

May 20, 2014

Planning Board
Town Hall
Framingham, Massachusetts 01702

Reference: Common Driveway Permit
Assessor's Map 355.0, Block 0086, Parcel 0004.D
29 Pleasant Street
Framingham, Massachusetts
EDC Job No.: 3401

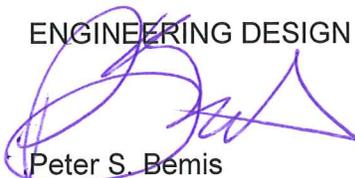
Dear Board Members:

On behalf of George & Sarah Varghese, owner and Capital Group Properties applicant of the above referenced project, we are submitting herewith a request to permit a Common Driveway in order to access Lots 1-3, 17, 21 and 25 Pleasant Street from Pleasant Street. The existing site fronts along a section of Pleasant Street that includes a municipal parking lot where the number of parking spaces would be reduced if a driveway for Lot 3 was actually to be located within the specified frontage limits and although access to Lots 1 and 2 could be located within the designated frontage, there would be improved pedestrian and vehicular safety by reducing the 3 curb openings to only one. Each site has viable access through the respective frontage limits as demonstrated in Exhibit 1 Viable Driveway Entrances and the single driveway is provided with more than adequate site distance and gradient along Pleasant Street as demonstrated in Exhibit 2 Curb Cut Plan. Lot 4 the existing residence at 29 Pleasant Street will continue to rely on the existing driveway that currently serves the property. Please schedule this application for the next available planning board meeting date in order review this request.

Should you require additional information, do not hesitate to contact us.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter S. Bemis

cc. Capital Group Properties

Waiver Requested from Section IV G. 4. a. Lot Frontage Requirement

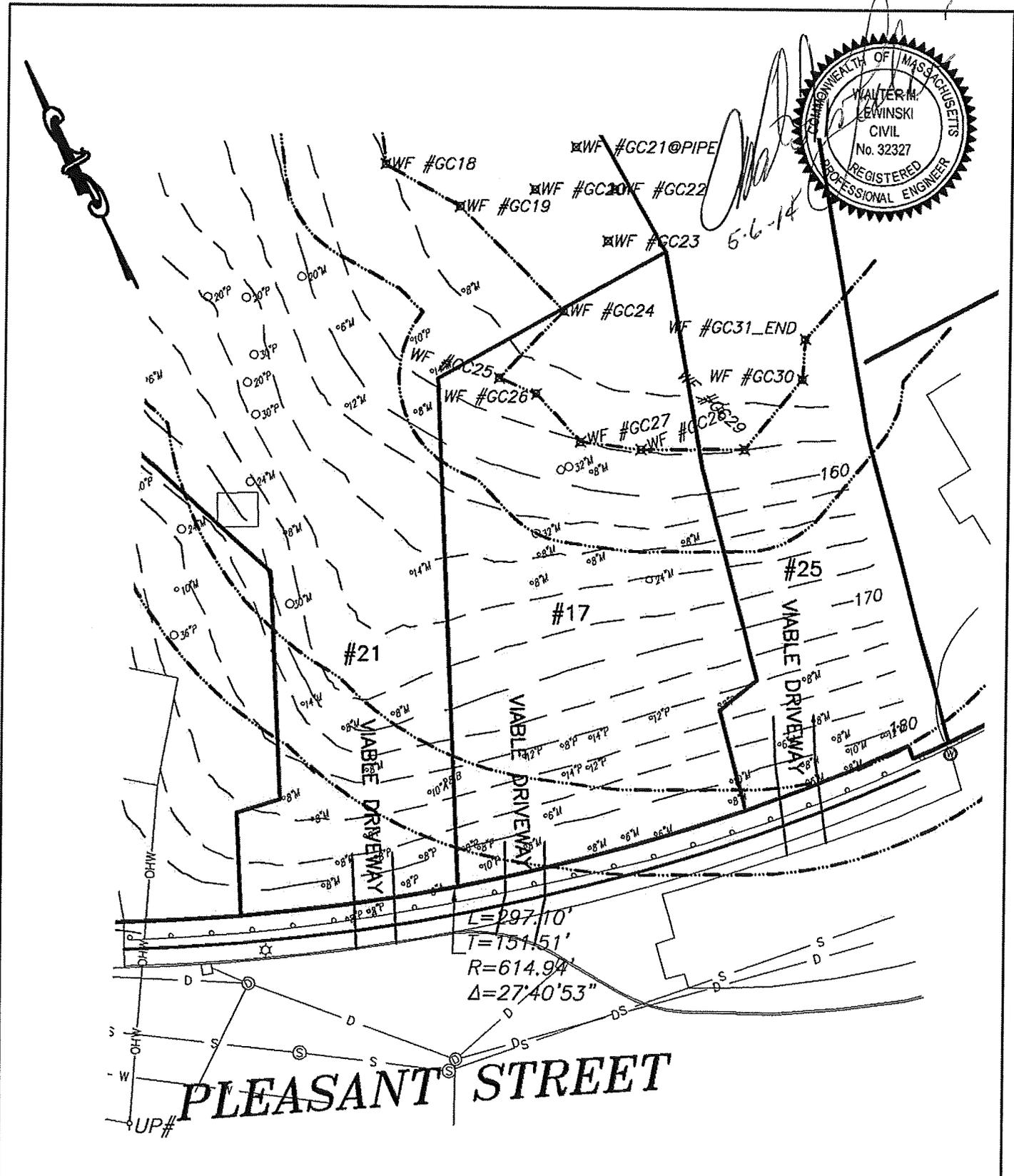
Vehicular access shall be provided from the lot frontage to the principal building or use, provided that the Planning Board by Special Permit may allow an alternative vehicular access to the lot.

We are requesting a common driveway access for #21 Pleasant St. (Lot #2) and #25 Pleasant St. (lot #3) from the frontage of lot #2.

Access for lot #3 from the lot frontage, is not possible due to the location of a municipal parking lot located within the Pleasant Street right of way, in the front of lot #3's frontage. Also, a significant amount of vegetation, earthwork, and wetland disturbance would be required to provide access from lot #3's frontage.



6.6.14



DRAWING TITLE:
**VIALE DRIVEWAY ENTRANCES
 17, 21, & 25 PLEASANT STREET**

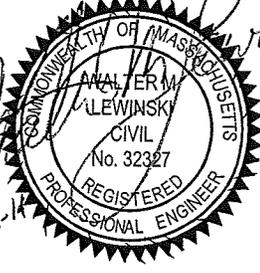
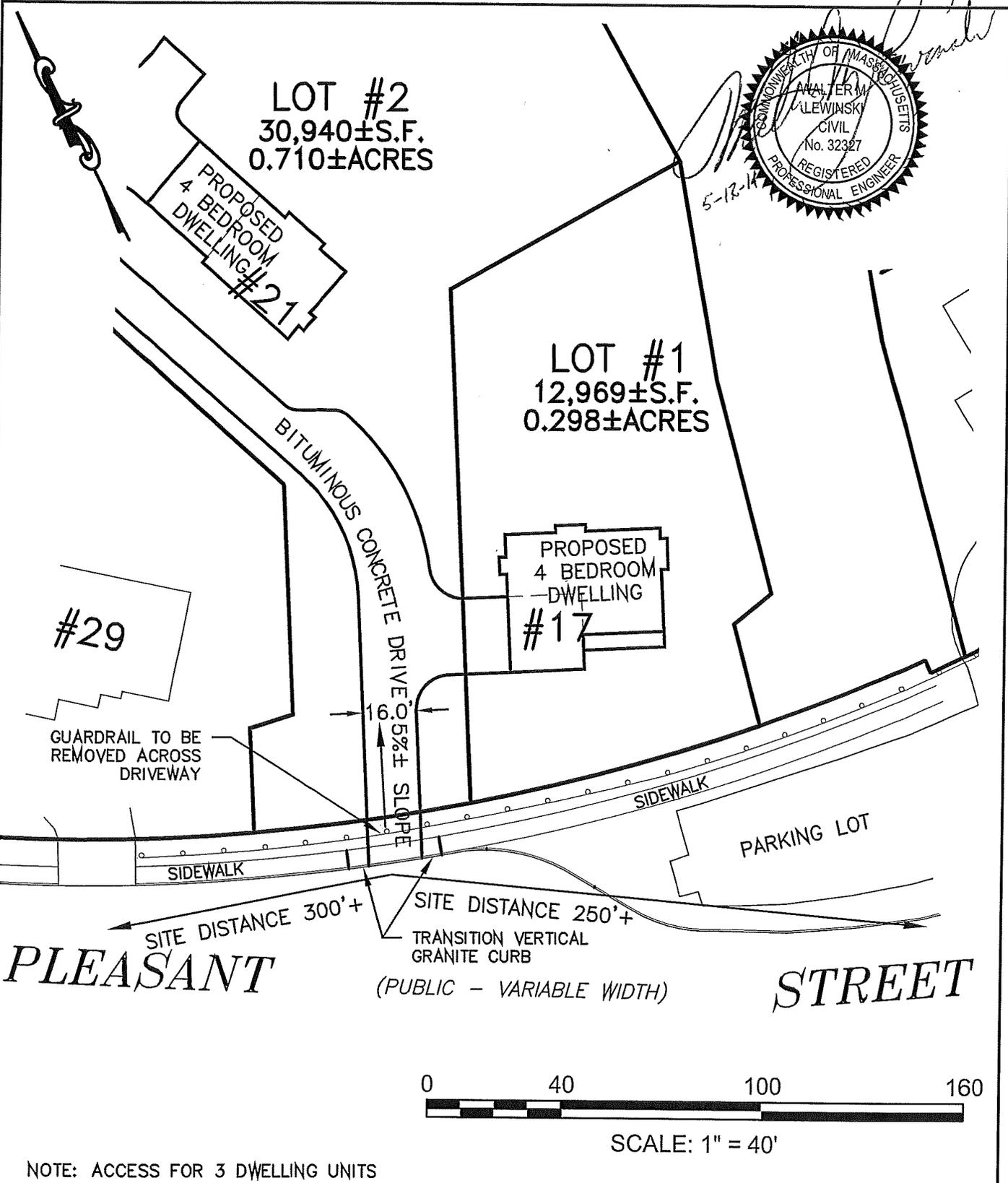
PROJECT TITLE:
**RESIDENTIAL DEVELOPMENT
 #17 (LOT #1), #21 (LOT #2) & #25 (LOT #3)
 FRAMINGHAM, MASSACHUSETTS**

SHEET NO.:
EXHIBIT-1

PREPARED FOR:
 SCALE: **1"=40'** DATE: **MAY 6, 2014** SHEET: **1 OF 1**
 PLAN NO.: **VIALE DRIVES**
 FILE NO.: **306281 ALX-28-1026**

PREPARED BY:

Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225



PLEASANT STREET
 (PUBLIC - VARIABLE WIDTH)



SCALE: 1" = 40'

NOTE: ACCESS FOR 3 DWELLING UNITS

DRAWING TITLE: CURB OPENING PLAN 17, 21, & 25 PLEASANT STREET		PROJECT TITLE: RESIDENTIAL DEVELOPMENT #17 (LOT #1), #21 (LOT #2) & #25 (LOT #3) FRAMINGHAM, MASSACHUSETTS	SHEET NO.: EXHIBIT-2
PREPARED FOR: CAPITAL GROUP PROPERTIES		PREPARED BY: Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts (508) 480-0225	
SCALE: 1"=40'	DATE: MAY 12, 2014	SHEET: 1 OF 1	PLAN: CURB CUT
FILE NO.: 3401CRB CUT(5-12-14)046			