



# DRAFT

## Downtown Framingham Urban Center Housing Tax Increment Financing Plan

Submitted by the Town of Framingham  
to the Massachusetts Department of Housing & Community Development

January 2017

Plan Name: Downtown Framingham Urban Center Housing Tax Increment Financing Plan  
Zone Designation: Central Business Zoning District  
Applicant: Town of Framingham

Executive Authority: Board of Selectmen  
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**UCH-TIF Agreements:**

- 266 Waverly Street
- 75 Concord Street

Authorization statement

Town of Framingham has designated the expanded Central Business Zoning District, a qualified Commercial Center, as a UCH-TIF Zone. The proposed UCH-TIF Plan meets the requirements of 760 CMR 58.00.

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Robert J. Halpin  
Town Manager  
On behalf of the Board of Selectmen

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## C. Evidence of Public Hearing – Section 58.04(2)

A public hearing was held on Wednesday, January 18, 2017, with legal notices published in the *MetroWest Daily News* on January 4 and 11, 2017 as per 760 CMR 58.06. The clipped legal notice is shown below. Minutes of the hearing and attendance sheets are attached following this page.



## D. Approval by Municipal Legislative Body – Section 58.04(3)

[Insert certified copy of vote, authorization to implement TIF, noting maximum % of costs of any public project that may be recovered through special assessment]

## E. UCH-TIF Zone – Section 58.05

As per the DHCD Application Guidelines, which state “the UCH-TIF Zone may be submitted as a component of the UCH-TIF Plan”, the proposed UCH-TIF Zone is described in the UCH-TIF Plan (Section F as follows).

## F. UCH-TIF Plan – Section 58.06

### 1. Executive Summary

The Town of Framingham is proposing a new UCH-TIF district based on the recently enlarged Central Business (CB) zoning district, which reflects the commercial and mixed-use nature of the included area, and will encourage transit-oriented development within a 10-minute walk circle of the MBTA commuter rail station. In the fall of 2015, in addition to enlarging the extent of the CB zone, Town Meeting passed a suite of changes to the CB zone regulations, including reduced parking requirements, a reduction in required setbacks, an increase in the maximum height and FAR of buildings, and design guidelines for new developments. The changes were based on recommendations from the *Downtown Framingham Transit Oriented Development Action Plan* study, led by the MAPC and completed in 2015. That plan specifically mentions that Town assistance may be needed to incentivize a “first mover” development.

DHCD previously approved a UCH-TIF Plan for the CB zoning district in 2005, which had similar goals. However, it did not result in any UCH-TIF Agreements. An important change in the CB zoning regulations, passed in 2015, is the allowance of standalone multifamily residences, whereas previously multifamily had only been allowed in conjunction with a commercial component on the ground floor. Reflecting the Town’s goal of promoting a mixture of complementary land uses within the district as a whole, and reflecting the stagnant market for retail and office space, this zoning change will help stimulate demand for additional commercial activity by providing a built-in residential customer base within a walkable environment.

Despite proximity to a busy commuter rail station, there has been very little new residential development in Downtown Framingham. The retail storefronts and restaurants in the area continue to struggle with a lack of foot traffic. Many empty storefronts and upper story spaces remain. However, with the new zoning changes, the district is now more favorable to walkable, transit-oriented urban residential development, such that developers can expect to find financially feasible investment opportunities. Market data suggests that there is strong demand for rental apartments in Framingham as a whole and in the downtown. A year after the zoning changes went into effect, no major developments have broken ground. This UCH-TIF Plan aims to provide a catalyst for a “first mover”.

Conditions supporting a finding of public benefit include an average household income in the UCH-TIF Zone estimated at 96.8% of the Area Median Income for the Boston-Cambridge-Newton MSA. This meets the statutory threshold because the Average Household Income is less than 115% the Area Median Income. While the downtown area is home to a concentration of affordable housing developments just outside the proposed Zone, and Framingham as a whole has a subsidized housing inventory above 10%, the affordable housing stock is dated. New affordable units within the proposed Zone will provide housing opportunities within a mixed-income context, and will provide commuters easier access to public transportation.

The Town has negotiated UCH-TIF Agreements with developers of two separate projects in the proposed Zone, and is open to working with other developers, subject to the perceived need. The first project is a 270-unit, six-story apartment complex proposed for an underutilized plaza at 266 Waverly Street. The other proposed project is a 197-unit structure with a small amount of dedicated ground-floor retail space

in the heart of Downtown, to replace a grouping of surface parking lots and underutilized structures, at 75 Concord Street. Both projects are subject to the Inclusionary Housing provisions of the Town's Zoning By-law, which require 10% of the units to be placed under an affordable housing restriction in perpetuity.

## 2. Objectives of the UCH-TIF Plan – Section 58.06(1)

The objectives of the proposed UCH-TIF Plan are to encourage the following:

- a. A mixture of complementary land uses within the downtown core, but not necessarily mixed-use buildings, within walking distance to the commuter rail station and transit hub.
- b. New multifamily developments, with or without ground-floor commercial uses;
- c. Increased pedestrian activity in the downtown during the daytime, weeknight and weekend hours;
- d. A diversity of housing types to meet the needs of a mixed-income community, including easy access to public transportation;
- e. The strengthening of downtown businesses through a new customer base for both existing and new downtown businesses due to new residents and a workforce living in the downtown;
- f. Private investment by property owners to rehabilitate existing buildings;
- g. Maintenance of the historic character of the community; and
- h. Continued support for the Framingham community through additional tax revenue to the Town.

One of the Town of Framingham's top priorities is to revitalize and redevelop its downtown to create a more vibrant Central Business District by enhancing its commercial/retail business with additional housing opportunities, entertainment and cultural venues. Downtown Framingham has struggled economically in recent decades. Many buildings located within the Central Business District are considered to be blighted, underutilized and/or substandard.<sup>1</sup> Upper stories in the existing buildings are vacant or underutilized, and ground floor space, while primarily occupied, does not attract a strong customer base. Even though there is minimal vacancy along the ground floors of these buildings, the present conditions give a negative image about the viability of the whole downtown. While there is pedestrian activity during the weekday hours, in the evening, the downtown has faced the “rolled up sidewalk syndrome.”

In 2015, the Metropolitan Area Planning Council produced the *Downtown Framingham Transit Oriented Development Action Plan (“TOD Action Plan”)*, which analyzed how to encourage investment in Downtown, in order to create a more vibrant mixed-use urban center. A key to attracting investment in retail and other businesses is to have a customer base and workforce within a walkable environment. Nationwide trends show that competition in the brick-and-mortar retail market is creating an emphasis on the shopping experience—as opposed to low prices or highway access—which increasingly favors walkable urban places. Employment trends also show that younger workers prefer to live in walkable urban places where they can walk, bike, or ride transit to work. These trends present a favorable opportunity for Downtown Framingham, which has many elements of a walkable, transit-oriented urban center, but needs to attract new investment. The *TOD Action Plan* recommended a series of regulatory changes based on market research showing what developers need to create financially feasible projects. It also recognized that public financial incentives may be necessary to catalyze investment.

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<sup>1</sup> See Appendix E for a map showing building conditions.

Framingham has realized that downtown residential development has an important role in revitalizing the Central Business District and helps to create pedestrian activity during the daytime, weeknight and weekend hours. Multifamily residential development will also help to address a serious housing shortage and enable property owners to get a better return on their downtown investments. In 2000, Framingham Town Meeting adopted Mixed Use Regulations for the Central Business District to allow for mixed-use development in the downtown. Prior to the MAPC *TOD Action Plan* process, the Town Manager convened a number of roundtable discussions with key stakeholders to understand what the downtown need to attract investment. One of the takeaways of those discussions was that more housing diversity was needed. The downtown area has a concentration of subsidized rental housing, and could benefit from more market rate housing.

Following many of the *TOD Action Plan* recommendations, in 2015 the Town Meeting authorized an expansion of the Central Business zoning district, along with more flexible dimensional and use regulations that allow for taller structures of up to six stories, reduced minimum parking requirements, and standalone multifamily residences. Despite these more flexible zoning regulations, there have not been any significant residential projects constructed in the downtown. The historic underinvestment in the downtown, combined with a weak retail market generally, has created conditions suggesting that expected rents for new apartments will be below neighboring communities.

The proposed UCH-TIF Zone advances the Town's *TOD Action Plan*, which seeks to promote a vibrant, walkable downtown center of activity, providing a critical mass of residents with the density necessary to support successful transit and commuter rail. Within our Urban Center, there is a major MBTA Commuter Rail Station and Amtrak service. The MetroWest Regional Transit Authority (MWRTA), a 13-community regional bus system serving Framingham, has recently signed a lease to operate the station, where passengers can transfer to or from its bus routes. The MWRTA also recently relocated its main bus depot to Blandin Avenue, within the proposed Zone. These actions support the Commonwealth's sustainable development principals.

### 3. Parcel Description, Coverage and Zoning – Section 58.06(2)

The UCH-TIF Plan described herein applies to the Central Business zoning district, which was recently enlarged in October 2015 by a vote of Town Meeting. The attached maps and following descriptions indicate the boundaries of the district, its parcels, roadways, improvements, and infrastructure.

#### Finding of Public Benefit

The proposed UCH-TIF Zone as a whole, and each constituent Census tract, have average household incomes less than 115% the median household income for the Boston-Cambridge-Newton Metropolitan Statistical Area, per M.G.L. c. 40 §60 (b), as demonstrated in the table below<sup>2</sup>:

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<sup>2</sup> All figures are from American Community Survey 2011-2015 via factfinder.census.gov (except where noted).

|                            | Boston-Cambridge-Newton MSA | UCH-TIF Zone <sup>3</sup> | Census Tract 3831.01 | Census Tract 3831.02 | Census Tract 3832 | Census Tract 3833 | Census Tract 3834 |
|----------------------------|-----------------------------|---------------------------|----------------------|----------------------|-------------------|-------------------|-------------------|
| Mean Household Income (\$) | 102,892                     | \$73,029                  | 49,386               | 42,369               | 66,297            | 65,739            | 74,280            |
| Median Household Income    | 75,389                      | \$51,360                  | 30,778               | 32,050               | 60,507            | 46,090            | 55,594            |
| Mean as % of MSA Median    | N/A                         | 96.8%                     | 65.5%                | 56.2%                | 87.9%             | 87.2%             | 98.5%             |

**Commercial Center designation (Section 58.03)**

1. The area is used primarily for commerce and business, as shown in Appendix D. Approximately 45% of the parcels in the CB zoning district are assessed as commercial property, with 34% residential and 17% tax-exempt. Most residential land in the CB zone is multi-family or two-family, with very few single-family residences.
2. The area has a high population during regular business hours when compared to nonbusiness hours. Since most of the land in the CB zone is commercial, civic, or institutional, it follows that most of those land uses are not active in the evening. There are a handful of restaurants, many of which struggle to fill seats. Night life in Downtown Framingham does not draw many visitors.
3. Daytime automobile traffic and parking are higher during business hours than nonbusiness hours. According to a traffic count study for the Union Avenue corridor in conjunction with the Route 126 downtown improvement project (2012), the AM peak is at 7:30, and the PM peak is at 4:30. Between peaks, during business hours, the traffic is roughly 900 to 1100 vehicles per hour in both directions. The traffic volume gradually declines to around 500 vehicles per hour by 9:00 PM. Data are attached in Appendix F.
4. There is a need for multi-unit residential properties in the area. According to a housing study conducted as part of the MAPC’s *TOD Action Plan* process, in September 2014, subconsultant LDS Consulting Group made the following finding: “Our research showed a very strong downtown rental market with essentially 100% occupancy across all product types (as noted earlier 95% occupancy is an indicator of demand). We heard of low turnover as compared to industry standards, and no incentives were being offered.” The report also found a limited supply of affordable housing in the downtown area.

**Boundaries of UCH-TIF Zone and location within Framingham**

Please see Appendix A for maps of proposed UCH-TIF Zone and location within Framingham.

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<sup>3</sup> 2016 estimates from ESRI Community Analyst for the proposed UCH-TIF Zone only (communityanalyst.arcgis.com)

### All existing streets, thoroughfares, and public rights of way

ARLINGTON STREET  
AVON STREET  
BEAVER STREET  
BEECH STREET  
BISHOP STREET  
BLANDIN AVENUE  
CEDAR STREET  
CLAFLIN STREET  
CLARK STREET  
CLINTON STREET  
COLUMBIA STREET  
CONCORD STREET  
DAVIS STREET  
EAST STREET  
FOUNTAIN STREET  
FRANKLIN COMMONS  
FRANKLIN STREET  
FREDERICK STREET  
FREEMAN STREET  
GORDON STREET  
GRANT STREET  
HENRY STREET  
HOLLIS COURT

HOLLIS STREET  
HOWARD STREET  
IRVING STREET  
KENDALL STREET  
LEXINGTON STREET  
LINCOLN STREET  
MARBLE STREET  
OAK PLACE  
OLIVER STREET  
PARK PLACE  
PARK STREET  
PEARL STREET  
PROCTOR STREET  
RICHARDSON COURT  
SANGER STREET  
SOUTH STREET  
TAYLOR STREET  
THOMPSON STREET  
UNION AVENUE  
WAUSHAKUM STREET  
WAVERLY STREET  
WILLIAM H. WELCH WAY

### All current zoning

The proposed UCH-TIF district is coterminous with the Central Business (CB) zoning district, which is described as follows:

“The purpose of the Central Business (CB) District is to stimulate a pedestrian- and transit-oriented, mixed-use environment that is supported by a mixture of residential, retail, office, and other commercial uses. The CB District encourages a compact, transit-oriented development setting while preserving the area as the Town’s financial, civic, cultural, and government center. The CB District is intended to generate a livable downtown environment with a strong presence of a multitude of activities that increase pedestrian access and reduce the number of auto-oriented uses. Development should preserve the historic nature and architecturally significant buildings within the CB District, while promoting new and infill development to support a multi-modal transportation, mixed-use environment.”

Extracts of the Zoning By-law specific to the CB zone may be found in Appendix B.

## All individual parcels and identification of all individual parcels that will negotiate UCH-TIF agreements

There are 392 parcels located within the proposed UCH-TIF Zone. A list of all individual parcels in the UCH-TIF district, including owner name and address, may be found in Appendix C.

The Town has negotiated TIF agreements for the following parcels:

1. 266 Waverly Street (Mill Creek)
2. 75 Concord Street (Wood Partners) consisting of the following parcels:
  - 55 Concord Street
  - 29 Kendall Street
  - 43 Kendall Street
  - 134 Howard Street
  - 57 Kendall Street
  - 59 Kendall Street

The Town would also be open to considering TIF agreements with other property owners in the UCH-TIF district, depending on a variety of factors including need.

## Existing improvements and buildings and their conditions

The downtown area defined by the Central Business zoning district is generally defined by a building stock from the early twentieth century. Over the years, many structures have fallen into disrepair; others were demolished and replaced with surface parking or low-density auto-oriented uses; and others were rebuilt. However, there has been no significant new construction in the past few decades. Several buildings in the former Dennison complex between Bishop St. and Grant St. have been renovated, but have not fully leased. A senior housing complex at 46 Irving Street is being renovated. Several new three-decker apartment buildings have been constructed on Frederick Street. A former industrial complex on Fountain Street, which includes the large Bancroft Building, has been occupied by Fountain Street Fine Arts, CommCreative, and others, making it a focal point of Framingham's creative economy.

Historic structures have struggled to retain tenants, and many have vacancies. The elegant bank buildings at 74 Concord St. and 15 Park St. are vacant. The old post office is now occupied by a church. Commercial mixed use buildings lining Concord Street have vacant storefronts and upper stories. The historic H.H. Richardson train depot was in 2016 designated a local historic district and is now protected; however, the restaurant has struggled to fill seats. While many downtowns restrict on-street parking, encouraging parking in off-street garages, on-street parking in Framingham is not difficult to find, and the Town-owned Pearl Street garage is in disrepair. The Town-owned Danforth Building, a former high school, was closed in 2016 due to safety concerns, and is being discussed as a possible redevelopment site.

The Town and public sector entities such as the MWRTA are leading the way with investment in Framingham's urban core. The main branch of the public library was recently renovated. The MWRTA relocated its bus depot and headquarters to Blandin Avenue, on the edge of the CB district. The RTA has also negotiated a 10-year lease with the MBTA to assume control of the commuter rail station and associated parking lot. This arrangement will allow for better maintenance of the premises.

A map showing the condition of structures in the UCH-TIF Zone is shown in Appendix E, based on Town Assessor data.

### UCH-TIF Zone infrastructure, capacity and condition

Downtown Framingham was developed largely in the 1920s or earlier, and due to its density compared to the rest of Town, it is more cost-efficient to service in general. However, much of the old infrastructure has needed maintenance or replacement. Maps of water, sewer, and drainage infrastructure are shown in Appendix F. As part of Town's efforts to create a vibrant Central Business District, the Town has already made numerous public infrastructure investments such as: 1) rehabilitation of Memorial Square, 2) renovation of the Downtown Common, 3) various traffic calming measures, and 4) pedestrian-friendly streetscape improvements.

The Town has made extensive improvements to its water and sewer systems in this area. In 2001, water pipes were lined in the downtown along Pearl Street for \$250,000, and the Town then spent \$400,000 on Hollis Street in 2004 to install a new 8" main. In 2005 both the water and sewer lines on Franklin Street were replaced with larger pipes from the Downtown Common to Main Street at a cost of \$3.9M. The Town provided a \$1.1M sewer line improvement along Howard Street in 2007 so that added flows from new mixed use projects in the area will be able to reach the MWRA regional trunk line at Arthur Street. In 2008 the Town installed a new water main from Route 9 to Memorial Square ahead of the Downtown Project.

In 2010 and 2011 water and sewer improvements were made along Concord Street from Hartford to Union at a cost of \$3.7M, and in 2012 along Concord and Hollis Streets (downtown) at a cost of \$1.2M. Water and sewer lines were replaced/lined along Irving, Herbert and Loring Streets in 2015. Water, sewer and stormwater systems are now being replaced for the entire length of Union Avenue at a cost of \$5M, and plans are being developed for similar comprehensive infrastructure improvements in the Arlington Street area, which is expected to begin construction in 2019 at a cost to the Town estimated at over \$5M over a number of years for many of the streets in that area.

The roadways, sidewalks, traffic control and lighting were improved for Franklin Street in 2006 with \$4.2M of federal and State funding, and \$7M was provided by the State and \$2M by the Town for the Downtown Project that is now being competed. That is the gateway and corridor through the central business district, along Concord and Hollis Streets (State Route 126) from the intersection with Route 9 south to Gordon Street, and includes MBTA improvements to the railroad crossing. In addition to \$0.5M in sidewalk, trees, lighting and streetscape improvements to the Downtown Common now being constructed, there are improvements to the roadway, sidewalk and a railroad crossing being performed at this time at Blandin Avenue, at a cost to the Town of approximately \$500,000. Subsurface infrastructure construction is now underway in advance of Union Ave roadway improvements, with \$12M in state-funded roadway improvements expected to begin in 2020, and with planning underway for comprehensive infrastructure improvements in the Arlington Street area. Also, the approved Boston Region Long Range Transportation Plan includes a Rt. 135 underpass beneath the intersection with Rt. 126. This is a \$100 million project and thus the State does not anticipate having the capital to do this project until 2028.

#### 4. Specification of Development and Useful Life of Housing – Section 58.06(3)

The first project for which the Town has negotiated a TIF agreement is at 266 Waverly Street, on the eastern side of the CB zone. The project proponent holds title to the property and has been approved by the Planning Board. The site currently has two commercial businesses consisting of the Eaton Apothecary and the former Harley Davidson dealership and associated surface parking.

The property owner plans to redevelop the site as a residential project that will consist of approximately 460,000 square feet. The project includes 270 new apartments, a swimming pool, a courtyard, and two levels of covered parking below the building as well as additional surface parking. Landscape improvements include trees, shrubs, flowers, mulch beds, grasses and other ornamental plantings. The property owner's residential investment is estimated at over \$40,000,000. This residential project will help draw a combination of commercial and residential uses back to the downtown area, and spark economic growth as well as creating a vibrant environment.

The second project for which the Town has negotiated a TIF agreement is a grouping of parcels bounded by Concord, Howard, and Kendall Streets. The proposed project would create 197 apartments, associated structured parking, and dedicated retail space along the Concord Street frontage, opposite the Downtown Common. The proposed design is still in the conceptual stages. The proponent has not yet filed for a Special Permit from the Planning Board.

Concept plans for both projects are attached in Appendix G. The useful life of the proposed affordable housing is in perpetuity by legal restriction as required by the Framingham Zoning Bylaw.

#### 5. Compliance with Zoning – Section 58.06(4)

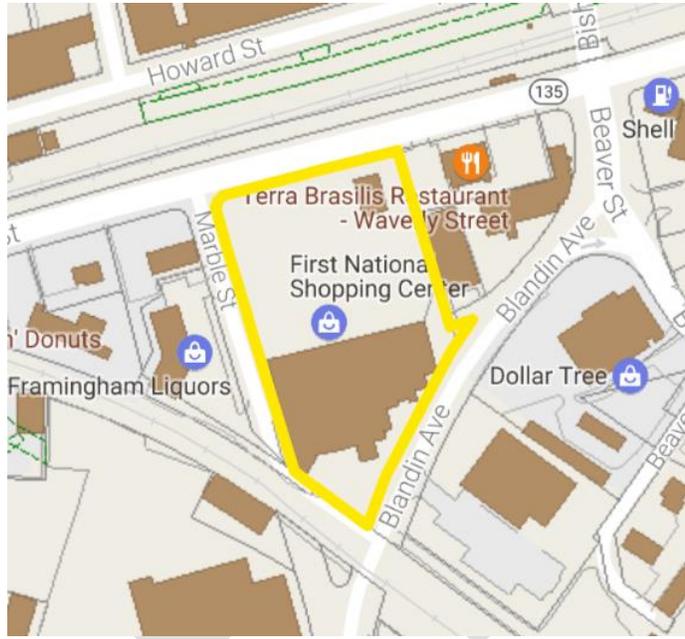
Extracts of the Framingham Zoning By-law specific to the Central Business (CB) zoning district are attached in Appendix B. In 2015, Town Meeting enacted changes to the CB zone that enlarged the area, allowed more height and density, reduced the parking requirements for residential uses, eliminated parking requirements for some commercial uses, and allowed multifamily developments in single-use structures with no ground floor commercial uses required.

The Central Business zoning changes followed a planning process that included the *TOD Action Plan*. The planning process engaged real estate development experts to study what would be required to allow financially feasible development to proceed in the CB zone and within a walkable distance from the commuter rail station. The zoning changes were then designed to encourage redevelopment. **The proposed projects, for which the Town is negotiating TIF agreements, will be compliant with the CB zoning.** Multifamily projects over 30,000 s.f. require a special permit from the Planning Board.

#### 6. Schedule and Cost of Public Construction in UCH-TIF Zone – Section 58.06(5)

Associated with the planned residential project at 266 Waverly Street, the Town is seeking to realign Marble Street, which currently dead ends at the rail tracks, so that Marble Street would connect with

Blandin Ave. at the southern edge of the property where a private driveway currently forms the connection. The Town seeks to acquire a permanent easement for sewer over a portion of the land located at 266 Waverley Street and a permanent easement for roadway purposes over a portion of the land located at 10 Marble Street. The permanent easement, along with nearby easements granted by the MBTA and private landowners, will allow the Town to continue Marble Street for proper travel, from Waverly Street to Blandin Avenue. Projected improvements include roadway resurfacing, installing a sidewalk along the entirety of Marble Street's western edge, and installing street lighting. Additional, pre-resurfacing tasks include assessing drainage infrastructure, replacing & lining 10-inch 1926 VC sewer pipe, and terminating a 6-inch 1900 CI water main. The Town plans to apply for MassWorks funding to fund project costs. No special assessments are anticipated.<sup>4</sup>



266 Waverly Street

\$12M in TIP-funded roadway improvements are expected to begin in 2020 on Union Avenue. Planning is underway for comprehensive infrastructure improvements in the Arlington Street area. The approved Boston Region Long Range Transportation Plan includes a Rt. 135 underpass beneath the intersection with Rt. 126. This is a \$100 million project and thus the State does not anticipate having the capital to do this project until 2028. The MWRTA, as part of its lease of the commuter rail station from the MBTA, is proposing to add 206 parking spaces at the station, with associated improvements to pedestrian and bus connectivity.

## 7. Affordable Housing – Section 58.06(6)

In accordance with M.G.L. c. 40 §60 (b) and §V.H of the Framingham Zoning By-law (“Inclusionary Housing”), the multifamily residential developments proposed under UCH-TIF agreements will be required to establish an Affordable Housing Restriction on ten percent of the constructed units, to be preserved as affordable units in perpetuity, and qualifying for the DHCD Subsidized Housing Inventory. In the case of 266 Waverly Street, of a total 270 rental units, the developer will be required to register 27 units with DHCD. In the case of 75 Concord Street, of a total 197, the developer will be required to register 20 units with DHCD. Since Framingham’s current SHI is 10.45% percent (as calculated by DHCD), the affordable housing units will comply with DHCD’s Local Initiative Program guidelines. Compliance with the Framingham’s Inclusionary Housing requirements will be a condition of any approvals by the Planning Board.

<sup>4</sup> The Town of Framingham recognizes that approval of the UCH-TIF Plan does not guarantee approval by the Commonwealth of a MassWorks application.

Section V.H of the Framingham Zoning By-law, “Inclusionary Housing”, is included in Appendix B.

## 8. UCH-TIF Agreements – Section 58.06(7)

The draft UCH-TIF agreements are attached as Appendix H.

## 9. Municipal Signatory Power – Section 58.06(8)

The municipal designee authorized to execute UCH-TIF Agreements is the full Board of Selectmen, with current members as follows:

Cheryl Tully Stoll, Chair  
Cesar A. Monzon  
Charlie Sisitsky  
Jason A. Smith  
Laurie A. Lee

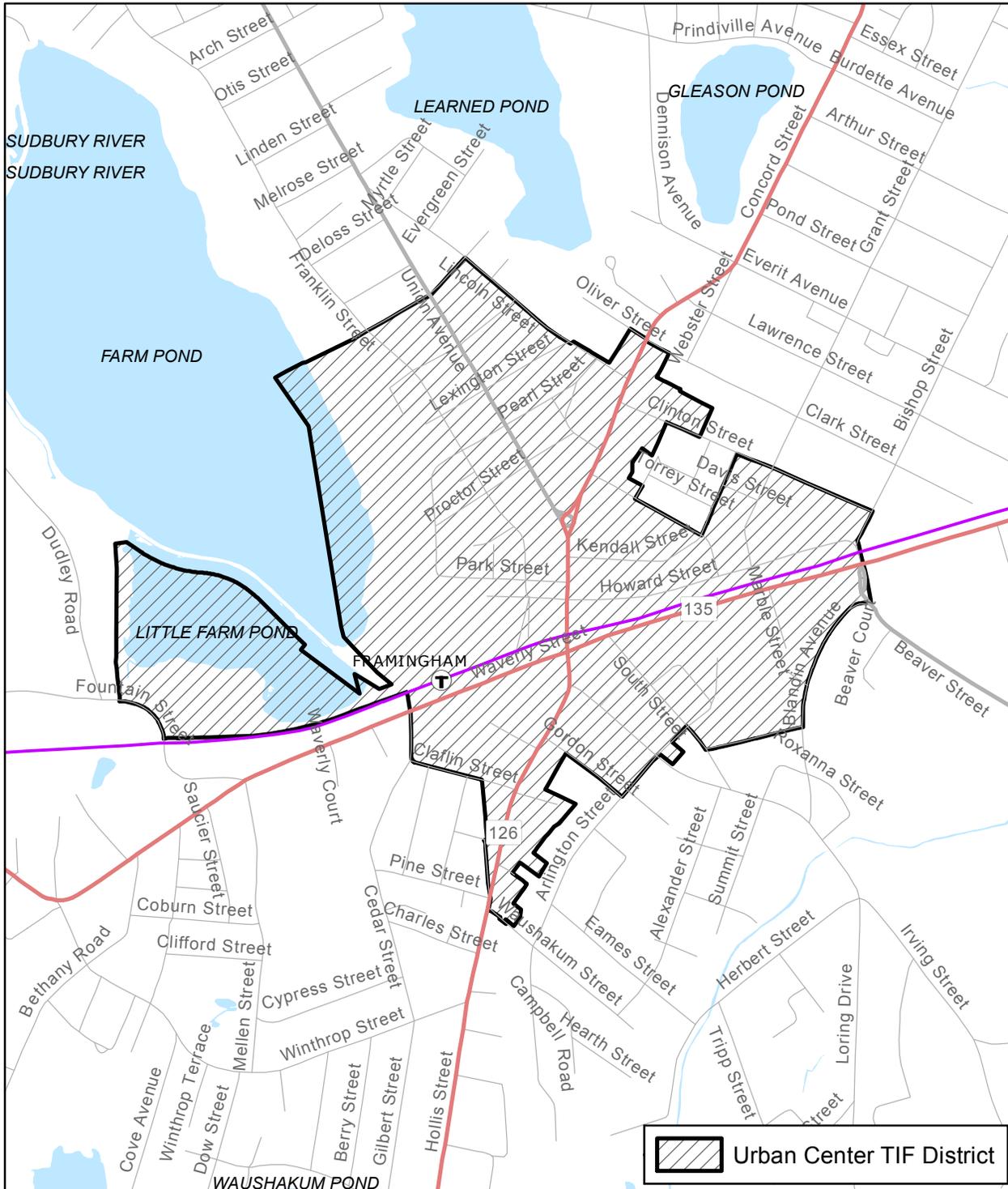
DRAFT

Appendix A:

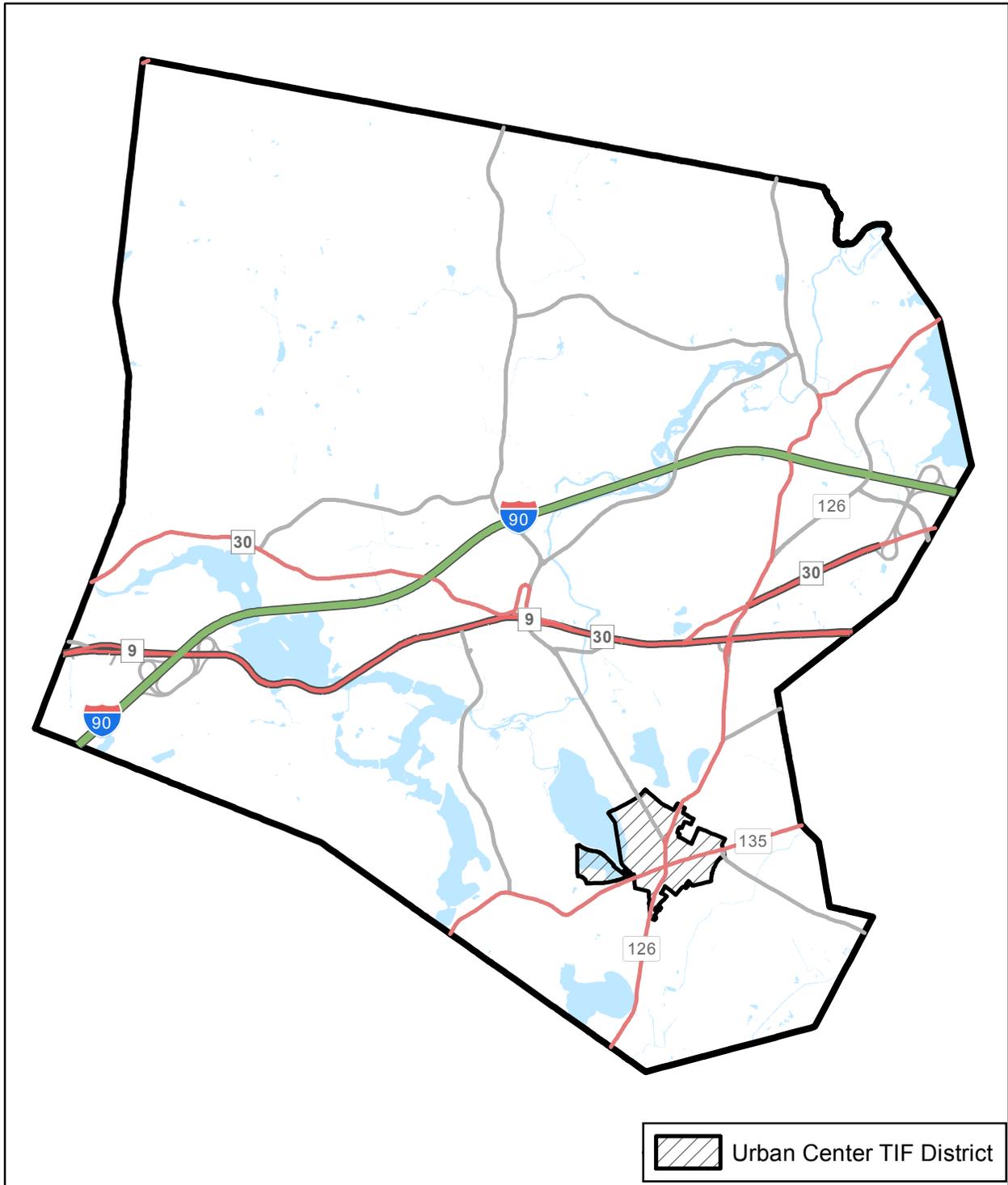
Maps of Proposed UCH-TIF Zone and Location within Framingham

# Town of Framingham

## Urban Center Housing TIF District



# Town of Framingham Urban Center Housing TIF District



## Appendix B:

### Extracts from the Framingham Zoning Bylaw

## **A. Classes of Districts**

For the purpose of this By-Law, the Town of Framingham is hereby divided into classes of Districts as follows:

### **1. Residence Districts:**

The purpose of the residential districts is to preserve the character of residential neighborhoods. The Town contains five different residential zoning districts: Single Residence (R-1), Single Residence (R-2), Single Residence (R-3), Single Residence (R-4), and General Residence (G). Each district varies in lot area, frontage, setbacks, open space percentage, and height requirements. The R-1 and the G Districts contain the densest single family neighborhood, while decreasing in density through to the R-4 District which contains the least dense and largest lots within the Town.

### **2. Business Districts**

The purpose of the business districts is to offer a range of existing and proposed commercial and mixed-uses specific to each district. The variety of business districts within the Town supports a range of small neighborhood villages to large commercial centers. The Town contains five different business zoning districts: Neighborhood Business (B-1), Community Business (B-2), General Business (B-3 and B-4), Central Business (CB), and Business (B).

#### **a. Neighborhood Business: B-1**

The purpose of the Neighborhood Business District is to preserve and encourage the provision of small scale retail and service uses for nearby residential areas. Development within this District is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. This District reinforces historic preservation through the development of traditional neighborhood village centers, with small lots, small setbacks, parking to the side or rear, and a mixed-use of structures containing a variety of businesses. The B-1 District was established to protect adjacent residential neighborhoods from the impacts and encroachment of large scale development.

#### **b. Community Business: B-2**

The purpose of the Community Business District is to foster small commercial sites and compact commercial centers which provide a variety of services to nearby residential neighborhoods and the community. The emphasis of this District is on uses which will provide services for the nearby residential areas. The B-2 District shall be primarily accessible and inviting to motorists, pedestrians, and bicyclists of all ages and abilities. The District allows for a full range of retail, service, and business uses with a local market area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with an improved visual quality storefront are encouraged.

#### **c. General Business consisting of subdistricts B-3 and B-4**

The purpose of the General Business District is to foster business and commercial areas that allows for the expansion of consolidated shopping centers and mixed-uses at the local and regional scale. Development within the B-3 and B-4 District encourages the consolidation of small parcels, to establish a high density building coverage, which aims to prevent the scattering of small-lot developments. Furthermore, development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape. Buildings should be located along the street frontage, with parking in the rear or to the side, while promoting shared-access driveways, circulation, and parking facilities where possible to increase the density of the building or landscaped area and reduce traffic hazards.

#### **d. Central Business: CB**

The purpose of the Central Business (CB) District is to stimulate a pedestrian- and transit-oriented, mixed-use environment that is supported by a mixture of residential, retail, office, and other commercial uses. The CB District encourages a compact, transit-oriented development

setting while preserving the area as the Town's financial, civic, cultural, and government center. The CB District is intended to generate a livable downtown environment with a strong presence of a multitude of activities that increase pedestrian access and reduce the number of auto-oriented uses. Development should preserve the historic nature and architecturally significant buildings within the CB District, while promoting new and infill development to support a multi-modal transportation, mixed-use environment.

**e. Business: B**

The purpose of the Business District is to allow automobile oriented commercial development in areas already predominantly built in this manner. The zone allows for a full range of retail and service business within a local and regional market. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, bicyclists, and the businesses owners.

**3. Office and Professional Districts: P**

The purpose of the Office & Professional District is to serve as a transition zone between commercial, manufacturing, and residential zoning districts. The intent of this District is to accommodate professional, medical, financial, and administrative uses while creating a design and landscape that is harmonious with the adjacent residential uses.

**4. Planned Reuse Districts: PRD**

The purpose of the Planned Reuse District is to encourage the appropriate reuse of land and buildings that are no longer needed or suitable for their original use. This District applies only to land and buildings in municipal ownership on the date of Town Meeting action placing land in this district. Reuses are to be compatible with the character of the neighborhood and must take into consideration the interests of abutters, neighbors, and the public, especially where the site abuts a residential area or the building(s) merit preservation.

**5. Manufacturing Districts**

**a. Light Manufacturing: M-1**

The purpose of the Light Manufacturing District is to provide space for the expansion, attraction, or retention of office, light industrial, research & development, manufacturing, service, and warehouse uses; promoting the development of businesses which incorporate a mix of industrial and commercial activities, including manufacturing and research & development, while accommodating a wide range of other employment activities.

**b. General Manufacturing: M**

The purpose of the Manufacturing District is to provide areas within the Town where research & development, large scale corporations, and industrial uses may locate. It is the intent of these Districts to promote viable and attractive industrial areas, with a campus style development, promoting walkability, enhancing employment and economic vitality within the Districts. To minimize conflict and preserve the Manufacturing District for its primary purposes, residential uses are not permitted.

**6. Open Space and Recreation Districts: OSR**

The purpose of the Open Space and Recreation District is to encourage, preserve, and protect land for recreational uses; and to conserve natural conditions, open space, wildlife and vegetation for the general welfare of the public. Lands that are environmentally sensitive shall be preserved and protected to ensure the continued health, safety, and welfare of the community and may serve as a location for passive recreational activities. This District encourages the establishment of trails for pedestrian and non-motorized activities.

## B. Table of Uses

No building, structure, or land shall be used and no building or part thereof or other structure shall be erected, raised, reconstructed, extended, enlarged, or altered, for any purpose or in any manner other than as permitted as set forth in the Table of Uses or unless otherwise authorized by this Zoning By-law, except that nothing in this By-Law shall affect the existing use of any building or lot. No lot may be used for more than one principal use, except as otherwise specifically allowed by this Zoning By-Law.

TABLE LEGEND (subject to the footnotes)

Y Uses which are permitted as of right

N Uses which are prohibited

SPZ Uses that require a special permit from Zoning Board of Appeals

SPP Uses that require a special permit from the Planning Board

SP Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 8.

Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations; see that Table for the applicable parking requirements.

For those uses with an \* under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.

| USE CATEGORY                        | R | G   | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking code |
|-------------------------------------|---|-----|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|--------------|
| <b>1. RESIDENTIAL</b>               |   |     |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |              |
| A. Single-family Detached Dwelling  | Y | Y   | Y                | Y                | N                       | N               | Y              | Y              | Y                | N                | N              | N                | N               | 1            |
| B. Two-family Dwelling <sup>8</sup> | N | SPZ | SPZ              | SPZ              | SPZ                     | N               | SPZ            | N              | N                | N                | N              | N                | N               | 2            |
| C. Multi-family Dwelling            | N | N   | N                | N                | N                       | Y <sup>10</sup> | N              | N              | N                | N                | N              | N                | N               | 2            |
| D. Artist Live/Work/Gallery         | N | N   | N                | N                | N                       | Y               | N              | N              | N                | N                | N              | N                | N               | 2            |

| USE CATEGORY   | R   | G   | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking<br>code |
|--|-----|-----|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-----------------|
| E. Mixed-use   | N   | N   | SPP              | SPP              | SPP                     | Y <sup>9</sup>  | SPP            | N              | N                | N                | N              | N                | N               | *               |
| F. Mixed-use Complex                                   | N   | N   | N                | SPP              | SPP                     | Y <sup>9</sup>  | SPP            | N              | N                | N                | N              | N                | N               | *               |
| G. Assisted Living or Congregate Living Housing        | SPZ | SPZ | SPZ              | SPZ              | SPZ                     | SPZ             | SPZ            | SPZ            | SPZ              | N                | N              | N                | N               | 3               |
| <b>2. <u>RESIDENTIAL ACCESSORY</u></b>                 |     |     |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |                 |
| A. Home Occupation                                     | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | 30              |
| B. Family Child Care Home                              | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | 7               |
| C. Large Family Child Care Home                        | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | 7               |
| D. Accessory Garage                                    | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | none            |
| E. Private stables, barn, similar accessory structures | Y   | Y   | Y                | Y                | Y                       | N               | Y              | Y              | Y                | N                | N              | N                | N               | none            |
| F. Accessory swimming pool                             | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | none            |
| G. Amateur radio tower                                 | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | none            |
| H. Limited Accessory Structures                        | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | N                | N              | N                | N               | none            |
| <b>3. <u>INSTITUTIONAL AND RECREATIONAL</u></b>        |     |     |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |                 |
| A. Municipal Services                                  | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | Y                | Y              | N                | Y               | 23              |
| B. Municipal water towers and reservoirs               | Y   | Y   | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | Y                | Y              | Y                | Y               | none            |
| C. Cemeteries  | SPP | SPP | N                | N                | N                       | N               | N              | N              | SPP              | N                | N              | SPP              | N               | none            |

| USE CATEGORY   | R   | G   | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking<br>code |
|--|-----|-----|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-----------------|
| D. Lodge, club or private non-profit social or fraternal organization  | N   | N   | Y                | Y                | Y                       | Y               | Y              | N              | N                | N                | N              | N                | N               | 9               |
| E. <b>Cultural Center.</b>   | N   | N   | SP               | SP               | SP                      | SP              | N              | N              | N                | SP               | SP             | N                | N               | 13              |
| F. Trade, professional, or other school unless exempt  | N   | N   | SP               | Y                | Y                       | Y               | Y              | N              | N                | Y                | Y              | N                | N               | 7               |
| G. Day care for elderly  | N   | N   | SP               | Y                | Y                       | Y               | Y              | SP             | N                | SP               | SP             | N                | N               | 7               |
| H. Licensed nursing, rest, or convalescent home, <b>Hospice Facilities</b> , and/or <b>Nursing Care Facilities</b> | SPZ | SPZ | SPZ              | SPZ              | SPZ                     | SPP             | SPZ            | SPZ            | SPZ              | N                | N              | N                | N               | 11              |
| I. <b>Outdoor Recreational Facilities</b>  | SPZ | SPZ | SPZ              | SPZ              | SPZ                     | SPZ             | SPZ            | SPZ            | SPZ              | N                | N              | Y                | N               | 5 or 6          |
| J. <b>Indoor Recreational Facilities</b>   | N   | N   | Y                | Y                | Y                       | Y               | Y              | Y              | N                | N                | N              | SPZ              | N               | 6               |
| K. <b>Indoor Entertainment Facility</b>  | N   | N   | N                | Y                | Y                       | Y               | Y              | N              | N                | SP               | SP             | N                | SPP             | 6               |
| L. <b>Outdoor Entertainment Facility</b>   | N   | N   | N                | N                | SPP                     | N               | N              | N              | N                | SPP              | SPP            | Y                | -               | 6               |
| M. <b>Cultural and Educational Centers</b>   | N   | N   | SPZ              | Y                | Y                       | Y               | Y              | SPZ            | N                | N                | N              | SPZ              | N               | 13              |
| N. <b>Center for Performing Arts</b>   | N   | N   | SPP              | Y                | Y                       | Y               | Y              | SPP            | N                | N                | N              | N                | SPP             | 13              |
| O. Educational training facilities and conference centers accessory to permitted use                               | N   | N   | N                | N                | SPP                     | SPP             | SPP            | N              | N                | Y                | Y              | N                | Y               | 23              |
| <b><u>4. AGRICULTURAL</u></b>  |     |     |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |                 |
| A. Greenhouses, nurseries, horticulture, forestry, floriculture  | Y   | Y   | SPZ              | Y                | Y                       | SPZ             | Y              | Y              | Y                | Y                | Y              | Y                | Y               | 17              |

| USE CATEGORY  | R | G | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking code |
|---|---|---|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|--------------|
| B. Farms and/or Agriculture                           | N | N | N                | N                | N                       | N               | N              | N              | N                | N                | N              | Y                | N               | none         |
| C. Boarding of domestic animals                       | N | N | SPZ              | SPZ              | SPZ                     | SPZ             | SPZ            | SPZ            | SPZ              | SPZ              | SPZ            | N                | SPZ             | 19           |
| <b><u>5. COMMERCIAL</u></b>                           |   |   |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |              |
| A. Business or Professional Office                    | N | N | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | Y                | Y              | N                | Y               | 15           |
| B Medical Office                                      | N | N | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | Y                | Y              | N                | -               | 14           |
| C. Financial institution such as bank or credit union | N | N | Y                | Y                | Y                       | Y               | Y              | Y              | Y                | Y                | Y              | N                | -               | 16           |
| D. Retail Services                                    | N | N | Y                | Y                | Y                       | Y               | Y              | N              | Y                | Y                | Y              | N                | -               | 19           |
| E. Retail Stores/Custom Work shops                    | N | N | Y                | Y                | Y                       | SPP             | Y              | N              | Y                | Y                | Y              | N                | -               | 19           |
| F. Service Establishment                              | N | N | Y                | Y                | Y                       | Y               | Y              | N              | N                | Y                | Y              | N                | -               | 18           |
| G. Veterinary Services                                | N | N | SP               | SP               | SP                      | SP              | Y              | N              | N                | SP               | SP             | N                | -               | 14           |
| H. Undertaker or funeral establishment.               | N | N | SP               | SP               | SP                      | SP              | Y              | N              | N                | SP               | SP             | N                | N               | 26           |
| I. Workshop   | N | N | SP               | Y                | Y                       | Y               | Y              | N              | N                | Y                | Y              | N                | -               | 21           |
| J. Restaurant   | N | N | SP               | Y                | Y                       | Y <sup>11</sup> | Y              | SP             | N                | SP               | SP             | N                | -               | 9            |
| K. Fast Food Establishment                            | N | N | SPP              | SPP              | SPP                     | Y               | SPP            | N              | N                | N                | N              | N                | -               | 10           |
| L. Brew Pubs  | N | N | SP               | SP               | Y                       | Y <sup>11</sup> | Y              | N              | N                | N                | N              | N                | N               | 10           |
| M. Accessory drive-thru for financial institution     | N | N | SPP              | SPP              | SPP                     | N               | SPP            | SPP            | N                | SPP              | SPP            | N                | -               | None         |
|   |   |   |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |              |

| USE CATEGORY  | R | G | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking code |
|---|---|---|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|--------------|
| N. Accessory Drive-thru for Fast Food Establishment or Pharmacy | N | N | N                | N                | SPP                     | N               | SPP            | N              | N                | N                | N              | N                | -               | None         |
| O. Personal Health and Exercise Facility, or Health Club.       | N | N | N                | Y                | Y                       | Y               | Y              | N              | N                | Y                | Y              | N                | -               | 6            |
| P. Gasoline service station                                     | N | N | N                | N                | SP                      | N               | SP             | N              | N                | N                | N              | N                | N               | 21           |
| Q. Parking facility   | N | N | N                | N                | SPP                     | SPP             | SPP            | N              | N                | SPP              | SPP            | N                | -               | None         |
| R. Radio or Television Studio                                   | N | N | N                | SP               | SP                      | SP              | Y              | N              | N                | Y                | Y              | N                | Y               | 24           |
| T. Carwash  | N | N | N                | N                | SPP                     | N               | SPP            | N              | N                | SPP              | SPP            | N                | N               | 27           |
| U. Automobile Repair  | N | N | N                | N                | N                       | N               | SP             | N              | N                | N                | N              | N                | N               | 21           |
| V. Automobile Dealer  | N | N | N                | N                | N                       | N               | SP             | N              | N                | N                | N              | N                | N               | 22           |
| W. Motel  | N | N | N                | N                | SPP                     | N               | SPP            | N              | N                | SPP              | SPP            | N                | N               | 4            |
| X. Hotel  | N | N | N                | N                | SPP                     | SPP             | SPP            | N              | N                | SPP              | SPP            | N                | N               | 4            |
| <b>6. <u>MANUFACTURING AND INDUSTRIAL</u></b>                   |   |   |                  |                  |                         |                 |                |                |                  |                  |                |                  |                 |              |
| A. Research, Development & Laboratories                         | N | N | N                | SP               | SP                      | SP              | SP             | N              | N                | Y                | Y              | N                | Y               | 25           |
| B. Wholesale Business   | N | N | N                | N                | N                       | N               | N              | N              | N                | SPP              | Y              | N                | N               | 24           |
| C. Processing, assembly and manufacturing                       | N | N | N                | N                | N                       | N               | N              | N              | N                | SPP              | Y              | N                | Y               | 25           |
| D. Commercial Dealers   | N | N | N                | N                | N                       | N               | SP             | N              | N                | SP               | Y              | N                | SP              | 24           |

| USE CATEGORY   | R | G | B-1 <sup>1</sup> | B-2 <sup>2</sup> | B-3<br>B-4 <sup>3</sup> | CB <sup>4</sup> | B <sup>3</sup> | P <sup>3</sup> | PRD <sup>5</sup> | M-1 <sup>3</sup> | M <sup>3</sup> | OSR <sup>6</sup> | TP <sup>7</sup> | Parking code |
|--|---|---|------------------|------------------|-------------------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|--------------|
| E. Retail and wholesale ice dealers  | N | N | N                | N                | N                       | N               | SP             | N              | N                | Y                | Y              | N                | N               | 24           |
| G. Bottling works  | N | N | N                | N                | N                       | N               | N              | N              | N                | Y                | Y              | N                | SP              | 25           |
| H. <b>Stone or Monument Works</b>  | N | N | N                | N                | N                       | N               | N              | N              | N                | Y                | Y              | N                | N               | 25           |
| I. Large scale printing and printing presses   | N | N | N                | N                | N                       | N               | N              | N              | N                | N                | Y              | N                | Y               | 25           |
| J. Delivery services   | N | N | N                | N                | N                       | N               | N              | N              | N                | SP               | Y              | N                | Y               | 24           |
| K. Indoor recycling facility   | N | N | N                | N                | N                       | N               | N              | N              | N                | N                | SPP            | N                | N               | 25           |
| L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility | N | N | N                | N                | N                       | N               | N              | N              | N                | N                | SPP            | N                | N               | 25           |
| M. Storage and distribution facility   | N | N | N                | N                | N                       | N               | N              | N              | N                | N                | SPP            | N                | Y               | 24           |
| <b>N. Artisan Production/Creative Enterprise</b>   | N | N | N                | Y                | Y                       | Y               | Y              | SPP            | N                | N                | N              | N                | N               |              |
| <b>O. Brewery, Distillery, or Winery with Tasting Room</b>   | N | N | N                | SPP              | SPP                     | SPP             | SPP            | N              | N                | SPP              | SPP            | N                | N               | 25           |

<sup>1</sup> No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No

special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

<sup>2</sup> No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

<sup>3</sup> Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

<sup>4</sup> Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

<sup>5</sup> See Section II.E for further provisions regarding the uses allowed in the Planned Reuse District.

<sup>6</sup> In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district

a) such that the gross floor area of all buildings and structures in the district exceed eighteen thousand (18,000) square feet, or

b) such that the floor area ratio of all buildings and structures in the district exceeds one percent, whichever is the lesser. Ancillary administrative, maintenance and sanitary facilities necessary to serve the recreational uses in the District may be allowed by special permit from Zoning Board of Appeals.

<sup>7</sup> See Section II.F for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this section, having a gross floor area no greater than two thousand five hundred (2,500) square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than two thousand five hundred (2,500) square feet each are allowed by special permit from the Planning Board.

<sup>8</sup> The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The Lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in Section IV.B.

<sup>9</sup> Mixed use structures and mixed use complexes over 30,000 square feet shall require a special permit from Planning Board.

<sup>10</sup> Multi-family structures with over 30,000 square feet shall require a special permit from the Planning Board.

<sup>11</sup> Restaurants and Brew Pubs over 5,000 square feet shall require a special permit from the Planning Board.

- b. Landscaping within the Technology Park District shall be provided substantially in accordance with the goals and objectives of **Section III.E.8.** of this By-Law with the following exceptions:
  - 1) Landscaped buffer strips along any public street shall be a minimum of 30' wide. The Board may reduce the buffer to 15' along the public way provided that the Applicant replicates the open space elsewhere on the site in the form of courtyard areas or other types of usable open space, as approved by the Board.
  - 2) Sub-section **h. "Landscaping Within off-Street Parking Areas"** shall not apply. However, the parking areas shall, whenever feasible, be designed with landscaping which breaks up large expanses of asphalt with divider or terminal islands.
  - 3) Sub-section **i. "Landscaping Adjacent to Buildings"** shall only apply to office, education and training facilities, conference centers, centers for performing arts and retail facilities that may be constructed within the Park.

## **G. ACCESSORY USES**

Accessory uses shall be such as do not alter the character of the premises on which they are located or impair the neighborhood.

Any use permitted as a principal use is also permitted as an accessory use provided such use is incidental to and customarily found in connection with the principal use, building or structure and which is located on the same lot with the principal use, building or structure. Any use authorized as a principal use by a SPGA may also be authorized as an accessory use by the same SPGA provided such use is incidental to and customarily found in connection with the principal use, building or structure on the same lot with the principal use, building or structure.

Any use not allowed in a zoning district as a principal use is also prohibited as an accessory use. An accessory use is permitted only in connection with a lawfully existing principal use. A use or activity which is prohibited in the zoning district shall also be expressly prohibited as an accessory use.

In any instance where site plan review approval is required for a principal use, the addition of any new use accessory to the principal use, where such addition exceeds the thresholds established in Section VI.F.2., shall also require site plan review approval as amended from time to time.

## **H. TRAILERS**

- a. No automotive type of trailer, whether mobile or immobile, hereafter put in place upon any land within the Town of Framingham, shall be occupied for living purposes or business purposes for a period exceeding 30 days in the aggregate in any one year, except as may be permitted hereinafter.
- b. The Zoning Board of Appeals, in its discretion, may permit such use on a temporary basis for a longer period, after formal application to said Board and after a duly advertised public hearing.
- c. Temporary on-site trailers used for construction purposes shall be exempt from the provisions of this Section, but shall be subject to the State Building Code.
- d. The owner and occupier of a residence which has been destroyed by fire or other natural holocaust shall be permitted to place a manufactured home on the site of such residence and reside therein for a period not to exceed twelve months while the residence is being rebuilt.

## **I. CENTRAL BUSINESS DISTRICT**

- 1. The Central Business (CB) District design standards have been developed to promote quality development that preserves and enhances Downtown Framingham's history and character; and further encourages a walkable, pedestrian- and transit-oriented environment. These design standards are

integral to the CB District regulations and must be met as part of any CB District site plan review and approval<sup>1</sup>.

2. The Planning Board may require applicants, in need of a special permit for use in the CB District, to utilize façade easements in order to protect the values of historic structures. Such requirement would be applicable only where a development proposal, associated with such special permit, would result in the demolition or major exterior renovation of buildings, which are listed on the Inventory of Cultural Resources or are in a National Register District.
3. To further enhance the development of the CB District applicants are encouraged to utilize the “Downtown Framingham Design Guidelines,” Article 18 of the Planning Board’s Rules and Regulations.
4. Development within the CB District that requires site plan review and/or special permit shall be subject to the following design regulations. The Town encourages projects that do not require site plan review and/or special permit approval to incorporate the design regulations and standards into their projects.
  - a. Building Scale
    - 1) The base, middle, and top areas of a building shall be clearly delineated through the use of architectural features.
    - 2) Ground level ceiling heights along primary roadways (Concord Street, Union Avenue, Waverly Street, and Hollis Street) shall be a minimum of 14 feet to accommodate retail uses.
    - 3) New buildings’ heights may differ, but shall reflect the height of adjacent buildings through aligning façade elements (e.g. cornices), or use of stepbacks to reinforce the scale, massing, and proportions of existing structures.
  - b. Facades
    - 1) Buildings more than 50 feet in width shall be broken into bays to reflect the historic building rhythm of Downtown Framingham.
    - 2) Flat facades shall be discouraged by the use of balconies, change of materials, or architectural detailing to provide visual appeal and to break down the building scale.
    - 3) Blank wall surfaces greater than 20 feet in width are prohibited when visible from the street.
    - 4) Sides of buildings with frontage on a street shall include windows and may include doors, as needed, along with architectural features that create interest to the less visible portion of the building.
  - c. Windows
    - 1) Façades along primary downtown streets (Concord Street, Union Street, Waverly Street and Hollis Street) shall incorporate no less than 60 percent transparent glazing on the ground floor to maximize visibility of street level uses.
    - 2) Façades along secondary streets shall incorporate no less than 40 percent transparent glazing on the ground floor.
    - 3) No portion of the façade shall be constructed of glass that prevents pedestrian visibility of interior ground floor activities.
    - 4) Upper floor windows shall not be larger than ground floor windows.
    - 5) Wherever possible, window styles shall be compatible with the historic style of adjacent structures.
  - d. Entrances
    - 1) Building Entrances

<sup>1</sup> Town staff, through the permitting preview process, will ensure projects meet Design Standards and Design Guidelines, in cases where substantial alterations of existing structures or expansions of existing structures result in a total floor area of less than 3,000 square feet.

- i. Primary building entrances shall be located on public sidewalks/streets, or on corners wherever possible to emphasize the pedestrian environment.
    - ii. Doorways to upper floors shall be separate from ground level retail entrances.
    - iii. Doors shall not extend beyond the exterior façade into pedestrian pathways.
  - 2) Parking Garage Entrances
    - i. Parking garage entrances shall be sited in locations that minimize conflict and impacts between pedestrians and vehicles.
    - ii. Audible notification and clearly visible signage shall be installed to inform pedestrians when vehicles are exiting the structure.
- e. Parking
  - 1) To encourage an active, pedestrian environment, vehicle parking shall be located behind or to the side of buildings whenever possible. Below grade and structured parking are encouraged.
- f. External Materials:
  - 1) Building materials shall reflect the character of Downtown Framingham. Predominant wall materials utilized within the CB District are brick, stone, and pre-cast concrete.
  - 2) Fiber board/fiber cement board and wood siding are encouraged adjacent to residential districts.
  - 3) The use of simulated and/or prefabricated brick or stone, particle board, plywood, and/or aluminum and vinyl siding are strongly discouraged.
- g. Awnings and Canopies
  - 1) Awnings and canopies are encouraged to enliven the ground floor and to provide shelter for ground floor outdoor uses such as dining.
- h. Roof Form
  - 1) Roof forms and lines should complement adjacent buildings within the CB District.
  - 2) Variations in height are encouraged through the use of architectural elements that may include cornices and parapets. These architectural features shall create interesting and varied rooflines.
  - 3) Rooftop mechanical equipment shall be screened and designed as a component of the overall roof design. It shall not appear to be an add-on element.
  - 4) Rooftop screening and mechanicals shall be designed to accommodate soundproofing.
- i. Service Areas, Utilities, and Mechanical Equipment
  - 1) Service and loading areas, utilities, and mechanical equipment shall be located on the side or rear of a building. These features shall be sufficiently screened using architectural forms, fencing and/or landscaping so as to not be visible from streets and public open spaces.
  - 2) Service areas, utilities, and mechanical equipment shall be designed to accommodate soundproofing.
  - 3) Chain linked fencing shall not be permitted for screening.
- j. Sidewalks
  - 1) Sidewalks shall provide adequate space for all users, street furniture, trees/plantings, bicycle parking, and/or restaurant seating as part of the project.
  - 2) Where appropriate, front setbacks should be used to accommodate plantings and/or outdoor restaurant seating.
- k. Signage.
  - 1) All signage design and deployment shall comply with the Town’s Sign By-Law.

**4. Central Business Parking Regulations**

- a. Off-Street Parking Requirements
  - 1) Residential Parking Requirements:
    - i. Residential structures and the residential component of mixed-use structures shall comply with the Residential Off-street Parking Requirements Table, herein.

**Residential Off-street Parking Requirements Table**

| Unit Type     | Minimum Spaces Per Unit |
|---------------|-------------------------|
| Studio        | 0.5                     |
| One bedroom   | 1                       |
| Two bedroom   | 1.5                     |
| Three bedroom | 2                       |

- ii. On-site parking requirements may be reduced as determined by the Planning Board if an off-street public parking lot of 20 spaces or more exists within 300 feet of the principal use, and the public parking lot has ample spaces available to serve the immediate area as determined by a survey of occupancy and usage.
- iii. The Planning Board shall maintain an inventory of off-street public parking spaces as a basis to fulfill residential parking requirements. This inventory shall preclude the allocation of the same off-street public parking spaces to more than one residential project.

2) Commercial Parking Requirements

- i. Ground floor commercial uses within the CB district are exempt from commercial parking requirements with the following exceptions:
  - a) Restaurants and Brew Pubs over 5,000 square feet shall provide parking at a maximum of 3 off-street spaces per 1,000 gross square feet.
  - b) Non-medical office uses shall comply with Section IV.B.1.a. Table of Off-Street Parking Regulations

**5. Central Business District Height Requirements near Residential Districts**

| Distance from Residential District**             | Building Height |
|--|-----------------|
| Within 50'                                       | 40'             |
| Equal to or greater than 50' but less than 200'  | 50'             |
| Equal to or greater than 200' but less than 300' | 60'             |
| Equal to or greater than 300'                    | 70'             |

\*\*The distance category shall apply where at least 50 percent of the parcel's total area, in square feet, lies within one of the four categories listed above.

- 6. All Projects within the Central Business Zoning District shall comply with Section II.I. Central Business (CB) Zoning District Design Standards. However, the Planning Board may waive the requirements for Section II.I. Central Business (CB) Zoning District by a four-fifth vote where such waivers will allow for better design and/or improved protection of historic resources.

| District                                | Principal Building or Use                       | Lot Minimum |                | Minimum Setback |            | Minimum Landscaped Open Space Surface Ratio | Minimum Height | Building Maximums |              |                  |
|---|---|-------------|----------------|-----------------|------------|---|----------------|-------------------|--------------|------------------|
|   |   | Area (s.f.) | Frontage (ft.) | Front (ft.)     | Side (ft.) |   |                | Height Story/ft.  | Lot Coverage | Floor Area Ratio |
| Single Residence<br><b>R-4</b>          | One-family detached dwellings                   | 43,560      | 100            | 30              | 30         | 50%   |                | 3/35              | 15%          | -                |
|   | Any other principal use                         | 43,560      | 150            | 30              | 30         | 50%   |                | 3/35              | 15%          | -                |
| <b>R-3</b>                              | One-family detached dwellings                   | 20,000      | 100            | 30              | 15         | 40%   |                | 3/35              | 25%          | -                |
|   | Any other principal use                         | 43,560      | 150            | 30              | 30         | 50%   |                | 3/35              | 15%          | -                |
| <b>R-2</b>                              | One-family detached dwelling                    | 12,000      | 65             | 30              | 12         | 35%   |                | 3/35              | 30%          | -                |
|   | Any other principal use                         | 43,560      | 150            | 30              | 30         | 50%   |                | 3/35              | 15%          | -                |
| <b>R-1</b>                              | One-family detached dwelling                    | 8,000       | 65             | 30              | 10         | 30%   |                | 3/35              | 35%          | -                |
|   | Any other principal use                         | 43,560      | 150            | 30              | 30         | 50%   |                | 3/35              | 15%          | -                |
| General Residence<br><b>G</b>           | One-family or two-family detached dwelling      | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any other principal use                         | 43,560      | 150            | 30              | 30         | 50%   |                | 3/40              | 15%          | -                |
| Neighborhood Bus<br><b>B-1</b>          | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any other principal use                         | 4,000       | -              | **              | -          | 5%***                                       |                | 3/40              | 33%          | -                |
| Community Bus<br><b>B-2</b>             | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any other principal use                         | 8,000       | 65             | 25              | 15         | 20%   |                | 3/40              | -            | 0.32             |
| General Bus<br><b>B-3</b>               | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any other principal use                         | 8,000       | 65             | 25              | 15         | 20%   |                | 3/40              | -            | 0.32             |
| General Bus<br><b>B-4</b>               | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any other principal use                         | 10,000      | 65             | 25              | 15         | 20%   |                | 6/80              | -            | 0.32             |
| Business<br><b>B</b>                    | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any non-residential use                         | 6,000       | 50             | 25              | 15         | 20%   |                | 6/80              | -            | 0.32             |
| Central Business<br><b>CB</b>           | Any residential use                             | 5,000       | -              | 10**            | -          | 20%   | 2/25           | 3/40              | 60%          | 2.0              |
|   | Any other principal or mixed use                | 5,000       | -              | 10**            | -          | 15%   | 2/25           | 3/40              | 60%          | 2.0              |
| Central Business<br><b>CB</b>           | Any residential use                             | 20,000      | -              | 10**            | -          | 20%****                                     | 2/25           | 6/70              | 80%          | 3.0              |
|   | Any other principal or mixed use                | 20,000      | -              | 10**            | -          | 5%  |                | 6/70              | 80%          | 3.0              |
| Office and Professional<br><b>P</b>     | Residential structure                           | 8,000       | 65             | 30              | 15         | 30%   |                | 3/40              | 35%          |                  |
|   | Any other principal use                         | 6,000       | 50             | 30              | 15         | 20%   |                | 3/40              | 20%          | 0.32             |
| Planned Re-use<br><b>PR</b>             | One-family or two-family detached dwellings     | 20,000      | 100            | 30              | 15         | 40%   |                | 3/40              | 25%          | -                |
|   | Other uses permissible in Single Res. Districts | 43,560      | 150            | 30              | 30         | 50%   |                | 3/40              | 25%          | -                |
| Light Manufacturing<br><b>M-1</b>       | Any residential use                             | 8,000       | 65             | 30              | 10         | 30%   |                | 3/40              | 35%          | -                |
|   | Any non-residential use                         | 6,000       | 50             | 50              | 15         | 20%   |                | 6/80              | -            | 0.32             |
| General Manufacturing<br><b>M</b>       | Any non-residential use                         | 6,000       | 50             | 50              | 15         | 20%   |                | 6/80              | -            | 0.32             |
| Open Space/<br>Recreation<br><b>OSR</b> | Golf course or country club                     | 50 ac.      | 200            | 100             | 100        | 90%   |                | 3/40              | 5%           | -                |
|   | Any other principal use                         | 5 ac.       | 200            | 100             | 100        | 80%   |                | 3/40              | 10%          | -                |
| Geriatric/Elderly<br><b>G/E</b> #       | Any Principal Use                               | 3.5 ac.     | 200            | 20              | 15         | -   |                | 3/40              |              | 0.32             |
| Technology Park<br><b>TP</b> *          | Any Principal Use                               | 43,560      | 100            | 30              | 15         | -   |                | 6/100             | -            | -                |

\*\* Minimum front setback as regulated, except where building lines have already been established in which case building lines must be maintained; to be used for landscaping, pedestrian and vehicular access. No parking in the front setback.

\*\*\* A portion of this requirement may be provided in the public right of way (street trees, etc.)

# See §IV.E.8 for additional Dimensional Regulations for Geriatric Care/Elderly Housing District Uses, including regulations on setback requirements, floor area ratio calculations, and minimum landscape open space requirements within this district.

\* See §II.F.5 and II.F.7 for additional Dimensional Regulations for Technology Park District uses, including floor area ratio regulations and minimum landscaped open space requirements within this District.

\*\*\*\*Up to 50% of minimum landscaped open space may include private balconies, or be located on the roof of the structure as a garden or sitting area.

**d. Administration**

Building permits for new dwellings will be available starting on January 1 of each calendar year. Permits will be issued on a first-come, first-served basis. An applicant will not be issued a building permit for more units than has been specified in a Special Permit for Mixed Use by the Planning Board. Mixed Use development projects may be phased in over more than one year.

Applications for Mixed Use development shall be denied by the Building Commissioner when the limitation on number of dwelling units has been reached for a particular calendar year. Upon denial, an applicant may file a written request to the Building Commissioner to have the application automatically resubmitted to the Building Commissioner on January 1 of the subsequent calendar year or an earlier date, should a permit for a sufficient number of residential units under Mixed Use development become available sooner. The effective date of the application shall be the date the application is accepted for resubmission, not the original application date, and the applicant shall be subject to the State Building Code effective as of the date of building permit issuance.

Denied applications shall be taken up by the Building Commissioner in the order in which the written request for automatic resubmission has been received by the Building Commissioner, taking into account the availability of building permits for the number of residential units requested. Resubmitted applications must be complete and Special Permits must not have lapsed.

Should any building permits issued for an approved Mixed Use development for a given calendar year be withdrawn or lapse within the same calendar year, other applicants with a written request for automatic resubmission shall be taken up by the Building Commissioner as set forth above. Such permits may be issued in the same calendar year provided that the building permit limitations of this Section are not exceeded for that calendar year.

**5. Planning Board Mixed Use Development Waivers by Special Permit**

The Planning Board may, by special permit, grant waivers to the Mixed Use Development Standards, as set forth under Section V.G.3. herein, and the Dimensional Regulations for Mixed Use development, as set forth under Section IV.E.2. herein, for Mixed-Use development. Such Special Permit for Mixed Use Development Waivers shall be granted only if the Planning Board makes the specific required findings, in writing, as set forth under Section VI.E.3., as well as the following finding. The Planning Board must also find that the proposed project with the waived requirement shall not be substantially more detrimental to the neighborhood than the project without the waiver. As a basis for its decision, the Planning Board shall consider factors which shall include, but not be limited to, the impact of the waiver on traffic and parking; municipal services and facilities; and the character of the neighborhood including environmental and visual features.

**H. INCLUSIONARY HOUSING**

**1. Purpose and Intent**

The purpose of this By-Law is to maintain provisions in accordance with the policies and goals found within the Framingham Master Land Use Plan and the Housing Plan as follows:

- a. To ensure that all development or redevelopment of ten or more dwelling units generates a minimum of ten percent affordable housing units which qualify for listing in the Massachusetts Department of Housing and Community Development’s (DHCD) Subsidized Housing Inventory (SHI);
- b. To ensure that such affordable housing is made available to all eligible households on a non-discriminatory basis in accordance with the federal Fair Housing Act of 1968 and M.G.L. c. 151, as amended, and any regulations promulgated under federal and state law;
- c. To ensure that such housing remains affordable over the long term, and that to the extent allowed by law, preference is given to Framingham residents;
- d. To maintain an economically integrated community by promoting a mix and distribution of affordable housing opportunities throughout Framingham.

**2. Definitions**

**Affordable Housing Restriction (AHR):** A Deed Rider, covenant, contract, mortgage agreement, and/ or other legal instrument, acceptable in form and substance to the Town, that effectively restricts

occupancy of an affordable housing unit to a qualified purchaser or renter, and that provides for the administration, monitoring, and/or enforcement of the restriction during the term of affordability. An AHR shall be placed on the land in perpetuity or for the maximum period allowed by law, and entered into as an agreement under the provisions of M.G.L. c. 184, Sections 31 to 33 or other equivalent state law.

**Affordable Housing Unit (AHU):** A residential unit that is restricted in its sale, lease, and/or rental to a Qualified Income-Eligible Household at specific price limits that qualify such residential unit for inclusion in the Massachusetts Department of Housing and Community Development's (DHCD) Subsidized Housing Inventory (SHI).

**Affordable Housing Deed Rider:** A deed rider or other legally binding instrument in a form consistent with the Local Initiative Program (LIP) requirements and acceptable under the LIP that will ensure the affordability of the Affordable Housing Unit (AHU) for a term of years established by the permit granting authority, but no less than forty years, that is appended to the deed to an AHU.

**Area Median Income (AMI):** The median family income, adjusted for household size, for the metropolitan area that includes the Town of Framingham, as determined by the U.S. Department of Housing and Urban Development (HUD).

**Inclusionary Housing Project:** Any proposed development or redevelopment of ten or more dwelling units on one or more contiguous parcels, proposed under a special permit process pursuant to M.G.L. c. 40A, Section 9.

**Local Initiative Program (LIP):** A program administered by the Massachusetts Department of Housing and Community Development (DHCD) to encourage cities and towns to create low and moderate-income housing through means other than a comprehensive permit under M.G.L. c. 40B.

**Market-Rate Housing:** A residential unit that is not restricted in its sale, lease, and/or rental at specific price limits.

**Monitoring Agent:** The Town, Massachusetts Department of Housing and Community Development (DHCD), or such other qualified third party selected by the Town to enforce the AHR and/or terms of the Affordable Deed Rider.

**Qualified Income-Eligible Household:** A household with combined incomes that do not exceed 80 percent of the median income for the Boston Metropolitan Statistical Area, with adjustments for household size as reported by the most recent information from the United States Department of Housing and Urban Development (HUD), or successor, and/or the Massachusetts Department of Housing and Community Development (DHCD), or successor.

**Qualified Purchaser:** Qualified Income-Eligible Household that purchases and occupies an Affordable Housing Unit as its principal residence.

**Qualified Renter or Qualified Tenant:** Qualified Income-Eligible Household that rents and occupies an Affordable Housing Unit as its principal residence.

**Subsidized Housing Inventory (SHI):** A measurement of a community's stock of low- or moderate-income housing compiled as a list by the Massachusetts Department of Housing and Community Development (DHCD) containing the count of low- or moderate income housing units by city or town.

### 3. Applicability and Basic Provisions

The provisions of this By-Law shall apply to any proposed development or redevelopment of ten or more dwelling units on one or more contiguous parcels, whether such units are proposed under a special permit process pursuant to M.G.L. c. 40A, Section 9. The following provisions shall be required for all Inclusionary Housing projects.

- a. In any development subject to this Section V.H, at least 10 percent of the dwelling units shall be Affordable Housing Units (AHU). Fractional interests shall be rounded up to the next whole number. Nothing shall preclude an applicant from providing more AHUs than the number required herein.

- b. Each AHU created under this Section V.H shall be sold or rented to a Qualified Income-Eligible Household, except that when the applicant provides at least one-half of the required affordable units for households with income at or below 50 percent of AMI, adjusted for income, the remaining affordable units may be sold or rented to households with incomes up to 100 percent of AMI, adjusted for household size, if approved by the SPGA.
- c. Except as provided under paragraph b. above, each AHU shall comply with DHCD's LIP Guidelines for units not created under a M.G.L. c. 40B comprehensive permit.
- d. No building permit shall be issued for any unit in the development until the Building Commissioner receives verification that the AHR has been approved by DHCD and Town Counsel, and has been recorded with the Middlesex South Registry of Deeds, and that the affirmative fair housing marketing plan under Subsection 7 below has been approved by DHCD.

#### 4. Exemptions

Section V.H. shall not apply to the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty, provided that no rehabilitation or repair shall increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this By-Law.

#### 5. Application Procedures, Submission Requirements, and Mandatory Provision of Affordable Units

Application, review, and decision procedures shall be in accordance with residential or residential mixed-use development regulations Sections VI.E. and/or F. of this By-Law, and/or the Town's Subdivision Rules & Regulations. The Planning Board shall require that the applicant comply with the obligation to provide affordable housing pursuant to this By-Law as provided below as a condition of approval of any residential development and/or redevelopment.

- a. Siting: AHUs shall be dispersed and sited throughout a development so as not to be in less desirable locations than the development's market-rate units.
- b. Design and Construction: AHUs shall be comparable to and indistinguishable from market-rate units in exterior building materials and finishes, windows, and other improvements related to the energy efficiency of the units.
- c. Rights and Privileges: Owners and tenants of AHUs and market-rate units shall have equal rights and privileges to access and use of the development's amenities and facilities.
- d. Units to be Rented or Sold: The Applicant shall provide one AHU for each ten dwelling units to be created. Fractions shall be rounded up to the next whole number.
- e. Phasing: Affordable units shall not be the last units to be built in any development and/or redevelopment covered by this Section V.H.
- f. Non-Avoidance by Phasing or Segmentation: A development shall not be phased or segmented in a manner to avoid compliance with this By-Law. The Planning Board shall not approve any application for development or redevelopment that results in ten or more new dwelling units if the land or parcels of land were held in common ownership (including ownership by related or jointly controlled persons or entities) and were subdivided or otherwise modified to avoid compliance. Dwelling units shall be considered as part of a single development if located either on a single parcel or contiguous parcels of land that have been in the same common ownership at any time subsequent to the date of adoption of this Section V.H. Affordable Housing. This By-Law shall be enforceable also against purchasers of land previously held in common ownership with land that received, after the date of adoption of this Section V.H, approvals or permits for development, to the effect that units developed under such previous development shall be counted toward the calculation of number of units under Sections V.H.4.a. and V.H.4.b. herein.

**6. Density Bonus**

- a. A Special Permit may be granted for applicants who seek a density bonus for the inclusion of AHU within a residential project. The Planning Board shall be the SPGA for Section V.H.6. herein. One AHU shall be provided for every four market-rate units. The applicant shall be subject to all of the requirements of this By-Law, unless modified within Section V.H.6.
- b. A density bonus pursuant to Section V.H.6. may be permitted for residential projects with a minimum of four residential building lots that are allowed by right.
- c. Projects that provide four market rate units and one AHU may reduce the lot size by twenty percent for each of the five lots. All other Dimensional Regulations in Section IV.E.2. shall be met for each lot.
- d. Additional lots in a project that do not meet the requirements of four market rate units and one AHU shall not be eligible for a decrease in lot area. Therefore, if a project provides seven lots, only five of the lots shall be eligible for the 20 percent lot area decrease. However, ten lots providing eight market rate units and two AHU shall be eligible for the 20 percent lot area decrease.

**7. Affordable Housing Regulations**

- a. Pursuant to M.G.L. c. 40A, Section 9, the Planning Board shall adopt and maintain a set of Affordable Housing Regulations that contain the necessary policies, procedures, and requirements to implement the provisions of this Section V.H.

**8. Restrictions**

- a. Restrictive documents: To ensure unit affordability, AHUs shall be rented or sold subject to applicable AHR, acceptable to the Town and established in accordance with the standards of the DHCD, or its successor entity, or such additional programs as may be adopted by the Commonwealth or its agencies, restricting the use and occupancy, rent level, and sales price of such AHUs.
- b. Term of Affordable Housing Restriction: An AHU shall ensure that AHUs created under this section shall remain affordable in perpetuity or for the longest period of time allowed by law. All restrictive documents shall be enforceable and renewable by the Town pursuant to applicable law.
- c. DHCD SHI: An AHU shall be restricted in its initial and any subsequent sale, lease, and/or rental to a Qualified Income-Eligible Household at a specific price limit that will qualify such residential unit for inclusion in the DHCD SHI.
- d. Selection of Eligible Tenants and Homeowners: There shall be a fair and reasonable procedure in compliance with fair housing laws for the selection of tenants for affordable rental units and for the selection of homeowners for affordable homeownership units. The Town may contract with a quasi-public, public, and/or private entity, experienced in affordable housing operation, for provision of tenant and homeowner selection services but shall be required to monitor the performance of any private entity providing such services and shall retain final responsibility for ensuring compliance.
- e. Income and Asset Limits: Qualified Income-Eligible Household income of prospective purchasers and renters shall not exceed 80 percent of area median income based on household size as determined by HUD. Qualified Purchaser or Qualified Renter shall also be required to demonstrate that total household assets, other than income are not so high that a household has no substantial need of a rental unit with a reduced rent or of an ownership unit with a reduced purchase price.
- f. Occupancy: The AHR for AHUs shall require, whether the unit initially is sold or rented, that the occupant(s) of that unit must be a Qualified Income-Eligible Household as defined in this Section V.H. This provision shall not prohibit a unit initially designated as owner-occupied from being

leased, so long as it is a lease qualifying under the provisions hereunder and the occupant(s) are a Qualified Income-Eligible Household.

**9. Monitoring and Enforcement**

- a. The Planning Board shall maintain an inventory of the Town's AHU and shall prepare an annual report, a copy of which shall be provided to DHCD, stating the following:
  - i. whether rental units are rented to low or moderate income households at rents not exceeding the maximum rents set forth above,
  - ii. whether ownership units continue to be occupied as the domicile and principal residence of the owner, and
  - iii. in the event of a resale, whether the unit has been resold to a low or moderate income buyer for no more than the maximum permissible resale price and subject to a new or continued AHR.
- b. Monitoring of Rental Units: AHUs shall be subject to an AHR that contains limitations on use, occupancy, resale and rents, and provides for periodic monitoring to verify compliance with and enforce said restriction.
- c. Monitoring of AHUs: Upon conveyance or resale, affordable homeownership units shall be monitored by the Town, DHCD, or a qualified third party for compliance with the AHR's resale provisions. For all subsequent resales, it is the responsibility of the Monitoring Agent to establish a sales price.
- d. Loss of Eligibility Status: Nothing in this section shall be construed to permit eviction of a Qualified Purchaser or Qualified Tenant of an AHU due to loss of his/her eligibility status during the time of ownership or term of lease or rental.
- e. Transfer of AHU: The restrictions governing an AHU shall be enforced upon resale, re-rental, and/or renewal of lease of the AHU. For owner-occupied units, the use restriction shall ensure that units may only be resold to Qualified Income-Eligible Household who are Qualified Purchasers or Qualified Renters consistent with the then applicable income limits established by HUD, or successor, and/or the DHCD, or successor.
- f. All Restrictions Remain in Effect: Nothing in this By-Law shall be construed to permit any Deed Rider, covenant, agreement, and/or other mechanism restricting such items as the use and occupancy, rent level, and resale price of AHUs, and the enforcement thereof to expire prior to any maximum limitations set forth by applicable state law. It is intended that the restrictions required herein shall survive, to the limit allowed by law, including, but not limited to, bankruptcy and foreclosure.
- g. Timing of commitments: All contractual agreements required hereunder and any documents necessary to ensure compliance with this section shall be approved as to content by the Planning Board and Town Counsel prior to the issuance of any occupancy permit for newly constructed, redeveloped, rehabilitated, and/or rental units.
- h. Approval of Form and Content of Legal Documents: The applicant shall be responsible for preparing any documentation required by DHCD in order to secure LIP approval of the AHU and ensure their eligibility for the DHCD SHI. Furthermore, the applicants shall prepare all AHR and/or legal instruments required to comply with Section V.H. herein, and such documents shall be in a form satisfactory to Town Counsel. The applicant shall reimburse the Town for reasonable legal expenses incurred by Town Counsel in reviewing or revising said deed and legal instruments.
- i. Recording of Restrictions: The special permit decision, if applicable, and all restrictive covenants required under said special permit or this Section V.H. shall be recorded at the Registry of Deeds or filed with the Registry District of the Land Court, as applicable, prior to the endorsement of any subdivision plan for the development and before the issuance of any building permit for the development.

- j. **Content of Restrictions:** Where the Planning Board endorses a subdivision of land that contains tracts of land not divided into building lots, but which land could later trigger the provisions of Section V.H.4.e. herein, the covenant for such subdivision shall note the potential for the provisions of Section V.H.4.e. to apply to a later development.

## I. ACTIVE ADULT HOUSING

### 1. Purpose

This by-law is intended to provide housing for adult residents age 55 and older and designed to protect significant land, water, scenic, wildlife habitat and historic resources and to mitigate the impacts of residential development on municipal services.

### 2. Definitions

The following terms shall be specifically applicable to these Active Adult Housing regulations and shall have the meanings provided below.

**Active Adult Housing:** A group of dwelling units for older adult residents of which at least one resident per dwelling is 55 years of age or older within the meaning of M.G.L. c.151B, sec. 4(6) and 42 U.S.C. Sec. 3607(b)(2)(c), and in accordance with the same.

**Developable Site Area:** The Developable Site Area shall be calculated by subtracting from the lot or parcel area all undeveloped land which is:

- a. A wetland, which shall mean a “freshwater wetland” as defined in M.G.L. Chapter 131, Section 40 and the Framingham Wetlands Protection Bylaw, Article 18 of the General Bylaws;
- b. A Floodplain District as defined in Section III.A.;
- c. All areas of the site with slopes natural and unaltered greater than fifteen percent (15%) over a horizontal distance of 100 feet, as measured perpendicular to the contour line;
- d. Any area that may not be built upon due to infrastructure restrictions such as easements for electric, gas, water or similar utility, or DEP regulations related to water supply;
- e. Fifteen percent (15%) of the entire parcel for roads and impervious surface;
- f. The common open space area as defined herein;
- g. Rock or ledge outcropping.

The Developable Site Area shall not include land in another zoning district in which the principal use of the lot or parcel is not also permitted or land in another municipality.

**Exclusive Use Area (EUA):** The outside area adjacent to each residential unit, which is the designated area on the approved Active Adult Housing Plan for the exclusive use of the occupant of that unit.

**Senior:** An individual who is 55 years of age or older.

### 3. Applicability

- a. As the SPGA, the Planning Board may grant a special permit for the development and construction of an Active Adult Housing Development in the Single Residence Districts in accordance with this Section, Section VI.E. herein and MGL, Ch. 40A, Sec. 9., provided that no variances have been issued by the Zoning Board of Appeals from the requirements of this Section V.I.
- b. Any change in the number of lots, dwelling units or bedrooms, the layout of the ways, any significant changes in the common open space, its ownership or use, or in any conditions stated in the original special permit shall require application for a new or modified special permit in accordance with the provisions of this Bylaw.
- c. Where these regulations differ from or conflict with other provisions of the Zoning Bylaw or the Subdivision Rules and Regulations, the provisions stated within this Section V.I. shall prevail.

Appendix C:

List of All Parcels in Proposed UCH-TIF Zone

| Address         | Property Owner                           | Parcel ID   | Land Use         |
|-----------------|--|-------------|------------------|
| 3 ARLINGTON ST  | WANG, ZHAOHUI                            | 135-95-4317 | THREE-FM-RES     |
| 33 ARLINGTON ST | CORDEIRO, ESTELA M                       | 135-95-1049 | SNGL-FAM-RES     |
| 37 ARLINGTON ST | VASQUEZ, VICENTE GUERRA                  | 135-95-0067 | TWO-FAM-RES      |
| 63 ARLINGTON ST | COMMONWEALTH OF MASSACHUSETTS            | 135-84-6962 | OTHER            |
| 7 ARLINGTON ST  | NASCIMENTO, RONALDO L & DALVA M          | 135-95-3372 | SNGL-FAM-RES     |
| 83 ARLINGTON ST | SCIACCA, FRANCESCO G TR                  | 135-84-5795 | RES-UDV-LAND     |
| 31 AVON ST      | GRANT, MARLON JR & CHRISTINA M           | 135-84-1616 | SNGL-FAM-RES     |
| 11 BEECH ST     | THOMPSON, JO-ANN & STEVEN J GLYNN,CO-TRS | 120-78-5034 | GEN-OFFICE       |
| 23 BEECH ST     | TWENTY THREE BEECH STREET LLC            | 120-78-6078 | CONDOMINIUM      |
| 51 BEECH ST     | THE PKR FAMILY LIMITED PARTNERSHIP       | 120-78-9335 | MIXED - COMM/RES |
| 2 BISHOP ST     | FRAMINGHAM HOWARD, LLC                   | 128-06-6723 | GEN-OFFICE       |
| 4 BISHOP ST     | FRAMINGHAM 4 BISHOP, LLC                 | 128-06-3753 | CONDOMINIUM      |
| BISHOP ST       | DENNISON MFG CO                          | 128-06-4907 | OTHER            |
| 15 BLANDIN AVE  | METROWEST REGIONAL TRANSIT AUTHORITY     | 135-95-9640 | GASB-AUTH-TR     |
| 19 BLANDIN AVE  | BELLONE, SALVATORE A                     | 135-05-1482 | RETAIL-STORE     |
| 3 BLANDIN AVE   | BARROS, SUZANA                           | 128-06-6208 | RETAIL-STORE     |
| 9 BLANDIN AVE   | LENETT, RICHARD S TR                     | 128-06-4291 | AUTO-REPAIR      |
| 0 CEDAR ST      | DEPT. OF CONSERVATION AND RECREATION     | 134-75-9209 | DCR-DWSP-EAS     |
| 14 CEDAR ST     | STUCCHI, WILLIAM J & MARY I              | 134-75-6296 | 4-8-UNIT-APT     |
| 2 CEDAR ST      | ORLANDO, LEDA M TRUSTEE                  | 134-75-7331 | WAREHOUSE        |
| 29 CLAFLIN ST   | 35 CLAFLIN, LLC                          | 135-85-0170 | AUTO-REPAIR      |
| 37 CLAFLIN ST   | SHAPIRO, SIDNEY D & ALAN                 | 134-75-9137 | CONSTR EQUIP     |
| 43 CLAFLIN ST   | SHAPIRO, SIDNEY D & ALAN                 | 134-75-9103 | 4-8-UNIT-APT     |
| 5 CLAFLIN ST    | NGUYEN, THOMPSON                         | 135-85-2026 | WAREHOUSE        |
| 53 CLAFLIN ST   | LOPES, DELIO & MILCA                     | 134-75-8154 | SNGL-FAM-RES     |
| 59 CLAFLIN ST   | STUCCHI, WILLIAM J & WILLIAM E           | 134-75-7159 | WAREHOUSE        |
| 6 CLAFLIN ST    | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP  | 135-84-2941 | GASB-CHAR-SE     |
| CLAFLIN ST      | GLEASON S INC OF FRAMINGHAM              | 135-85-0122 | AUTO-REPAIR      |
| 101 CLINTON ST  | FRAMINGHAM CLINTON, LLC                  | 128-06-3837 | OTHER            |
| 2 CLINTON ST    | ROMAN CATH ARCHBISHOP OF BOSTON          | 128-97-2661 | GASB-RELIG-M     |
| 25 CLINTON ST   | ROMAN CATHOLIC ARCHBISHOP OF BOSTON      | 128-97-1367 | GASB-ED-ELEM     |
| 30 CLINTON ST   | ROMAN CATH ARCHBISHOP OF BOSTON          | 128-97-4542 | GASB-RELIG-M     |
| 36 CLINTON ST   | ROMAN CATHOLIC ARCHBISHOP OF BOSTON      | 128-97-5456 | GASB-RELIG-M     |
| 71 CLINTON ST   | FORD, DENNIS B TR                        | 128-97-8027 | 4-8-UNIT-APT     |
| 77 CLINTON ST   | JUSTINIANO, CARLOS EDUARDO ROJAS         | 128-97-9018 | SNGL-FAM-RES     |
| 81 CLINTON ST   | WANG, ZHAOHUI                            | 128-97-9086 | SNGL-FAM-RES     |
| 11 COLUMBIA ST  | FELZMANN TR, WILHELMINE L                | 135-95-0549 | AUTO-REPAIR      |
| 15 COLUMBIA ST  | DOBAY, JOHN V TR                         | 135-95-1634 | AUTO-REPAIR      |
| 7 COLUMBIA ST   | NG, RICHARD & SUSAN                      | 135-95-0526 | 4-8-UNIT-APT     |
| 110 CONCORD ST  | VTT GREENSBORO, LLC                      | 128-86-5683 | RETAIL-STORE     |
| 112 CONCORD ST  | VTT GREENSBORO, LLC                      | 128-86-5659 | COM-UDV-LAND     |
| 121 CONCORD ST  | VTT FRAMINGHAM RENAISSANCE, LLC          | 128-96-0741 | MIXED - COMM/RES |
| 150 CONCORD ST  | TOWN OF FRAMINGHAM                       | 128-87-6060 | GASB-IMP-SEL     |
| 18 CONCORD ST   | ISAACSON, RONALD & WEITZLER, DAVID TRS   | 128-86-5038 | WAREHOUSE        |
| 181 CONCORD ST  | ARON, MARLENE                            | 128-86-9908 | RETAIL-STORE     |
| 183 CONCORD ST  | COHEN G D & GARNICK H TRS                | 128-87-9164 | RETAIL-STORE     |
| 188 CONCORD ST  | HADDAD, GEORGE E                         | 128-87-7106 | GEN-OFFICE       |
| 19 CONCORD ST   | SIDDIQUI, AHMED I TR                     | 128-86-8039 | RETAIL-STORE     |
| 196 CONCORD ST  | FRAM MUNICIPAL FED CRED UNION            | 128-87-7292 | GEN-OFFICE       |
| 205 CONCORD ST  | ROMAN CATH ARCHBISHOP OF BOSTON          | 128-97-0266 | GASB-RELIG-O     |

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| 214 CONCORD ST  | THE BOSTON CHURCH OF CHRIST              | 128-87-8483 | GASB-RELIG-M     |
| 228 CONCORD ST  | DESAI, INDIRA TR                         | 128-87-9658 | NURSING-HOME     |
| 251 CONCORD ST  | ST STEPHENS CHURCH                       | 128-97-2748 | GASB-RELIG-M     |
| 259 CONCORD ST  | PHILADELPHIA BAPTIST CHURCH              | 128-97-2874 | GASB-RELIG-M     |
| 266 CONCORD ST  | FRAM WESLEY METHD CHURCH PROPS INC       | 128-97-1904 | EATING-ESTBL     |
| 35 CONCORD ST   | SALVATION ARMY OF MASSACHUSETTS INC      | 128-86-9167 | CHARITY-PROP     |
| 36 CONCORD ST   | YOSHIDA, GILBERTO TR                     | 128-86-5196 | RETAIL-STORE     |
| 55 CONCORD ST   | ISAACSON, RONALD TR                      | 128-86-8301 | PARKING-LOT      |
| 74 CONCORD ST   | FACILITIES MANAGEMENT SERV (BANKNORTH)   | 128-86-5389 | BANK             |
| 79 CONCORD ST   | 75-85 CONCORD STREET, LLC                | 128-86-8412 | CONDOMINIUM      |
| 8 CONCORD ST    | MASSACHUSETTS BAY TRANSPORTATION AUTHORI | 134-75-5766 | OTHER            |
| 82 CONCORD ST   | 82 CONCORD STREET, LLC                   | 128-86-5494 | RETAIL-STORE     |
| 92 CONCORD ST   | 100 CONCORD ST, LLC                      | 128-86-5533 | RETAIL-STORE     |
| CONCORD ST      | AMSDEN BUILDING CONDOMINIUM              | 128-86-8587 | RETAIL-STORE     |
| 12 DAVIS ST     | FORD, DENNIS B TR                        | 128-96-9909 | 4-8-UNIT-APT     |
| 8 DAVIS ST      | FORD, DENNIS B TR                        | 128-97-8060 | 4-8-UNIT-APT     |
| 299 DUDLEY RD   | TOWN OF FRAMINGHAM                       | 127-56-5253 | GASB-VAC-SEL     |
| DUDLEY RD       | FRAMINGHAM TOWN OF                       | 127-66-3093 | GASB-IMP-SEL     |
| 22 EAST ST      | BELLEAST LLC                             | 135-95-8343 | MIXED- RES/COMM  |
| 32 EAST ST      | R M L REALTY CO, LLC                     | 135-95-9397 | SNGL-FAM-RES     |
| 42 EAST ST      | BELLONE, AMANDA C                        | 135-05-0388 | MIXED- RES/COMM  |
| 47 FOUNTAIN ST  | CONSOLIDATED RAIL CORP                   | 134-65-2374 | OFFICE-BLDG      |
| 59 FOUNTAIN ST  | BANCROFT FOUNTAIN REALTY LLC             | 134-65-3415 | WAREHOUSE        |
| 63 FOUNTAIN ST  | KENWOOD CENTER INC                       | 134-55-9693 | GEN-OFFICE       |
| 75 FOUNTAIN ST  | TWO POODLES, LLC                         | 134-55-9517 | GEN-OFFICE       |
| 10 FRANKLIN ST  | OLD COLONY HOTEL INC                     | 128-86-3174 | RETAIL-STORE     |
| 115 FRANKLIN ST | PEARL LLC                                | 127-77-9393 | BOARDING-HSE     |
| 120 FRANKLIN ST | MELROSE REALTY, LLC                      | 127-77-8341 | 4-8-UNIT-APT     |
| 123 FRANKLIN ST | JUDD, WILLIAM D & JACQUELINE A           | 127-77-9441 | SNGL-FAM-RES     |
| 125 FRANKLIN ST | MELROSE REALTY, LLC                      | 127-77-9415 | 4-8-UNIT-APT     |
| 126 FRANKLIN ST | PELLEGRINI, JOSEPH D & KELLER, MARY      | 127-77-8308 | MIXED - COMM/RES |
| 134 FRANKLIN ST | DE GUGLIELMO TR, RICHARD A               | 127-77-7447 | GEN-OFFICE       |
| 138 FRANKLIN ST | CAO, JINGSONG                            | 127-77-7512 | 4-8-UNIT-APT     |
| 141 FRANKLIN ST | KELLY, PAUL A                            | 127-77-8631 | THREE-FM-RES     |
| 144 FRANKLIN ST | ASSARIAN, ROBERT & MIRVAT                | 127-77-6587 | THREE-FM-RES     |
| 150 FRANKLIN ST | ZINCK, GARY R & ANDREA M                 | 127-77-6652 | TWO-FAM-RES      |
| 156 FRANKLIN ST | MEYERS, ALEXANDER E CARDONA              | 127-77-6628 | SNGL-FAM-RES     |
| 161 FRANKLIN ST | THOMPSON, JOHN E TR                      | 127-77-6858 | OTHER-AUTO       |
| 166 FRANKLIN ST | R T FRANKLIN REALTY, INC                 | 127-77-5729 | TWO-FAM-RES      |
| 175 FRANKLIN ST | EXCEPTIONAL PROPERTIES REALTY TRUST      | 127-77-5923 | AUTO-REPAIR      |
| 180 FRANKLIN ST | GROSS, CONSTANCE D TR                    | 127-77-3888 | WAREHOUSE        |
| 2 FRANKLIN ST   | OLD COLONY HOTEL INC                     | 128-86-3058 | BOARDING-HSE     |
| 38 FRANKLIN ST  | ARMENIAN CHURCH OF METRO WEST RLTY TRUST | 128-86-2269 | GASB-RELIG-M     |
| 40 FRANKLIN ST  | THE GREATER FRAMINGHAM COMM CHURCH       | 128-86-2484 | GASB-RELIG-M     |
| 48 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-2576 | GEN-OFFICE       |
| 49 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-4664 | PARKING-LOT      |
| 52 FRANKLIN ST  | BHATT, KALPANA S                         | 128-86-2692 | RETAIL-STORE     |
| 55 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-4703 | PARKING-LOT      |
| 61 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-3769 | PARKING-LOT      |
| 68 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-1666 | GEN-OFFICE       |
| 69 FRANKLIN ST  | VTT GREENSBORO, LLC                      | 128-86-3802 | PARKING-LOT      |

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| 74 FRANKLIN ST  | RENDELL, STEPHEN A & ROBERT E           | 128-86-1703 | MIXED- RES/COMM     |
| 75 FRANKLIN ST  | HUB & TACK INC                          | 128-86-2876 | GEN-OFFICE          |
| 8 FRANKLIN ST   | OLD COLONY HOTEL INC                    | 128-86-3151 | BOARDING-HSE        |
| 80 FRANKLIN ST  | CHARETTE, JAMES R TRUSTEE               | 128-86-1814 | CONSTR EQUIP        |
| 81 FRANKLIN ST  | SEVENTY-NINE FRANKLIN STREET LLC        | 128-86-2943 | GEN-OFFICE          |
| 97 FRANKLIN ST  | S-BNK FRAMINGHAM UNION LLC              | 128-87-1271 | BANK                |
| FRANKLIN ST     | FRANKLIN PARK CONDOMINIUM               | 127-77-9057 | OFFICE-CONDO        |
| 10 FREDERICK ST | NEW JERUSALEM BAPTIST CHURCH INC        | 128-97-0091 | MIXED - COMM/EXEMPT |
| 17 FREDERICK ST | VTT GREENSBORO, LLC                     | 128-96-0839 | >8-UNIT-APT         |
| 2 FREDERICK ST  | TWO FREDERICK STREET, LLC               | 128-97-0130 | GEN-OFFICE          |
| 29 FREDERICK ST | VTT FREDERICK STREET, LLC               | 128-96-1861 | THREE-FM-RES        |
| 35 FREDERICK ST | VTT FREDERICK STREET, LLC               | 128-96-2718 | 4-8-UNIT-APT        |
| 39 FREDERICK ST | VTT FREDERICK STREET, LLC               | 128-96-2766 | 4-8-UNIT-APT        |
| 43 FREDERICK ST | VTT FREDERICK STREET, LLC               | 128-96-3703 | 4-8-UNIT-APT        |
| 47 FREDERICK ST | VTT FREDERICK STREET, LLC               | 128-96-3751 | 4-8-UNIT-APT        |
| 51 FREDERICK ST | FORD, DENNIS B TR                       | 128-96-4608 | TWO-FAM-RES         |
| 9 FREDERICK ST  | ROO REALTY, LLC                         | 128-86-9973 | THREE-FM-RES        |
| 16 FREEMAN ST   | MULLAHY, JOHN M TR                      | 128-96-5597 | >8-UNIT-APT         |
| 19 FREEMAN ST   | CENOLLI, KLAJDI                         | 128-96-7606 | TWO-FAM-RES         |
| 27 FREEMAN ST   | FANCOURT, ROXANNA D TR                  | 128-96-7706 | 4-8-UNIT-APT        |
| 37 FREEMAN ST   | PRIME RENEWAL, LLC                      | 128-96-7845 | 4-8-UNIT-APT        |
| 45 FREEMAN ST   | STANBROUGH, MICHAEL T & FAN Z           | 128-96-7971 | SNGL-FAM-RES        |
| 9 FREEMAN ST    | LEVINE TR, MARK H                       | 128-96-7527 | 4-8-UNIT-APT        |
| 14 GORDON ST    | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP | 135-85-7224 | GASB-CHAR-SE        |
| 20 GORDON ST    | BRADLEY JOSEPH L & LOETTA M             | 135-85-7199 | SNGL-FAM-RES        |
| 27 GORDON ST    | MAPLEWOOD CONDOMINIUM                   | 135-85-7012 | CONDOMINIUM         |
| 28 GORDON ST    | GARDNER, DAVE CONTRACTOR & SUPPLY INC   | 135-85-8154 | PARKING-LOT         |
| 34 GORDON ST    | SAPIENZA, JOSEPH                        | 135-85-9110 | TWO-FAM-RES         |
| 38 GORDON ST    | ASGARZADEH, MORTEZA                     | 135-85-9066 | 4-8-UNIT-APT        |
| 42 GORDON ST    | FLETCHER, JAMES C TR                    | 135-95-0002 | 4-8-UNIT-APT        |
| 46 GORDON ST    | SOUTH MIDDLESEX NON-PROFIT HOUSING      | 135-94-0959 | TWO-FAM-RES         |
| 9 GORDON ST     | PIATT TR, THOMAS J                      | 135-85-5197 | >8-UNIT-APT         |
| 1 GRANT ST      | FRAM 300 HOWARD LLC                     | 128-06-0604 | GEN-OFFICE          |
| 20 GRANT ST     | RENA, RICARDO & MARILZA                 | 128-96-8713 | THREE-FM-RES        |
| 24 GRANT ST     | VTT MANAGEMENT INC                      | 128-96-8841 | >8-UNIT-APT         |
| 25 GRANT ST     | DEPIETRI, DAVID P TR                    | 128-06-0981 | OFFICE-CONDO        |
| 40 GRANT ST     | QUINTELA, MARCUS V TRUSTEE              | 128-96-8888 | MIXED - COMM/RES    |
| 48 GRANT ST     | CLINTON 100 CPI, LLC                    | 128-96-9947 | PARKING-LOT         |
| 8 GRANT ST      | ROSE, WILLIAM TR                        | 128-96-8612 | CONSTR EQUIP        |
| 18 HAYES ST     | SOUSA, WELITON A                        | 135-84-0744 | TWO-FAM-RES         |
| 1 HENRY ST      | TOWN OF FRAMINGHAM                      | 127-77-6425 | GASB-IMP-SEL        |
| 2 HENRY ST      | R T FRANKLIN REALTY, INC                | 127-77-4772 | WAREHOUSE           |
| 27 HENRY ST     | VTT MANAGEMENT INC                      | 127-77-8713 | >8-UNIT-APT         |
| 30 HENRY ST     | DEMORAES, NELSON JR & DEANTONI-MORAES C | 127-77-7953 | >8-UNIT-APT         |
| 57 HENRY ST     | DICENSO, PAUL                           | 128-87-1938 | 4-8-UNIT-APT        |
| 63 HENRY ST     | LELAND, MICHAEL M.                      | 121-88-1062 | THREE-FM-RES        |
| 67 HENRY ST     | SHIRAZI, ESHAGH                         | 121-88-2015 | SNGL-FAM-RES        |
| 73 HENRY ST     | GONZALEZ, RICARDO G                     | 121-88-2069 | SNGL-FAM-RES        |
| 5 HOLLIS CT     | GARRON, BERNARD L & SANDRA A T          | 135-85-4313 | 4-8-UNIT-APT        |
| 11 HOLLIS ST    | TOWN OF FRAMINGHAM                      | 135-85-3421 | GASB-VAC-SEL        |
| 112 HOLLIS ST   | ASSEMBLEIA DE DEUS FILADEFIA            | 135-85-5141 | GEN-OFFICE          |

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| 122 HOLLIS ST    | FERNANDES, TANIA M TR                     | 135-85-5016 | MIXED- RES/COMM  |
| 125 HOLLIS ST    | AUTO BRIGHT CAR WASH, LLC                 | 135-85-3241 | CAR-WASH         |
| 133 HOLLIS ST    | DEPT. OF CONSERVATION AND RECREATION      | 135-85-2172 | DCR-DWSP-EAS     |
| 139-14 HOLLIS ST | HOLLIS PLACE CONDOMINIUM                  | 135-85-3003 | CONDOMINIUM      |
| 160 HOLLIS ST    | TOWN OF FRAMINGHAM                        | 135-84-4982 | GASB-IMP-SEL     |
| 170 HOLLIS ST    | SCIACCA, FRANCESCO G TR                   | 135-84-4855 | COM-PDV-LAND     |
| 180 HOLLIS ST    | PIATT, THOMAS J TR                        | 135-84-3743 | CONDOMINIUM      |
| 181 HOLLIS ST    | WELLS FARGO BANK                          | 135-84-2835 | MIXED- RES/COMM  |
| 187 HOLLIS ST    | ARON, MARLENE TR                          | 135-84-2830 | COM-DEV-LAND     |
| 195 HOLLIS ST    | ARON, MARLENE TR                          | 135-84-2629 | RETAIL-STORE     |
| 218 HOLLIS ST    | TAVILLA, ANTHONY TR                       | 135-84-3568 | TWO-FAM-RES      |
| 224 HOLLIS ST    | SCIACCA FRANK                             | 135-84-3494 | PARKING-LOT      |
| 224 HOLLIS ST    | SCIACCA FRANK Q                           | 135-84-3515 | MIXED - COMM/RES |
| 23 HOLLIS ST     | BEN-ISRAEL, KIM & SEADIA, MICHAEL         | 135-85-5613 | RETAIL-STORE     |
| 232 HOLLIS ST    | SCIACCA FRANK                             | 135-84-4449 | AUTO-REPAIR      |
| 234 HOLLIS ST    | SCIACCA FRANK Q                           | 135-84-2489 | AUTO-REPAIR      |
| 238 HOLLIS ST    | SCIACCA FRANK Q                           | 135-84-2475 | PARKING-LOT      |
| 244 HOLLIS ST    | SCIACCA FRANCESCO G                       | 135-84-3435 | AUTO-REPAIR      |
| 30 HOLLIS ST     | VALLEY OF BLESSING BAPT CHURCH            | 135-85-7541 | GASB-RELIG-M     |
| 37 HOLLIS ST     | FLANAGAN, JAMES R                         | 135-85-5589 | RETAIL-STORE     |
| 40 HOLLIS ST     | STRACHMAN, STANLEY I & HERBERT TRS        | 135-85-7415 | FRAT-ORGANIZ     |
| 43 HOLLIS ST     | SILVA, SILVERIO BARROSO                   | 135-85-5577 | RETAIL-STORE     |
| 45 HOLLIS ST     | GETZEMANI DEFEND OF CHRIST                | 135-85-5511 | GASB-RELIG-M     |
| 480 HOLLIS ST    | CONSOLIDATED RAIL CORP                    | 146-81-2853 | OTHER-AUTO       |
| 49 HOLLIS ST     | FERNANDES TR, TANIA                       | 135-85-5467 | RETAIL-STORE     |
| 56 HOLLIS ST     | HOLLIS STREET TRUST                       | 135-85-7335 | MIXED- RES/COMM  |
| 73 HOLLIS ST     | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP   | 135-85-4389 | GASB-CHAR-SE     |
| 78 HOLLIS ST     | BENAVIDES, ANA TR                         | 135-85-6248 | SUPERMARKET      |
| 85 HOLLIS ST     | GASBARRO, PELINO & ADEN TRS               | 135-85-4370 | RETAIL-STORE     |
| 86 HOLLIS ST     | STONE, ELIOT H & ALICE TRS                | 135-85-5241 | RETAIL-STORE     |
| 1 HOWARD ST      | HASS, BARNETT ET AL                       | 128-86-2133 | PARKING-LOT      |
| 125 HOWARD ST    | PEREIRA, CARLOS A TR                      | 128-96-3201 | RETAIL-STORE     |
| 134 HOWARD ST    | ISAACSON, RONALD ETAL TRS                 | 128-96-1301 | DEPT-STORE       |
| 155 HOWARD ST    | FIORE, FREDERICK D TR                     | 128-96-4266 | PARKING-LOT      |
| 162 HOWARD ST    | SPIILKA, K & LASKEY, L & ROSENBLATT, R TR | 128-96-2347 | GEN-OFFICE       |
| 171 HOWARD ST    | DUNBAR, HOWARD A & MARTHA C TR            | 128-96-7354 | AUTO-REPAIR      |
| 180 HOWARD ST    | MARANATHA CHRISTIAN FELLOWSHIP, INC       | 128-96-3334 | GASB-RELIG-M     |
| 196 HOWARD ST    | MARANATHA CHRISTIAN FELLOWSHIP, INC       | 128-96-4306 | GASB-RELIG-O     |
| 206 HOWARD ST    | FIORE, FREDERICK D TR                     | 128-96-4388 | MEDICAL-OFFC     |
| 220 HOWARD ST    | ROSE, WILLIAM H TR                        | 128-96-5494 | OTHER-AUTO       |
| 240 HOWARD ST    | SODRE, CAESAR P                           | 128-96-6456 | RETAIL-STORE     |
| 243 HOWARD ST    | REZENDE, HELBERT TR                       | 128-96-6320 | AUTO-REPAIR      |
| 252 HOWARD ST    | GARLAND, DONALD A TR                      | 128-96-7457 | CONSTR EQUIP     |
| 269 HOWARD ST    | DUNBAR, HOWARD A & MARTHA C TR            | 128-96-8388 | AUTO-SALES       |
| 272 HOWARD ST    | SOUZA, YURI                               | 128-96-8449 | AUTO-REPAIR      |
| 300 HOWARD ST    | FRAMINGHAM HOWARD, LLC                    | 128-06-3602 | GEN-OFFICE       |
| 301 HOWARD ST    | FRAMINGHAM PARK, LLC                      | 128-06-2468 | IND-UDV-LAND     |
| 39 HOWARD ST     | LOPES, MILCA                              | 128-86-3159 | GEN-OFFICE       |
| 47 HOWARD ST     | YOSHIDA TR, GILBERTO                      | 128-86-4196 | GEN-OFFICE       |
| 100 IRVING ST    | KEEFE, JEROME TR                          | 135-95-0550 | MIXED- RES/COMM  |
| 101 IRVING ST    | 105 IRVING, LLC                           | 135-85-8360 | GEN-OFFICE       |

|                 |   |             |                  |
|-----------------|---|-------------|------------------|
| 113 IRVING ST   | LEVANT PROPERTIES, LLC                  | 135-85-9294 | AUTO-SUPPLY      |
| 116 IRVING ST   | D & D 116 I.S. REALTY LLC               | 135-95-1433 | CONSTR EQUIP     |
| 125 IRVING ST   | BRAZILIAN COMMUNITY CHRISTIAN           | 135-95-1119 | GASB-RELIG-M     |
| 126 IRVING ST   | MARCUS, PETER S TR                      | 135-95-2334 | CONSTR EQUIP     |
| 135 IRVING ST   | CORTEZ, ERNESTO O & SILVIA P            | 135-95-1185 | THREE-FM-RES     |
| 136 IRVING ST   | MARCUS, PETER S TR                      | 135-95-3216 | PARKING-LOT      |
| 150 IRVING ST   | TOWN OF FRAMINGHAM                      | 135-95-3198 | GASB-VAC-EDU     |
| 46 IRVING ST    | POAH VENTURES, LLC                      | 135-85-9603 | >8-UNIT-APT      |
| 73 IRVING ST    | EDWARDS, CHARLES N TR                   | 135-85-8437 | >8-UNIT-APT      |
| 90 IRVING ST    | SOUTH MIDDLESEX NON-PROFIT HSG CORP     | 135-85-9582 | GASB-CHAR-SE     |
| 103 KENDALL ST  | DEJESUS, DIVONCIR                       | 128-96-3473 | THREE-FM-RES     |
| 108 KENDALL ST  | YU, WENXIN                              | 128-96-3567 | PARKING-LOT      |
| 111 KENDALL ST  | HAIDER, NASIR I                         | 128-96-4435 | THREE-FM-RES     |
| 116 KENDALL ST  | YU, WENXIN                              | 128-96-4600 | THREE-FM-RES     |
| 119 KENDALL ST  | CAVALLO, JOSEPH S                       | 128-96-4488 | SNGL-FAM-RES     |
| 124 KENDALL ST  | LI, SHENGLI & YING                      | 128-96-4642 | THREE-FM-RES     |
| 127 KENDALL ST  | THOMPSON GEORGE W & SHIRLEY M &         | 128-96-5522 | SNGL-FAM-RES     |
| 130 KENDALL ST  | SCHALLER, FREDERICK W                   | 128-96-4685 | RETAIL-STORE     |
| 135 KENDALL ST  | MAHONEY, CHRISTOPHER                    | 128-96-5572 | THREE-FM-RES     |
| 29 KENDALL ST   | ISAACSON, RONALD & WEITZLER, ROBERT TR  | 128-86-9335 | PARKING-LOT      |
| 43 KENDALL ST   | ISAACSON, RONALD ET AL TRS              | 128-96-0422 | DEPT-STORE       |
| 54 KENDALL ST   | RODRIGUEZ, EDWIN & MARIA                | 128-96-0555 | MIXED- RES/COMM  |
| 57 KENDALL ST   | EBENEZER CHRISTIAN CHURCH INC           | 128-96-1401 | CHURCH-PROP      |
| 59 KENDALL ST   | ISAACSON, RONALD ET AL TRS              | 128-96-1461 | WAREHOUSE        |
| 60 KENDALL ST   | SOUTH MIDDLESEX NON-PROFIT HSG CORP     | 128-96-1505 | GASB-CHAR-SE     |
| 80 KENDALL ST   | VTT FREDERICK STREET, LLC               | 128-96-2505 | RES-DEV-LAND     |
| 86 KENDALL ST   | SOUTH MIDDLESEX NON-PROFIT              | 128-96-2555 | GASB-CHAR-SE     |
| 90 KENDALL ST   | CHAVES MANUEL M & MARIA F               | 128-96-3515 | TWO-FAM-RES      |
| 93 KENDALL ST   | CASELLA, ANTHONY U & CHRISTINA L        | 128-96-3411 | THREE-FM-RES     |
| KENDALL ST      | TOWN OF FRAMINGHAM                      | 128-96-1555 | GASB-IMP-SEL     |
| 4 LEXINGTON ST  | HU, ZIYI                                | 127-77-8575 | 4-8-UNIT-APT     |
| 49 LEXINGTON ST | TOWN OF FRAMINGHAM                      | 128-87-6811 | GASB-IMP-SEL     |
| 50 LEXINGTON ST | MCLAUGHLIN, ANITA L                     | 128-87-3845 | TWO-FAM-RES      |
| 54 LEXINGTON ST | CUDDY MATTHEW J                         | 128-87-4808 | 4-8-UNIT-APT     |
| 60 LEXINGTON ST | SCHUETZ, THOMAS J & PETRACCA, JOAN M    | 128-87-4951 | MIXED- RES/COMM  |
| 64 LEXINGTON ST | TALMUD, LAURA TR                        | 128-87-4993 | GEN-OFFICE       |
| 7 LEXINGTON ST  | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP | 127-77-9495 | GASB-CHAR-SE     |
| 9 LEXINGTON ST  | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP | 127-77-9499 | GASB-CHAR-SE     |
| 1 LINCOLN ST    | MUTUAL ONE BANK                         | 128-97-0843 | BANK             |
| 42 LINCOLN ST   | WASCAVAGE, BRIAN & PAULA TRS            | 128-87-5957 | MIXED - COMM/RES |
| 52 LINCOLN ST   | 52 LINCOLN STREET, LLC                  | 121-88-4043 | MIXED- RES/COMM  |
| 70 LINCOLN ST   | MULLAHY, JOHN M TR                      | 121-88-3124 | 4-8-UNIT-APT     |
| 90 LINCOLN ST   | COLUMBIA METROWEST HEALTH CARE SYSTEM   | 121-88-1109 | GASB-CHAR-SE     |
| 94 LINCOLN ST   | AGNES JR, PETER W & EILEEN D            | 121-88-0345 | MIXED- RES/COMM  |
| 98 LINCOLN ST   | PROGRAMS FOR PEOPLE INC                 | 121-88-0403 | GASB-CHAR-SE     |
| 0 MARBLE ST     | PATEL, JEEGNESH & NARIXA TR             | 135-05-0981 | COM-DEV-LAND     |
| 1 MARBLE ST     | PATEL, JEEGNESH & NARIXA TRS            | 128-06-0042 | RETAIL-STORE     |
| 51 MARBLE ST    | GIGLIOTTI, NATALIE F & V TR             | 135-05-1717 | MANUFACTURNG     |
| 52 MARBLE ST    | GIGLIOTTI, NATALE F & V TR              | 135-05-2659 | COM-UDV-LAND     |
| 4 OAK PL        | TAMBOLLIO JOHN                          | 135-84-3314 | TWO-FAM-RES      |
| 5 OAK PL        | LIU, JLFENG                             | 135-84-3219 | TWO-FAM-RES      |

|               |   |             |                     |
|---------------|---|-------------|---------------------|
| 7 OAK PL      | LIGON, GERALDINE C                      | 135-84-3203 | TWO-FAM-RES         |
| 15 PARK ST    | FACILITIES MANAGEMENT SERV (BANKNORTH)  | 128-86-4471 | BANK                |
| 2 PARK ST     | TOWN OF FRAMINGHAM                      | 128-86-5248 | GASB-VAC-SEL        |
| 38 PARK ST    | FACILITIES MANAGEMENT SERV (BANKNORTH)  | 128-86-1230 | PARKING-LOT         |
| 43 PARK ST    | VTT GREENSBORO, LLC                     | 128-86-0499 | RETAIL-STORE        |
| 46 PARK ST    | CHALLEN, ROGER W TRUSTEE                | 128-86-0233 | MIXED - EXEMPT/COMM |
| 56 PARK ST    | SIMON, FREDERICK J TR                   | 127-76-9330 | GEN-OFFICE          |
| 57 PARK ST    | BICALHO, TANIA TR                       | 128-86-0405 | CHURCH-PROP         |
| 58 PARK ST    | HAFHEY FAMILY PROPERTY HOLDINGS, LLC    | 127-76-9205 | WAREHOUSE           |
| 60 PARK ST    | COMMONWEALTH OF MASSACHUSETTS           | 127-76-8322 | OTHER               |
| 65 PARK ST    | SO FRAM 894 FRAT ODR EAGLES IN          | 127-76-8495 | FRAT-ORGANIZ        |
| 0END PEARL ST | TOWN OF FRAMINGHAM                      | 127-77-5431 | GASB-VAC-SEL        |
| 100 PEARL ST  | PEARL LLC                               | 128-87-0367 | BOARDING-HSE        |
| 135 PEARL ST  | CALARESO JOSEPH R & DEBORAH H           | 128-87-5439 | TWO-FAM-RES         |
| 139 PEARL ST  | MARTINO, ALBERT T LIFE ESTATE           | 128-87-5571 | SNGL-FAM-RES        |
| 157 PEARL ST  | DOWNTOWN BUILDING, LLC                  | 128-87-8644 | MIXED- RES/COMM     |
| 2 PEARL ST    | CONSOLIDATED RAIL CORP                  | 111-50-1096 | FEDERAL-PROP        |
| 26 PEARL ST   | VTT GREENSBORO, LLC                     | 127-76-7527 | GEN-OFFICE          |
| 3 PEARL ST    | TOWN OF FRAMINGHAM                      | 127-76-9518 | GASB-IMP-SEL        |
| 36 PEARL ST   | FORTE TRS, MICHAEL P & ELIZABETH M      | 127-76-7800 | WAREHOUSE           |
| 45 PEARL ST   | KERSTGENS, HENRY E III TRUSTEE          | 127-76-8837 | TWO-FAM-RES         |
| 48 PEARL ST   | CONSOLIDATED RAIL CORP                  | 127-76-6994 | COM-DEV-LAND        |
| 57 PEARL ST   | KERSTGENS, HENRY E III TRUSTEE          | 127-77-8050 | AUTO-REPAIR         |
| 58 PEARL ST   | TCT PROPERTY GROUP, LLC                 | 127-77-6085 | CONSTR EQUIP        |
| 62 PEARL ST   | CONIGLIO PASQUALE & GEORGETTE           | 127-77-7122 | THREE-FM-RES        |
| 66 PEARL ST   | JARAMILLO, MARIA GIRLEZA                | 127-77-6177 | TWO-FAM-RES         |
| 70 PEARL ST   | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP | 127-77-7158 | GASB-CHAR-SE        |
| 74 PEARL ST   | IGREJA BATISTA MISSIONARIA              | 127-77-8202 | GASB-RELIG-M        |
| 80 PEARL ST   | LAST, ADAM J TR                         | 127-77-8284 | 4-8-UNIT-APT        |
| 1 POPLAR PL   | SCIACCA, FRANCESCO G TR                 | 135-84-4765 | RES-PDV-LAND        |
| 5 POPLAR PL   | SCIACCA, FRANCESCO G TR                 | 135-84-4654 | COM-PDV-LAND        |
| 10 PROCTOR ST | FORD, DENNIS B TR                       | 127-76-8883 | 4-8-UNIT-APT        |
| 15 PROCTOR ST | BLAIS JOHN R                            | 127-76-9786 | WAREHOUSE           |
| 16 PROCTOR ST | FORD, DENNIS B TR                       | 127-76-9838 | 4-8-UNIT-APT        |
| 19 PROCTOR ST | RENDELL, STEPHEN A & ROBERT E           | 128-86-0749 | PARKING-LOT         |
| 26 PROCTOR ST | KADLIK, PETER L & MARIA J               | 128-86-0903 | 4-8-UNIT-APT        |
| 34 PROCTOR ST | DOWNING PAUL                            | 128-86-0957 | TWO-FAM-RES         |
| 4 PROCTOR ST  | SALVATIERRA, MARIA V                    | 127-76-8841 | TWO-FAM-RES         |
| 46 PROCTOR ST | FRAMINGHAM PROPERTIES, LLC              | 128-87-1053 | 4-8-UNIT-APT        |
| 54 PROCTOR ST | VIANA, FRANCISCO P & MACIEL, CLELIA     | 128-87-2028 | 4-8-UNIT-APT        |
| 55 PROCTOR ST | VTT GREENSBORO, LLC                     | 128-86-3918 | GEN-OFFICE          |
| 7 PROCTOR ST  | RIVERS,FRANCES ET AL TRS                | 127-76-9638 | >8-UNIT-APT         |
| 15 SANGER ST  | OWUSU, RUSSELL G                        | 128-87-7471 | TWO-FAM-RES         |
| 17 SANGER ST  | KERSEY, JENNIFER & LEMBO, PETER         | 128-87-7435 | SNGL-FAM-RES        |
| 22 SANGER ST  | TOWN OF FRAMINGHAM                      | 128-87-6336 | GASB-VAC-SEL        |
| 26 SANGER ST  | LINCOLN, PETER, SUZANNE, & PETA-JON     | 128-87-6401 | TWO-FAM-RES         |
| 30 SANGER ST  | ASSARIAN, ROBERT & MIRVAT               | 128-87-5474 | TWO-FAM-RES         |
| 0 SOUTH ST    | GREAT BROOK VALLEY HEALTH CENTER, INC   | 135-95-2818 | DEPT-PUBL-HL        |
| 16 SOUTH ST   | GREAT BROOK VALLEY HEALTH CENTER, INC   | 135-95-1892 | DEPT-PUBL-HL        |
| 19 SOUTH ST   | BOSTON EDISON CO                        | 135-95-0715 | SUBSTATION          |
| 32 SOUTH ST   | CELEBRATION INTERNATIONAL CHURCH        | 135-95-3729 | GASB-RELIG-M        |

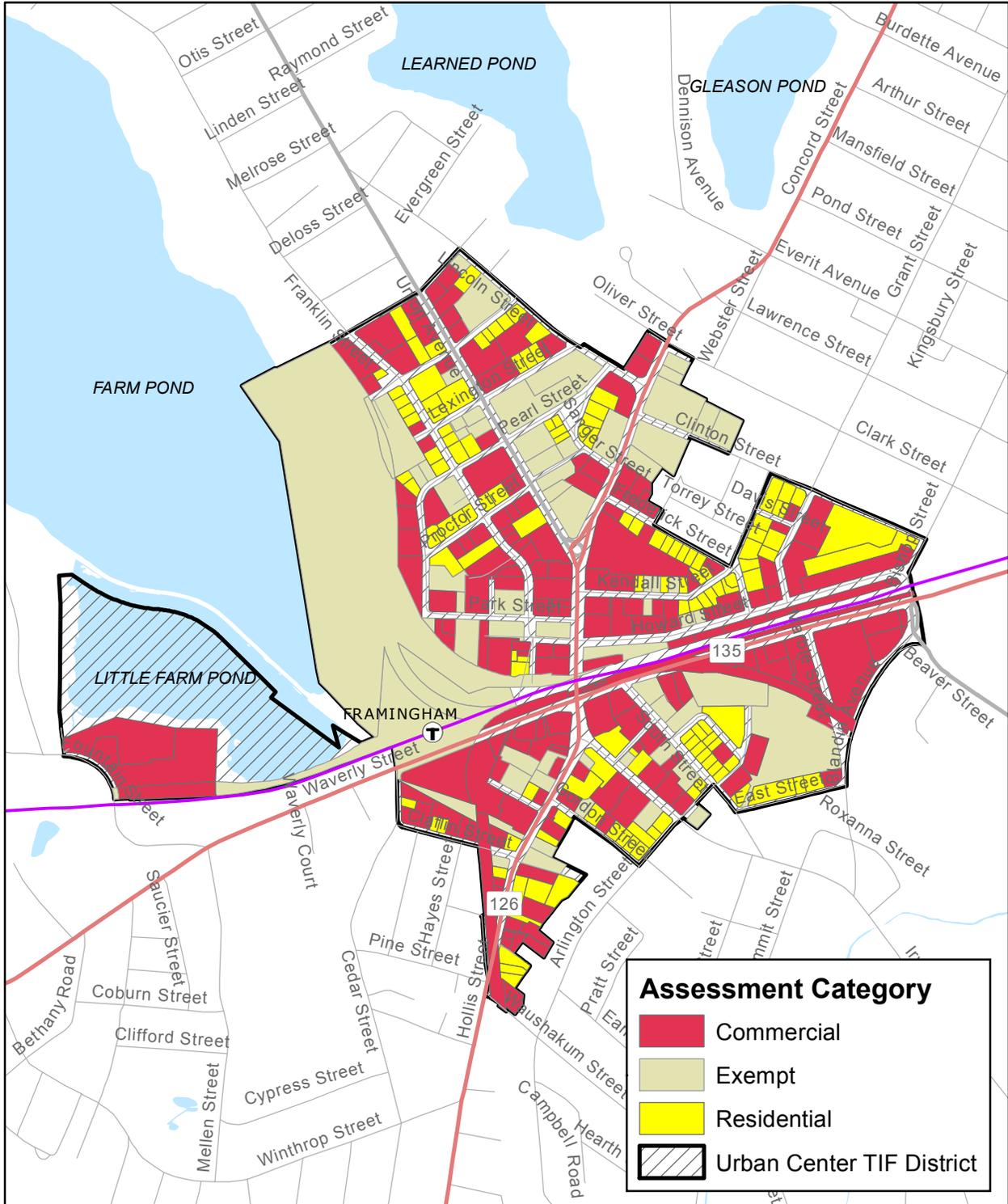
|                 |  |             |                  |
|-----------------|--|-------------|------------------|
| 35 SOUTH ST     | THE BRAZILIAN BAPTIST CHURCH OF FRAM, IN | 135-95-2506 | GASB-RELIG-M     |
| 36 SOUTH ST     | BOSTON BURBS REALTY, LLC                 | 135-95-3636 | THREE-FM-RES     |
| 39 SOUTH ST     | GLUTTING, PAUL R                         | 135-95-2541 | AUTO-REPAIR      |
| 40 SOUTH ST     | RODRIGUEZ, ANTONIO M                     | 135-95-3662 | THREE-FM-RES     |
| 43 SOUTH ST     | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP  | 135-95-3433 | GASB-CHAR-SE     |
| 44 SOUTH ST     | MERCADO, MILAGROS & FERDINAND            | 135-95-4508 | TWO-FAM-RES      |
| 48 SOUTH ST     | NASSIOS, GREG                            | 135-95-4534 | TWO-FAM-RES      |
| 52 SOUTH ST     | DOMINGGUEZ, ALBERT                       | 135-95-4561 | TWO-FAM-RES      |
| 56 SOUTH ST     | CHARNITSKY, HOWARD & VERNA-ANN POWER     | 135-95-5407 | TWO-FAM-RES      |
| 60 SOUTH ST     | RAVULA, VIJAYASARATHI & JYOTI            | 135-95-5434 | TWO-FAM-RES      |
| 68 SOUTH ST     | J V MANAGEMENT, LLC                      | 135-95-6329 | GEN-OFFICE       |
| 74 SOUTH ST     | DEMARCO, ANGELA E TR                     | 135-95-6351 | TWO-FAM-RES      |
| 13 TAYLOR ST    | DOS SANTOS, LUIZ L & PATRICIA B          | 135-95-4674 | TWO-FAM-RES      |
| 17 TAYLOR ST    | BRACKETT, PAUL L TR                      | 135-95-5601 | TWO-FAM-RES      |
| 27 TAYLOR ST    | BRACKETT, PAUL L TR                      | 135-95-5546 | WAREHOUSE        |
| 33 TAYLOR ST    | MARTINEZ, LOURDES                        | 135-95-6500 | TWO-FAM-RES      |
| 39 TAYLOR ST    | M HENLEY SNOWPLOWING, INC                | 135-95-7536 | AUTO-SUPPLY      |
| 40 TAYLOR ST    | CLAFLIN HOUSE ASSOCIATES                 | 135-95-5795 | CONG-HOUSE       |
| 5 TAYLOR ST     | RODRIGUEZ MARCELINO & HERMINIA           | 135-95-4608 | THREE-FM-RES     |
| 7 TAYLOR ST     | FAUSTINO ABILIO A & MARIA C              | 135-95-4741 | TWO-FAM-RES      |
| 11 THOMPSON ST  | MCCANN, JAMES & DEBORAH                  | 128-87-7570 | SNGL-FAM-RES     |
| 17 THOMPSON ST  | GHILANI, PETER E & MARTHA T              | 128-87-8507 | MULTIPLE-RES     |
| 118 UNION AVE   | FORD TR, DENNIS B                        | 128-87-1450 | MIXED - COMM/RES |
| 121 UNION AVE   | TOWN OF FRAMINGHAM                       | 128-87-4620 | GASB-IMP-SEL     |
| 126 UNION AVE   | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP  | 128-87-1417 | GASB-CHAR-SE     |
| 132 UNION AVE   | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP  | 128-87-0584 | GASB-CHAR-SE     |
| 140 UNION AVE   | UNION & LEXINGTON, LLC                   | 127-77-9676 | >8-UNIT-APT      |
| 141 UNION AVE   | NEW ENGLAND TEL & TEL CO                 | 128-87-2728 | TELE-EXCHNGE     |
| 151 UNION AVE   | NEW ENGLAND TEL & TEL CO                 | 121-88-3000 | PARKING-LOT      |
| 154 UNION AVE   | SOUTH MIDDLESEX NON-PROFIT HOUSING CORP  | 127-77-9757 | GASB-CHAR-SE     |
| 157 UNION AVE   | SULLIVAN TR, ROBERT D                    | 128-87-1838 | AUTO-REPAIR      |
| 158 UNION AVE   | SOM, ANGEL                               | 127-77-9814 | MEDICAL-OFFC     |
| 166 UNION AVE   | P&N INVESTMENTS, LLC                     | 127-77-8954 | >8-UNIT-APT      |
| 167 UNION AVE   | ECE REALTY, LLC                          | 120-78-9084 | MIXED - COMM/RES |
| 172 UNION AVE   | POWERS, LINDA MANAGER                    | 120-78-7095 | GAS-STATION      |
| 173 UNION AVE   | BOYLE, HENRY C III & KATHLEEN D          | 120-78-9142 | MIXED - COMM/RES |
| 179 UNION AVE   | BOYLE, HENRY C III & KATHLEEN D          | 120-78-9222 | PARKING-LOT      |
| 180 UNION AVE   | POWERS, LINDA MANAGER                    | 120-78-7143 | GEN-OFFICE       |
| 185 UNION AVE   | THE PKR FAMILY LIMITED PARTNERSHIP       | 120-78-8257 | PARKING-LOT      |
| 190 UNION AVE   | CHARLES RIVERBANK I REALTY GROUPM        | 120-78-7118 | MIXED - COMM/RES |
| 42 UNION AVE    | VTT MANAGEMENT INC                       | 128-86-4901 | MIXED- RES/COMM  |
| 54 UNION AVE    | VTT GREENSBORO, LLC                      | 128-87-3082 | RETAIL-STORE     |
| 57 UNION AVE    | TOWN OF FRAMINGHAM                       | 128-87-5160 | GASB-VAC-TAX     |
| 73 UNION AVE    | NEW LIFE PRESBYTERIAN COMMUNITY          | 128-87-4339 | GASB-RELIG-M     |
| 79 UNION AVE    | TOWN OF FRAMINGHAM                       | 128-87-5169 | GASB-VAC-SEL     |
| 8 UNION AVE     | VTT GREENSBORO, LLC                      | 128-86-5719 | RETAIL-STORE     |
| 89 UNION AVE    | TOWN OF FRAMINGHAM                       | 128-87-4299 | GASB-IMP-MUN     |
| 94 UNION AVE    | KALTSAS, CHRISTOPHER G                   | 128-87-3114 | EATING-ESTBL     |
| 14 WAUSHAKUM ST | CORRADO, THOMAS L TR                     | 135-84-3111 | CONSTR EQUIP     |
| 2 WAUSHAKUM ST  | TOWN OF FRAMINGHAM                       | 135-84-1175 | GASB-VAC-SEL     |
| 242 WAVERLEY ST | BARROS, SUZANA                           | 128-06-6305 | RETAIL-STORE     |

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|-----------------|--|-------------|------------------|
| 264 WAVERLEY ST | KONSTANTOPOULOS, EFTHEMIOS & MERCY     | 128-06-4372 | EATING-ESTBL     |
| 266 WAVERLEY ST | PILAVIN REALTY LLC                     | 128-06-2160 | SH-CNTR/MALL     |
| 308 WAVERLEY ST | MONKS, CARMEN R & RENA G               | 128-96-9155 | AUTO-REPAIR      |
| 324 WAVERLEY ST | MONKS, CHARLES K & NANCY A TRS         | 128-96-8156 | AUTO-REPAIR      |
| 330 WAVERLEY ST | PANTAZIS, GEORGE & GEORGIA TRS ET AL   | 128-96-8046 | AUTO-REPAIR      |
| 336 WAVERLEY ST | SARDINHA, V REALTY TRUST               | 128-96-6181 | EATING-ESTBL     |
| 340 WAVERLEY ST | JULIANI JR TR, ANTHONY A               | 128-96-5180 | RETAIL-STORE     |
| 350 WAVERLEY ST | CONSOLIDATED RAIL CORP                 | 136-15-0117 | COM-UDV-LAND     |
| 354 WAVERLEY ST | EDWARD M KENNEDY COMM HEALTH CENTER    | 135-95-5972 | GASB-CHAR-HO     |
| 358 WAVERLEY ST | FERULLO, ALBERT A & ALFRINA M LIFE EST | 135-95-3915 | MIXED - COMM/RES |
| 362 WAVERLEY ST | FERULLO ALBERT & ALFRINA               | 135-95-2932 | PARKING-LOT      |
| 380 WAVERLEY ST | GREAT BROOK VALLEY HEALTH CTR          | 135-95-1913 | DEPT-PUBL-HL     |
| 390 WAVERLEY ST | EAST BELL REALTY TRUST                 | 135-85-9846 | AUTO-SUPPLY      |
| 395 WAVERLEY ST | CONSOLIDATED RAIL CORP                 | 135-85-8937 | AUTO-REPAIR      |
| 407 WAVERLEY ST | CONSOLIDATED RAIL CORP                 | 135-85-7954 | RETAIL-STORE     |
| 410 WAVERLEY ST | BULLARD BUILDING, LLC                  | 135-85-8718 | GEN-OFFICE       |
| 417 WAVERLEY ST | HISTORIC PROP DEVELOPMENT CO, LLC      | 135-85-4813 | EATING-ESTBL     |
| 428 WAVERLEY ST | GASS, PAUL S TR                        | 135-85-5783 | RETAIL-STORE     |
| 438 WAVERLEY ST | DECA REALTY, LLC                       | 135-85-4770 | MIXED - COMM/RES |
| 448 WAVERLEY ST | SEADIA, MICHAEL & BEN-ISRAEL, KIM      | 135-85-3689 | RETAIL-STORE     |
| 460 WAVERLEY ST | SEADIA, MICHAEL & BEN-ISRAEL, KIM      | 135-85-3643 | PARKING-LOT      |
| 462 WAVERLEY ST | TOWN OF FRAMINGHAM                     | 135-85-3542 | GASB-VAC-SEL     |
| 464 WAVERLEY ST | ORLANDO, MARK R TRUSTEE                | 135-85-2521 | RETAIL-STORE     |
| 472 WAVERLEY ST | PERIVOLARAKIS NICHOLAS & TINA          | 135-85-2612 | EATING-ESTBL     |
| 478 WAVERLEY ST | REPUBLIC REALTY LIMITED PART           | 135-85-1326 | CONSTR EQUIP     |
| 480 WAVERLEY ST | CSX                                    | 134-75-8463 | BUS-FACILITY     |
| WAVERLEY ST     | MASSACHUSETTS BAY TRANSIT AUTHORITY    | 128-06-7555 | OTHER            |

Appendix D:

Map Showing Existing Land Uses in the Proposed UCH-TIF Zone

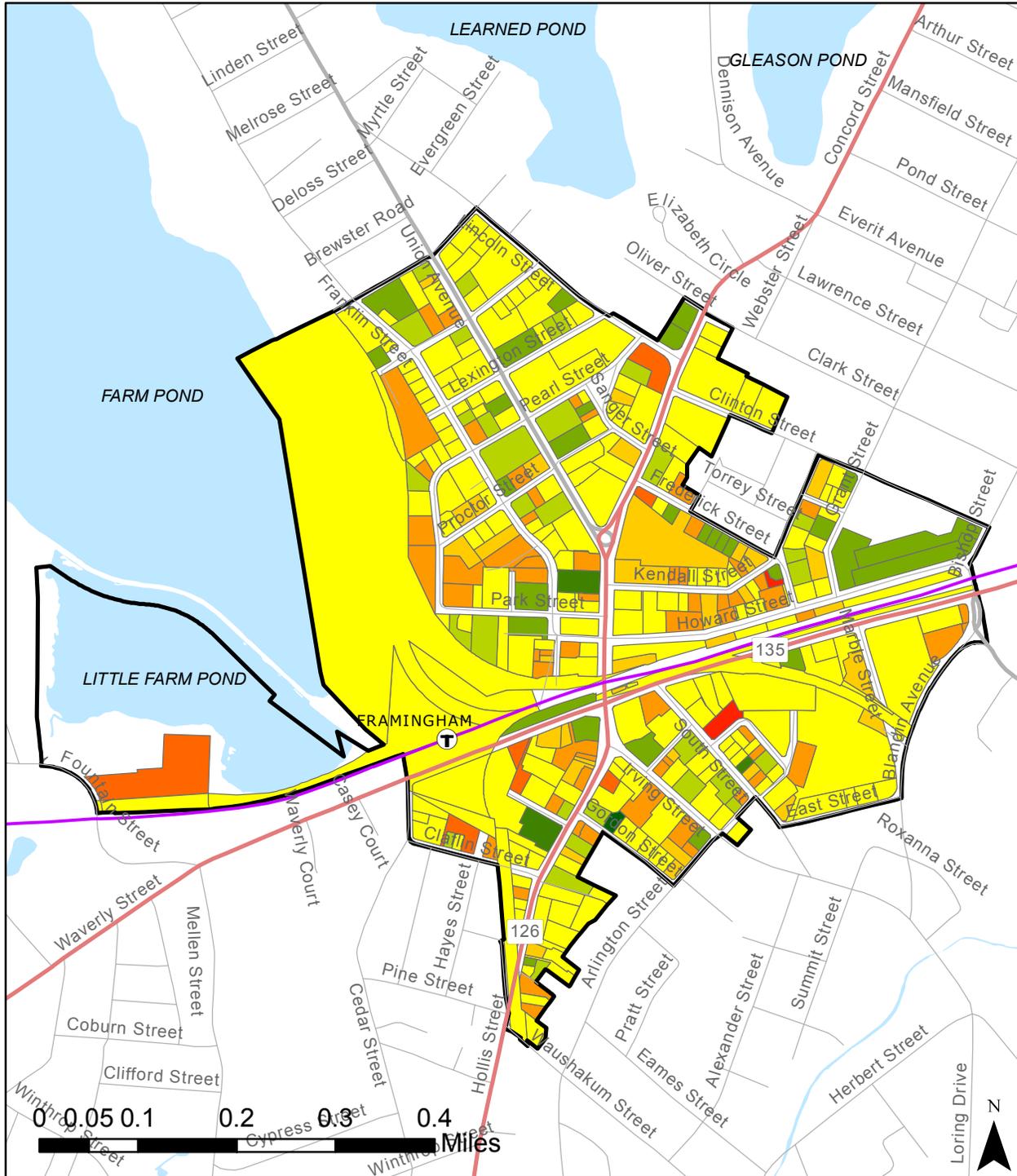
# Town of Framingham Urban Center Housing TIF District



Appendix E:

Map of Building Conditions

# Framingham UCH-TIF Zone Building Conditions



|   |   |   |
|---|---|---|
| <b>Building Condition</b>   |  Average   |  Urban Center TIF District |
|  Excellent |  Fair-Avg  |   |
|  Good-VG   |  Fair      |   |
|  Good      |  Poor      |   |
|  Avg-Good  |  Very Poor |   |

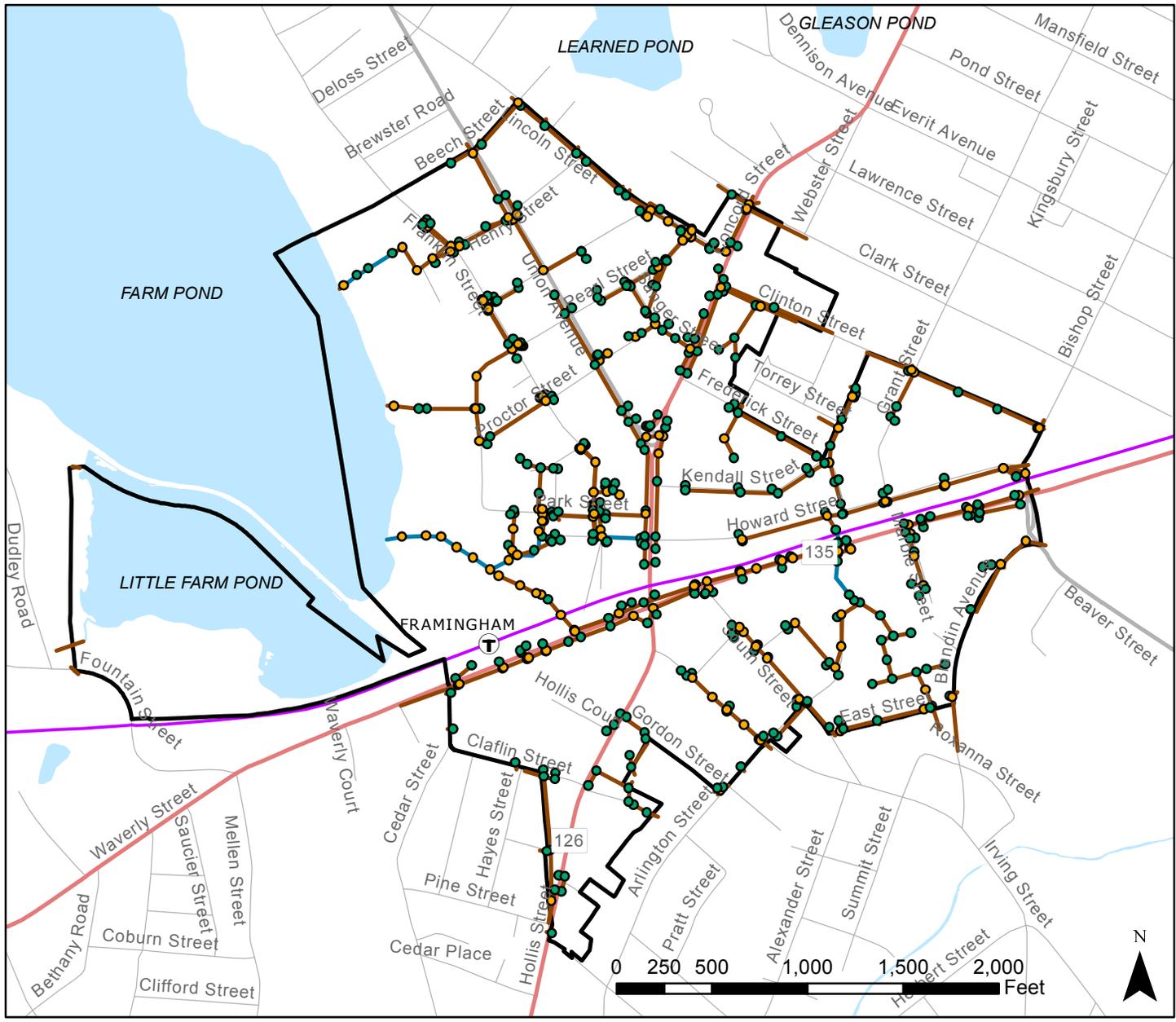
Appendix F:

Maps of Public Infrastructure (Water, Sewer, Drainage)





# Framingham UCH-TIF Zone Drainage Infrastructure



### Drain Junctions

- Catch Basins
- Manholes

### Drain Pipes

- CULVERT
- PIPE
- UCH-TIF Zone

Appendix G:

Conceptual Renderings of Proposed TIF Agreements



75 Concord  
Framingham, MA

Rendered Perspective

November 10, 2016

DEVELOPER : Wood Partners

ARCHITECT : The Architectural Team



tat | the architectural team



75 Concord  
Framingham, MA

Aerial Perspective

November 10, 2016

DEVELOPER : Wood Partners

ARCHITECT : The Architectural Team

57



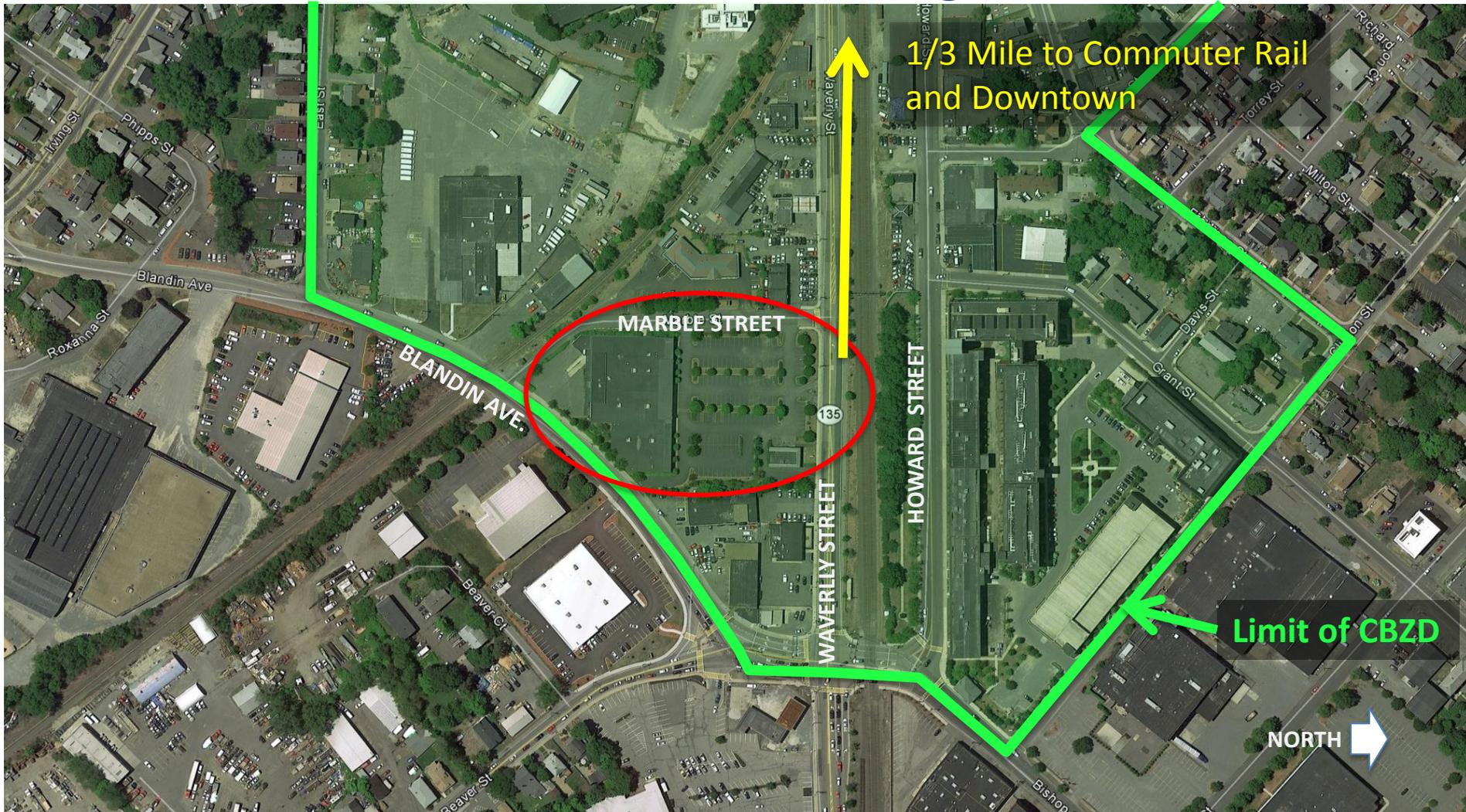
tat | the architectural team



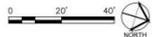
APPROVED VIEW 1

MODERA – FRAMINGHAM, MA

# +/- 3 Acre Site in Central Business Zoning District



# Landscape Plan



Appendix H:

Draft UCH-TIF Agreements [to be inserted]