

Narrative and Parking Impact Assessment**Project Information**

Project Location: 340 Winter Street
Framingham, MA 01702
Parcel ID# 109-10-8046

Applicant: Nevins Realty Trust
340 Winter Street
Framingham, MA 01702

Minor Site Plan Application**Introduction**

The site plans and Minor Site Plan Review application pertain to the proposed construction of a 8,180 square feet auxiliary gravel parking lot that is located at 340 Winter Street. The lot is presently improved by a single family house, paved driveway and supporting utilities. The subject property contains approximately 56,578 square feet (1.30± acres) of land. The lot is primarily wooded near the eastern portion of the lot. No changes to the single family home are proposed at this time.

The applicant, Dennis Morgan, recently acquired 340 Winter Street and is also the owner of the immediately adjacent property, 342 Winter Street (Carlyle House). The applicant plans to construct the 26-space parking lot at 340 Winter Street to provide the Carlyle House with employee and staff parking, so that the existing parking lot located at the Carlyle House can be used by family members visiting residents.

The properties located at 340 and 342 Winter Street are both accessed by the same driveway off of Winter Street. No alterations will be made to this access driveway.

The proposed work also includes the addition of four dark-sky compliant pole mounted light fixtures located at the proposed parking lot. The proposed parking lot will be screened from abutters with new tree plantings. Please refer to the Proposed Site Plan Set for all site improvements.

Parking Impact Assessment

The off-street parking requirements of the Zoning Bylaw presently requires 29 parking spaces for the Carlyle House located at 342 Winter Street. There are presently 33 off-street parking spaces located at the Carlyle House. The proposed project will increase the amount of parking spaces by 26 spaces, for a total of 59 parking spaces.

The project will not alter or impair pedestrian or vehicular circulation patterns around the Carlyle House or abutting streets.

The proposed parking lot at 340 Winter Street will be used by current employees and staff of the Carlyle House. The Carlyle House does not plan on increasing the number of employees or staff.