



Framingham Planning Board
 Uniform Site Plan Review Application Package

2014 JUN -9 P 12:19

Date of Application: May 9, 2014
 FRAMINGHAM

Site Plan Review Approvals Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- Minor Site Plan Review Section IV.I.2.a. Major Site Plan Review Section IV.I.2.b.
 Major Site Plan Review Section IV.I.2.c. Major Site Plan Review Section IV.I.2.d.
 Modification/Extension Request Section IV.I.7.d

General Contact Information:

Note: all correspondence will be forwarded to the project contact only

Owner's name: 911 - 921 Waverly Properties, LLC phone: 508-879-7874
 Owner's address: 911 Waverly Street fax: _____
(number and street, town or city, state, zip code)
 Applicant's name: _____ phone: _____
(if other than owner)
 Applicant's address: _____ fax: _____
(number and street, town or city, state, zip code)
 Project contact's name: Peter R. Barbieri, Esq. phone: 508-532-3517
(if other than owner or applicant)
 Project contact's address: Fletcher Tilton, 161 Worcester Road fax: _____
(number and street, town or city, state, zip code) Suite 501, Framingham, MA 01701
 Project contact's e-mail: pbarbieri@fletchertilton.com

General Property Information:

Address of lot or parcel: 904, 911, 920 and 921 Waverly Street precinct#: 15
 Framingham assessor's plan: sheet# 149, block# 306, lot(s)# 3 and 4 911 & 921 (Rest.
 sheet# 124, block# 253, lot(s)# 2 and 15 904 & 918 (Park
 The record title stands in the name of: Owner
 Parcel size (square feet/acres): Rest. Lot 20,612 s.f. .47A; Parking Lot 45,158 s.f. 1.
 Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 17,134 s.f.
 Floor area ratio (gross floor area of building(s) ÷ size of parcel): .26
 Current zoning of property: G.M. (Rest. Lot) B. (Parking Lot)
 Current use of property: Restaurant Parking
 Proposed use of property (if different): Same. Application to amend parking layout.

*Combined lot area 65,770 s.f. 1.51A

1. Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD).
2. Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft.
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3. 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.
4. Maximum seating capacity, number of employees, or sleeping units if applicable.
5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.
6. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
7. Location, size, and type of materials for surface paving, curbing, and wheel stops. **No Change**
8. Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable. **No Change**
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. **Please provide location for snow storage – Attached is a photo of the proposed snow storage area which is currently a steep slope.**
10. 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. **Please review the revised photometric plan. Walk isle should be well illuminated to ensure pedestrian safety.**
11. Identification of parcel by sheet, block, and lot number of Assessors Maps.
12. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
13. Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page.
14. Water service, sewer, waste disposal, and other public utilities on and adjacent to the site.
15. An Area designated for the storage of waste and refuse.
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 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. **Waiver Requested**

- 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. **Please provide a Landscape Plan – the Applicant proposed a revised plan which has not been approved by the Planning Board.**

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- 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. **Waiver Requested by the Applicant**
- d. 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. **Waiver Requested by the Applicant**
- e. 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. **Waiver Requested by the Applicant**
- f. A parking plan, at the same scale as the site plan.

Development Impact Statement §IV.I.5.g

- (1)Traffic Impact Assessment **Waiver Requested by the Applicant**
- (2)Environmental Impact Assessment **Waiver Requested by the Applicant**
- (3)Fiscal Impact Assessment **Waiver Requested by the Applicant**
- (4)Community Impact Assessment **Waiver Requested by the Applicant**
- (5)Parking Impact Assessment **Waiver Requested by the Applicant**

Additional Comments: Please provide snow storage detail as noted previously, the location denoted on the plan set as snow storage is a steep slope, with erosion issues. Additionally, with the requested expansion of the satellite parking lot please provide information regarding wheel stops. Furthermore, with the removal of the landscape islands and the increase in pavement please provide information regarding stormwater flow to ensure that the design still meets regulations.

Once this application is made complete, it may be processed by the Planning Board. If you have further questions regarding this notice, please contact the Planning Board office at (508) 532-5450.

Signed: _____

Title: Planning Board Administrator

Dated: June 9, 2014

cc: Town Clerk
Planning Board