



City Clerk Stamp

<b>Office Use Only</b>	Project Number	Public Hearing Date
------------------------	----------------	---------------------

**Property Address**

**This Application is for the consideration of**

- Open Space Cluster Development (Section V.L of the Framingham Zoning Ordinance)
- Agricultural Preservation Development (Section V.M of the Framingham Zoning Ordinance)

**Design of Preliminary Plan**

- Open Space Cluster Development (OSCD)**
  - Total number of lots yielded by the Preliminary Subdivision Plan
  - Total number of lots proposed (with a maximum density bonus of 20 percent)

	Total Land Provided
<b>60 percent Open Space</b>	
<b>40 percent Developable Area</b>	

- Agricultural Preservation Development**
  - Total number of lots yielded by the Preliminary Subdivision Plan
  - Total number of lots proposed (with a maximum density bonus of 20 percent)

	Total Land Provided
<b>70 percent Agricultural Land</b>	
<b>30 percent Developable Area</b>	

**Applicant has conducted the following requirements prior to the submittal of this application,**

	Proposed Project Numbers
<b>Total number of lots</b>	
<b>Total number of units proposed</b>	
<b>Total number of one-bedroom units</b>	
<b>Total number of two-bedroom units</b>	
<b>Total number of three-bedroom units</b>	

The project has been designed to comply with the dimensional requirements set forth below

	Dimensional Allowances	Proposed
Lot Frontage for the Buildable Parcel	150 Feet	
Vegetated Buffer Surrounding the Development Adjacent to the Active Farm	100 Feet	
Vegetated Buffer Surrounding the Development Adjacent to other land uses	75 Feet	
Front Building Setback	30 Feet	
Side Building Separation	50 Feet	
Rear Building Separation	75 Feet	
Maximum Number of Attached Units	3	
Maximum Building Height	3 stories/35'	

### Homeowners and/or Condominium Association Documentation

Homeowner and/or Condominium Association Documentation

- The Homeowner and/or Condominium Association Documentation has been attached to this application for review by the Planning Board.
- The Homeowner and/or Condominium Association Documentation will be submitted to the Planning Board prior to the approval of an OSCD.

### Design Standards

Below is a checklist that will be utilized by the Planning Board to ensure compliance with Section V.K.3.d of the Framingham Zoning Ordinances.

- Dwelling Units: The OSCD shall be comprised of attached dwelling units and/or single-family dwelling units.
- Design: The Neighborhood Cluster Development design standards found in Section V.K.3.d.2., 4., 7., 9-12, 15-18 and the Affordable Housing requirements of Section V.H. of the Framingham Zoning Ordinances apply to this section.
- Layout of buildings: To maintain the visual scale of the community, each dwelling unit shall have its own exterior entrances.
- Streets and Utilities: All streets, whether public or private, shall be designed and constructed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) "Guidelines for Geometric Design of Very Low-Volume Local Roads," dated 2001 and "Complete Streets Policies" of the Massachusetts Department of Transportation.

- Water and Sewer facilities and systems and other utilities, whether public or private, shall be designed and constructed in accordance with the requirements set forth by the Department of Public Works and Board of Health and/or Department of Environmental Protection. At the request of an applicant the Planning Board, with approval of the Department of Public Works, may waive the Design Standards under the Subdivision Rules and Regulations provided the Board determines such exceptions are in the public interest, and that the waiver furthers the purposes of this Section. Individual or community septic systems may be allowed, subject to Board of Health and/or Department of Environmental Protection approval, regulations, conditions and restrictions. Public water and sewer infrastructure shall not be constructed or paid for by the City.
- Drainage: The Planning Board shall require the use of non-structural stormwater management techniques and other drainage techniques that reduce impervious surface and enable infiltration utilizing “Low Impact Development Techniques” for stormwater management recommended by the Massachusetts Department of Environmental Protection where feasible.

**The Applicant must demonstrate through a site plan and accompanying written documentation that the proposed project meets the criteria for a special permit. The Planning Board shall not approve any application for a special permit unless it finds that in its judgment all of the following conditions are met:**

- The property and the neighborhood are appropriate for such a use and/or structure.
- The use and property can support and/or will provide adequate and appropriate facilities for the proposed use, and that the special permit application meets the dimensional requirements set forth in Section IV.E, unless a dimensional variance is granted. The use and property shall provide safe and viable access to and from the site, and be consistent with the Master Land Use Plan and other municipal plans.
- The use and/or structure(s) as developed will not create a hazard to abutters, pedestrians, vehicles, and/or the environment.
- The use and/or structure(s) are consistent with the intent of the Zoning District as outlined in Section II.A, and with the Purpose and Intent of appropriate Framingham Zoning Ordinance associated with the special permit application.
- The utilities and other public services to the site are adequate.
- The use and/or structure(s) will not create an undue burden on abutting properties, the neighborhood, and/or the City.
- Traffic and pedestrians can access and circulate the project safely without conflict.
- The use and/or structure will not have substantial adverse impacts to the natural environment, the historic character of the neighborhood, and/or the visual environment.

- The Applicant provides proper mitigation for impacts to traffic, infrastructure, municipal services, and/or undue impacts created in Section VI.E.3.a.vi. of the Framingham Zoning Ordinance.
- The proposed development shall be in harmony with the existing and probable future uses of the area and with the character of the surrounding area and neighborhood.
- The proposed development shall provide for efficient use and delivery of municipal and other services and infrastructure.
- The proposed development shall not create a hazard to abutters, vehicles or pedestrians.

**Waiver Requests for Submittal Items**

The Planning Board, at its discretion, may waive technical and/or submittal requirements of a Section for a project where such technical and/or submittal requirements are not appropriate or relevant to the project. All Applicants seeking a waiver request shall provide a detailed description of the need and rationale for relief from the technical and/or submittal requirement.

Please provide an overview of the waivers requested and a brief statement for such request.

- No waivers are requested for this project
- Waivers are requested and information is attached