



Framingham Planning Board

Uniform Site Plan Review Application Package 2013 AUG 21 A 11: 22

Date of Application: APRIL 12, 2013
TOWN CLERK
FRAMINGHAM

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: 498 CONCORD STREET REALTY LLC phone: 508-740-7070

Owner's address: 506 CONCORD STREET FRAMINGHAM 01702 fax: _____
(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: PAUL V. GALVANI phone: 508-626-3620
(if other than owner or applicant)

Project contact's address: 1881 WORCESTER RD STE. 200 FRAMINGHAM 01701 fax: 508-626-3649
(number and street, town or city, state, zip code)

Project contact's e-mail: PVG@GALVANILACUOFFICES.COM

General Property Information:

Address of lot or parcel: 480, 486, 486 RR, 490, 498 CONCORD ST., 7 LINDBERGH ST precinct#: 14

Framingham assessor's plan: sheet# 51, block# 102, lot(s)# 8, 9, 10, 10A, 11, 12
sheet# _____, block# _____, lot(s)# _____

The record title stands in the name of: 480 CONCORD ST. R.T., 492 CONCORD ST. R.T. BNY R.T. 7 LINDBERGH RT
ELIE YOUSSEFF, TRUSTEE

Parcel size (square feet/acres): 84,310 S.F. / 1.94 ACRES

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 15,195 S.F.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.18

Current zoning of property: COMMUNITY BUSINESS (B-2)

Current use of property: RESTAURANT, RETAIL SINGLE-FAMILY HOUSE & OFFICE BUILDING

Proposed use of property (if different): PHARMACY (RETAIL)

Project Description:

Brief description of project (attach additional pages as necessary): DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A NEW CVS PHARMACY WITH DRIVE-THROUGH WINDOW, CLOSING & CONSOLIDATION OF EXISTING CURB CUTS AND CONSTRUCTION OF TWO ENTRANCE / EXITS, INSTALLATION OF NEW PARKING, LIGHTING, LANDSCAPING AND DRAINAGE

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 84
Number of existing parking spaces: N/A
Number of additional parking spaces proposed: 71
Method of calculating required number of off-street parking spaces to be provided: _____
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)
ONE SPACE / 200 S.F. RETAIL = 76 PLUS ONE SPACE / EMPLOYEE = 8 TOTAL 84

Fiscal Information:

Current assessed value of site: \$1,401,316.00
Estimated value of project-related improvements: \$3,075,000.00
Current total local tax revenue from site: \$56,024.00
Estimated post-development local tax revenue: \$73,500.00
Estimated number of project related jobs created: construction 75
permanent/part time 20 EMPLOYEES

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 checked="" type="checkbox"/>	<input 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>
<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 checked="" type="checkbox"/>	<input 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 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 Paul V. Galvani, attorney Date: August 9, 2013
 Signature of Applicant (Non-Owner) for owner / applicant Date: _____

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 8/15/13

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: _____