/Alerts

JAN 1 Owner: VTT FRAMINGHAM RENAI

View prior unpaid bills

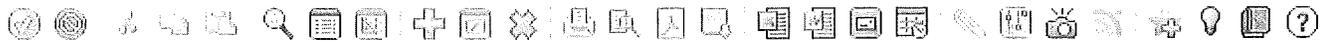
Due 05/15/2013	10,834.41
Per Diem	4.07
Int Paid	228.01
Total Paid	10,476.96

Customer Accou

VTT FRAMINGHAM  
100 CONCORD  
FRAMINGHAM,

Special Co





- History
- Detail
- Orig Bill
- Effective Date
- Lien/Sale
- Scan Bill
- Quick Entry
- Utility Acct
- Customer
- Name
- Parcel
- Prop Code
- Bill Dates
- Bill Audits
- Bill Events
- Reprint
- Preferences
- Diagnostics

Year/Type/Bill No.

2013 RE-R 19210

Customer Account

Property Information

Parcel ID 004,0-0101-0109.0

Alt Parc

Prop Loc 109 CONCORD ST

VTT FRAMINGHAM  
100 CONCORD  
FRAMINGHAM.

Special Con

Installment Information

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
08/02/12	7,254.84		.00	7,254.84	.00
11/02/12	7,254.84		.00	7,254.84	.00
02/04/13	18,405.52		.00	.00	713.01
05/02/13	7,503.77		.00	.00	40.29
Fees/Pen	.00		.00	.00	.00
Totals	40,418.97		.00	14,509.68	753.30

Notes/Alerts

JAN 1 Owner: VTT FRAMINGHAM RENAI

Due 05/15/2013	26,662.59
Per Diem	9.94
Int Paid	322.79
Total Paid	14,832.47

View prior unpaid bills



History

Year/Type/Bill No.  
2013 RE-R 19211

Customer Account

Detail

Property Information

VTT FRAMINGHAM  
100 CONCORD  
FRAMINGHAM,

Orig Bill

Parcel ID 004.0-0008-0026.0

Effective Date

Alt Parc

Special Co

Lien/Sale

Prop Loc 121 CONCORD ST

Scan Bill

Installment Information

Quick Entry

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
08/02/12	28,791.41		.00	.00	31,960.82
11/02/12	28,791.41		.00	.00	30,944.84
02/04/13	61,747.68		.00	.00	64,139.76
05/02/13	30,628.17		.00	.00	30,792.64
Fees/Pen	.00		.00	.00	.00
Totals	149,958.67		.00	.00	157,838.06

Prop Code

Notes/Alerts

Due 05/15/2013 157,838.06

Bill Dates

TAX TITLE - 2011

Per Diem 57.52

Bill Audits

JAN 1 Owner: VTT FRAMINGHAM RENAI

Int Paid .00

Bill Events

Total Paid .00

Reprint

[View prior unpaid bills](#)

Preferences

Diagnostics





- History
- Detail
- Orig Bill
- Effective Date
- Lien/Sale
- Scan Bill
- Quick Entry
- Utility Acct
- Customer
- Name
- Parcel
- Prop Code
- Bill Dates
- Bill Audits
- Bill Events
- Reprint
- Preferences
- Diagnostics

Year/Type/Bill No.

2012 TL-R 60

Customer Accou

Property Information

Parcel ID 004,0-0008-0026,0

Alt Parc

Prop Loc 121 CONCORD ST

FRAMINGHAM A  
C/O VTT FRAMI  
100 CONCORD  
FRAMINGHAM,

Special Co

Installment Information

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
06/21/12	145,040.67		.00	.00	11,635.15
					156,675.82
Fees/Pen	.00		.00	.00	.00
Totals	145,040.67		.00	.00	11,635.15
					156,675.82

Notes/Alerts

TAX TITLE - 2011  
JAN 1 Owner: FRAMINGHAM ACQUISITI

Due 05/15/2013	156,675.82
Per Diem	63.58
Int Paid	9,282.68
Total Paid	9,282.68

View prior unpaid bills



**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 TUSING  
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. Tusing*

FOR MIXED USE DEVELOPMENT

Building Commissioner

IV.I.2.6.

5/9/13

III.B.4.d.(4)

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:** VAIOS THEODORAKOS

**Phone Number:** 508-820-4961