



**Framingham Planning Board**  
**Uniform Site Plan Review Application Package**

Date of Application: 1/22/14

**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: MILLA LOPES phone: 508 258 5998  
Owner's address: 63 CLAFIN ST. FRAMINGHAM fax: \_\_\_\_\_  
(number and street, town or city, state, zip code) 01702  
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: THOMAS ROVERO, RA phone: 617 598 8760  
(if other than owner or applicant)  
Project contact's address: 270 BEACON ST. 3A, BOSTON fax: \_\_\_\_\_  
(number and street, town or city, state, zip code) MA 02116  
Project contact's e-mail: TJMRVERO@AOL.COM

**General Property Information:**

Address of lot or parcel: 39 HOWARD STREET precinct#: \_\_\_\_\_  
Framingham assessor's plan: sheet# 000, block# 000, lot(s)# 006  
sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_  
The record title stands in the name of: MILLA LOPES  
Parcel size (square feet/acres): 5,793 SF / 0.13 ACRES  
Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 7,452 SF  
Floor area ratio (gross floor area of building(s) ÷ size of parcel): 1.286  
Current zoning of property: CB  
Current use of property: WHOLESALE BAKERY (w/ BASEMENT) VACANT  
Proposed use of property (if different): CAFE & BOUTIQUE RETAIL  
FIRST FLOOR IS

**Project Description:**

Brief description of project (attach additional pages as necessary): SEE ATTACHED  
BRK

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 38  
Number of existing parking spaces: 3  
Number of additional parking spaces proposed: 7  
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)*  
SEE SHEET 5-1 FOR CALCULATION

**Fiscal Information:**

Current assessed value of site: 390,800 FY 2014  
Estimated value of project-related improvements: \$150K (PROPERTY TAX/YR)  
Current total local tax revenue from site: 16,140  
Estimated post-development local tax revenue: \_\_\_\_\_  
Estimated number of project related jobs created: construction 6 x 6 mos  
permanent/part time 6/6

**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.