



Framingham Planning Board Uniform Special Permit Application

Date of Application: September 6, 2013

Special Permits Requested:

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

- | | |
|---|---|
| <input type="checkbox"/> Use Section III. _____ | <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 checked="" type="checkbox"/> Proximity To Principal Use Section IV.B.2.a. | <input checked="" type="checkbox"/> Other (please indicate) <small>-reduce loading requirement per IV.C.3.b.1</small> |
| <input type="checkbox"/> Reduction In The Required Number Of Parking Spaces Section IV.B.1.c. | <small>-waiver per III.L.7.b(1) for reduction in landscape buffer</small> |
| <input checked="" type="checkbox"/> Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g. | |
| <input checked="" type="checkbox"/> Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b, III.L.5.b.1 | |
| <input checked="" 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: NREF III Pleasant LLC phone: 617-443-0710
c/o Normandy Real Estate Partners

Owner's address: 99 Summer Street, Boston, MA 02462 fax: 617-443-0711
(number and street, town or city, state, zip code)

Applicant's name: Normandy Real Estate Partners phone: 617-443-0710
(if other than owner)

Applicant's address: 99 Summer Street, Boston, MA 02462 fax: 617-443-0711
(number and street, town or city, state, zip code)

Project contact's name: Justin Krebs, Normandy Real Estate Partners phone: 617-443-0710
(if other than owner or applicant)

Project contact's address: 99 Summer Street, Boston, MA 02462 fax: 617-443-0711
(number and street, town or city, state, zip code)

Project contact's e-mail: jkrebs@normandyrealty.com

General Property Information:

Address of lot or parcel: 15 and 16 Pleasant Street Connector, 86 RR New York Avenue Rear precinct#: 7
(also 0 Firmin Ave., Southborough)

Framingham assessor's plan: sheet# 100, block# 463, lot(s)# 75
 sheet# 100, block# 463, lot(s)# 56-D Also 100/462/1

The record title stands in the name of: NREF III Pleasant LLC

Parcel size (square feet/acres): 8.6 acres (4.2 in Framingham; 4.4 in Southborough)

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 155,812 s.f.

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

Current zoning of property: Technology Park and General Manufacturing

Current use of property: office

Proposed use of property (if different): _____

Project Description:

Brief description of project (attach additional pages as necessary): (1) Renovate and expand existing five story office building; (2) upgrade and expand off-street parking facility; (3) add curb cut on Firmin Avenue; (4) construct retaining wall; (5) construct a sidewalk; and (6) install lighting, landscaping, infrastructure and other site improvements.

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): _____
Number of existing parking spaces: 382
Number of additional parking spaces proposed: 160
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 space per 250 s.f. in Framingham @ 103,508 s.f. = 454
3.5 spaces per 1,000 s.f. in Southborough @ 23,726 s.f. = 83
Total provided = 542

Fiscal Information:

Current assessed value of site: \$6,277,600.00
Estimated value of project-related improvements: \$20,500,000.00 total; \$14,802,259.00 in Framingham (@72.2%)
Current total local tax revenue from site: \$250,978.00 in Framingham
Estimated post-development local tax revenue: \$591,794.00 in Framingham
Estimated number of project related jobs created: construction 200
permanent/part time 400 / permanent and part-time

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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input type="checkbox"/>	<input checked="" 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 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) See Exhibit II to Development Impact Statement</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 William Haralson for NREF III Pleasant LLC and Date: September 6, 2013
 Signature of Applicant (Non-Owner) Normandy Real Estate Partners Date: _____