



Framingham Planning Board
Uniform Special Permit Application

2013 AUG 21 A 11: 22

Date of Application: August 12, 2013
TOWN CLERK
FRAMINGHAM

Special Permits Requested:

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use Section III. <u>C.2.F.</u> | <input type="checkbox"/> Open Space Residential Dev. Section IV.M. |
| <input type="checkbox"/> Active Adult Housing Section IV.P. | <input type="checkbox"/> Bonus Density Provisions Section IV.K.9. |
| <input type="checkbox"/> Planned Unit Development Section IV.J. | <input type="checkbox"/> Modification/Extension Request |
| <input type="checkbox"/> Proximity To Principal Use Section IV.B.2.a. | <input checked="" type="checkbox"/> Other (please indicate) <u>III. C. 2. d. (3)</u>
<u>DRIVE THROUGH</u> |
| <input checked="" type="checkbox"/> Reduction In The Required Number Of Parking Spaces Section IV.B.1.c. | |
| <input type="checkbox"/> Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g. | |
| <input type="checkbox"/> Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b. | |
| <input type="checkbox"/> Land Disturbance Section IV.H.2. | |

General Contact Information:

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

Owner's name: 498 CONCORD STREET REALTY LLC phone: 508-740-7070
 Owner's address: 506 CONCORD STREET FRAMINGHAM 01702 fax: _____
(number and street, town or city, state, zip code)
 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 FRAMINGHAM fax: 508-626-3649
(number and street, town or city, state, zip code) 01701
 Project contact's e-mail: PVG@GALVANILAWOFFICES.COM

General Property Information:

Address of lot or parcel: 480, 486, 486 RR, 492, 498 CONCORD ST., precinct#: 7 LINDBERGH 14
 Framingham assessor's plan: sheet# 51, block# 102, lot(s)# 8, 9, 10, 10A, 11, 12
 sheet# _____, block# _____, lot(s)# _____
 The record title stands in the name of: 480 CONCORD B.T., 492 CONCORD R.T. BNY R.T. & 7 LINDBERGH
 Parcel size (square feet/acres): 84,310 S.F. / 1.94 ACRES ELIE YOUSSEF, TRUSTEE RT.
 Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 15,195 S.F.
 Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.18
 Current zoning of property: COMMUNITY BUSINESS (B-2)
 Current use of property: RESTAURANT RETAIL SINGLE-FAMILY HOUSE & OFFICE BUILDING
 Proposed use of property (if different): PHARMACY (RETAIL)

Project Description:

Brief description of project (attach additional pages as necessary): DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A NEW CVS PHARMACY WITH DRIVE-THROUGH WINDOW CLOSING AND CONSOLIDATION OF EXISTING CURB CUTS AND CONSTRUCTION OF TWO ENTRANCE/EXITS, INSTALLATION OF NEW PARKING, LIGHTING, LANDSCAPING AND DRAINAGE.

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 84
Number of existing parking spaces: N/A
Number of additional parking spaces proposed: 71
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)
ONE SPACE / 200 S.F. RETAIL = 76 + ONE SPACE / EMPLOYEE = 8 - TOTAL 84

Fiscal Information:

Current assessed value of site: \$ 1,401,316.00
Estimated value of project-related improvements: \$ 3,075,000.00
Current total local tax revenue from site: \$ 56,024.00
Estimated post-development local tax revenue: \$ 73,500.00
Estimated number of project related jobs created: construction 75
permanent/part time 20 EMPLOYEES

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 type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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> _____.
<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 Paul V. Givani, attorney Date: August 9, 2013
 Signature of Applicant (Non-Owner) not 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 8/15/13

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: Elie Youssef - 480 Concord St Realty Trust
492 Concord St Realty Trust
BNY Realty Trust, 7 Lindbergh Realty Tr.

Applicant Address: 506 Concord St

Job Site Address: 480, 486, 486RR, 492 + 498 Concord St, 7 Lindbergh Rd

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	___	___	___	___
Alarm Billing	___	___	___	___

Approved

Stephen W. Price
Treasurer/Collector

Date Received: 8/13/13 Date Completed: 8/15/13

TOWN OF FRAMINGHAM
TREASURER/COLLECTOR

Please provide our office with the following information:

Date: AUGUST 12, 2013

Address of Property Which is the Subject of this Application:

480, 486, 486RR, 492, 498 CONCORD STREET, 7 LINDBERGH STREET

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

480 CONCORD ST. REALTY TRUST 492 CONCORD ST. REALTY TRUST
BNY REALTY TRUST, 7 LINDBERGH REALTY TRUST

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

306 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:

306 CONCORD STREET

Telephone of Property Owner or Applicant:

Name: ELIE YOUSSEF

Phone Number: 508-740-7070



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 AMANDA LOOMIS
 From: Mike Foley MIKE TUSINO
 Re: 480 - 498 CONCORD STREET - PROPOSED CVS PHARMACY
 Date: AUGUST 12, 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

8/13/13
 Date of Signature

III. C-2-F

IV. B.2.a Rear. Parking

III. C.2.d.(3) Drive Thru

IV. I.2.b Site plan Review

Appendix 10

ART. VI. B.(b) PUBLIC WAY Access PERMIT