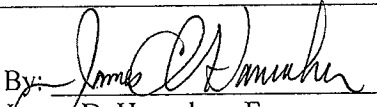
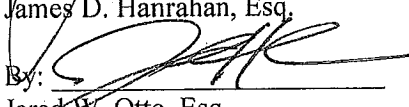


IMPACT STATEMENT OF
STARR CONSTRUCTION, INC.
FOR
COLLIN FARM FRAMINGHAM, MASSACHUSETTS
Applicant and Owner:
Starr Construction, Inc.

<p><u>Surveyor:</u> Terrence M. Ryan Applewood Survey LLC 21 Green Street, Holliston, MA 01746 508 429-7233</p>	<p><u>Counsel:</u> Bowditch & Dewey, LLP 175 Crossing Boulevard, Suite 500 Framingham, MA 01702</p> <p>James D. Hanrahan, Esq. 508.416.2404 508.929.3016 - fax jhanrahan@bowditch.com</p> <p>Jared W. Otte, Esq. 508.926.3388 508.929.3110 - fax jotte@bowditch.com</p>
<p><u>Engineer:</u> Cheney Srinivasa Kalkunte Engineering Corporation 1749 Central Street, Stoughton, MA 02072</p>	

By: 
James D. Hanrahan, Esq.

By: 
Jared W. Otte, Esq.
Bowditch & Dewey, LLP
175 Crossing Boulevard
Framingham, MA 01702

This application (“Application”) is submitted to the Framingham Planning Board by the Starr Construction, Inc. (the “Applicant”), a Massachusetts corporation having a mailing address of 550 Edgell Road, Framingham, Massachusetts 01701, in connection with its proposed seven (7) lot subdivision off of Pleasant Street, to be known as Collin Farm (the “Property” or “Subdivision”), as shown on the plan entitled “Definitive Subdivision Plan Collin Farm Framingham Massachusetts”, Sheets 1 through 15 prepared by Applewood Survey LLC and Kalkunte Engineering Corp dated December 27, 2013 (the “Site Plan”).

The Property historically has been used as agricultural land and prior to the acquisition of the Property by the Applicant in 2013 from the Marist Fathers of Boston, the Property was owned by the Marist Fathers of Boston since 1937. The Property is currently zoned R-3 and is located opposite the Marist House. Two cul-de-sacs are proposed with a total of seven (7) lots fronting on these cul-de-sacs. As required by Section VI.D.d of the Rules and Regulations Governing Subdivision of Land in the Town of Framingham (the “Rules and Regulations”), this Impact Statement is submitted by the Applicant to respond to the following areas of concern as outlined in the Rules and Regulations:

1. Describe the subdivision and its relationship to the surrounding area.

The Subdivision is located in a Single Residence Zoning District in the town of Framingham (an “R-3 District”) which requires a minimum of 20,000 square foot lots. The Property has frontage on Pleasant Street in Framingham, and is also located near the Massachusetts Turnpike and Route 9. On all sides, the Property abuts single family residential uses, with the exception of the abutter to the south, across Pleasant Street, which is currently the location of the Marist House which has been owned and operated by the Marist Fathers of Boston, first for many years as a Roman Catholic religious seminary, and later until 2011 as a spiritual retreat center. The Project includes the creation of two (2) cul-de-sacs with seven (7) lots, each of more than 20,000 square feet, for single family residential use.

2. Describe the general physical conditions of the site, including vegetation, topography, geologic, scenic and historical features, trails and open space links, and indigenous wildlife.

The Property has been historically used as agricultural land and has features typical of such use. There is currently a garage located on the Property which will be removed as part of development of the Subdivision.

3. Describe the potential future development of lots in the subdivision and the construction phasing and buildout of the subdivision, which would include the maximum potential gross floor area for commercially zoned land;

As set forth above, the future development of the lots in the Subdivision will be for single family residences designed to comply with the requirements of the Framingham Zoning Bylaw.

4. What is the proximity of the site to transportation, shopping, and recreational facilities?

The Subdivision is located just north of Route 9 and the Massachusetts Turnpike. The Subdivision will have easy access to these two thoroughfares and is in close proximity to the transportation, shopping and recreational facilities located in and around the Framingham Centre Common Historic District and Framingham State University.

5. How many persons may be expected to inhabit the proposed subdivision? Of these, how many may be expected to be of school age [five (5) to 17 years of age]? Which requirements for additional transportation, classroom space, etc. is this likely to put upon the school system, over what timeframe, and at what cost to the Town? What is the proximity of the site to educational facilities? Describe the pedestrian access to such facilities.

The future inhabitants of the Subdivision are anticipated to be seven (7) families. The Applicant cannot anticipate the number of inhabitants that will be of school age, but each lot could house a family with multiple school age children. However, the Project will not require additional transportation, classroom space, etc. given the small size of the Subdivision and the modest increase in school age children.

6. What are the estimated additional new service requirements, in time and cost that the proposed subdivision may place upon the Town for solid waste disposal, snow removal? What other impacts might the project have on other municipal and governmental services?

Beyond the additional solid waste disposal demand created by seven (7) single family residential dwellings and the snow removal associated with clearing the proposed cul-de sacs, the Project is not anticipated to have other impacts on municipal and governmental services beyond those specifically set forth in this Impact Statement.

7. What is the proximity of the site to fire, police and other public safety facilities? Are there any impediments to access for public safety vehicles?

The Subdivision is located 1.3 miles from Station One of the Framingham Fire Department located at 1055 Worcester Road, 3.1 miles from the Framingham Police Department, and 2.8 Miles from Metrowest Medical Center.

8. Are the access roads, public or private, by which the proposed subdivision may be reached adequate in width, grades and type of construction to carry, without danger, congestion or confusion, emergency vehicles and the additional traffic that may be generated by the proposed subdivision?

The cul-de-sacs which are planned as part of the Subdivision are adequate in width, grade and type of construction to carry, without danger, congestion or confusion, emergency vehicles and the modest additional traffic (traffic associated with seven (7) residential dwellings) that may be generated by the Subdivision.

9. For subdivision of 10 or more lots, what is the estimated vehicle traffic flow at peak periods on streets and intersections within 1,000 feet of the subdivision and the nearest major intersections, even if greater than 1,000 feet? Describe the likely traffic circulation patterns, traffic safety, vehicle and pedestrian access, and changes to level of service.

NOT APPLICABLE, the Subdivision proposes only seven (7) lots.

10. What is the estimated taxable value of the lots and buildings to be constructed within the proposed subdivision?

Each lot of the seven (7) lot Subdivision is expected to be sold after development for an estimated price between \$600,000 and \$750,000.

11. Describe the financial and technical capacity of the applicant to carry out and complete the subdivision improvements in accordance with the approved plan within two years of the Board's endorsement of the Definitive Plan, to minimize long term impacts to the town and abutters.

The Applicant has a proven track record of successfully developing similar properties and projects in Framingham from both a financial and technical standpoint. These projects include Spruce Point, Danforth Village, Derby Street, Auburn Green, Maple and Ardmore, and Winter Street. The Applicant has the ability and is committed to financing and completing the subdivision improvements in accordance with the approved plan within two years of the Board's endorsement.

12. How much new additional water volume will be required by the proposed subdivision? In locations where there is town water, is there adequate main capacity to provide the projected added water volume to the proposed subdivision without detriment to other users, from the standpoint of pressure, fire-flows from hydrants, etc.? If not, what improvements to the water supply and distribution system will be needed and how soon? What cost, if any, will be incurred by the town?

Based on standard Title V Water usage estimates for a single family residence of 110 gallons per day per bedroom, the estimated additional water volume required by the Subdivision, with seven (7) lots and four (4) bedrooms per dwelling, will be 3,080 gallons per day. There is adequate main capacity to provide the projected added water volume to the Subdivision without detriment to other users.

13. Describe the groundwater resource in terms of quantity and quality. Will the density of the proposed subdivision significantly lower the water table in the area, as a result of the expected increase in use, at the expense of or detriment to the existing homes?

The density of the Subdivision will not significantly lower the water table as the Subdivision was designed to meet the applicable requirements with respect to single family residential dwellings and all lots will have access to town water.

14. In locations where a proposed subdivision, or portion thereof, lies within the watershed or zone of contribution of a freshwater pond, within the watershed or zone of contribution of a public water supply well(s) (either existing or proposed), or within 400 feet radius of a private well, a determined nutrient load shall be required and compared to the carrying capacity of receiving waters, setting forth the probable impact or effect of the proposed subdivision on receiving waters (ground or surface) over time assuming completion of the subdivision. Said analysis shall be conducted as set forth under Appendix D.

Please refer to Drainage Analysis Report submitted by the Applicant.

15. How much additional sewerage load will be created by the proposed subdivision? If the subdivision has access to a public sewerage system, is the capacity of such system (pipe size, treatment works, etc.) adequate to handle the additional load created by the subdivision? If not, what improvements to such public sewerage system will be needed, and how soon? What cost, if any, will be incurred by the town?

Based on standard Title V Water usage estimates, the estimated additional sewerage load required by the Subdivision, with seven (7) lots and four (4) bedrooms per dwelling, will be 3,080 gallons per day. The existing public sewerage system has adequate capacity to provide the projected added sewerage load.

16. In locations without access to public sewerage system, what are the expected environmental affects of on-site sewage disposal? What is the permeability of the underlying soil? Will proposed individual or collective sewage disposal systems endanger, in the foreseeable future, wells for potable water of dwellings either within or outside of the proposed subdivision or will it endanger any public or private water supply source or any swamp, bog, pond, stream or other body of water by introducing therein excessive nutrients, dangerous chemical substances or pathological organisms?

All lots of the Subdivision will have access to the Framingham public sewer system.

17. Describe the extent and type of existing surface drainage, water and wetland resource areas, and the proposed stormwater drainage system and control or quantity and quality of stormwater runoff from the site. Will drainage runoff from the systems of roads within the proposed subdivision likely be directed toward adjoining property? Will it overload or silt up or contaminate any wetland or waterbody? Will it endanger any public or private potable water supply?

Please refer to the Drainage Analysis Report submitted by the Applicant.

18. Describe the earthwork required to develop the subdivision with details on the extent of earthmoving, cuts and fill. What erosion and sedimentation control measures will be undertaken during construction? Will any proposed filling, cutting or other alteration of the topography or any devegetating operations within the subdivision tend to alter existing natural drainage patters so as to create problems within or outside of the subdivision?

The site preparation work includes grading by bringing material from off-site locations. No wetlands areas are located at the Property. During construction siltation fences shall be used as directed in the field by the contractor. Any excavated material will be protected by covering with plastic sheets where wash out may reach the street area. The construction site will be kept clean by removing excess material off-site. Please refer to

the Drainage Analysis Report for further information with respect to the drainage impacts of the Subdivision.