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TOWN CLERK  
FRAMINGHAM



# Framingham Planning Board Uniform Special Permit Application

Date of Application: MARCH 27, 2014

### Special Permits Requested:

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

- |  |  |
|--|--|
| <input type="checkbox"/> Use Section III. _____  | <input type="checkbox"/> Open Space Residential Dev. Section IV.M. |
| <input type="checkbox"/> Active Adult Housing Section IV.P.  | <input type="checkbox"/> Bonus Density Provisions Section IV.K.9.  |
| <input type="checkbox"/> Planned Unit Development Section IV.J.                                      | <input checked="" type="checkbox"/> Modification/Extension Request |
| <input type="checkbox"/> Proximity To Principal Use Section IV.B.2.a.                                | <input type="checkbox"/> Other (please indicate) _____.            |
| <input type="checkbox"/> Reduction In The Required Number Of Parking Spaces Section IV.B.1.c.        |  |
| <input type="checkbox"/> Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g. |  |
| <input type="checkbox"/> Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b.    |  |
| <input type="checkbox"/> Land Disturbance Section IV.H.2.  |  |

### General Contact Information:

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

Owner's name: JAMES P. CARNEY, TRUSTEE OF VOLADOR REALTY TRUST phone: 508-879-7171

Owner's address: 1626 WORCESTER ROAD 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 ROAD STE 200 FRAMINGHAM 01701 fax: 508-626-3649  
(number and street, town or city, state, zip code)

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

### General Property Information:

Address of lot or parcel: 1600-1626 WORCESTER ROAD precinct#: 10

Framingham assessor's plan: sheet# 461, block# 2, lot(s)# 3A  
sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: JAMES P. CARNEY, TRUSTEE OF VOLADOR REALTY TRUST

Parcel size (square feet/acres): 274,399 S.F. OR 6.3 ACRES

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 50,536 S.F.

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.184

Current zoning of property: BUSINESS (B) AND HIGHWAY OVERLAY (HC)

Current use of property: AUTOMOTIVE SALES AND SERVICE

Proposed use of property (if different): SAME

**Project Description:**

Brief description of project (attach additional pages as necessary): MODIFICATIONS TO SITE PLAN APPROVAL DECISION DATED DECEMBER 13, 1994 TO CONSTRUCT ADDITIONS CONTAINING 8,008 S.F. OF FLOOR AREA TO THE EXISTING BUILDING.

**Parking Information:**

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 232  
Number of existing parking spaces: 242  
Number of ~~additional~~ parking spaces proposed: 222  
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 PER 400 S.F. GROSS FLOOR AREA (50,536 ÷ 400) = 127  
ONE SPACE PER EMPLOYEE (105) = 105 = 232

**Fiscal Information:**

Current assessed value of site: \$ 4,388,500.00  
Estimated value of project-related improvements: \$ 2,600,000.00  
Current total local tax revenue from site: \$ 177,531.00  
Estimated post-development local tax revenue: \$ 263,463.00  
Estimated number of project related jobs created: construction 30  
permanent/part time 25/1

**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.

**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 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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) <u>SITE PLAN APPROVAL AND SPECIAL PERMITS</u></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. Givroni attorney for Date: March 27, 2014  
 Signature of Applicant (Non-Owner) 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 *[Signature]*

\_\_\_\_\_  
Date of Signature *4/3/14*

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