



City Clerk Stamp

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

**Property Address**

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

|  | <b>Total On-site</b> |
|--|----------------------|
| <b>(T) = Total Gross Land Area (sq.ft.)</b>  |                      |
| <b>(I) = 12% of Total Gross Land Area for Infrastructure (sq.ft.)</b>  |                      |
| <b>(W) = 100% of Total Wetlands on Site (sq.ft.)</b>   |                      |
| <b>(S) = Total Slope greater than 20% on Site (sq.ft.). Slope shall be reviewed and confirmed by the City Engineer or by the Planning Board’s professional consultant.</b> |                      |
| <b>(NBA) = Net Buildable Area (sq.ft.)</b>   |                      |
| <b>(MLA)= Minimum Lot Area for a single-family detached dwelling in the R-1 and R-2 Zoning Districts</b>   |                      |
| <b>(BRD) = Base Residential Density</b>  |                      |
| <b>(ORU) = Minimum Open Space per Residential Unit is 2,800 sq.ft. per unit<sup>1</sup></b>  |                      |
| <b>(C) = Minimum Required Common Land Area (sq.ft.)<sup>2</sup></b>  |                      |
| <b>(DA) = Developable Area (sq.ft)</b>   |                      |
| <b>(TB) = Number of Bedrooms per Unit is 3.5 bedrooms<sup>3</sup></b>  |                      |
| <b>(ABD) = Allowed Bedroom Count</b>   |                      |

1)  $(T) \text{ _____} - (I) \text{ _____} - (W) \text{ _____} - (S) \text{ _____} = (NBA) \text{ _____}$

2)  $(NBA) \text{ _____} / (MLA) \text{ _____} = (BRD) \text{ _____}$

3)  $(BRD) \text{ _____} * (ORU) \text{ _____} = (C) \text{ _____}$

4)  $(NBA) \text{ _____} - (C) \text{ _____} = (DA) \text{ _____}$

5)  $(DA) \text{ _____} / (MLA) \text{ _____} * (TB) \text{ _____} = (ABC) \text{ _____}$

<sup>1</sup> 2,800 sq.ft. is the minimum open space per residential unit derived from 800 sq.ft. per bedroom required by Section IV.E.2. multiplied by 3.5 bedrooms.

<sup>2</sup> Required Common Land Area shall also comply with subsection 4.b.1) herein.

<sup>3</sup> The number of units and bedrooms shall be rounded up to the next whole number.

|  | Proposed Project Numbers |
|--|--------------------------|
| Total number of Allowed Bedrooms as calculated |                          |
| Total number of units proposed                 |                          |
| Total number of one-bedroom units              |                          |
| Total number of two-bedroom units              |                          |
| Total number of Allowed Bedroom as calculated  |                          |

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

|   | Single-family     | Townhouse         |
|---|-------------------|-------------------|
| Lot Frontage <sup>4</sup>                       | 30 feet           | 30 feet           |
| Minimum Front Setback for Buildings             | 15 feet           | 15 feet           |
| Minimum side setback for Buildings <sup>5</sup> | 10 feet           | 10 feet           |
| Minimum rear setback for Buildings              | 25 feet           | 25 feet           |
| Minimum Distance between Buildings              | 20 feet           | 20 feet           |
| Maximum Height of Buildings and Structures      | 2 stories/30 feet | 2 stories/30 feet |
| Maximum Lot Coverage <sup>6</sup>               | 40 percent        | 40percent         |

**Common Land and Accessory Structures**

|   |  |
|---|--|
| <b>Common Land and Accessory Structures</b><br>Total amount of land provided as common land (minimum of 30 percent, with no more than 25 percent comprised of wetlands or slopes defined as Moderate Slope) |  |
| Total amount of land provided for Accessory Structures (minimum of 5 percent)   |  |

**Neighborhood Cluster Development (NCD) 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.

- Zero-lot line development in accordance with the State Building Code may be allowed by an affirmative vote of at least four members of the Planning Board.
- Buildings shall be separated as required by applicable fire safety and buildings codes.
- Screening and buffering shall be provided to respond to the need for privacy between and around dwelling units:
  - i. No structures within the NCD shall be placed closer to the NCD tract property line than the front setback requirement of 30 feet;

<sup>4</sup> Lot Frontage in this chart refers to instances where the lots are owned by individual homeowners.

<sup>5</sup> Except for approved zero- lot line development.

<sup>6</sup> The area of a lot lying within the outside lines of exterior walls of all buildings on the lot, including the area of any appurtenance; or if indicated by the context, the ratio of said area, to the total Developable Area (DA) of the NCD tract, expressed as a percentage.

- ii. No structures within the NCD tract shall be within 30 feet of the Common Land Area; and
  - iii. There shall be a buffer zone between the NCD tract and adjacent properties that shall provide effective buffering and screening that includes a combination of deciduous and/or evergreen trees and lower-level elements such as shrubs, hedges, grass, ground cover, planted berms and/or opaque fencing.
- The site design and building design shall relate harmoniously to the topography and unique physical characteristics of the NCD tract.
  - The buildings within the NCD tract shall be sited to maximize the number of house lots with open space views and convenient access to usable open space while minimizing the interruption of scenic vistas and open space as seen from the roadway.
  - The development shall not impede access to Common Land.
  - Roadways, sidewalks, and pathways shall incorporate Complete Street design concepts into the NCD.
  - The Stormwater Drainage System shall incorporate Low Impact Development Techniques to achieve sustainability objectives.
  - NCD projects shall investigate and employ to the extent feasible potential alternative energy sources for the individual residence and development.
  - The utilities shall employ Energy Efficient Devices and Techniques in accordance with the State Building Code, which may include but is not limited to Energy Star, Low Emission Demand, LEED both for individual residences and development to achieve sustainability objectives.
  - Utility boxes, dumpsters and similar accessory uses and structures shall be located in convenient locations, visually screened, and shall not impede pedestrian or vehicular circulation.
  - All utilities shall be placed underground.
  - Access to residences may be provided by common or shared driveways not to exceed 1,000 linear feet in length.
  - A common or shared driveway serving three or more residential units may require a higher construction standard than a standard driveway construction.
  - Historic, traditional, or significant uses, structures, or architectural elements shall be preserved where possible and any removal or disruption shall be minimized.
  - Building Design shall provide visual interest and avoid monotony and repetition in adjacent or nearby structures. The architecture shall be designed to provide variation through the use of color, building material, detail, breaks in roof and wall lines, porches, detailed cornices, and substantial roof overhangs, dormers, screenings and/or other architectural elements. Traditional materials such as wood and masonry are strongly encouraged for exterior facades. Windows and exterior doors shall be consistent and compatible with the materials, style, and color of the building, and shall be arranged to give the façade a sense of balance and proportion.
  - Residential parking spaces shall be located within reasonable proximity to the dwelling or in attached garages. One or two car garages attached to individual dwelling units shall be encouraged. Such garages shall be designed to architecturally complement and enhance the building design and shall not dominate the building and site layout nor shall a garage obscure the front of the unit or building and may not extend more than six feet beyond the

face of the building unless approved by an affirmative vote of at least four members of the Planning Board. Freestanding garages shall be located to the side or to the rear of the building or units; access to garages may be from the rear of the residential dwelling units.

- Ancillary structures, uses or amenities owned individually or in common, shall be shown on the plan and fully incorporated into the design of the NCD. These ancillary structures, uses or amenities shall not exceed 5 percent of the total developable area of the NCD tract and shall not be allowed without approval from the Planning Board and the special permit issued pursuant to Section V.K. herein.

**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 Petitioner 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