



# Framingham Planning Board

## Uniform Site Plan Review Application Package

Date of Application: December 20, 2013

### Site Plan Review Approvals Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Minor Site Plan Review Section IV.I.2.a. | <input type="checkbox"/> Major Site Plan Review Section IV.I.2.b. |
| <input type="checkbox"/> Major Site Plan Review Section IV.I.2.c.            | <input type="checkbox"/> Major Site Plan Review Section IV.I.2.d. |
| <input type="checkbox"/> 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: Friends of Framingham Community Charter School, Inc. phone: (508) 969-4434 (Kristin Harrison)

Owner's address: 25 Clinton Street, Framingham, MA 01702 fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Applicant's name: \_\_\_\_\_ phone: \_\_\_\_\_  
(if other than owner)

Applicant's address: \_\_\_\_\_ fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Project contact's name: James D. Hanrahan, Esquire phone: (508) 416-2404  
(if other than owner or applicant)

Project contact's address: 175 Crossing Blvd., Ste. 500, Framingham, MA 01702 fax: (508) 929-3016  
(number and street, town or city, state, zip code)

Project contact's e-mail: jhanrahan@bowditch.com

### General Property Information:

Address of lot or parcel: 139 Newbury Street precinct#: 9

Framingham assessor's plan: sheet# 350, block# 117, lot(s)# 2  
 sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: Friends of Framingham Community Charter School, Inc.

Parcel size (square feet/acres): 4.21 acres

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): \_\_\_\_\_

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

Current zoning of property: Light Manufacturing

Current use of property: Non-Medical Offices

Proposed use of property (if different): Public Charter School

**Project Description:**

Brief description of project (attach additional pages as necessary): See Attached Development Impact Statement

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 139

Number of existing parking spaces: 162

Number of additional parking spaces proposed: 0 (See Attached Development Impact Statement)

Method of calculating required number of off-street parking spaces to be provided: See Attached Site Plan

*(Include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)*

**Fiscal Information:**

Current assessed value of site: 3,964,400

Estimated value of project-related improvements: Approximately \$2,600,000 (exclusive of soft costs)

Current total local tax revenue from site: \$150,845/year

Estimated post-development local tax revenue: Portion of Property to be tax exempt: TBD

Estimated number of project related jobs created: construction 50  
permanent/~~part time~~ / 60 Teaching and Support Staff

**Submission Requirements:**

1. The contents and scope for **Minor Site Plan Review for Off-street Parking Plan** shall include the information listed in Section IV.I.5.a.1. through 16., Section IV.I.5.g.(2) and Section IV.I.5.g.(5) of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.
2. The content and scope of an application for **Major Site Plan** Review shall include the information listed in Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) Of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.

The above plans, reports and information must be submitted with this form, in accordance with the Zoning By-Law in order for your application to be deemed complete. Please indicate below in writing if any of the submission requirements will not be provided.

**Requested Waivers from Submission Requirements:**

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



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

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

Michael F. Foley, C.B.O.  
Building Commissioner

Telephone: 508-532-5500

Fax: 508-532-5501

Email: [Building.Dept@FraminghamMa.gov](mailto:Building.Dept@FraminghamMa.gov)

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

To: John Grande  
From: Mike Foley  
Re:  
Date:

SEE EXHIBIT B to Development Impact Statement

-----  
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. 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

12/20/13

\_\_\_\_\_  
Date of Signature

**TREASURER'S CERTIFICATION REQUEST INFORMATION FORM**

**Town of Framingham  
Treasurer/Collector**

Please Provide Our Office With The Following Information:

**Date:** December 20, 2013

**Address Of Property Which Is The Subject Of This Application:**

139 Newbury Street

**Property Owner's Name: (As Appears On Assessor's Records)**

Friends of Framingham Community Charter School, Inc.

**Property Owner's Address: (As Appears On Assessor's Records)**

25 Clinton Street, Framingham

**Applicant's Name: (If Same As Owner Write: Same)**

Same and Christa McAuliffe Regional Charter Public School

**Applicant's Address: (If Same As Owner Write: Same)**

Same

**Business(S) In Framingham Owned By Property Owner and/or Applicant:**

Christa McAuliffe Regional Charter Public School

**Property Owner Or Applicant Name and Telephone:**

**Name:** James D. Hanrahan for Applicant

**Phone Number:** (508) 416-2404

**Other Applicable Local, State and Federal Permits and Approvals:**

Y	N	
<input type="checkbox"/>	<input checked="" 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 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' 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 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 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 checked="" type="checkbox"/>	<input 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> 1978 Site Plan Approval _____.
<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 James D. Hanrahan Date: 12-20-13  
 Signature of Applicant (Non-Owner) \_\_\_\_\_ 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.

\_\_\_\_\_ *Stephen W. M. O.* \_\_\_\_\_  
Town Treasurer  
\_\_\_\_\_ 12/23/13 \_\_\_\_\_  
Date of Signature

**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: \_\_\_\_\_

## Site Plan Review Application Checklist

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)
- Required 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
- 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
- Required number of submittal copies

### \*\*\*Plan Content Requirements

- 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 which should include the following plan content requirements
- Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD)
- Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft
- 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
- Maximum seating capacity, number of employees, or sleeping units if applicable
- Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- Location, size, and type of materials for surface paving, curbing, and wheel stops
- Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- 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

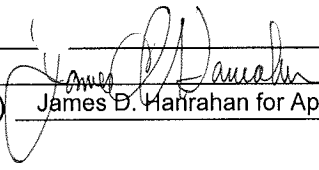
- A photometric plan showing both the intensity of illumination expressed in foot candles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting
- Identification of parcel by sheet, block, and lot number of Assessors Maps
- Planning Board Signature Block at approximately the same location on each page of the submitted plans
- Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page
- Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- An Area designated for the storage of waste and refuse
- 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
- A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree *\*\*See Administrative Landscape Guidelines Article 18*
- An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries
- A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board
- Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades
- A parking plan, at the same scale as the site plan
- Traffic Impact Assessment
- Environmental Impact Assessment
- Fiscal Impact Assessment
- Community Impact Assessment
- Parking Impact Assessment

**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 \_\_\_\_\_  
Signature of Applicant (Non-Owner) \_\_\_\_\_



James D. Harrahan for Applicant

Date: December 20, 2013  
Date: \_\_\_\_\_