

March 3, 2016

BY HAND

Zoning Board of Appeals
c/o Noreen Stockman
Town of Weston
11 Town House Road
Weston, MA 02493

Re: Kendal Village – Comprehensive Permit Application

Dear Board Members:

I enclose one original and twelve (12) copies of the following materials in support of the Comprehensive Permit application of 269 North Ave, LLC (“Applicant”) to the Weston Zoning Board of Appeals (“Board”) for a 16-unit rental project (“Project”) at 269 North Avenue, Weston, MA (“Property”):

1. Application for Hearing;
2. A check for the filing fee in the amount of \$3,600.00 payable to the Town of Weston;
3. Preliminary set of site development plans consisting of Neighborhood Photos and Locus Map, Existing Conditions, Site Preparation Plan, Site Layout Plan, Grading and Drainage, Utilities, Septic System Layout and Notes, Septic System Apartments, Septic System Townhouses, Details and Landscape Plan dated October 1, 2015 and revised December 7, 2015;
4. Architectural drawings and floor plans to scale with certified Residential Gross Floor Area (RGFA) calculations consisting of Elevations, Sections (including building heights from average natural grade), and Floor Plans dated January 28, 2016;
5. An enlarged locus map showing the abutting properties in their entirety with approximate location of structures thereon;
6. A report of existing and proposed site conditions;
7. Average Natural Grade Calculations by Doyle Engineering;

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8. A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage;
9. A summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular area, and by open area;
10. The Applicant's Certificate of Organization evidencing its limited dividend organization status;
11. MassHousing Project Eligibility Letter to the Applicant dated February 12, 2016, confirming that the Project will be fundable by a subsidizing agency under low and moderate income housing subsidy program;
12. The deed into the Applicant;
13. A list of requested exceptions to local requirements and regulations, including local codes, ordinances, by-laws or regulations;
14. Post Construction Stormwater Management Report;
15. Operations and Maintenance Plan;
16. Traffic Impact and Access Study;
17. Table with square footage of the lot, estimated Residential Gross Floor Area of neighboring properties, and the ratio of dwelling to lot size; and
18. Site photos.

I understand that Noreen Stockman will prepare the certified abutters list and provide notice as required under chapter 40B, §§ 20-23.

Sincerely,



Brian C. Levey

Enclosures

cc: Weston Town Clerk (w/enc.) (By Hand)



TOWN OF WESTON
MASSACHUSETTS
BOARD OF APPEALS

APPLICATION FOR HEARING

PETITIONERS SHOULD CONSULT WITH THE BUILDING INSPECTOR OR ZONING ADMINISTRATOR PRIOR TO FILING THIS APPLICATION

Note: This Application must be complete, and include four copies of all submissions, plus an electronic copy with certified plot plan, renderings/floor plans, letters from applicable Town departments, plus application fee, or application will not be accepted.

Name of Petitioner: 269 North Ave, LLC

Address: c/o Brian C. Levey, Esq., Beveridge & Diamond, P.C.

15 Walnut Street, Suite 400, Wellesley, MA 02481

E-mail address: blevey@bdlaw.com

Daytime telephone: 781-416-5700

(Optional) Cell phone: _____

(Optional) additional contact information (+ e-mail), (ie: contractor, architect, builder or attorney):

Name of Owner 269 North Ave, LLC

Address/Location of Property 269 North Avenue

Assessor Map # 8 Parcel # 63 Registry Book # 66597 Page # 144

Zone for property: RES, A&D Overlay District _____ Date lot created _____

Date structure(s) on lot constructed (including any additions): N/A
*Structures built prior to 1945 require Historic Commission sign off

Is property within 100 feet of wetlands, 200 ft. of stream or in flood plain? Yes No
If 'yes', requires Conservation Agent sign off

Applicant is owner, agent, tenant, prospective tenant, licensee prospective purchaser

Type of Permit requested: residential or commercial

Select: Special Permit Variance Amendment

Please attach and/or be prepared to demonstrate compliance with MGL Ch. 40A, Sect. 10

Repetitive Petition

Appeal Building Inspector Decision*
*(Attach copy of the decision or other written notice received from the Building Inspector.)

Comprehensive Permit, MGL Ch. 40B
For Comprehensive Permit applications, see "Comprehensive Permit, requirements for submission"

June 26, 2014

Present Use Vacant Proposed Use Multi-family (c.40B)

List nonconformities related to lot/structure(s) in application:

See, Waiver Chart included in application materials.

Complete description of proposal, and what relief you seek from the Zoning Board: Applicant seeks Comprehensive
You may attach a rider with additional information

Permit for 16-unit rental project.

Applicable Section(s) of Zoning By-Law N/A

Current RGFA (Residential Gross Floor Area) N/A
Attach Assessor Property Card

RGFA of addition or replacement dwelling See, RGFA information in application.

Total RGFA 24, 109 SF
All RGFA certified by architect

► Please feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the application or hearing process.

Approvals from Town Boards: BOH CC Historical Planning Engineering

Consent is hereby granted for Town representatives to enter upon exterior areas of the premises for the purpose of viewing and inspecting the subject property. A hearing before the Board of Appeals, with reference to the above application, is requested by 269 NORTH AVE LLC - J. PATRICK DUFFY - MANAGER

[Signature] X 3/1/16
Signature of Petitioner date

Signature of Owner, if not Petitioner date

Please list any additional owners:

Fee Schedule: Check payable to Town of Weston:
Residential Variance, Special Permit, Permit or Appeal \$200.00
Commercial Variance, Special Permit, Permit or Appeal \$300.00
40B Comprehensive Permit \$2,000. + \$100./unit

Treasurer's Office certifying no outstanding debt in excess of \$200. Date

June 26, 2014