



**Framingham Planning Board**  
Uniform Special Permit Application

2014 MAY -5 P 4: 54

TOWN CLERK  
FRAMINGHAM

Date of Application: APR 1/29/2014

**Special Permits Requested:**

- Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:
- Use Section III. \_\_\_\_\_
  - Active Adult Housing Section IV.P.
  - Planned Unit Development Section IV.J.
  - Proximity To Principal Use Section IV.B.2.a.
  - Reduction In The Required Number Of Parking Spaces Section IV.B.1.c.
  - Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g.
  - Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b.
  - Land Disturbance Section IV.H.2.
  - Open Space Residential Dev. Section IV.M.
  - Bonus Density Provisions Section IV.K.9.
  - Modification/Extension Request
  - Other (please indicate) IV.0  
Drive-Thru

**General Contact Information:**

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

Owner's name: Chalifoux Realty Trust phone: c/o (508) 532-3517

Owner's address: 277 Linden Street, Wellesley, MA fax: N/A  
*(number and street, town or city, state, zip code)*

Applicant's name: Avidia Bank phone: c/o (508) 532-3517  
*(if other than owner)*

Applicant's address: 42 Main Street, Hudson, MA fax: N/A  
*(number and street, town or city, state, zip code)*

Project contact's name: Peter Barbieri phone: (508) 532-3517

Project contact's address: Fletcher Tilton PC, 161 Worcester Road, Suite 501, Framingham, MA 01701 fax: (508) 532-3117  
*(number and street, town or city, state, zip code)*

Project contact's e-mail: pbarbieri@flechertilton.com

**General Property Information:**

Address of lot or parcel: 222 and 236 Cochituate Road precinct#: 9

Framingham assessor's plan: sheet# 347, block# 111, lot(s)# 7 and 8  
sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: Chalifoux Realty Trust

Parcel size (square feet/acres): 24,527 s.f., 56A not including prior taking area

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 5,313 s.f.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): .11

Current zoning of property: Off and Prof and R.C.

Current use of property: Vacant and former hair salon

Proposed use of property (if different): Bank with drive-thru



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### Town of Framingham Planning Board

TOWN CLERK  
FRAMINGHAM

### Special Permit Review Checklist for Application Submittal

Owner/Applicant Name and Address:

Date: May 5, 2014

Chalifoux Realty, LLC  
277 Linden Street  
Wellesley MA

Applicant Name and Address: (if different)

Project/Address: 222 & 236 Cochituate Road

Peter Barbieri  
161 Worcester Road, Suite 501  
Framingham MA 01701

The Planning Board has reviewed your application submittal and has deemed it  Complete  Incomplete.  
\*\*If your application has been deemed incomplete it is not considered "filed" and you should review the following check list for Submission Requirement items that need to be addressed.

Status C=Complete I=Incomplete

- I**  The Applicant submitted a completed application form (s).  
*Additional Comments:* \_\_\_\_\_
- The Applicant submitted the required application fee.
- The Applicant submitted the certified list of abutters.
- The Town Treasurer certified that all taxes and fees have been paid.
- The Applicant submitted verification of informational meeting with residents *(if applicable)* **Please provide information or request a waiver**
- The Community Notice sign was posted five days prior to an application submittal. *(if applicable)* **Please provide information or request a waiver**
- Prior to the filing of an application pursuant to this section (IV.4.a), the applicant, as defined in Section I.E.1 herein, shall submit a preliminary draft of such application to the Building Commissioner, who shall advise the applicant as to the pertinent sections of this Zoning By-law.

#### Content and Scope of Applications § IV.I.5. a-f

- a. 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.

- 1. Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NVGD).
- 2. Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft.

C I

- 3. 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.
- 4. Maximum seating capacity, number of employees, or sleeping units if applicable.
- 5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.
- 6. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
- 7. Location, size, and type of materials for surface paving, curbing, and wheel stops.
- 8. Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable.
- 9. 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.
- 10. A photometric plan showing both the intensity of illumination expressed in footcandles 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. **Please review and revise. Light levels should be zero at the lot line**
- 11. Identification of parcel by sheet, block, and lot number of Assessors Maps.
- 12. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
- 13. Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page. **Please provide on the Parking/Site Plan sheet**
- 14. Water service, sewer, waste disposal, and other public utilities on and adjacent to the site.
- 15. 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. **Please provide or request a waiver**
- 16. An Area designated for the storage of waste and refuse. **Please provide detail or request a waiver**

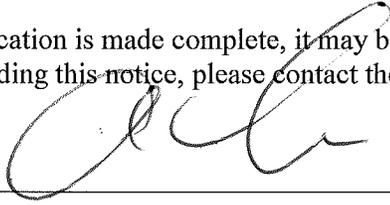
**Development Impact Statement §IV.I.5.g**

(2) Environmental Impact Assessment

(5) Parking Impact Assessment

*Additional Comments:*

Once this application is made complete, it may be processed by the Planning Board. If you have further questions regarding this notice, please contact the Planning Board office at (508) 532-5450.

Signed: \_\_\_\_\_  


Title: Planning Board Administrator

Date: May 5, 2014 \_\_\_\_\_

cc: Town Clerk  
Planning Board