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2017 OCT 25 A 11:40

TOWN CLERK
BURLINGTON, MA



Town of Burlington
Planning Board
25 Center Street, Burlington MA 01803
Phone: 781-270-1645

http://www.burlington.org/community_development/planning.php


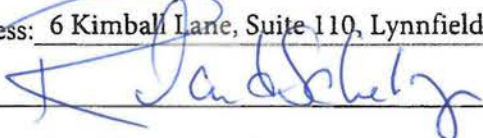
APPLICATION FOR APPROVAL OF A SPECIAL PERMIT

To: Town Clerk
Town of Burlington, Massachusetts

Date: October 25, 2017

The undersigned hereby requests a public hearing on this Special Permit Application under the requirements of Article IX, Section 9.2.0 of the Zoning Bylaw

(Please Print)

1. **Applicant** EMAIL hjh@jumbocapital.com
Name: Howard Hirsh Tel: 617-934-2060
Company: Jumbo Self Storage, LLC - Jumbo Capital Management
Mailing Address: 1900 Crown Colony Drive, 4th Floor, Quincy, MA 02169
Signature: 
Robert C. Buckley, Esquire on behalf of the Applicant
2. **Property Owner** (if same as applicant, write "same") EMAIL david.schelzi@wakefieldinvestments.com
Name: David R. Schelzi Tel: 781-245-2611
Company: First Burlington LP
Mailing Address: 6 Kimball Lane, Suite 110, Lynnfield, MA 01940
Signature: 
3. **Attorney or Legal Representative** EMAIL rbuckley@riemerlaw.com
Name: Robert C. Buckley, Esquire Tel: 617-880-3537
Company: Riemer & Braunstein LLP
Mailing Address: 700 District Avenue, 11th Floor, Burlington, MA 01803
4. **Engineer, Designer or Architect** EMAIL agraves@blcompanies.com
Name: Andrew Graves Tel: 203-630-1406
Company: BL Companies
Mailing Address: 355 Research Parkway, Meridan, CT 06450

5. Project Location

Address: Wheeler Road

Map/Parcel No. 52-4-0 and 52-6-0 Zoning District (s): General Industrial (IG) District

6. Special Permit Sought (From Use Designation Table, Section 4.2.0, 4.3.0, 4.4.0)

Use # Description: Section 4.2.7.5 "Wholesale trade, Warehousing, and 4.4.1.11 "Discharge from manmade structures into the wetlands"; and, finding under Sections 5.2.0 and 5.1.5 to increase FAR to .248


Brief Description of Proposed Use: 119,523 +/- sf, 5-story self storage facility with associated parking and site improvements

7. Site Plan (Check One)

- An approved Site Plan is on file with the Planning Board
- A Site Plan has been submitted for approval with this Special Permit
- I request that the Planning Board consider the attached plot plan sufficient in place of a Site Plan. (Single family residential properties only)

6. Signatures

Applicant 
Robert C. Buckley, Esquire on behalf of the Applicant

Property Owner 
David Schelzi, First Burlington, LP

Both signatures MUST be present to submit this application.

FILING INSTRUCTIONS

It is recommended that you call 781-270-1645 prior to filing an application to arrange a submission appointment with the Senior Planner


Upon completion of the application, file the following with the Planning Department:

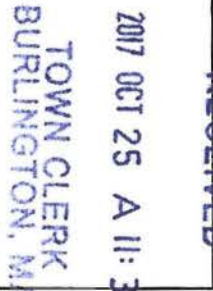
- Completed original application (ALL PAGES).
- Twelve folded paper copies of the current approved plan clearly marked with the proposed changes and twelve copies of any other supporting documentation being submitted.
- One set of submittal material and plans must also be in electronic pdf format
- A certified abutters (within 300') list obtained from the Town Assessor's Office.
- Two complete sets of mailing labels for the abutters shown on the list.
- Application Fee (Check or Money Order made payable to The Town of Burlington).

The Planning Department will stamp the application "fee received", issue a receipt for the fee and retain the abutter's list, four copies of the plan and other supporting documentation.

The original application and eight copies of the plan and other documentation will be returned to you for filing with the Town Clerk. This application is considered received on the date stamped by the Town Clerk.

The Town Clerk will stamp the application "received" and make 9 copies and return the original to the Planning Department. One copy will be retained for their records, the balance to be transmitted with the plans and documentation packages to the departments specified in the "Request for Recommendation on Special Permit" (pg. 3)

Planning Department: Fee Received (Stamp/Initial): Fee: <u>1300.00</u> Receipt# <u>14328</u>	
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Town Clerk: (Stamp/Initial/Date) Date Received: <u>10/25/2017</u> Date Transmitted to Planning Board: <u>10/25/2017</u>	
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REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT

To: Board of Selectmen · Board of Health · Conservation Commission · ~~Town Engineer~~
Inspector of Buildings · Department of Public Works · Fire Department · Police Department

According to the Special Permit Rules & Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before _____ (35 days from date of transmittal by the Town Clerk).
~~REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT~~

To: Board of Selectmen · Board of Health · Conservation Commission · Town Engineer
Inspector of Buildings · Department of Public Works · Fire Department · Police Department

According to the Special Permit Rules & Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before December 4, 2017 (35 days from date of transmittal by the Town Clerk)



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TOWN CLERK
BURLINGTON, MA

APPLICATION FOR SITE PLAN APPROVAL

To: Town Clerk
Town of Burlington, Massachusetts

Date: October 25, 2017

The undersigned hereby submits the accompanying Site Plan of property in Burlington, MA for Approval under the requirements of Article IX, Section 9.3.0 of the Zoning Bylaw and the Regulation adopted thereunder.

(Please Print)

1. Applicant

EMAIL hjh@jumbocapital.com

Name: Howard Hirsh

Tel: 617-934-2060

Company: Jumbo Self Storage, LLC - Jumbo Capital Management

Mailing Address: 1900 Crowns Colony Drive, 4th Floor, Quincy, MA 02169

Signature: _____

Robert C. Buckley, Esquire on behalf of the Applicant

2. Property Owner (if same as applicant, write "same")

EMAIL david.schelzi@wakefieldinvestments.com

Name: David R. Schelzi

Tel: 781-245-2611

Company: First Burlington LP

Mailing Address: 8 Kimball Lane, Suite 110, Lynnfield, MA 01940

Signature: _____

3. Attorney or Legal Representative

EMAIL rbuckley@riemerlaw.com

Name: Robert C. Buckley, Esquire

Tel: 617-880-3537

Company: Rierner & Braunstein LLP

Mailing Address: 700 District Avenue, 11th Floor, Burlington, MA 01803

4. Engineer, Designer or Architect

EMAIL agraves@blcompanies.com

Name: Andrew Graves

Tel: 203-630-1406

Company: BL Companies

Mailing Address: 355 Research Parkway, Meridan, CT 06450

5. Project Location & Description

Address:

Wheeler Road

Map/Parcel No. 52-4-0 and 52-6-0 Zoning District (s): General Industrial (IG) District

Lot Area: 11.025 Acres Existing GFA: N/A

GFA of Project: 119,523 +/- SF Final Site GFA: 119,523 +/- SF

Brief Description of Project(attach add'l pages if needed):

Proposed construction of a 119,523 +/- SF self storage facility with associated parking and site improvements. Findings as requested per cover letter.

6. Deed of Property

Recorded in Middlesex South Registry.

Book 15724, Page 356 Date Acquired: 8/1/1983

7. Cost

Construction Cost: \$8,000,000.00 Type: New Reconstruction Alteration

FILING INSTRUCTIONS

It is recommended that you call 781-270-1645 prior to filing an application to arrange a submission appointment with the Senior Planner

Upon completion of the application, file the following with the Planning Department:

- Completed original application (ALL PAGES)
- Twelve folded paper copies of the plan and any other documentation being submitted.
- One set of submittal material and plans must also be in electronic pdf format
- A certified abutters (within 300') list obtained from the Town Assessor's Office
- Application Fee (Check or Money Order made payable to The Town of Burlington)

The Planning Department will stamp the application "fee received", issue a receipt for the fee and retain the abutter's list, four copies of the plan and other documentation submitted along with the electronic copy. The original application and eight copies of the plan and other documentation will be returned to you for filing with the Town Clerk. This application is considered received on the date stamped by the Town Clerk.

The Town Clerk will stamp the application "received" and make 9 copies and return the original to the Planning Department. One copy will be retained for their records, the balance to be transmitted with the plans and documentation packages to the departments specified in the "Request for Recommendation on Site Plan" (pg. 3).

Planning Department: Fee Received By (Stamp/Initial): Fee: <u>8000.00</u> Receipt#: <u>1431a8</u>	RECEIVED OCT 25 2017 PLANNING DEPARTMENT
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Town Clerk: (Stamp/Initial/Date) Date Received: <u>10/25/2017</u> Date Transmitted to Planning Board: <u>10/25/2017</u>	RECEIVED 2017 OCT 25 A 11:40 TOWN CLERK BURLINGTON, V.A.
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REQUEST FOR RECOMMENDATION ON SITE PLAN

To: Board of Selectmen - Board of Health - Conservation Commission - Town Engineer
Department of Public Works - Fire Department - Police Department
Inspector of Buildings (Please consider Street Numbers and Names, among others, in your review of this plan)

According to the Site Plan Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before December 4, 2017 (35 days from date of transmittal by the Town Clerk).