



**Planned Village Development District (PVDD)
Development Application Form
Town of Lynnfield**



To be Completed by Applicant		
1. Date of Submission: January 23, 2008	Owner	10. Name: PHF-ND Colonial LLC
2. Type of Application (check all that apply): <input type="checkbox"/> Two-Family <input type="checkbox"/> Three-Family <input checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Retail/Restaurant <input checked="" type="checkbox"/> Office <input type="checkbox"/> Conservation <input type="checkbox"/> Recreation		Address: c/o National Development 2310 Washington Street Newton Lower Falls, MA 02462
		Telephone: 617-559-5026 Primary Contact? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
3. Existing Uses: Golf Course, Conference Center, Sports Club	Applicant	11. Name: National Development
		Address: c/o Edward Marsteiner 2310 Washington Street Newton Lower Falls, MA 02462
4. Proposed Uses: Mixed-Use Office & Retail and Multi-Family Residential		Telephone: 617-559-5026 Primary Contact? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
		12. Certification. I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.
5. Location of Project Address: Walnut Street Lynnfield, MA		Owner's Signature: Agent's Signature: Theodore R. Tye, Managing Partner
Tax Map/Lot#: Map 45, Parcel 999 Map 50, Parcel 1553		13. Required Application Materials. (See Section 9.5.12. of the Planned Village Development District Bylaw and Section 7 of the Lynnfield 40R Planned Village Development District Design Standards and Procedures.)
6. PVDD Sub-District(s): Traditional Neighborhood Development (TNV), Multi-Family Residential (MFR)		a) This application form properly executed.
7. Land Area Sq. Ft.: ~3.48 Million Sq. Ft. Building Area Sq. Ft.: ~675,000 Sq. Ft.		b) Review fees as authorized by Section 9.5.12.2.b. of the District Bylaw and Section 7.J.1. of the Design Standards and Procedures.
8. Number of Stories: 2 (max.) - Office & Retail, 4 (max.) - Multi-Family Number of Dwelling Units: 180		c) List of abutters signed by the Town Assessor, including address labels.
9. Wetlands Present: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Property in or near Floodplain: Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		d) Evidence that the Development Project complies with the cost and eligibility requirements of Section 9.5.11. of the District Bylaw.
		e) Development Project Plans that demonstrate compliance with the requirements of Section 9.5.12.2.a. of the District Bylaw and Section 7.I.1.c. of the Design Standards and Procedures.
		f) Statement demonstrating how proposed mitigation is consistent with commitments made to the Town at the time of adoption of the District Bylaw, or approved by DHCD, and as documented.
		g) A form of Affordable Housing Restriction that satisfies the requirements of Section 9.5.11. of the District Bylaw.
		h) Stormwater Management Plan in compliance with Section 5.G. of the Design Standards and Procedures.
		i) Lighting Plan that demonstrates lighting compliance with the requirements of Section 7.6. of the Town of Lynnfield Zoning Bylaws and Section 5.F. of the Design Standards and Procedures.

Planning Board Use Only		2. Fees	Receipt Stamp
1. Materials Submitted: <input checked="" type="checkbox"/> Review Fees <input checked="" type="checkbox"/> List of Abutters <input checked="" type="checkbox"/> Evidence that the Project Complies with Section 9.5.11. <input checked="" type="checkbox"/> Development Project Plans <input checked="" type="checkbox"/> Mitigation Consistency Statement <input checked="" type="checkbox"/> Affordable Housing Restriction	<input checked="" type="checkbox"/> Stormwater Management Plan <input checked="" type="checkbox"/> Lighting Plan <input type="checkbox"/> Other _____	Application _____ Postage _____ 3. Date of PB Receipt: _____	
		App #	



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Section of Design Standards	Consistent with Design Standards Yes <input type="checkbox"/> No <input type="checkbox"/>	SEE ADDITIONAL PAGES FOR DETAIL	Waiver Sought Yes <input type="checkbox"/> No <input type="checkbox"/>	PB USE ONLY	
				Finding of Consistency Yes <input type="checkbox"/> No <input type="checkbox"/>	Waiver Granted Yes <input type="checkbox"/> No <input type="checkbox"/>
5.A. Placement, Alignment, Width, and Grade of Streets and Sidewalks	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.B. Scale, Proportions, and Exterior Appearance of Buildings	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.C. Location and Design of On-Site Open Space	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.D. Landscaping	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.E. Exterior Signs	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.F. Lighting	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.G. Stormwater Management	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.H. Off-Street Parking	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.I. Buffering in Relation to Adjacent Properties, and Protection of Significant Natural Site Features	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Table X	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Permitted Uses					
- Two-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Three-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Multi-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Retail/Restaurant	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Office	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Conservation	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Recreation	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Planning Board Use Only	Architect Certification
Date of Application: _____	Landscape Architect's Stamp: Signature: _____ Date: _____
Date of Scheduled Public Hearing: _____	
Date for Final Action: _____	

Where the application is found to be inconsistent with one or more provisions of the Design Standards, the Applicant may make revisions to the plan to achieve consistency. However, an extension of the date for final Planning Board action may be requested to ensure adequate time for review of such revisions.