



MetroWest Engineering, Inc.

December 11, 2014

Framingham Planning Board
Framingham Town Hall
150 Concord Street, Room B-37
Framingham, MA 01702
Attention: Amanda Loomis, Planning Board Administrator

Re: Waiver Requests, Site Plan Review Application
Jack's Abby Brewing, 100 Clinton Street, Framingham Ma

Project Location: Jack's Abby Brewing
100 Clinton Street
Framingham, MA 01702
Assessors Map 82, Block 160, Lot 1

Applicant: Jack's Abby Brewing
81 Morton Street
Framingham, MA 01702

Dear Ms. Loomis;

Pursuant to the application for Site Plan Review for the proposed improvements related to the construction of the new Jack's Abby Brewery located at 100 Clinton Street, Framingham, this letter formally requests the following waivers from the Site Plan Review requirements, Section VI.F.2.b. of the Framingham Zoning Bylaws. The project will be seeking Special Permits under Section IV.B.3.g of the Zoning Bylaws for a reduction from the required number of off-street parking spaces and setback and drive aisle width of some of the existing parking spaces on site and Special Permits for changes in Use from manufacturing to restaurant under Section II.B of the Framingham Zoning Bylaws.

Waivers from the following sections are hereby requested:

VI.F.5.a.1 – Topography of the property, including contours at a 2 foot contour interval based on the most recent National Geodetic Vertical Datum (NGVD).

The project entails renovations to the existing building to house the Jack's Abby brewery and a taproom/ restaurant. No significant changes are proposed to the exterior of the building or adjacent parking areas and existing grades will not be altered.

A waiver from Section **IV.I.5.a.1** is hereby requested for relief from the requirement to show existing or proposed topography.

VI.F.5.a.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 project will include construction of an outdoor seating area and will increase impervious area on site by approximately 0.4-percent. It will not alter the existing stormwater management system on site, or existing drainage flows across or from the site.

A waiver from Section **IV.I.5.a.9** is hereby requested for relief from the requirement to provide drainage plans or hydrologic computations.

VI.F.5.a.10 – A photometric plan showing both the intensity of illumination expressed in footcandles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaires(s) for all existing and proposed lighting.

The proposed project will utilize existing site lighting located on the exterior walls and roof of the existing building to illuminate the parking areas on the Clark Street and Grant Street sides of the building. The Clinton Street side of the building is presently illuminated with lights mounted on the side of the building. The proposed outdoor seating area will be illuminated lights mounted to the four corners of the surrounding fence.

A waiver from Section **IV.I.5.a.10** is hereby requested for relief from the requirement to provide a proposed photometric plan.

VI.F.5.a.14 – Water service, sewer, waste disposal, and other public utilities on and adjacent to the project site.

The existing building is currently serviced by existing utilities including electric, gas, sewer and water. The size and locations of existing services have been deemed to be adequate by the applicant and will not need to be updated. Therefore, no new utility connections will be required.

A waiver from Section **IV.I.5.a.14** is hereby requested for relief from the requirement to provide a proposed utility plan or show existing utilities in the abutting streets.

VI.F.5.a.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 indication the location and dimensions of the proposed sign and any landscaped or others areas in which a freestanding sign is to be placed clearly showing the locations of the sign.

The applicant will apply for sign permits as part of the building permit process. A waiver from Section **VI.F.5.a.16** is hereby requested for sign submittal.

VI.F.5.a.17.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 project will not alter the footprint of the existing building(s) or parking and landscaped areas. Accordingly no alterations to the existing landscaped and planted areas on site will occur.

A waiver from Section **IV.I.5.a.17.b** is hereby requested for relief from the requirement to provide a proposed landscape plan.

VI.F.5.a.17.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 site is presently developed with an existing building, paved parking areas and landscaped areas. Proposed renovations to the site will not alter the elevations or footprint of the existing building or change the location of the existing parking and landscaped areas.

A waiver from Section **IV.I.5.a.17.c** is hereby requested for relief from the requirement to provide a isometric line drawing.

VI.F.5.g.(1)a – Traffic Impact Assessment

The proposed project will occupy an existing building that formerly housed a manufacturing operation. The proposed use of the building 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.

A waiver from Section **IV.I.5.(1)** is hereby requested for relief from the requirement to provide a Traffic Study.

If you have any questions or additional comments, please feel free to contact me at your convenience.

Sincerely;



Brian Nelson
Project Engineer