



Framingham Planning Board
Uniform Site Plan Review Application Package

Date Application Received by Planning Board: 12/12/2014
 Project Number: PB-033-14

Site Plan Review Approvals Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- Minor Site Plan Review Section IV.I.2.a. Major Site Plan Review Section IV.I.2.b.
 Major Site Plan Review Section IV.I.2.c. Major Site Plan Review Section IV.I.2.d.
 Modification/Extension Request Section IV.I.7.d

General Contact Information:

Note: all correspondence will be forwarded to the project contact only

Owner's name: Clinton 100 CPI, LLC phone: (978) 627-1079
 Owner's address: 43 Broad Street, Hudson MA 01749 fax: _____
(number and street, town or city, state, zip code)
 Applicant's name: Jack's Abby Brewing phone: (508) 872-0900
(if other than owner)
 Applicant's address: 81 Morton Street, Framingham MA fax: _____
(number and street, town or city, state, zip code)
 Project contact's name: Brian Nelson (MetroWest Engineering Inc.) phone: (508) 626-0063
(if other than owner or applicant)
 Project contact's address: 75 Franklin Street, Framingham MA 01702 fax: (508) 875-6440
(number and street, town or city, state, zip code)
 Project contact's e-mail: Bnelson@mwengineering.com

General Property Information:

Address of lot or parcel: 100 Clinton Street +48 Grant St precinct#: 14
 Framingham assessor's plan: sheet# 82, block# 160, lot(s)# 1
 sheet# 55, block# 113, lot(s)# 2
 The record title stands in the name of: Clinton 100 CPI, LLC
 Parcel size (square feet/acres): 221,404 square feet (5.08± acres)
 Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 100,536± square feet
 Floor area ratio (gross floor area of building(s) : size of parcel): 0.45
 Current zoning of property: General Manufacturing + Central Business
 Current use of property: Manufacturing/Vacant
 Proposed use of property (if different): Manufacturing/Restaurant

Project Description:

Brief description of project (attach additional pages as necessary): Conversion of an existing vacant manufacturing facility to a brewery/restaurant. Site Plan Review and Special Permits required for: change in use for a portion of the facility from manufacturing to restaurant, proposed outdoor seating area, reduction in the number of required parking spaces, reduction in dimensional requirements off off-street parking areas

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): _____

Number of existing parking spaces: 159

Number of additional parking spaces proposed: 4

Method of calculating required number of off-street parking spaces to be provided: _____

(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)

Manufacturing Area = 92,654 s.f.; 1 space required for 800 s.f. = 116 spaces

Restaurant - Number of Seats = 175; 1 space required for 3 seats = 58 spaces, 1 space per 2 employees, 12 employees = 12 spaces

Office Space - 2000 s.f.; 1 space per 250 s.f = 8 spaces (Total Number Required Spaces = 189 spaces)

Fiscal Information:

Current assessed value of site: \$2,253,200

Estimated value of project-related improvements: \$6,000,000

Current total local tax revenue from site: \$92,200

Estimated post-development local tax revenue: \$110,000

Estimated number of project related jobs created: construction 40
permanent/part time 25 / 10

Submission Requirements:

1. The contents and scope for **Minor Site Plan Review for Off-street Parking Plan** shall include the information listed in Section IV.I.5.a.1. through 16., Section IV.I.5.g.(2) and Section IV.I.5.g.(5) of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.
2. The content and scope of an application for **Major Site Plan** Review shall include the information listed in Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) Of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.

The above plans, reports and information must be submitted with this form, in accordance with the Zoning By-Law in order for your application to be deemed complete. Please indicate below in writing if any of the submission requirements will not be provided.

Requested Waivers from Submission Requirements:

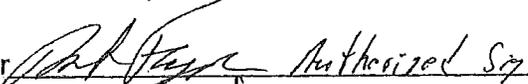
Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

Other Applicable Local, State and Federal Permits and Approvals:

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? <i>(Original written determination must be provided, form attached)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? <i>(see Article VI, Section 10 of the Town of Framingham' General By-Laws)</i> <i>(If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? <i>(If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? <i>(see Article V. Section 5. of the Town of Framingham's General By-Laws)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? <i>(see Article V. Section 18. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Public Way Access Permit? <i>(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? <i>(Please indicate permits and approvals)</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? <i>(Article 17 of the Planning Board Administrative Rules and Regulations)</i>

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner  Authorized Sign Date: 12-10-14

Signature of Applicant (Non-Owner)  Date: 12-10-14



TOWN OF FRAMINGHAM
Inspectional Services Division

Department of Building Inspection
 Memorial Building, Room 203
 150 Concord Street
 Framingham, Massachusetts 01702-8368

Michael Tusino, C.B.O.
 Building Commissioner

Telephone: 508-532-5500
 Fax: 508-532-5501
 Email: Building.Dept@FraminghamMa.gov

Building Department
Section IV.I.4.a Recognition Form

To: Amanda Loomis, Planning Board Administrator

From: Michael Tusino, Building Commissioner

Re: JACKS ABBY 100 Clinton
 Date: _____

In accordance with Section IV.I.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. The Applicant must submit a full set of plans and project narrative for review to the Building Commissioner. The Building Commissioner has 10 business days to render a decision for Permits required. A Pre-Application Meeting may be scheduled with the Building Commissioner and the Planning Board Administrator through the Planning Board Office to review the Project and plans. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Michael A. Tusino

 Building Commissioner

12/8/14

 Date of Signature

- ① Site Plan Review
- ② PB Special Permit
- RESTAURANT over 8000 SF
- ③ S.P. Reduce PARKING.