



# Framingham Planning Board

## Uniform Site Plan Review Application Package

Date of Application: April 2, 2014

### 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: The Marist Fathers of Boston phone: 617-951-7906

Owner's address: 3790 Ashford Dunwoody Road NE, Atlanta, GA 30319 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Applicant's name: Walden Center for Education and Research, Inc. phone: 781-647-6701  
(if other than owner)

Applicant's address: 880 Main Street, Waltham, MA 02451 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Project contact's name: James D. Hanrahan, Esquire phone: 508 416-2404  
(if other than owner or applicant)

Project contact's address: 175 Crossing Blvd., Ste. 500, Framingham, MA 01702 fax: 508 929-3185  
(number and street, town or city, state, zip code)

Project contact's e-mail: jhanrahan@bowditch.com

### General Property Information:

Address of lot or parcel: 518 Pleasant Street precinct#: 7

Framingham assessor's plan: sheet# 458, block# 6, lot(s)# 4  
 sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: The Marist Fathers of Boston

Parcel size (square feet/acres): approximately 1,076,551 sq. ft./ 27.71 acres 52,920 existing sq. ft./ 62,150 new

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): sq. ft./ 115,070 total sq. ft.

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

Current zoning of property: R-3

Current use of property: Religious

Proposed use of property (if different): Educational campus for nonprofit educational therapeutic program for adolescents and adults to learn strategies and techniques to recover from debilitating neurobehavioral disorders, including eating disorders, obesity and mood disorders

**Project Description:**

Brief description of project (attach additional pages as necessary): See Development Impact Statement

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 83  
Number of existing parking spaces: 51 and unstriped parking lot  
Number of additional parking spaces proposed: 133 (including 13 handicapped spaces) plus 1 loading  
Method of calculating required number of off-street parking spaces to be provided: See Site Plan  
*(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)*

**Fiscal Information:**

Current assessed value of site: \$2,802,200 per Assessor  
Estimated value of project-related improvements: Approximately \$18 million to \$22 million  
Current total local tax revenue from site: \$0  
Estimated post-development local tax revenue: Exemption application will be filed  
Estimated number of project related jobs created: construction 200  
permanent/part time      /      150 FTE's

**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 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> Internal renovations only
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen? Likely not
<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 \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant (Non-Owner) James D. Hanrahan Date: April 2, 2014

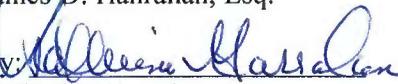
James D. Hanrahan for Applicant

DEVELOPMENT IMPACT STATEMENT OF  
WALDEN CENTER FOR EDUCATION AND RESEARCH, INC.  
FOR PROPERTY LOCATED AT  
518 PLEASANT STREET, FRAMINGHAM

Owner:  
The Marist Fathers of Boston

<p><u>Civil Engineer:</u> Kelly Engineering Group, Inc. 0 Campanelli Drive Braintree, MA 02184</p> <p>David N. Kelly, P.E. 781.843.4333 781.843.0028 - fax <a href="mailto:dkelly@kellyengineeringgroup.com">dkelly@kellyengineeringgroup.com</a></p>	<p><u>Counsel:</u> Bowditch &amp; Dewey, LLP 175 Crossing Boulevard, Suite 500 Framingham, MA 01702</p> <p>James D. Hanrahan, Esq. 508.416.2404 508.929.3016 - fax <a href="mailto:jhanrahan@bowditch.com">jhanrahan@bowditch.com</a></p> <p>Katherine Garrahan, Esq. 508.416-2474 508.929.3185 - fax <a href="mailto:kgarrahan@bowditch.com">kgarrahan@bowditch.com</a></p>
<p><u>Landscape Architect:</u> Birchwood Design Group 46 Dike Street Providence, RI 02909</p> <p>Kris M. Bradner, Principal 401.383.4950 <a href="mailto:kbradner@birchwooddesigngroup.com">kbradner@birchwooddesigngroup.com</a></p>	<p><u>Building Architect:</u> GMI Architects 45 Newbury Street Suite 503 Boston, MA 02116</p> <p>Gary Graham FAIA 617.423.9399 x215 <a href="mailto:gg@gmiarchitects.com">gg@gmiarchitects.com</a></p>

By:   
James D. Hanrahan, Esq.

By:   
Katherine Garrahan, Esq.  
Bowditch & Dewey, LLP  
175 Crossing Boulevard  
Framingham, MA 01702

This application ("Application") is submitted to the Framingham Planning Board by the Walden Center for Education and Research, Inc. ("Walden" or the "Applicant"), a Massachusetts not for profit corporation having a mailing address of 880 Main Street, Waltham, Massachusetts 02451 in connection with its redevelopment of property known as 518 Pleasant Street, Framingham (the "Property" or "Project Site"), as shown on the plan entitled "SITE DEVELOPMENT PLANS FOR 518 PLEASANT STREET, FRAMINGHAM, MA, MARCH 31, 2014", dated March 31, 2014, Sheets 1 through 9 prepared by Kelly Engineering Group, Inc. ("Site Plan"), and Sheet L.10 prepared by Birchwood Design Group.

The Property consists of approximately 28 acres located at 518 Pleasant Street, and has been owned and operated since the 1930's by The Marist Fathers of Boston, a religious corporation ("Marist"). The Applicant seeks to provide an educational campus on the Property for a nonprofit educational therapeutic program for adolescents and adults to learn strategies and techniques to recover from debilitating neurobehavioral disorders, including eating disorders, obesity and mood disorders. The use is more fully described in Section 1.C below.

Accordingly, and as further described in Section 1.B below, the Applicant proposes to redevelop the Property (collectively, the "Project") as shown on the Site Plan, utilizing the existing Marist House and Bishop's Hall (together including about 52,920 square feet of floor area), and four (4) new structures (collectively totaling 62,150 square feet of floor area), for a total of about 115,070 square feet of floor area on the approximately 28 acre site. The existing and proposed structures on the Property ("Structures") are further defined on the architect's renderings and photographs prepared by GMI Architects (collectively, the "Renderings"), submitted with the Application. Planned work on the Marist House and Bishop's Hall buildings will maintain the existing buildings' architecture and footprints, and provide extensive interior upgrades and renovations which will include bringing both buildings into compliance with Architectural Barrier Board and Americans with Disabilities Act ("ADA") requirements. The Applicant intends to add the four (4) additional structures on the Property as shown on Site Plan as follows: (i) a one (1) story building with an approximately 12,450 square foot footprint ("West Pavilion"); (ii) a two-story building with a 6,025 square foot footprint containing 11,050 square feet of floor area ("East Pavilion"); (iii) a two (2) story building with a 13,125 square foot footprint, containing 26,250 square feet of floor area (the "Walden Center for Education and

Research Building” or “WCER Building”); and (iv) a two (2) story building with a 6,200 square foot footprint containing about 12,400 square feet of floor area (“Aftercare Building”). As shown on Layout Exhibit (Sheet 2) of the Site Plan, the Applicant intends to increase the number of off-street parking spaces consistent with requirements of the Framingham Zoning By-Law (“By-Law”) and to service the project needs, and modify the existing driveways to provide better access and increased safety for pedestrians and vehicles. The Applicant also proposes adding internal walking paths connecting to driveways and existing walkways.

As detailed in Section 1.D below, prior to filing this Application, the Applicant received a written determination from the Framingham Building Inspector that the Project is entitled to the protections of Massachusetts General Laws, Chapter 40 A, Section 3 (the “Dover Amendment”) and except for site plan review in accordance with Section IV.I. of the By-Law, as limited by Section 19 of the Town of Framingham Planning Board Rules & Regulations, no further zoning approvals are required for the Project. Accordingly, this Application is before the Town of Framingham (“Framingham”) Planning Board for Site Plan review pursuant to Section IV.I of the By-Law for the Project.

## 1. PROJECT SUMMARY

### A. Existing Conditions and Site History

The Property is located in an “R-3” Single Residence Zoning District (“R-3 District”) which district requires a minimum of 20,000 square foot lots. The Property has frontage on both Pleasant Street and Temple Street in Framingham, and is also located along property of the Commonwealth of Massachusetts which contains the Massachusetts Turnpike (westbound). The western boundary of the Property abuts single family residences located on Royal Meadow and King’s Row Lanes. Since 1937, the Property has been owned and operated by Marist, first for many years as a Roman Catholic religious seminary, and later until 2011 as a spiritual retreat center.

According to the Site Plan and the Renderings, the Property currently contains the following improvements and features: (i) a four story approximately 44,370 square feet brick building (“Marist House”); (ii) a two-story approximately 8,550 square feet structure (“Bishop’s Hall”); (iii) two (2) bituminous concrete driveways onto Pleasant Street, the easternmost of

which is forked for separate entrance and exit traffic flow; (iv) two (2) paved parking areas containing 51 striped spaces and an unstriped lot; (v) internal paved driveways connecting the driveways to the parking areas and to outlying areas of the Property; (vi) a gravel driveway; (vii) a gazebo; (viii) a greenhouse; (ix) a stable; (x) religious monumentation and stations of the cross; (xi) a pond; (xii) wetlands; (xiii) drainage; (xiv) stone walls; (xv) an athletic field; (xvi) two (2) signs located at the Pleasant Street entrances; (xvii) a billboard; (xviii) an above ground oil tank on a concrete pad; (xix) landscaping; and (xx) a wooded area. Additionally, an existing site walking path connecting to a pedestrian crossing on Pleasant Street. Marist House and Bishop's Hall together contain a total of fifty-five (55) apartment style residential units plus offices and meeting rooms.

## B. Proposed Project

The Project will create an educational campus setting for the Applicant's on-site educational program (the "Program"), which will include a therapeutically supported setting for adolescents and adults to learn strategies and techniques to achieve lasting behavioral changes to regain their lives and recover from debilitating neurobehavioral disorders. Educational services will be provided individually, in groups, and in the context of the family/social support network, and participation in such educational services will be required of every person admitted to the Program. A state of the art licensed medically supervised licensed hospital including inpatient acute services, and "step down" to partial hospitalization (PHP), residential and intensive outpatient program services (IOP), as well outpatient services for Program participants will stabilize and help participants initiate recovery while they participate in the neurobehavioral "re-learning" necessary for full recovery, and continue to provide appropriate medical and educational services through stages of recovery. In addition to educational activities located within the structures on the Property, the Applicant will utilize portions of the grounds of the Property for education related to healthy living and stress relief including exercise. The campus will provide for appropriate support service functions as ancillaries to the nonprofit educational use, including the provision of food, pharmacy, laundry and other general operating supplies and services. The Applicant will follow the procedure set forth by the Framingham Board of Health for establishing a food service establishment for its food services. The Program's educational goals are the predominant goals of the Program, and address neurobiological disorders by

helping participants relearn how to manage nutrition, emotional health and mood responses, with simultaneous medical supports. The proposed use is more fully described in Section 1.C below.

### C. Proposed Use

The Applicant intends to locate its Program on the Property, while maintaining the historic open, bucolic setting of the current campus. The inpatient and residential components of the Program will allow the participants to move through the stages of physical recovery while fully engaged in the learning required to meet their educational goals with the ultimate objective of achieving lasting and sustainable behavioral changes. As part of the proposed campus, the Applicant will locate its program admission office, aftercare educational services for adults and adolescents, family education, professional education, and administrative offices at the Property. In-patient and residential programs will be staffed 24-hours per day, 7 days per week, on a three-shift per day schedule. Intake and aftercare services will generally operate during normal business hours Monday-Friday. Projected total campus employment is 150 full time equivalent primary and support staff which includes administrative, educational, counseling, clinical and patient care staff. The Applicant anticipates that the maximum number of employees who will be located on the Property at any one time will not exceed 125, with the largest number of staff working from 7:00 A.M. until 3:00P.M.

As the Applicant has described in more detail in its communications with the Building Commissioner, Applicant's proposed use of the Property for the Program includes the following components: (1) education, treatment and research activities to assist adolescents and adults suffering from neurobehavioral disorders such as eating disorders, mood disorders, depression, anxiety and bi-polar illness; (2) education for professionals and students related to assisting adolescents and adults suffering from neurobehavioral disorders such as eating disorders, mood disorders, depression, anxiety and bi-polar illness, and associated research activities; and (3) resumption of appropriate secondary education curriculum for adolescents with the goal of minimizing disruption to school progress.

Walden's inpatient and residential services, including the Proposed Use, are licensed by the Massachusetts Department of Mental Health, and accredited by the Joint Commission, the largest accrediting organization of healthcare providers in the country. Adolescent residential

services are also licensed by the Massachusetts Department of Early Education and Care (DEEC). When clients are admitted to the hospital unit, the focus during the first few days is medical stabilization, with educational services for the family beginning immediately and bed side counseling for participants beginning shortly after admission. Schedules summarizing the educational services offered by the Applicant for adults and adolescents has been provided to the Building Commissioner, a copy of which is attached hereto as Exhibit A. Although programming is individualized for each program participant, these schedules show the daily institutional schedule for adult and adolescent programs and descriptions of the educational programs offered, and are provided as part of this Application related to the Planning Board's analysis of adequacy and location of parking on the Project Site.

The Project, as shown on the Layout Exhibit at Sheet 4 of the Site Plan, will be constructed in two phases. Phase I will include interior renovations to Marist House and Bishop's Hall, related parking, sidewalk and landscaping improvements, construction of the Walden Center for Education and Research Building, West Pavilion and East Pavilion. Phase II will include construction of the Aftercare Building. Further specifics about the Applicant's nonprofit educational uses within existing and the proposed structures on the Property follow.

Marist House: The renovated four story approximately 44,370 square foot Marist House will house a state of the art licensed and medically supervised hospital including inpatient acute services, and "step down" to partial hospitalization. Marist House will have the capacity to serve up to 24 adults and adolescents in an inpatient eating disorders unit, and up to 24 adults in an inpatient program focusing on patients with mood disorders (depression or bipolar illness).

The basement level of Marist house will include a multipurpose recreation room, a fitness training center, offices, storage, plant operations, dietary storage, food preparation area, dishwashing area, dining area, a staff room, offices and a conference room. The first floor will include professional offices and educational space related to the inpatient program and the outpatient and partial hospitalization program, admissions for the facility, the call center for the facility, and a large training room/auditorium and associated office and support space. The second floor of Marist House will include an inpatient unit to serve 24 persons with mood disorders, conference rooms, classroom area, dining facility, staff training rooms, a community

room, and professional offices. The third floor of Marist House includes an inpatient unit to serve 24 persons with eating disorders, a large conference rooms/classroom area, a dining facility, staff training rooms, a community room, a laundry facility and professional offices. The proposed use at Marist House also includes on-site "school" space for adolescents, a teaching kitchen, expressive therapy training spaces, and administrative offices.

Bishop's Hall: The existing approximately 8,550 square foot Bishop's Hall, consisting of two floors and a basement, is proposed to be renovated to house the Applicant's administrative needs for its nonprofit educational use. Bishop's Hall will be dedicated to administrative offices for finance, billing, and human relations functions, and a conference area to support the Applicant's nonprofit educational use.

West Pavilion: The new West Pavilion is proposed to be a one-story structure with an approximately 12,450 square foot footprint to serve as a 16-bed residential facility for treating adult obesity. West Pavilion is designed to allow the participants to move through the stages of physical recovery in a supervised setting before returning home, while fully engaged in the learning required to meet educational goals with the ultimate objective of achieving lasting and sustainable behavioral changes. The first floor of West Pavilion will be dedicated to bedrooms, classrooms, dining and a teaching kitchen to support the Applicant's nonprofit educational use for participants in the Adult Obesity Program.

East Pavilion: East Pavilion is proposed to be a two-story structure with a 11,050 square foot footprint to be used for a 16 bed residential facility for an adolescent eating disorder program. The first floor of the East Pavilion will be dedicated to offices, classrooms, dining, a teaching kitchen, and a fitness training facility to support the Applicant's nonprofit educational services, and will include residential program for adolescents and include an on-site "school" space for tutoring. The second floor of the East Pavilion will be dedicated to short-term residency bedrooms for up to 16 adolescents, supporting the Applicant's nonprofit educational use, and for use by adolescents from the point of discharge from the hospital-based aspect of the program until each resident is prepared to return home.

Walden Center for Education and Research Building: The Applicant's proposed two-story, 26,250 square foot Walden Center for Education and Research Building will house

classrooms, an auditorium for up to 200 occupants, a library, a distance learning/video-conferencing center, public function space, a teaching kitchen, and the Applicant's research facilities. The first floor of the WCER Building will provide the distance-learning center, an auditorium, a function room, three classrooms, a teaching kitchen, and office space for the Director of Education, the Director of Research and the Research Psychologist. The second floor of the WCER Building will provide a library, four (4) research laboratory spaces, and related education and research office and support space.

Aftercare Services Building: The approximately 12,400 square foot two-story Aftercare Services Building will house Outpatient and aftercare educational services activities provided by the Applicant's psychiatrist, psychologists, nurse educators, expressive therapists, dietician educators, mental health counselors and social Workers within five (5) large training and educational "modules", including a "teaching kitchen", smaller training rooms, and staff offices.

#### D. Dover Protection:

Massachusetts General Laws, Chapter 40A, Section 3 (the "Dover Amendment") states that no ordinance or bylaw shall "prohibit, regulate or restrict the use of land or structures for educational purposes on land owner or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; provided however, that such land or structures may be subject to reasonable regulations, concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements [emphasis added]."

As proposed on the Site Plan, the Project does not require zoning relief for dimensional compliance with the By-Law concerning bulk and height of structures and determining yard sizes, lot area, setbacks, open space and building coverage requirements. On December 2, 2013, the Applicant made a written request to the Framingham Building Inspector, Michael A. Tusino, requesting a determination that the Project is entitled to the protections of Massachusetts General Laws, Chapter 40 A, Section 3 (the "Dover Amendment"); and except for site plan review in accordance with Section IV.I. of the By-Law, as limited by Section 19 of the Town of Framingham Planning Board Rules & Regulations, no further zoning approvals are required for the Project. On March 5, 2014, the Framingham Building Inspector responded by written letter stating that "I have determined that

... the proposed project qualifies as an educational use per M.G.L. 40 A Section 3." The Framingham Building Inspector's written response to the Applicant is attached hereto as Exhibit B. Based upon the Building Commissioner's determination that the Project qualifies as a nonprofit educational use under the Dover Amendment, and the compliance of the Project as shown on the Site Plan with bulk and height of structures, yard sizes, lot area, setbacks, open space and building coverage requirements of the By-Law, the Project is before the Planning Board for a determination of parking requirements for the Project, subject to the "reasonable regulation" limitation of the Dover Amendment.

## 2. TRAFFIC IMPACT ASSESSMENT

Pursuant to Section 19.3 of the Framingham Planning Board Rules & Regulations, Dover Amendment use applicants are not required to submit a Traffic Impact Assessment as referenced in Section IV(5)(g)(1) of the By-Law.

## 3. ENVIRONMENTAL IMPACT

Pursuant to Section 19.3 of the Framingham Planning Board Rules & Regulations, Dover Amendment use applicants are not required to submit an Environmental Impact Assessment as referenced in Section IV(5)(g)(2) of the By-Law. As a courtesy, the Applicant has included the stormwater management report entitled, "Walden Center for Education and Research, Inc., 518 Pleasant Street, Framingham MA, March 31, 2014", prepared by Kelly Engineering Group, Inc., dated March 31, 2014.

## 4. FISCAL IMPACT

Pursuant to Section 19.3 of the Framingham Planning Board Rules & Regulations, Dover Amendment use applicants are not required to submit a Fiscal Impact Assessment as referenced in Section IV(5)(g)(3) of the Zoning By-Law.

## 5. COMMUNITY IMPACT STATEMENT

Pursuant to Section 19.3 of the Framingham Planning Board Rules & Regulations, Dover Amendment use applicants are not required to submit a Community Impact Assessment as referenced in Section IV(5)(g)(4) of the By-Law.

## 6. PARKING IMPACT ASSESSMENT

Section IV.B.1.a of the By-Law sets forth a schedule of requirements with respect to off-street parking for principal uses of property. The By-Law does not provide a specific off-street parking requirement for licensed establishments for nonprofit educational uses in Framingham<sup>1</sup>. As shown on the Site Plan, the Applicant plans to provide for a total of 184 off-street parking spaces, which number is more than adequate for the Applicant's needs based upon feedback from the Building Commissioner. The parking count includes 13 handicapped accessible spaces. The Applicant's parking plan also includes one loading space, as shown on the Site Plan. The placement of the anticipated parking areas and spaces in relation to public ways, as shown on the Site Plan and described in the Application, is both adequate and appropriate for the Proposed Use, in that it situates off-street parking, in an amount which exceeds the minimum requirement for the closest comparable use group of the By-Law's parking use categories as interpreted by the Building Commissioner, in accessible locations (i) to the proposed structures and activities on the Property, and (ii) in locations which would have minimal, if any, impact on neighboring properties. Additionally, given the size of the Property, the anticipated size of proposed parking areas could be easily realigned if the Planning Board were to determine that location or number of spaces as proposed is deemed less than adequate or appropriate for the Project Site and location of program components, based upon reasonable application of the parking requirements of the By-Law to the Project.

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<sup>1</sup> Based upon feedback from the Building Commissioner, the applicable parking use group for the Project according to Section IV.B.1.a of the By-Law would be "Residential Care Facility", which use requires one space per four (4) occupants plus one space per two employees. Based upon the proposed number of occupants (80), and the proposed number of employees (maximum of 125 at any time), the Proposed Use would require a minimum of 83 off-street parking spaces. According to the Site Plan, a parking requirement based upon a "School" use would also result

Exhibit A

# Walden Center for Education and Research, Inc.

## Descriptions of Educational / Therapeutic Groups

### Inpatient Services

1	Academic / Tutoring (Adolescent programs only)	A daily group led by a professional educator who, in discussion with the adolescent's home school system, tutors and assists the student to maintain his/her appropriate grade level during treatment.
2	Art Therapy	Led by an expressive therapy staff member, this group uses art mediums as a form of expression. Pts are encouraged to identify a particular feeling, and express it through the medium being used for that expression.
3	Arts and Crafts	Mental Health Counselors (MHC) teach arts and crafts to patients to learn and develop strategies for therapeutic expression.
4	Binge Eating Disorder (BED) Group	This is a group led by a master's level clinician which focuses on Binge Eating Disorder. The clinician works with participants of the group to identify antecedents to their behaviors, and teaches strategies for recovery.
5	Community Meeting	A weekly meeting led by the nursing staff to foster a sense of cohesion among patients in the program, and create an environment of shared learning in their recovery.
6	Coping skills	A part didactic, part experiential group, in which patients learn specific sets of skills to reduce and manage acute anxiety.
7	Dialectical Behavioral Therapy (DBT) Skills Group	This is a staff-taught group focusing on Dialectical Behavioral Therapy (DBT). Patients are educated on the framework of DBT, and learn specific skills, i.e. mindfulness.
8	Eating Disorder (ED) Dialogue	This is a weekly group led by an ED therapist. Within the group, the leader poses an ED question, and encourages a group discussion as a form of learning.
9	Individual Recovery Assignments	These are individual meetings led by a MHC to review and assist the patient with identifying key challenges with overcoming his / her disorder. There are daily written assignments designed to assist a patient in focusing on the role that the eating disorder plays in his / her life.
10	Intention Group	Patients identify a goal for the day, and one skill that they are learning to assist in meeting that goal.
11	Medical Education Group	This group is led by a registered nurse, who educates participants on current and potential medications, their risks and benefits. Group is tailored to the medications that participants are prescribed.
12	Menu development	Patients meet individually with a registered dietician to review meal choices and learn healthy food choices, and appropriate quantities .
13	Mindful-based Yoga	This group is led by an expressive therapist, who teaches a low impact stress reducing form of exercise and its role in a patient's recovery.
14	Nutrition Group	Patients meet with a registered dietician and learn the role that food and nutrition play in maintaining physical health.
15	Reading and journaling	Patients use time to record the events of the day in their journal, and how they managed. Staff members are available to assist.
16	Recovery Skills Group	Led by an addictions specialist, this group teaches the stages of recovery from addiction, and specific skills needed to master each stage.

### **Additional Comments:**

- 1) Participation in treatment groups.** The patient's condition is understandably most acute during the first few days of admission. Participation in the treatment group schedules may be limited due to their acuity. As the patient becomes more stabilized and less acute, attendance in the therapeutic groups is both more feasible and more expected.
- 2) Family Meetings.** Meetings with family members of the patient are an integral part of the patient's treatment. These meetings are critical for information gathering, as well as integrating the education that has been learned by the patient into the patient's home / living / therapeutic environments following discharge. These meetings occur when family members are available. When they occur, the patient is excused from the group he / she is attending, to participate in these meetings.
- 3) Medical / Psychiatric services.** Patients may have individual meetings with psychiatrists and other medical staff several times during the course of the patient's treatment stay. At the onset of care, the meeting is used to review the patient's relevant medical history. During the treatment stay, the meetings may also be used to educate the patient on his / her medication regimen, intended medication effects and side effects, and how medications may interact with each other. When these meetings occur, the patient may be excused from the group they are attending, to meet with medical staff.
- 4) Use of teaching kitchens in program spaces.** Many of the programs provide for teaching kitchens. As the entire course of treatment involves re-establishing appropriate comfort levels with many food-related activities (purchasing, handling, preparing and consuming), the use of teaching kitchens becomes an integral component of the patient's educational and clinical progress and recovery to more normalized behavior around food. Staff actively engage patients in many components of food and meal experience, including preparation of meals. The kitchens provide a real-life environment for this experience, mirroring what the patient is likely to experience following discharge and return to their home environments.

### Residential Services (Groups provided for both Adolescent and Adult Programs)

1	Behavior Chain	Staff led teaching group using DBT skills to help each individual analyze the thoughts, feelings, and events leading to use of maladaptive behaviors.
2	Body Image	Staff or clinician led discussion around exploration of body images as it relates to thoughts, feelings, and perceptions that are influenced by messages received from their environment.
3	Cognitive Behavioral Therapy (CBT) Skills	Staff led group addressing CBT (Cognitive Behavioral Therapy) strategies to promote behavioral change.
4	Chores	Staff led activities aimed at teaching responsibility and respect for shared environments.
5	Community Meeting	A weekly meeting led by clinicians to foster a sense of cohesion among residents in the program, and create an environment of shared learning in their recovery.
6	Coping Skills	Therapist led group teaching patients strategies to manage anxiety and impulsivity.
7	Creative Art	Staff led group to encourage creative expression for individuals in group.
8	Dialectical Behavioral Therapy (DBT) Skills	This is a staff-taught group focusing on Dialectical Behavioral Therapy (DBT). Patients are educated on the framework of DBT, and learn skills based on the four main principles: Mindfulness, Emotion Regulation, Interpersonal Effectiveness, and Distress Tolerance.
9	Eating Disorders and the Media	Staff led group reviewing current perceptions of ED as influenced by the media, and teaching models of appropriate body image.
10	Expressive Therapy	Led by an expressive therapist, this group uses the modalities of art, movement, drama, and writing to explore self-expression. Creativity, imagination, and spontaneity aid in exploring parts of self.
11	Family Issues	Therapist led group in which patients identify common issues or struggles encountered in the family setting, and education strategies for effective coping.
12	Goal Setting	Daily staff led group in which residents set and share daily goals and discuss strategies for supporting each other in achievement of goals.
13	Relapse Prevention	Therapist led group teaching skills needed to continue recovery from ED post-discharge, including identification of supports and structuring time.
14	Relaxation Skills	Staff led group teaching skills for self-relaxation as a means to manage anxiety.
15	Self Esteem	Staff led group teaching strategies for improving self-esteem and self-confidence.
16	Stress Management	Staff led group focusing on strategies to manage anxiety from identified stressors, handle high-risk situations, and self-soothe.
17	Wrap Up	Nightly staff led group in which residents review progress on goals set at the start of the day, provide feedback to each other, and begin to think about goals for following day.
18	Writing for Recovery	Staff led group which focuses on ED with writing topics on ED assigned and discussed.

### Additional Adolescent-specific Residential Program Groups

1	Academic / Tutoring (Adolescent programs only)	A daily group led by a professional educator who, in discussion with the adolescent's home school system, tutors and assists the student to maintain his/her appropriate grade level during treatment.
2	Coached Meals	Therapist led interventions to teach parents and family members how to manage residents during meal times, provide appropriate nutrition, and develop behavioral contingencies for not completing meals.
3	Family Support Group	Family therapist led group providing support and education for parents and other family members to improve family functioning and understanding of ED's.
4	Independent Living Skills	Staff teach residents skills needed to menu plan, food shop, prepare healthy nutritious meals, care for self and maintain healthy living environment.
5	Nutrition Education (for family members)	Registered dietitian provides nutrition education for parents and other family members of residents. Topics include understanding meal plans, portioning, and use of supplements.

### Additional Adult-specific Residential Program Groups

1	Kitchen and Grocery Inventory	Staff guided group in which residents take inventory of program groceries and collectively prepare grocery lists weekly.
2	Nutrition Applications	Registered dietitian teaches residents about physiological consequences of malnutrition and use of ED behaviors and what various foods and nutrients do for the brain and body. Written exercises and discussions focus on nutrition education and strategies to utilize in preparation for discharge planning.
3	Process Group	Therapist led group in which residents process their present experiences, emotions, thoughts, and stresses. Group leaders facilitate in modeling and practicing the establishment of therapeutic boundaries and discussions of healthy coping strategies within the group
4	Recovery Skills	Led by an addictions specialist, this group teaches the stages of recovery from addiction, and specific skills needed to master each stage.
5	Shared Meal Planning	Registered dietitian prepares residents to participate in shared meals that are scheduled throughout the week to challenge residents and teach them how to use recipes.
6	Shared Meal Prep	Group activity that teaches appropriate kitchen skills to produce nutritious and balanced meals.
7	Yoga	Clinician led training on body awareness and anxiety reduction.

Walden Behavioral Care  
Adolescent Program- ALCOTT

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00 AM	ADLS Vital Signs Weights	ADLS Vital Signs Weights	ADLS Vital Signs Weights	ADLS Vital Signs Weights	ADLS Vital Signs Weights	ADLS Vital Signs Weights	ADLS Vital Signs Weights
8:30	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal
9:15	Goals Group	Goals Group	Goals Group	Goals Group	Goals Group	Goals Group	Goals Group
9:30 - 11:30	Academics/Tutoring (Education Inc.) *Snack @11am	Academics/Tutoring (Education Inc.) *Snack @11am	Academics/Tutoring (Education Inc.) *9:15-11:15 *Snack @11am	Academics/Tutoring (Education Inc.) *Snack @11am	Academics/Tutoring (Education Inc.) *Snack @11am	Medical Education Group (RN) *10am	Medical Education Group (RN) *10am
11:45	Fresh Air Break	Fresh Air Break	Yoga Therapy *11:15	Fresh Air Break	Fresh Air Break	Fresh Air Break	Fresh Air Break
12:15	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal
12:45	Sensory Room	Sensory Room	Sensory Room	Sensory Room	Sensory Room	Sensory Room	Sensory Room
1:15 - 1:45	Curriculum Based Therapeutic Group (SW)	Community Meeting (RN)	Nutrition Group (RD)	Medical Education Group (RN)	Medical Education Group (RN)	Therapeutic Group (MHC)	Therapeutic Group (MHC)
2:00 - 2:30	Therapeutic Group (MHC)	Therapeutic Group (MHC)	Therapeutic Group (MHC)	Therapeutic Group (MHC)	Therapeutic Group (MHC)		
3:00	Snack	Snack	Snack	Snack	Snack		
3:30	Sensory Room (MHC)	Arts and Crafts (MHC)	Self-Expression & Creative Expression (SW Intern) *3:15pm	Sensory Room (MHC)	Arts and Crafts (MHC)	Visiting (2pm-5pm) *Snack at 3pm	Visiting (2pm-5pm) *Snack at 3pm
4:00	Fresh air break	Fresh air break	Fresh air break	Fresh air break	Fresh air break		
4:30	Individual Recovery Assignments (MHC)	Individual Recovery Assignments (MHC)	Individual Recovery Assignments (MHC)	Individual Recovery Assignments (MHC)	Individual Recovery Assignments (MHC)		
5:15	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal		
6:15	Therapeutic Games (MHC)	Therapeutic Games (MHC)	Therapeutic Games (MHC)	Therapeutic Games (MHC)	Therapeutic Games (MHC)	Therapeutic Games (MHC)	Therapeutic Games (MHC)
7:00	Visiting	Visiting	Visiting	Visiting	Visiting	Therapeutic Games (MHC)	Therapeutic Games (MHC)
8:30	Snack	Snack	Snack	Snack	Snack	Visiting	Visiting
10:00	Lights out	Lights out	Lights out	Lights out	Lights out	Snack	Snack
						Lights out	Lights out

**ALCOTT ADULT INPATIENT UNIT GROUP SCHEDULE; (ONGOING)**

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00-8:30	Weights/Vitals Shower/Meds	Weights/Vitals Shower/Meds	Weights/Vitals Shower/Meds	Weights/Vitals Shower/Meds	Weights/Vitals Shower/Meds	Weights/Vitals Shower/Meds	Weight/Vitals Shower/Meds
8:30-9:05	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal
9:30-10:15	<b>INTENTION GROUP</b> (Nursing)	<b>INTENTION GROUP</b> (Nursing)	<b>INTENTION GROUP</b> (Nursing)	<b>INTENTION GROUP</b> (Nursing)	<b>INTENTION GROUP</b> (Nursing)	<b>INTENTION/WEEKEND PLANNING</b> (Nursing)	<b>INTENTION GROUP</b> (Nursing)
10:15-10:30	Fresh Air/Bench	Fresh Air/Bench	Fresh Air/Bench	Fresh Air/Bench	Fresh Air/Bench	Fresh Air/Bench	Fresh Air/Bench
10:40-11:00	Menus	Menus	Menus	Menus	Menus	Menus	Menus 11:15-11:30 Church Service
11:15-12 pm	<b>ED DIALOGUE</b> (CHRISTINA)	<b>COMMUNITY MTG.</b> (MHC)	<b>MINDFUL BASED YOGA</b> (Susan)	<b>GENTLE MINDFUL STRETCH / ART THERAPY</b> (EXTH staff)	<b>COPING SKILLS</b> (Jillian.EXTH)	<b>MEDICATION EDUCATION</b> (RN)	<b>11:30-12:15 MINDFUL BASED YOGA/ ART THERAPY</b> (EXTH staff)
12:30-1:05	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal
1:30-2:15	<b>STRESS REDUCTION SKILLS</b> (Susan)	<b>EXPRESSIVE THERAPY</b> (Terri/Lori)	<b>DBT SKILLS</b> (Susan)	<b>Discharge Planning</b> (Nate)	<b>EXPRESSIVE THERAPY</b> (Terri)	<b>RECOVERY SKILLS</b> (Joe) <b>HOPE AND INSPIRATION</b> (3RDSAT)	<b>CREATIVE ARTS</b> (MHC)
2:15-3:00	Read/Journaling	Read/Journaling	<b>2:15 BED Group</b> Read/Journaling	Read/Journaling	Read/Journaling <b>2:30 Pet Therapy</b>	Visiting Hours	Visiting Hours
3:00-3:15	Snack	Snack	<b>2:45 Mindful</b> Snack	Snack	Snack	Snack	Snack
3:15-4:00	<b>NUTRITION GROUP</b> (RD)	<b>RECOVERY SKILLS</b> (Joe)	<b>NUTRITION GROUP</b> (RD)	<b>MINDFULNESS SKILLS</b> (EXTH staff)	<b>SELF-CARE</b> (Joy)	Visiting Hours	Visiting Hours
4:00-4:45	Coping Skill Set/ Resources	Coping Skill Set/ Resources	Coping Skill Set/ Resources	<b>COPING WITH ADDICTION</b> (Joe)	Coping Skill Set/ Resources		
4:45-5:15	Fresh Air	Fresh Air	Fresh Air	Fresh Air	Fresh Air	Fresh Air	Fresh Air
5:30-6:00	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal	Therapeutic Meal
6:15-7:00	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)	<b>Goals Revisited</b> (Nursing)
7:00-8:15	Visiting Hours/Leisure	Visiting Hours/Leisure	Visiting Hours/Leisure	Visiting Hours/Leisure	Visiting Hours/Leisure	Visiting Hours/Leisure	Visiting Hours/Leisure
8:30-8:45	Snack	Snack	Snack	Snack	Snack	Snack	Snack
11:00	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out

REVISED 1/1/2014

Exhibit B



**TOWN OF FRAMINGHAM**  
**Inspectional Services Division**  
**Department of Building Inspection**

Memorial Building, Room 203  
150 Concord Street  
Framingham, Massachusetts 01702-8368

Michael A. Tusino, C.B.O.  
Director of Inspectional Services/Building Commissioner

Telephone:  
Fax:

508-532-5500  
508-532-5501

March 5, 2014

Bowditch & Dewey  
James D. Hanrahan  
175 Crossing Boulevard, Suite 500  
Framingham, MA 01702

**RE: 518 PLEASANT STREET**

Dear Mr. Hanrahan;

I am contacting you with regard to the building permit application you filed on behalf of Walden Center for Education and Research, Inc. for the above referenced address.

At this time I can only make a determination on whether the project qualifies as an exempt use per Massachusetts General Law Chapter 40A Section 3. Much more information such as plans and specifications are required to act on the building permit application.

After careful examination, I have determined that based on the following submittals, the proposed project qualifies as an educational use per Massachusetts General Law Chapter 40 A Section 3:

- Layout exhibit plan for 518 Pleasant Street.
- Floor plans prepared by GMI Architects.
- Use & Occupancy classification report prepared by GMI Architects.
- Program of space requirements prepared by GMI Architects.
- Schedules of educational programs prepared by Walden Center for Education.
- Exempt Use Status M.G.L. Ch. 40A Section 3 Application.
- Bowditch & Dewey narrative of the project with articles of organization for Walden.
- Bowditch & Dewey narrative and explanation of the staff roles and responsibilities.
- Building permit application.

Please be advised that a building permit will not be issued until such time you have obtained Site Plan Review Approval from the Town of Framingham Planning Board and all construction plans, specifications and documents as required by 780 CMR.

Regards,

Michael A. Tusino  
Director/Building Commissioner

**Dedicated to excellence in public service**

## Site Plan Review Application Checklist

Please complete and submit with application packet.

Please insure that your application and plans include all the items below. If you answered **NO** you are required to submit a waiver request or written explanation at time of filing.

*(\*\*Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application. Please call the office with questions or concerns)*

### Yes No

- Original complete application form (s)
- Required application fee
- Certified list of abutters  
*\*\*Please file original form with Assessors Department and allow 10 business days for processing, they will forward list directly to the Planning Board office)*
- The Treasures' Certification Request Form
- Verification of informational meeting with residents
- Verification of Community Notice sign posting five days prior to an application submittal
- Original Building Commissioner's Determination Form
- Required number of submittal copies

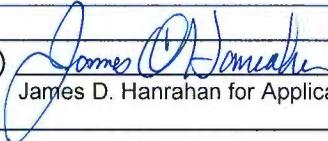
### \*\*\*Plan Content Requirements

- A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be approved by the Planning Board which should include the following plan content requirements
- Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD)
- Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft
- Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area
- Maximum seating capacity, number of employees, or sleeping units if applicable
- Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- Location, size, and type of materials for surface paving, curbing, and wheel stops
- Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable

- A photometric plan showing both the intensity of illumination expressed in foot candles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting
- Identification of parcel by sheet, block, and lot number of Assessors Maps
- Planning Board Signature Block at approximately the same location on each page of the submitted plans
- Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page
- Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- An Area designated for the storage of waste and refuse
- Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign
- A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree *\*\*See Administrative Landscape Guidelines Article 18*
- An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries
- A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board
- Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades
- A parking plan, at the same scale as the site plan
- Traffic Impact Assessment
- Environmental Impact Assessment
- Fiscal Impact Assessment
- Community Impact Assessment
- Parking Impact Assessment

**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 _____	Date: _____
Signature of Applicant (Non-Owner)  _____	Date: April 2, 2014
James D. Hanrahan for Applicant	

**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: Amanda Loomis  
From: Mike Foley  
Re: 518 Pleasant Street  
Date: April 2, 2014

SEE EXHIBIT B to Development Impact Statement

-----  
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.

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date of Signature

**TREASURER'S CERTIFICATION REQUEST INFORMATION FORM**

**Town of Framingham**

**Treasurer/Collector**

Please Provide Our Office With The Following Information:

**Date:** April 2, 2014

**Address Of Property Which Is The Subject Of This Application:**

518 Pleasant Street

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

The Marist Fathers of Boston

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

3790 Ashford Dunwoody Road NE, Atlanta, GA 30319

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

Walden Center for Education and Research, Inc.

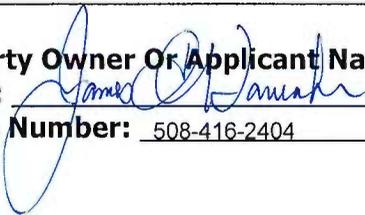
**Applicant's Address: (If Same As Owner Write: Same)**

880 Main Street, Waltham, MA 02451

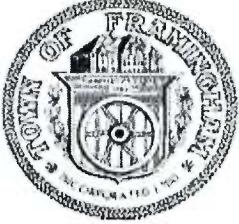
**Business(S) In Framingham Owned By Property Owner and/or Applicant:**

\_\_\_\_\_  
\_\_\_\_\_

**Property Owner Or Applicant Name and Telephone:**

**Name:**  James D. Hanrahan for Applicant

**Phone Number:** 508-416-2404



TOWN OF FRAMINGHAM, MASSACHUSETTS 01702

**BOARD OF ASSESSORS**

MEMORIAL BUILDING, 150 CONCORD STREET, FRAMINGHAM, MA 01701  
TEL: (508) 532-5415 FAX: (508) 620-4857

# Abutter Request

**\*\*Please Note\*\***

Bring this form to the **PLANNING BOARD** office for signature  
Then submit with the fee to the **Assessors Department**.

Date: April 2, 2014

- Applicant name: Walden Center for Education and Research, Inc.
- Applicant address: 880 Main Street, Waltham, MA 02451
- Phone: 781-647-6701
- Subject propertyAddress: 518 Pleasant Street
- Map 458 Block 6 Lot 4
- Radius: \_\_\_\_\_
- **Planning Board**
- **Authorization Signature:** \_\_\_\_\_

- **Fee \$45.00/lot to be paid at the Assessing Department**
- *Use separate request sheets for each lot*
- *Please allow 10 business days for processing*
- *Valid for only 90 days from the date completed*
- *Signed under the pains and penalties of perjury*

BOWDITCH & DEWEY, LLP  
175 CROSSING BLVD., SUITE 500  
FRAMINGHAM, MA 01702

5-7515-110

9362

INCREASED SECURITY FEATURES

PAY Inty-Inv # 00/100 DOLLARS

CHECK AMOUNT  Security Features Excluded. Details on back.

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
9/11/14	Jany Henningham	310 243.0001	9362

\$ 45.00

Sovereign Bank, N.A.  
PART OF THE SANTANDER GROUP

Susan M. Brasen

⑈009362⑈ ⑆011075150⑆ 84992014203⑈