

May 20, 2014

Planning Board
Town Hall
Framingham, Massachusetts 01702

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

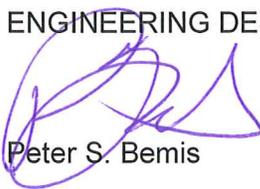
Dear Board Members:

On behalf of George & Sarah Varghese, owner and Capital Group Properties applicant of the above referenced project, we are submitting herewith a complete Uniform Special Permit Application Package for Land Disturbance, including CD, application form, 5 full size and 13 reduced size plans indicating the land development program of 5.92 acres of land at 29 Pleasant Street into 4 building lots one of which will include the existing residence at 29 Pleasant Street. Please schedule this application for the next available planning board meeting date in order review this application.

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



Framingham Planning Board Uniform Special Permit Application Package – Land Disturbance

INSTRUCTIONS

Please submit **entire** application form and return to the Planning Board including the following:

- One (1) original signed application packet ✓
- Five (5) full size (22x34) copies of the site plan ✓
- Thirteen (13) half sized (11x17) copies of the site plan ✓
- One (1) copy of all reports/impact assessments and supporting documents ✓
- All application material must be submitted to the Planning Board Office in PDF form on a CD or DVD ✓
- Full payment of application fee. *See attached fee schedule* \$500

PLEASE NOTE:

*Additional Consultant Review fees may be required as applicable and determined by the Planning Board.
Applicants will be billed separately by the newspaper for the required public hearing legal notices.*

Please note:

per the Planning Board Rules and Regulations

Article 10.3 Applicants must submit new or revised materials, documents or plans no later than 5:00 pm on the Thursday preceding the scheduled meeting in order for the materials to receive consideration at that meeting. Documents requiring staff or department review and response will need to be submitted two (2) weeks prior to the scheduled hearing's submittal deadline.

*****Supplemental/Revised submissions are required to submit all revised materials electronically and Thirteen (13) half sized (11x17) copies and five (5) full sized (22x34) copies as noted above**

Article 10.4 The Planning Board Director shall not schedule for consideration by the Board an application which is not deemed complete.

A complete version of the Planning Board Rules and Regulations can be found on our webpage

Upon receipt of an application submittal, Planning Board Staff will review and if deemed **complete**, the application will be date and time stamped by the Planning Board Office. The review procedure will be conducted pursuant to MGL 40A, Framingham Zoning By-Law and Planning Board Rules and Regulations. Planning Board Staff will process complete application submittal in the following manner

- Distribute application submittal to the Planning Board, Town Clerk and Town Departments
- Schedule a Public Hearing
- Set the dates for legal notices to be published in the newspaper
- Post the Public Hearing notice
- Distribute the Public Hearing notice to interested parties/abutters
- Schedule a departmental review meeting prior to the Public Hearing
- Set the deadline for receipt of written departmental review comments

Special Permit Review Application Checklist – Land Disturbance

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)
- 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 (Planning Board Office)
- 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
****Please file project narrative and plans with the Building Commissioner for Permit Determination. Plans and Narrative may be dropped off for review (10 business days for processing) or a Pre-Project Meeting with the Building Commissioner and Planning Board Administrator may be scheduled through the Planning Board Office.*
- Required number of submittal copies
- Electronic PDF of all materials submitted (DVD or CD or Thumb Drive or Electronically)

*****Plan Content Requirements - Content and Scope of Applications § IV.H.2. d**

- 1. Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
 - a. North arrow, scale, and date.
 - b. Locus map showing the parcel in relation to the surrounding properties.
 - c. Name of record owner(s) of land shown on the plan.
 - d. Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
 - e. The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
 - f. Property lines, easements and/or other legal rights within the property lines.
 - g. All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone.
 - h. Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
 - (i). Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
 - (ii). Size and height of trees, of Specimen Trees and/or significant forest communities.
 - (iii). Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
 - i. The location of any proposed stockpile locations.
 - j. Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
- 2. Applications for a Land Disturbance Special Permit must be accompanied by a narrative containing the following elements.
 - a. A narrative description of the methods to be employed and the means proposed to provide Erosion and Sedimentation control, to protect groundwater, to control dust and to protect abutting properties and/or adjacent areas.

- b. A description of the project's phases as they relate to land disturbance, including a tabulated sequence of construction and a construction schedule which must include the inspection and maintenance of Erosion Control Measures for the project throughout the construction period and the timing of vegetation Clearing, transplanting or replacement in relation to other construction activities.
- c. A description of BMP as they relate to Erosion control to be employed as the standard of performance in development of the project site.
- d. A narrative description of pre and post-construction Stormwater Runoff Analysis showing that Stormwater Runoff will be controlled as required by the Findings and Conditions of Approval, accompanied by design calculations using generally accepted analytical tools.
- e. Information on predominant soil types and Erosion potential on the site from the Natural Resource Conservation Service.
- f. A detailed description of the type of Fill to be used on site.
- g. A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
- h. If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- 3. Photographs of the site prior to disturbance shall accompany the application.

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: _____



**TOWN OF
FRAMINGHAM**
**Inspectional Services
Division**

**Department of Building
Inspection**
Memorial Building, Room 203
150 Concord Street
Framingham, Massachusetts 01702-8368

Michael Tusino, C.B.O.
Building Commissioner

Telephone: 508-532-5500
Fax: 508-532-5501
Email: Building.Dept@FraminghamMa.gov

**Building Department
Section IV.I.4.a Recognition Form**

To: Amanda Loomis, Planning Board Administrator

From: Michael Tusino, Building Commissioner

Project Address:

Date:

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. The Applicant must submit a full set of plans and project narrative for review to the Building Commissioner. The Building Commissioner has 10 business days to render a decision for Permits required. A Pre-Application Meeting may be scheduled with the Building Commissioner and the Planning Board Administrator through the Planning Board Office to review the Project and plans. 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

Operation and Maintenance Plan

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):

- a. EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIED AS NECESSARY TO PREVENT EROSION.
- b. CONSTRUCTION ENTRANCE APRON: THE CONSTRUCTION ENTRANCE APRON SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY. THE CONSTRUCTION ENTRANCE APRON SHALL BE REPLACED WHEN DEBRIS BEGINS NOTICEABLE ON THE EXISTING PAVEMENT SURFACES OPPOSITE THE CONSTRUCTION SIDE OF THE PROPOSED WORK.
- c. SLOPE STABILIZATION: THE SLOPE STABILIZATION CONTROLS SHALL BE INSTALLED IMMEDIATELY UPON OBTAINING FINAL GRADES AS SHOWN ON THE PROJECT PLANS. AREAS IN FAILURE SHALL BE RE-GRADED TO FINAL GRADE AND STABILIZED AS NECESSARY.
- d. CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE REMOVED. (i.e. Stilling Basin on Lot #2)

2. SCHEDULE FOR LONG-TERM LOT OWNER OPERATION AND MAINTENANCE (POST CONSTRUCTION):

- a. FILTER STRIP TO INFILTRATION SYSTEMS: THE PROPOSED HOMES WILL CONTAIN NO GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD INFILTRATIVE STRIPS LOCATED AROUND THE BASE OF EACH HOME. THE GROUND SURFACE OF THE INFILTRATIVE STRIP REQUIRES SPRING AND FALL CLEANUP OF ALL LEAVES AND DEBRIS.
- b. HOUSE INFILTRATION SYSTEMS: MAINTENANCE OF THE INFILTRATIVE SYSTEMS ON EACH HOUSE WILL NOT BE REQUIRED WITH THE PROPER MAINTENANCE OF THE FILTER STRIPS.
- c. THE STILLING BASIN ON LOT #2 SHALL BE MOWED ANNUALLY.
- d. THE GROUND SURFACE OF THE INFILTRATIVE TRENCH ALONG THE DRIVEWAY ON LOTS #2 AND #3, REQUIRES SPRING AND FALL CLEANUP OF ALL LEAVES AND DEBRIS.

Construction Period Pollution Prevention Plan and Sedimentation Control Plan

1. NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____,
PROJECT MANAGER OF THE RESIDENTIAL DEVELOPMENT AT 17, 21, 25, & 29 PLEASANT STREET, IS
THE CONTACT PERSON. CONTACT NUMBER IS _____.
2. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
3. EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO THE CONSTRUCTION
DRAWINGS, "SITE DEVELOPMENT PLAN," DATED JANUARY 9, 2014.
4. DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS
FOR INSTALLATION OF EROSION CONTROL MEASURES.
5. VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN
THE LIMITS OF WORK AREA. THE FINAL PROPOSED SURFACE WILL CONSIST OF HOUSES, PAVING,
LANDSCAPING AROUND HOUSES, AND GRASSED AREAS.
6. CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE
FOLLOWED:
 - a. EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL
CONSTRUCTION. (by June 30)
 - b. CONSTRUCT CONSTRUCTION ENTRANCE APRON.
 - c. CLEAR AND GRUB WOODED AREAS.
 - d. STRIP AND STOCKPILE TOPSOIL. YARD AREA BETWEEN PROPOSED DWELLINGS CAN BE USED
FOR STOCKPILING. PROVIDE TEMPORARY SEEDING OF STOCKPILE. (by July 1)
 - e. CONSTRUCT STILLING BASIN TO ACT AS SEDIMENT BASIN DURING CONSTRUCTION.
 - f. ROUGH GRADE DRIVES TO HOME SITES. (THE DRIVE BETWEEN LOTS #2 & #3 SHALL BE USED
AS THE CONSTRUCTION ENTRANCE)
 - g. EXCAVATE FOR FOUNDATIONS TO BE CONSTRUCTED AND BRING IN FILL IF NECESSARY.
 - h. BEGIN CONSTRUCTION OF DWELLINGS.
 - i. INSTALL ALL UTILITIES TO SERVICE EXISTING AND PROPOSED HOMES.
 - j. INSTALL DRIVEWAY ENTRANCES AT ROADWAY.
 - k. PERFORM PAVING OPERATIONS ALONG ROADWAY AND DRIVEWAYS. (by Sept 1)
 - l. LOAM AND SEED ALL DISTURBED AREAS & LANDSCAPE DWELLINGS.
 - m. CLEAN SITE OF ANY DEBRIS, REMOVE ANY SILTATION FROM STILLING BASIN AND RESEED.
 - n. REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE (by Nov 1)
INSPECTION AND APPROVAL.
7. SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN
PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
8. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS: THE
CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL

EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SEDIMENT BARRIER. THE EROSION CONTROL MEASURES INDICATED BELOW ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.

9. INSPECTION SCHEDULE:

- a. INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
- b. INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS.
- c. INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
- d. INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORMWATER SYSTEM AND WETLAND AREA. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

10. MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:

- a. INSPECTION DATE;
- b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
- c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
- d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
- e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
- f. LOCATION OF "BMPs" THAT NEED TO BE MAINTAINED;
- g. LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- h. LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
- j. ALL REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION ON A BI-MONTHLY BASIS.

Land Disturbance

THE TOTAL WORK AREA LIMITS AND LAND DISTURBANCE IS 38,000± SQUARE FEET, THREE DWELLINGS ARE PROPOSED ON THREE PROPOSED LOTS.

Stormwater Runoff Design/Best Management Practice

1. SOILS:

- a. THE UNDERLYING SOILS ON THIS PROJECT ARE A MERRIMAC URBAN LAND COMPLEX.
- b. THE HYDROLOGIC SOIL GROUP IS "A," SOMEWHAT EXCESSIVELY DRAINED, THIS WILL PROMOTE THE INFILTRATION OF RUNOFF.

2. ROOF STORMWATER RUNOFF:

- a. EACH ROOF RUNOFF SHALL BE CAPTURED BY A FILTER STRIP SURROUNDING THE PERIMETER OF THE DWELLINGS.
- b. THE FILTER STRIP SHALL TIE INTO UNDERGROUND INFILTRATION CHAMBERS, INFILTRATING CLEAN RUNOFF BACK INTO THE GROUND. (SEE DETAILS ON THE SITE DEVELOPMENT PLAN)

3. IMPERVIOUS RUNOFF:

- a. THE DRIVEWAY FOR LOT #2 (#21) AND LOT #3 (#25) SHALL HAVE AN INFILTRATION/FILTER TRENCH ALONG MOST OF IT LENGTH ON THE EASTERN SIDE. THE DRIVEWAY WILL BE SLOPED SLIGHTLY TO THE EASTERN SIDE SO THAT THE TRENCH SHALL COLLECT THE STORMWATER RUNOFF AND INFILTRATE STORMWATER BACK INTO THE GROUND.
- b. THE DRIVEWAY INFILTRATION/FILTER TRENCH HAS AN OUTLET CONNECTED TO A STILLING BASIN BETWEEN LOTS #2 & #3, AND WILL PROVIDE ADDITIONAL INFILTRATION.
- c. BOTH THE INFILTRATION TRENCH AND STILLING BASIN ARE DESIGNED TO OVERFLOW FOR MAJOR STORMS. ALL SLOPES OFF THE EDGE OF THE TRENCH ARE FLATTER THAN A 3:1 SLOPE TO PREVENT EROSION.

TREE REMOVAL

1. TREES TO BE REMOVED, GREATER THAN 18" IN DIAMETER. THESE TREES ARE CLOSE TO PROPOSED DWELLING OR IN AN AREA WHERE THE GRADE CHANGE IS SIGNIFICANT ENOUGH THAT THE TREE WILL NOT SURVIVE, AND THE SIZE OF THEM MAKE THE COST OF RELOCATION PROHIBITIVE.
 - a. SIX (6) PINE TREES.
 - b. FIVE (5) MAPLE TREES.
 - c. NO OTHER SPECIMEN TREES WILL BE REMOVED.
 - d. IF DURING CONSTRUCTION A SPECIMEN TREE CAN BE SAVED FROM REMOVAL, IT WILL BE MARKED TO REMAIN.
2. TREES TO BE RELOCATED.
 - a. NO TREES ARE PLANNED TO BE RELOCATED

