DEVELOPMENT IMPACT STATEMENT

FOR

ONE FRAMINGHAM CENTRE, LLC

1, 5 and 17 Edgell Road
Framingham, MA 01701

DATED: April 2015

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FRAMINGHAM, MASSACHUSETTS
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A. Form A - Cover Letter

B. Form E - Site Plan Review (Minor)

C. Form L - Special Permit (Reduction in Required Number of Spaces)

I. DESCRIPTION OF THE PROJECT

1.1 DEVELOPMENT HISTORY.

In the early 1970's, the property, which is the subject matter of these Applications, was reconstructed. Specifically, approval was granted for the construction of two (2) additional buildings on the Premises. Those buildings are now known as 1 and 5 Edgell Road.

1 Edgell Road is a 2 ½ story building which consists of approximately 18,500 square feet. That building is located at the corner of Edgell Road and its intersection with the westbound ramp of Route 9. The building is approximately 16.5 feet from the Route 9 ramp and ten (10) feet from the corner of Edgell Road. The building contains a mix of uses, including retail, personal services, restaurant, offices (both medical and non-medical) and wholesale.

The building known as 5 Edgell Road was also constructed in the early 1970's, and the two (2) story building consists of approximately 14,800 square feet. The building is set back approximately twenty-six (26) feet from Edgell Road and approximately 8.2 feet from the northerly property boundary. The building contains a mix of uses, including offices and a fast food establishment.

The final building is known as 17 Edgell Road and contains a restaurant. The building consists of approximately 5,000 square feet and is located over one hundred forty (140) feet from the easterly property boundary and over two hundred fifty (250) feet from Edgell Road.

Access to the property is via a one-way entry from Edgell Road and an entry/exit from the Westbound Route 9 Ramp.

The property is located in a Business Zoning District. The lot complies in all respects with the Dimensional Requirements applicable to lots within a Business District. Specifically, the lot has in excess of 96,000 square feet, whereas only 6,000 square feet is required.

Additionally, the lot has over four hundred (400) feet of frontage on the Route 9 Ramp and over two hundred (200) feet of frontage on Edgell Road, whereas only sixty-five (65) feet of frontage is required.

The development of the property is non-conforming as it relates to a number of Dimensional Requirements. Specifically, buildings within the Business District are currently required to be set back a minimum of twenty-five (25) feet from the street and fifteen (15) feet from lot lines. As noted, the building at 1 Edgell Road does not provide a twenty-five (25) foot setback to either the Route 9 Ramp or Edgell Road. Further, the building a 5 Edgell Road does not provide a fifteen (15) foot setback to the northerly property line. The buildings are, therefore, in non-conformity with the current regulations relating to setbacks. The size of the buildings does not comply with the Floor Area Ratio. Since the late 1990's, the Floor Area Ratio in the Business District has been limited to .32. Buildings which existed prior to that date consist of approximately 34,272 square feet, which establishes a Floor Area Ratio of .354. Buildings within a Business Zone are allowed to be six (6) stories and eighty (80) feet, therefore, the buildings comply with the Height Requirements. In addition, the By-law requires that commercially used lots in the Business District provide a Minimum Open Space equal to twenty (20%) percent of the lot. The Premises presently does not contain over 19,350 square feet of Open Space (20%).

Over the years, various approvals have been obtained and various uses have changed in connection with the Premises. At the present time, there is approximately 22,770 square feet of office, 1,600 square feet of medical office, 1,200 feet of wholesale use, approximately 1,200 square feet of retail services, approximately 1,700 square feet of health/recreational services, approximately 5,000 square feet of restaurant and approximately 1,150 square feet of fast food restaurant.

1.2 Project Description and Design.

The Applicant proposes to change the use of approximately 3,658 square feet of space from office to restaurant at 1 Edgell Road. The restaurant is proposed as a full service restaurant with a seating capacity of 120 seats, including twenty-four (24) exterior seats. The plans depict the proposed exterior seating. The operation is anticipated to involve approximately seven (7) employees. The plan submitted includes the proposed changes to the exterior of the building. Otherwise, all other changes are interior. There are no proposed changes to the site or the parking layout.

The proposed change in use for the restaurant requires the granting of a Special Permit for the restaurant use by the Zoning Board of Appeals. The proposed restaurant use is at the corner of the building in a space occupied a number of years ago by Boston Chicken on a smaller scale. Prior to Boston Chicken, there were other restaurants on the Premises. Restaurant use of that building dates back to its creation in 1972.

II. PARKING IMPACT ASSESSMENT.

2.1 Parking.

The Project includes a change of use for approximately 3,658 square feet of office space to a restaurant. Accordingly, based upon the restaurant's seating capacity of 120 seats and approximately eight (8) employees, the total number of required parking spaces for the restaurant use would be forty-four (44). The prior office use of the area required fifteen (15) parking spaces. Accordingly, there is an increase of twenty-nine required parking spaces.

Although there is an increase in the parking requirement, no additional parking is proposed, as the Applicant is requesting a Special Permit for a Reduction in the Required

Number of Parking Spaces. The total parking required for the site upon the change of use is two hundred four (204) spaces based upon the identification of the uses as described herein.

Although there is an increase of twenty-nine (29) parking spaces, the actual parking provided on the site, which includes one hundred sixty-nine (169) spaces, is more than sufficient to accommodate the needs of the buildings with the proposed change in use. As noted, the site has been in operation since the early 1970's and at no time have there been problems with parking on the site. That is as a result of the mix of uses which offset each other so that the total number of required spaces is in reality not necessary. As noted, there is 20,000 square feet of office use, which is generally not used on Saturdays and Sundays, when the restaurants have their peak capacity. Further, the use of the parking by office tenants and visitors during the evening is also limited, and as such, the demands for the restaurant uses during their peak hours on weekends and evenings is easily accommodated as a result of the lack of demand for the office space uses during those same times.

The availability of restaurant uses on the site is an amenity to the site and to the employees in the area. Accordingly, the use by the employees within the area, (easy walk from Framingham Center) as well as the site does not necessitate additional parking for customers. Accordingly, the location of the property and the mix of uses does not necessitate that two hundred four (204) parking spaces be provided.

III. ENVIRONMENTAL IMPACT ASSESSMENT.

3.1 Potential Impacts.

As there are no changes to the site and, therefore no increase in impervious coverage, there are no proposed drainage improvements. There is no record of any negative impacts as to drainage systems within the area resulting from the present use of the property. As noted,

although there will be an increase in the use of the Premises on weekends and evenings, that increased use will not have any different impact than the use of the property at its peak or at any other time during the day.

3.1.1 Air Quality.

As noted, there are no proposed exterior changes, except the outside seating, and all interior changes for the restaurant operation will be in accordance with all regulatory requirements. Accordingly, there will be no impact to air quality in the area.

3.1.2 Surface Water.

As noted, no proposed exterior changes are to be made with the exception of adding the exterior seating. As shown on the plan, the area of exterior seating is presently impervious. Accordingly, there will be no impact to surface water, as there will be no change in the drainage on the site resulting from the proposed change in use.

3.1.3 Ground Water.

As noted, ground water will not be impacted as there will be no change in the impervious condition of the site.

3.1.4 Flooding, Erosion & Sedimentation.

As noted, there are no exterior changes and as such the Project will not result in any flooding, erosion or sedimentation.

3.1.5 Hazardous Materials.

The proposed change in office use to restaurant use will not involve the use of any hazardous materials.

3.1.6 Temperature and Wind Conditions.

As noted, there are no changes to the development of the site and, therefore, there will be no impact on temperatures or wind conditions to abutting property.

3.1.7 Light and Noise Impacts.

As noted, there are no proposed changes to the parking layout or to the lighting. Accordingly, there will be no detrimental impact to abutting properties.

3.1.8 Land Disturbances.

As noted, there are no changes to the site and, therefore, the proposed change in use is not subject to the Land Disturbance Regulations.

3.2 SYSTEMS CAPACITY.

3.2.1 Water Demand.

The Project will result in an increase in water demand. Water demand from the proposed change in use, which is based upon thirty-five (35) gallons per person per day, will result in a total requirement for the new restaurant facility of approximately thirty-five hundred (3,500) gallons per day. The building is already serviced by municipal water. Further, as noted, prior restaurant uses, including fast food restaurant uses, have been allowed in this portion of the building. Accordingly, the requirement for thirty-five hundred (3,500) gallons per day of water demand will not have any detrimental impact to the municipal system. The proposed change in use will also result in the elimination of a water demand of one hundred seventy-five (175) gallons (seventy-five (75) gallons per one thousand (1,000) square feet of office area).

3.2.2. Sewerage Disposal.

As with the water conditions, there will be a thirty-five hundred (3,500) gallon demand for sewer capacity from the new restaurant operations. Sewer generation will also be reduced

with the elimination of the office use (275 gallons). As noted, the building is presently served by sewer service lines and the increase in the discharge will not have any negative impact upon the municipal system. Appropriate sewer user fees and connection fees will be paid.

3.2.3 Solid Waste Disposal.

The solid waste from the Project will be handled by dumpsters as is presently conducted for the office facility.

IV. STANDARDS FOR APPROVAL.

The information submitted with these Applications, including the Development Impact Statement and Site Plans; detail the redevelopment of the Site and its compliance with applicable requirements subject to the approval by the Zoning Board of Appeals. The Petitioner, therefore, respectfully requests that the Framingham Planning Board approve the Site Plan Review Application (Section IV.I.2.a.), Application for Special Permit for Reduction in the Required Number of Parking Spaces (Section III. _____), thereby authorizing the change in the use of the Premises.

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