

Project Narrative

McDonald's Conversion/Starbucks's Site Modifications

Medway Commons

Charter Realty & Development Corp.

Medway Commons is an existing grocery-anchored shopping originally developed by Charter Realty & Development Corp. ("Charter") in 2022. Retail trends have evolved, and the tenant mix here must also evolve. McDonald's restaurant was constructed as part of the original development and operated by a franchisee. McDonald's subsequently operated this location as a corporate store before ultimately deciding to close this location in 2019. Charter now has an opportunity for a reuse of the McDonald's building and proposes to divide the space to accommodate two new tenants. The main tenant space will be occupied by Chipotle and include an app pick-up window. We are in discussions with a second tenant but as of this submission, we do not have an executed lease. As part of this redevelopment, Charter also proposes a reconfiguration of the Starbucks drive-through lane to better address current operating objectives. A right-turn lane is also proposed to facilitate access to the southern portion of the site and minimize internal conflicts adjacent to the open space area.

1) current and proposed uses –

Medway Commons is an existing grocery anchored shopping center with a variety of retail, restaurant and service uses. The proposed use of McDonald's will continue to be restaurant tenants.

2) description of proposed site improvements including paving, stormwater management, landscaping, sidewalks, refuse storage and disposal facilities, site amenities, fencing, lighting, water and sewer service, open space, etc.

The redesign of the Starbucks drive through represents the majority of the site plan modifications. A new dumpster enclosure is proposed at the northwest corner of the McDonald's lot. Additional landscaping will enhance the proposed outdoor seating area for Chipotle. Additional crosswalks and sidewalks are proposed as depicted on the site plan. Please refer to the Stormwater Summary Memo prepared by Tighe & Bond for stormwater management notes.

3) description of proposed building construction, renovation, façade improvements, and/or demolition including the size of the proposed building(s) or additions;

Building size will not change, modifications are described in detail in the attached Statement of Consistency with The Town of Medway Design Review Committee Guidelines.

4) projected water and sewer demand

No changes to current demand.

5) expected number of employees and/or occupants;

12-15 employees for both restaurants.

6) proposed hours of operation;

Expected 10 am- 10 pm operating 7 days per week.

7) existing and proposed means of vehicular and pedestrian access and egress;

No change to current access points, see entry location on plan for proposed 2nd tenant.

8) number of parking spaces required and how this number was determined;

No change to current spaces provided.

9) calculation of proposed lot coverage and impervious surface;

The proposed increase of 1,191 square feet does not change the proposed lot coverage for the entire property of Medway Commons.

10) timetable for project completion;

6 months from construction start which is anticipated to be 2 months following approvals.

11) proposed on and off-site mitigation measures;

This is a proposal to re-tenant existing spaces within an existing shopping center that has operated for the last 18 years without any issues. There are no proposed mitigation measures.

12) list of other required local, state and federal permits and the status of each;

Town Building and health permits.

13) any other information the Applicant believes will assist the Board in reviewing and understanding the site plan application.

Consistency with applicable provisions of Section 10

Below are relevant sections applying only to changes proposed as part of the activity proposed under Minor Site Plan Review.

D. Parking Requirements.

2. Applicability. *The parking requirements in Section 7.1.1 shall apply to the Central Business District with the following adjustments:*

- a. Off-Street Parking Requirements. *In the Central Business District (CB) the minimum number of off-street parking spaces required by use on Table 3 in Section 7.1.1.D. shall be interpreted to be both the minimum and the maximum amount of parking spaces required. A reduction of parking may be allowed by special permit under Section 7.1.1.J. Additional off-street parking spaces shall require a waiver from the PEDB and the applicant shall demonstrate sufficiently that additional parking is necessary.*

THE PROPOSED PLAN PROVIDES FOR NO CHANGE IN THE TOTAL SPACES PROVIDED.

Consistency with applicable provisions of Section 3.4 C.

The request for a special permit is for the app pick-up window in relatively the same location as the McDonald's drive through window and lane.

1. The proposed site is an appropriate location for the proposed use.

THE SITE WAS CONSTRUCTED FOR A DRIVE THOUGH RESTAURANT AND WAS USED AS ONE FOR ALMOST 20 YEARS.

2. Adequate and appropriate facilities will be provided for the operation of the proposed use.

A PICKUP WINDOW WILL BE CONSTRUCTED FOR THE RENOVATED SPACE.

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.

THE DRIVE THROUGH LANE HAS OPERATED AS A HIGHER VOLUME USE FOR ALMOST 20 YEARS WITHOUT INCIDENT.

4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

THE TRAFFIC STATEMENT PREPARED BY TIGHE & BOND INDICATES A NET DECREASE IN VEHICLE TRIPS FOR THE MORNING PEAK HOUR, WHICH IS ESPECIALLY BENEFICIAL TO OVERALL SITE OPERATIONS.

5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.

NO CHANGE TO CURRENT OPERATIONS THAT MAY IMPACT ANY ADJOINING PROPERTIES.

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.

THE LOCATION OF THE APP PICKUP WINDOW IS LOCATED IN THE CENTER OF THE PROPERTY AND THERE ARE NO IMPACTS TO SURROUNDING NEIGHBORHOOD.

7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.

THE USE IS PERMITTED AND DUE TO THE NATURE OF AN APP PICK-UP WINDOW ONLY, THERE IS LESS IMPACT THAN THE PRIOR DRIVE THOUGH USE.

8. The proposed use is consistent with the goals of the Medway Master Plan.

THE USE PROVIDES FOR A REUSE OF AN EXISTING COMMERCIAL BUILDING.

9. The proposed use will not be detrimental to the public good.

THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE PUBLIC GOOD.