



**TOWN OF FRAMINGHAM PLANNING BOARD
FORM E - SITE PLAN REVIEW**

2015 FEB 26 P 4: 47
TOWN CLERK
FRAMINGHAM
Town Clerk Stamp

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

| | | | |
|-----------------|-------------------------------------|---|-----------------------------------|
| Office Use Only | Project Number: <i>PB-002-15</i> | Public Hearing Date: <i>March 26, 2015</i> | Filing Fee: <i>\$ 3,329.50</i> |
|-----------------|-------------------------------------|---|-----------------------------------|

Property Address: 1699 & 1701 Worcester Road

Submission Type (Check all that apply)

| | | |
|---|-------------------------------------|--|
| Site Plan Review | <input checked="" type="checkbox"/> | Major Site Plan Review Section VI.F.2.b./VI.F.2.c./VI.F.2.d. |
| | <input type="checkbox"/> | Minor Site Plan Review Section VI.F.2.a. |
| | <input type="checkbox"/> | Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3 |
| | <input type="checkbox"/> | Site Plan Modification - new gross floor area greater than 1,000 sq. ft. of new gross floor area. |
| <input type="checkbox"/> Chapter 43D Application | | |

Project Information

| | | |
|---|--|--|
| Attorney Name: Attorney Brian Levey | | Email: blevey@bdlaw.com |
| Mailing Address: 15 Walnut Street Suite 400, Wellesley, MA 02481 | | Phone: 781-416-5733 |
| Project Engineer Name: Richard A. Salvo, P.E. | | Email: rsalvo@eaicivil.com |
| Mailing Address: 194 Central Street Saugus, MA 01906 | | Phone: 781-231-1349 |
| Traffic Engineer Name: Jennifer Conley | | Email: jconley@conleyassociates.com |
| Mailing Address: 40 Warren Street Boston, MA 02129 | | Phone: 617-742-5111 |
| Stormwater Engineer Name: Richard A. Salvo, P.E. | | Email: rsalvo@eaicivil.com |
| Mailing Address: 194 Central Street Saugus, MA 01906 | | Phone: 781-231-1349 |
| Landscape Architect Name: Mary Ann O'Neill | | Email: moneill@leahylandscaping.com |
| Mailing Address: 56 Sanderson Ave., Lynn, MA 01905 | | Phone: 781-589-3489 |

Property Information

Current Use of Property: Restaurant (not currently occupied)

Proposed Use of Property: Proposed Fast Food Establishment with Drive Through.

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) | 58049 / 1.33 | 58049 / 1.33 | 6000 / N/A |
| Frontage of Property (feet) | 210' (Cal. Ave) | 210' (Cal. Ave) | 50' |
| Front Setback (feet) | 51.7' | 50.2' | 50' |
| Side/Rear Setback (feet) | 27.1' | 22.8' | 15' |
| Minimum Landscape Open Space Surface Ratio (%) | 10.7% | 32% | 20% |
| Building Height (feet) | <50' | <50' | 50' |
| Lot Coverage (%) | 10.1% | 6.6% | 35% |
| Gross Floor Area Ratio of Building(s) | 5,901 | 3,825 | -- |
| Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel) | 0.10 | 0.06 | 0.32 |
| | | | |
| Number of Parking Spaces | 106 | 56 (17 Landbank) | 62 |
| Handicap Parking Spaces | 6 | 3 | 3 |
| Bicycle Parking Spaces | 0 | 12 | - |
| Loading Spaces | 0 | 0 | 0 |
| Number of Loading Bay | 0 | 0 | 0 |

Other Applicable Local, State and Federal Permits and Approvals:

- The Building Commissioner has reviewed this application/plans? (*Original written determination must be provided, FORM B*) Yes
- The lot is on a Scenic Road?(*see Article VI, Section 10 of the Town of Framingham' General By-Laws*) (*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.*) No
- The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.? No
- The project involves alteration or demolition of buildings which are at least 50 years old? (*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.*) No
- The lot is situated in an historic district?(*see Article V. Section 5. of the Town of Framingham's General By-Laws*) No
- The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (*see Article V. Section 18. of the Town of Framingham's General By-Laws.*) No
- The project is located in a designated federal Floodplain Hazard Zone? No
- The project has received or will require a special permit(s) from the Zoning Board of Appeals? (*Please attach a copy*) Yes. Former Tin Alley received a Special Permit for Outdoor Seating
- The Project has received or will require a variance(s) from the Zoning Board of Appeals? (*Please attach a copy*) Yes (for signage only)
- The Project will require a Street Opening Permit from the Board of Selectmen? Yes
- The Project will require a Massachusetts Highway Department Permit? Yes
- The Project will require a Public Way Access Permit? (*see Article VI., Section 8. of the Town of Framingham's General By-Laws.*) Yes
- The Project is subject to the Highway Overlay District Regulations, Section III.E.? Yes
- The Project is subject to the Mixed Use Regulations, Section V.G.? No
- The Project is subject to the Affordable Housing By-Law, Section V.H.? No
- The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.? No
- The Project has received/apply for Wireless Communication Approval? No
- The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)? Yes
- The Project is a designated Brownfield Site and/or subject of a 21E Survey? No
- This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (*Please indicate permits and approvals*) None that the Applicant is aware of.

Site Plan Review Application Checklist

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (***Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.*)

- The Applicant submitted verification of informational meeting with residents (if applicable).
- The Community Notice sign was posted five days prior to an application submittal.(if applicable).
- 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.
- 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. **Section VI.F.5.a**
- Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD). **Section VI.F.5.a.1**
- Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft. **Section VI.F.5.a.2**
- 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. **Section VI.F.5.a.3**
- Maximum seating capacity, number of employees, or sleeping units if applicable. **Section VI.F.5.a.4**
- Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic. **Section VI.F.5.a.5**
- Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations. **Section VI.F.5.a.6**
- Location, size, and type of materials for surface paving, curbing, and wheel stops. **Section VI.F.5.a.7**
- Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable. **Section VI.F.5.a.8**
- 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. **Section VI.F.5.a.9**
- 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. **Section VI.F.5.a.10**
- Identification of parcel by sheet, block, and lot number of Assessors Maps. **Section VI.F.5.a.11**
- Planning Board Signature Block at approximately the same location on each page of the submitted plans. **Section VI.F.5.a.12**

- Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page. **Section VI.F.5.a.13**
- Water service, sewer, waste disposal, and other public utilities on and adjacent to the site. **Section VI.F.5.a.14**
- An Area designated for the storage of waste and refuse. **Section VI.F.5.a.15**
- 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. **Section VI.F.5.a.16**
- 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. **Section VI.F.5.a.17.b**
- 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. **Section VI.F.5.a.17.c**
- 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. **Section VI.F.5.a.17.d**
- 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. **Section VI.F.5.a.17.e**
- A parking plan, at the same scale as the site plan. **Section VI.F.5.a.17.f**
- Traffic Impact Assessment – **Section VI.F.5.g.(1)**
- Environmental Impact Assessment – **Section VI.F.5.g.(2)**
- Fiscal Impact Assessment – **Section VI.F.5.g.(3)**
- Community Impact Assessment – **Section VI.F.5.g.(4)**
- Parking Impact Assessment – **Section VI.F.5.g.(5)**