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Decision Of The
Framingham Planning Board On The
Application of J. Dennis Morgan, Trustee of Bainbridge House Realty Trust
For Extension of Time to an Approved Minor Site Plan Review Approval under Section
IV.I. of the Zoning By-law
342 Winter Street, Framingham MA
Date of Decision: January 8, 2015

TOWN CLERK

Town Clerk Stamp

STATEMENT OF FACTS

On December 5, 2014, the Applicant, J. Dennis Morgan, Trustee of Bainbridge House Realty Trust filed with the Planning Board, and on December 5, 2014 the Planning Board filed with the Town Clerk, an application for an Extension of Time to an Approved Minor Site Plan Review (Section IV.I.) of the Framingham Zoning By-law. The Application for an Extension of Time for an extension of two years from the expiration of the existing Minor Site Plan Review Decision granted on March 14, 2013, which shall expire on March 14, 2015. The Applicant’s request for an additional two years will extend the Minor Site Plan Review Decision to March 14, 2017. The parcel is shown on the Framingham Assessor’s Map on Sheet 382, Block 45, Lot 125, located at 342 Winter Street, and located within the Single Family Residential (R-1) Zoning District.

After the notice of public hearing was published in “The MetroWest Daily News” on December 22, 2014 and December 29, 2014, and mailed to parties of interest pursuant to the Zoning By-law and M.G.L. ch. 40A, the Planning Board opened the public hearing on January 8, 2015 at 7:00pm in the Ablondi Room of the Memorial Building, Framingham. On January 8, 2015 the Planning Board voted to close the public hearing and approved the request for an extension of time for 2 years from the expiration date (March 14, 2015) of the existing Minor Site Plan Review Decision of March 14, 2013.

FINDINGS

The Planning Board finds that the proposed request of an Extension of Time is in compliance with Section IV.I. of the Framingham Zoning By-law and M.G.L. ch. 40A, Section 9 and 17 demonstration of “Good Cause” for an extension of the two-year permit expiration.

The Applicant’s December 21, 2012 application for Minor Site Plan Review (section IV.I) was approved by the Planning Board on March 14, 2013. Said application was for the expansion of the existing nursing home to include an additional 4,800 square feet of space to better serve their clients’ needs. A request for the extension of an additional two years is necessary to complete this project. The application for financing through the Federal Department of Housing and Urban Affairs (HUD) and the HUD 214(A) program has been completed and was submitted in January of 2014. The approval of the requested funding has been anticipated, however, the Applicant has not been informed if the Carlyle House will receive the requested funding. The Applicant has received notice that approval shall be finalized on February 15, 2015. Once notification from HUD has been received the Applicant expects to start construction on May 1, 2015.

Therefore, the Planning Board finds that the Applicant's request for an extension of time for two years from the expiration date of the original Minor Site Plan Review Decision of March 14, 2013 to be justified demonstrating "Good Cause", thereby granting an extension with the new expiration date of March 14, 2017.

VOTE

The vote five in favor and zero opposed of granting the Extension of Time for the approved Minor Site Plan Review granted on March 14, 2013, expiration date of March 14, 2015, for an additional two years, with a new expiration date of March 14, 2017. The parcel is shown on the Framingham Assessor's Map on Sheet 382, Block 45, Lot 125, located at 342 Winter Street, and located within the Single Family Residential (R-1) Zoning District.

Extension of Time – Minor Site Plan Review (Section IV.I)

Stephanie A. Mercandetti..... yes
Christine A. Long..... yes
Lewis Colten yes
Thomas F. Mahoney.....yes
Victor Ortiz yes

By: 
Stephanie Mercandetti, Chairperson Framingham Planning Board

Date of Signature: January 8, 2015