



**FRAMINGHAM PLANNING BOARD**  
**APPLICATION FOR APPROVAL**  
**DEFINITIVE PLAN**

**INSTRUCTIONS TO OWNER/APPLICANT**

Please complete this *entire* form, including the checklist on page 4 of this form, and submit the original to the Planning Board. The application *must* be accompanied by the following:

- Eighteen (18) copies of the application together with one original mylar, ten (10) full size copies of the subdivision plan, and eight (8) halfsize, legible sets of the subdivision plans (with a bar scale) and eighteen (18) copies of all supporting documents accompany the application.
- The Treasurer's Certification that no municipal charges are outstanding (see page 3 of this form).
- A Statement of Communication with residents in the vicinity of the subject property.
- Certification herein, that a Community Notice has been posted on the subject property.
- Designers Certificates – Form 4
- A Certified List of the Abutters - Form 5
- Full payment of Application Fee

When *all* information is submitted and deemed complete, the application will be date and time stamped by the Planning Board. Incomplete applications will *not* be accepted by the Planning Board. All material must be submitted in electronic version as well as hard copies.

After the application is date/time stamped by the Planning Board, the applicant shall be responsible to file one copy of the application with the Office of the Town Clerk in accordance with the requirements of Section 41 of the Massachusetts General Laws.

Where appropriate, separate paragraphs are used below to indicate alternate provisions. Please select and complete the pertinent paragraph(s). Please read Section VI of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM" and the attached description of the review process before filing this form.

You or your duly authorized agent will be expected to appear before the Planning Board to answer any questions and/or submit such additional information as the Board may request in connection with this application. You are encouraged to attend the Planning Board meeting that will be scheduled to consider your application and your absence may result in a delay in its review or its disapproval.

Date of Application: December 27, 2013

Owner of Record Title's Name: STAM CONSTRUCTION, INC.

Owner/Applicant's Address: 550 EDGELL ROAD FRAMINGHAM MA Phone Number: 508 380-7880  
 (Number and Street, Town or City, State, Zip Code) 01701

Co-Applicant's Name: \_\_\_\_\_

Co-Applicant's Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 (Number and Street, Town or City, State, Zip Code)

Project Contact's Name: TEMPERANCE RYAN

Project Contact's Address: APPLEWOOD SURVEY LLC 21 GREEN STREET HOLLISTON MA 01746  
 (Number and Street, Town or City, State, Zip Code)

Project Contact's Phone Number: 508 429-7233 Project Contact's Fax Number: 508 429-2078

The undersigned applicant being the owner, agent, or representative of the owner of all the land included within a proposed subdivision shown on a plan entitled DEFINITIVE SUBDIVISION PLAN COCCIA FARM FRAMINGHAM MASS. prepared by APPLEWOOD SURVEY LLC & KALICHOPE ENGINEERING CORP. and dated Dec. 27, 2013, located at (address) 505 PEABODY STREET and shown on Framingham Assessor's Plan Sheet # 640, Block # 1, Lot(s) # 3 and Framingham Assessor's Plan Sheet # \_\_\_\_\_, Block # \_\_\_\_\_, Lot(s) # \_\_\_\_\_, with number of lots proposed 7 on total acreage of tract (acres/sq.ft.) 4.64 AC / 202,067 SF,

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN (cont.)

hereby submits said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the Framingham Planning Board and makes application to the Board for approval of said plan.

The Owner's title to the land being subdivided is derived under deed from MAURIT FATHERS OF BOSTON, by deed dated 7-29-2013 and recorded in the Middlesex District Registry of Deeds Book #62337, Page # 424, or under Certificate of Title # \_\_\_\_\_ registered in the Middlesex Land Registry District, Book# \_\_\_\_\_, Page# \_\_\_\_\_.

Precinct # \_\_\_\_\_ Current zoning of property: R-3  
Current use of property: AGRICULTURE - FALLOW  
Number of Lots Existing: 1 Proposed: 7

Zoning and use of surrounding properties:

	ZONING DESIGNATION	LAND USE
Parcel(s) to the North↑:	<u>R-3</u>	<u>RESIDENTIAL</u>
Parcel(s) to the South↓:	<u>R-3</u>	<u>PENDING</u>
Parcel(s) to the East→:	<u>R-3</u>	<u>RESIDENTIAL</u>
Parcel(s) to the West←:	<u>R-3</u>	<u>RESIDENTIAL</u>

Brief Description of project (e.g.: proposed use of property, number of lots being created, significant features and current condition of the site, attach additional pages as necessary): THE SITE IS OPPOSITE THE MAURIT HOUSE AND IS UNDEVELOPED FALLOW AGRICULTURE LAND. TWO CUL-DE-SACS ARE PROPOSED WITH 7 LOTS FRONTING ON THEM.

- Yes  No The land within the proposed subdivision is subject to easements and restrictions. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
- Yes  No There are easement restrictions over the land of others applicable to the proposed subdivision. If yes, attach documentation and show such easements and restrictions on the Plan, as applicable.
- Yes  No Structures (walls, fences, guardrails, etc.), significant topographical features (wetlands, slopes, ledge, etc.), easements or other conditions are present that could limit or impede access to the proposed subdivision or to individual lots within the subdivision. If yes, please explain.  
\_\_\_\_\_  
\_\_\_\_\_
- Yes  No The owner/co-applicant(s) request waivers for the proposed subdivision. If yes, the waivers requested are listed herein with a justification for each waiver requested.  
\_\_\_\_\_  
\_\_\_\_\_
- Yes  No The owner/co-applicant(s) certify that **no waivers** are being requested for completion of the subdivision. N/A
- Yes  No This Plan **has** been submitted to the Framingham Board of Health. If yes please identify the date of submission. \_\_\_\_\_: If no, please file two copies of said plan
- Check as appropriate
  - Yes  No A preliminary plan of the proposed subdivision, to which the accompanying plan conforms, has been submitted and was approved by the Planning Board on \_\_\_\_\_.
  - Yes  No A preliminary plan of the proposed subdivision has been submitted and was approved by the Planning Board on \_\_\_\_\_ with modifications, which modifications have been incorporated in the accompanying plan.
  - Yes  No A preliminary plan of the proposed subdivision has not been submitted to the Planning Board.
- Yes  No List all other required permits (local, state and federal) already in hand, or which will be in hand prior to final occupancy and necessary for construction (i.e. NPDES, Conservation Commission,

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN (con't.)

Board of Health, Public Works, Board of Selectmen etc). \_\_\_\_\_

*STARR ROAD CUT*

- 9.  Yes  No A Community Notice (min. 2ft. by 2ft.), specifying plans for the property has been posted, as required.
- 10.  Yes  No A statement regarding the extent of communications with residents of the area about the proposed development is included with this application.
- 11.  Yes  No The lot is on a Scenic Road? [A list of scenic roads is available in the Planning Board Office]
- 12.  Yes  No The project involves alteration or demolition of buildings which are at least 50 years old? If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with §17A of Article V. of the Town of Framingham's By-Laws (See Appendix IX of the Zoning By-Law).
- 13.  Yes  No The lot is located in an Historic District? (See Article V. §5 of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law)
- 14. The applicant agrees, if the definitive plan is approved, to perform and complete all work on the ground within the proposed subdivision required by the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM" as in force on the date of this application (or if applicable on the date of an application of a Preliminary Plan) and as modified and supplemented by the specifications and other requirements of the Board set forth in the statements attached hereto.
- 15. The applicant further agrees to complete all said required work on the ground within two years from the date of the final endorsement of the definitive plan by the Board, unless an application is filed with and approved by the Board extending such time.
- 16. The applicant further agrees, if the definitive plan is approved, to cause said plan to be endorsed within six (6) months thereafter and to cause said plan to be recorded or registered in the Middlesex South District Registry of Deeds within thirty (30) days after the endorsement and return of said plan to the applicant by the Board, and agrees not to sell, or offer to sell, any of the lots within the subdivision until said plan is so recorded or registered.
- 17. The applicant further agrees, if the definitive plan is approved, to convey to the Town, promptly, at any time thereafter when requested to do so by the Board, in a form deemed satisfactory by the Board, title to water mains and sewers and the prescribed easements therefor.
- 18.a. The applicant further agrees, before final approval of the definitive plan, to cause to be filed with the Board a bank passbook solely in the name of the Town, negotiable securities or a bond, in a form deemed satisfactory by the Board, or a deposit of money, conditioned on the completion of all required work on the ground in the time and manner prescribed, in a penal sum sufficient, in the opinion of the Board, to cover the cost of such work. A bond form of security shall be executed by the applicant as principal and an indemnity or surety company authorized to do business in the Commonwealth and satisfactory to the Board as surety, or secured by the deposit with the Town Treasurer of cash or United States Government Bonds in an amount equal to the penal sum of the bond. A bank passbook shall be accompanied by an Agreement in a form to be provided by the Board and executed by the Board, the developer and the bank in which the account is established.
- OR**
- 18.b. The applicant requests the Board to approve the definitive plan on condition that no lot in the subdivision shall be sold and no building shall be erected or placed on any lot until the required work on the ground necessary to serve such lot adequately has been completed to the satisfaction of the Board.
- 19. This application is accompanied by an original drawing of the proposed definitive plan in accordance with the requirements of the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM", designer's certificates and approved cost estimates of all work to be covered by a bond, or bank passbook.

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**Application Checklist**

The following plans, reports and information must be submitted with this application form, in accordance with "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF FRAMINGHAM", Section VI. Definitive Plan. Please complete the following checklist  to ensure completeness.

<input checked="" type="checkbox"/> Title Block, Lower Right Corner	<input checked="" type="checkbox"/> Subdivision Name and "Definitive Plan" Title	<input checked="" type="checkbox"/> Subdivision Boundaries
<input checked="" type="checkbox"/> Index Sheet	<input checked="" type="checkbox"/> North Point and Scale	<input checked="" type="checkbox"/> Date
<input checked="" type="checkbox"/> Legend of Symbols	<input checked="" type="checkbox"/> Benchmark and Datum	<input checked="" type="checkbox"/> Zoning Classification
<input checked="" type="checkbox"/> Name(s) and address(es) of Owner(s), Applicant(s)	<input checked="" type="checkbox"/> Surveyor's Seal, Name, Address, Signature	<input checked="" type="checkbox"/> Engineer's Name, Address, Signature, Seal
<input checked="" type="checkbox"/> Assessor's Map-Block-Lot(s)	<input checked="" type="checkbox"/> Names of abutters	<input checked="" type="checkbox"/> Halfsize Prints of Plans
<input checked="" type="checkbox"/> Existing and proposed Streets, Ways and Easements	<input checked="" type="checkbox"/> Existing and proposed public or common areas <i>NONE</i>	<input checked="" type="checkbox"/> Consistent space to record Board action on all sheets
<input checked="" type="checkbox"/> Ownership, condition and status of Existing Streets	<input checked="" type="checkbox"/> Street Classification of Proposed Streets	<input checked="" type="checkbox"/> Existing and proposed Lot Boundaries and Dimensions
<input checked="" type="checkbox"/> Front and side setback lines for each lot	<input checked="" type="checkbox"/> Proposed building footprint and driveways	<input checked="" type="checkbox"/> Location, bearing and length of streets, ways, lots, boundaries
<input checked="" type="checkbox"/> Numerical designation and area of all lots and divisions	<input checked="" type="checkbox"/> Location of all existing and proposed permanent monuments	<input checked="" type="checkbox"/> Location, materials, type of sidewalks, curbs, street signs, lighting and trees
<input checked="" type="checkbox"/> Existing Topography	<input checked="" type="checkbox"/> Proposed Topography	<input checked="" type="checkbox"/> Street Profiles with Note
<input checked="" type="checkbox"/> Storm Drainage Systems, Plans, Elevations	<input checked="" type="checkbox"/> Stormwater Management Documentation	<input checked="" type="checkbox"/> Existing and Proposed Municipal Services/Easements
<input checked="" type="checkbox"/> Hydrological Calculations	<input checked="" type="checkbox"/> Septic & Well Locations <i>NONE</i>	<input checked="" type="checkbox"/> Utility Wiring Plan
<input checked="" type="checkbox"/> Sewerage and Water Distribution Systems	<input checked="" type="checkbox"/> Easements, covenants, restrictions on Land	<input checked="" type="checkbox"/> Decisions on appeal, or applicable variances <i>NONE</i>
<input checked="" type="checkbox"/> Sewer Profiles	<input checked="" type="checkbox"/> Major Site Features	<input checked="" type="checkbox"/> Wetland delineation and upland area calcs. for proposed lots <i>NONE</i>
<input checked="" type="checkbox"/> Off-Site Surface Water Discharge & Written Evidence of Acceptance <i>NONE</i>	<input checked="" type="checkbox"/> A close traverse of the whole subdivision and every street therein	<input checked="" type="checkbox"/> Notation of property confirmed by Mass. Land Court with case numbers, as applicable <i>N/A</i>
<input checked="" type="checkbox"/> Construction Access Routes and hours of operation	<input checked="" type="checkbox"/> Construction details for erosion control measures	<input checked="" type="checkbox"/> Preliminary OSRD Subdivision Plan <i>N/A</i>
<input checked="" type="checkbox"/> Complete Impact Statement	<input checked="" type="checkbox"/> Locus Plan	<input checked="" type="checkbox"/> Evidence of Other Permits
<input checked="" type="checkbox"/> Designers' Certificates	<input checked="" type="checkbox"/> Certified List of Abutters	<input checked="" type="checkbox"/> Approval Agreement

Provide an explanation for any information which has not been checked above as included in the application: \_\_\_\_\_

The Planning Board is entitled to rely on this representation as being the full and complete statement of the owner(s) and applicant. Therefore, the undersigned certifies that the information provided on the plan and this application is a true and accurate representation of facts pertinent to the subject parcel of land.

*[Handwritten Signature]*

Signature(s) of Owner(s) (Applicant)

Signature of Co-Applicant

**The Definitive Plan Review Fee: See Attached Schedule of Fees**

**NOTE:** You will be billed for publication of required public notices.

**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, please obtain the Town Treasurer's signature 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 application received: \_\_\_\_\_

Filing Fee of: \_\_\_\_\_ Paid: \_\_\_\_\_

Scheduled Hearing Date: \_\_\_\_\_ Date hearing notice Distributed to Abutters \_\_\_\_\_

Received by: \_\_\_\_\_

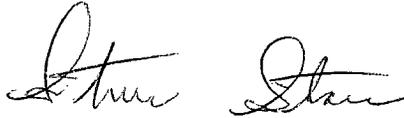
I hereby certify that a Community Notice has been posted on the subject property herein submitted for approval from the Framingham Planning Board.



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Steve Starr, Starr Construction, Inc.

I hereby certify that I have been in communication with residents in the vicinity of the subject property explaining the proposal for the development of the subject property.



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Steve Starr, Starr Construction, Inc.