



2014 DEC 16 P 4: 37

TOWN CLERK
FRAMINGHAM

Town of Framingham Planning Board Special Permit and Site Plan Review Checklist for Application Submittal

Applicant Name and Address:

Date: December 15, 2014

Jack's Abby Brewing
81 Morton Street
Framingham MA

Project Contact Name and Address: (if different)

Project/Address: 100 Clinton Street

Brian Nelson
75 Franklin Street
Framingham MA 01702

The Planning Board has reviewed your application submittal and has deemed it Complete Incomplete.
**If your application has been deemed incomplete it is not considered "filed" and you should review the following check list for Submission Requirement items that need to be addressed.

Status C=Complete I=Incomplete

- C** **I** The Applicant submitted a completed application form (s).
Additional Comments: _____
- The Applicant submitted the required application fee.
- The Applicant submitted the certified list of abutters.
- The Town Treasurer certified that all taxes and fees have been paid.
- The Applicant submitted verification of informational meeting with residents (if applicable) Please provide verification of hosting an informational meeting with the residents or request a waiver.
- The Community Notice sign was posted five days prior to an application submittal.(if applicable) Please provide verification of posting a Community Notice Sign or request a waiver.
- Prior to the filing of an application pursuant to this section (IV.4.a), the applicant, as defined in Section I.E.1 herein, shall submit a preliminary draft of such application to the Building Commissioner, who shall advise the applicant as to the pertinent sections of this Zoning By-law.

Content and Scope of Applications § VI.F.5. a-f

- a. A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be approved by the Planning Board. **The site plan has been drawn to a scale of 1"=40' the Zonign By-law requires plans to be draw at 1"=20' or such other scale as may be approved by the Planning Board. Please request a waiver from the 1"=20' plan which may be approved by the Planning Board.**

Waiver R 1. Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD). **The Applicant has requested a waiver from Section VI.F.5.a.1 of the Framingham Zoning By-law – no significant changes are proposed to the exterior of the building or parking areas and existing grades will not be altered.**

2. Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft.

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3. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area. **Please provided the percentages of these items based on 100% of the lot area**

4. Maximum seating capacity, number of employees, or sleeping units if applicable.

5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

6. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accomodations. **Please provide bicycle rack if possible**

7. Location, size, and type of materials for surface paving, curbing, and wheel stops. **Please provide curbing and wheel stop detail**

8. Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable. **Please request waiver for this submission item**

Waiver R 9. Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable. **The Applicant has requested a waiver from Section VI.F.5.a.9. of the Framingham Zoning By-law – the project includes outdoor seating and will increase the impervious area on the site by approximately 0.4 percent, but will not alter the existing the stormwater management system on-site. The Applicant has provide the locations of snow storage for the winter months.**

Waiver R 10. A photometric plan showing both the intensity of illumination expressed in footcandles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting. **The Applicant has requested a waiver from Section VI.F.5.a.10 of the Framingham Zoning By-law – the proposed project will utilize the existing site lighting located on the exterior walls and roof of the existing building to illuminate the parking area. The outdoor seating area will be illuminated by lights mounted to the four corners of the surrounding fence.**

11. Identification of parcel by sheet, block, and lot number of Assessors Maps. **Please remove the plan notes as requested on the mark-up site plan**

12. Planning Board Signature Block at approximately the same location on each page of the submitted plans. Please remove the plan notes as requested on the mark-up site plan

13. Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page.

Waiver R 14. Water service, sewer, waste disposal, and other public utilities on and adjacent to the site. **The Applicant has requested a waiver from Section VI.F.5.a.14 of the Framingham Zoning By-law – the existing building is currently serviced by existing utilities including electric, gas, sewer, and water. No additional utility connections will be necessary.**

15. An Area designated for the storage of waste and refuse.

Waiver R 16. Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign. **The Applicant has requested a waiver from Section VI.F.5.a.16 of the Framingham Zoning By-law – The Applicant will work with the Sign Officer in the Building Department to complete the appropriate sign application and supply documentation as required.**

Waiver R b. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree. **The Applicant has requested a waiver from Section VI.F.5.a.17.b of the Framingham Zoning By-law – The proposed project will not alter the footprint of the existing building or parking areas. Furthermore, due to the environmental limitations places on the site, there is a limited amount of site disturbance that can occur.**

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Waiver R c. An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries. **The Applicant has requested a waiver from Section VI.F.5.a.17.c of the Framingham Zoning By-law – there will be not be any alterations to the elevation or footprint of the existing building or change in the location of the existing parking and landscaped areas.**

d. A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board. **The Applicant has provided a locus plan for the proposed project, however the plan does not include a scale – Please include a scale for the locus plan or request a waiver for the scale on the locus plan.**

e. Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades. **Please provide a Building Elevation Plan or request a waiver for this submission item**

f. A parking plan, at the same scale as the site plan.

Development Impact Statement § VI.F.5.g

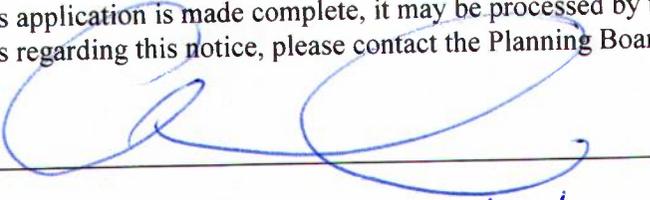
Waiver R (1)Traffic Impact Assessment **The Applicant has requested a waiver from Section VI.F.5.g.(1).a of the Framingham Zoning By-law – The proposed project will occupy an existing building that formerly housed a manufacturing operation. The proposed use will be a combination of manufacturing, warehouse, and retail/restaurant space and will not add additional traffic to the surrounding streets at peak traffic hours.**

- (2)Environmental Impact Assessment
- (3)Fiscal Impact Assessment
- (4)Community Impact Assessment
- (5)Parking Impact Assessment

Additional Comments:

- Please ensure that the provided lighting on the outdoor seating area does not cause glare into abutting residential property window – the use of light shields could help mitigate this.
- If possible, please consider include plantings within pots along the outdoor seating fence.

Once this application is made complete, it may be processed by the Planning Board. If you have further questions regarding this notice, please contact the Planning Board office at (508) 532-5450.

Signed:  _____

Title: Planning Board Administrator

Dated: 12/16/2014

cc: Town Clerk
Planning Board