



TOWN OF FRAMINGHAM PLANNING BOARD
FORM L - SPECIAL PERMIT

Planning Board Office
150 Concord Street, Room B-37 - Framingham MA 01702
(508) 532-5450

Town Clerk Stamp

Office Use Only	Project Number: PB-033-14	Public Hearing Date: 01/18/2014	Filing Fee: \$ 3391.-
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Property Address: 100 Clinton Street, Framingham MA

Submission Type (Check all that apply)

Special Permit	<input checked="" type="checkbox"/>	Use (II.B)
	<input checked="" type="checkbox"/>	Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1.____)
	<input checked="" type="checkbox"/>	Dimensional Relief to Off-Street Parking Design Standards (IV.B.3.g)
	<input type="checkbox"/>	Location of Facilities (IV.B.2)
	<input type="checkbox"/>	Off-Street Loading (IV.C.____)
	<input type="checkbox"/>	Historic Re-Use (V.B)
	<input type="checkbox"/>	Open Space Residential Development (V.F)
	<input type="checkbox"/>	Mixed Use Regulations (V.G)
	<input type="checkbox"/>	Affordable Housing (V.H)
	<input type="checkbox"/>	Active Adult Housing (V.I)
	<input type="checkbox"/>	Drive-Thru Facility Regulations (V.J)
	<input type="checkbox"/>	Neighborhood Cluster Development (V.K)
	<input type="checkbox"/>	Agriculture Preservation Development (V.M)
	<input type="checkbox"/>	Open Space Cluster Development (V.N)
<input type="checkbox"/>	Other (_____)	
<input type="checkbox"/>	Other (_____)	
<input type="checkbox"/>	Other (_____)	
<input type="checkbox"/> Chapter 43D Application		

Property Information

Current Use of Property: Vacant manufacturing facility.

Proposed Use of Property: Manufacturing facility and proposed restaurant.

Submittal requirements can be found in each permit's respective section of the Framingham Zoning By-law

Town of Framingham Planning Board
www.Framinghamma.gov
Monday-Friday, 8:30am - 5:00pm

Describe your request under section II.B:

The proposed project request a Special Permit for change in use of a a portion of an existing manufacturing facility to a proposed restaurant with outdoor seating area. The facility will house the brewery for Jack's Abby and a taproom/restaurant with and outdoor seating area.

Describe your request under section IV.B.1:

The proposed manufacturing/restaurant facility will require 188 off-street parking spaces due to the addition of the restaurant. The site currently contains 159 off-street parking spaces. There will be minimal alterations to the existing parking area on the site which will yield a total number of 163 proposed parking spaces. A special permit is requested to reduce for a reduction in the off-street parking requirement of 188 spaces.

Describe your request under section IV.B.3.g:

The existing parking areas located off Grant Street and Clark Street do not presently conform to the required setback from the face of a building or street line and the drive aisle is less than 24-feet wide in some locations. A Special Permit is request for relief in the dimensional requirements of the existing parking and proposed parking areas.

Describe your request under section _____:

(if filling out FORM E, page 3 is not required)

Project Information

Attorney Name: n.a.	Email:
Mailing Address:	Phone:
Project Engineer Name: MetroWest Engineering Inc.	Email: Bnelson@mwengineering.com
Mailing Address: 75 Franklin Street, Framingham MA	Phone: (508) 626-0063
Traffic Engineer Name: n.a.	Email:
Mailing Address:	Phone:
Stormwater Engineer Name: n.a.	Email:
Mailing Address:	Phone:
Landscape Architect Name: n.a.	Email:
Mailing Address:	Phone:

Zoning Data

Please refer to the Framingham Zoning By-law Section I.E. Definitions and Section IV.E. Dimensional Requirements for additional information			
	Existing	Proposed	Required
Lot Area (square feet/acres)	207,284 / 4.76	207,284 / 4.76	6,000 / 0.14
Frontage of Property (feet)	327.05 ft.	327.05 ft.	50 ft.
Front Setback (feet)	4.3 ft.	4.3 ft.	50 ft.
Side/Rear Setback (feet)	15 ft.	31.1 ft.	15 ft.
Minimum Landscape Open Space Surface Ratio (%)	0.057	0.053	n.a.
Building Height (feet)	38± ft	38± ft.	80 ft.
Lot Coverage (%)	0.49±	0.49±	n.a.
Gross Floor Area Ratio of Building(s)	0.49±	0.49±	n.a.
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	0.49±	0.49±	0.32
Number of Parking Spaces	159	163	188
Handicap Parking Spaces	0	5	5
Bicycle Parking Spaces	0	0	0
Loading Spaces	0	0	n.a.
Number of Loading Bay	5	5	3