



Framingham Planning Board Uniform Special Permit Application

2014 JUL 28 P 2: 44

TOWN CLERK
FRAMINGHAM

Application Received by PBO: _____
Project Number: _____

Special Permit – Land Disturbance :

General Contact Information:

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

Owner's name: BARBARA PIECEWICZ phone: 774-244-7387
Owner's address: 25 RANSOM ROAD, FRAMINGHAM, MA. 01568 fax: none
(number and street, town or city, state, zip code)
Applicant's name: SAME phone: _____
(if other than owner)
Applicant's address: _____ fax: _____
(number and street, town or city, state, zip code)
Project contact's name: SULLIVAN SURVEYING COMPANY, LLC phone: 508-655-0082
(if other than owner or applicant)
Project contact's address: 209 WEST CENTRAL ST., SUITE 131, NATICK, MA. 01760 fax: 508-655-0083
(number and street, town or city, state, zip code)
Project contact's e-mail: sullivansurvey11@gmail.com

General Property Information:

Address of lot or parcel: 32 CHECKERBERRY LANE precinct#: 11
Framingham assessor's plan: sheet# 626, block# 1, lot(s)# 288
sheet# _____, block# _____, lot(s)# _____
The record title stands in the name of: BARBARA PIECEWICZ
Parcel size (square feet/acres): 43,811 S.F. / 1.01 AC.
Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): VACANT
Floor area ratio (gross floor area of building(s) ÷ size of parcel): N/A
Current zoning of property: R-4
Current use of property: VACANT
Proposed use of property (if different): SINGLE FAMILY DWELLING

Project Description:

Brief description of project (attach additional pages as necessary): CONSTRUCTION OF FOUR (4) BEDROOM, WOOD FRAME SINGLE FAMILY DWELLING WITH ALL UTILITY CONNECTIONS, NECESSARY RETAINING WALLS, SITE GRADING AND LANDSCAPING.

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 2
Number of existing parking spaces: 0
Number of additional parking spaces proposed: 2
Method of calculating required number of off-street parking spaces to be provided: 2 PER DWELLING UNITS
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)
HOUSE WILL HAVE AN ATTACHED TWO (2) CAR GARAGE AND DRIVEWAY

Fiscal Information:

Current assessed value of site: \$ 198,700
Estimated value of project-related improvements: UNKNOWN
Current total local tax revenue from site: \$ 3,754.14
Estimated post-development local tax revenue: UNKNOWN
Estimated number of project related jobs created: construction UNKNOWN
permanent/part time UNKN / UNKNOWN

Requested Waivers from Submission Requirements:

Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

LAND DISTURBANCE PERMIT APPLICATION

32 CHECKERBERRY LANE

WAIVER REQUESTS

WAIVER OF APPLICATION CHECKLIST ITEM - VERIFICATION OF INFORMATIONAL WITH RESIDENTS: Attached to this application is the decision of the Zoning Board of Appeals. All abutters within 300' were notified and attended the multiple meetings held by the board. People unopposed or opposed have not changed their opinions. In the applicant's opinion the abutters are well aware of our intent to build on the property. If this is not sufficient proof of our meetings with the abutters, we then request a waiver of this requirement.

WAIVER OF ZONING BY-LAW - Section IV.2.d.(1)(h) and parts of subsection - ii. We request a waiver for a landscape plan. The landscaping will be similar to the enclosed pictures of the home we built next door, 36 Checkerberry Lane, with shrubbery and lawn.

Paragraph ii requires tree height as well as size. We request a Waiver from the tree height requirement. It would impose undue hardship not to mention a very difficult task to measure the height of each and every tree on this lot. We believe it is an unreasonable request for a single family home. Additionally, this lot is on the downside of the roadway and the trees on the opposite side of the pavement tower over the trees on this lot which gives no logic for us to have to measure the tree heights.

The tree's diameter / size are noted on the plan.

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 must 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's 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's General By-Laws.)</i> |
| <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 checked="" type="checkbox"/> | <input 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Project will require a Massachusetts Highway Department Permit? |
| <input type="checkbox"/> | <input checked="" 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 *Beth Ann Rice* Date: 7/16/14
 Signature of Applicant (Non-Owner) _____ Date: _____