

APD ENGINEERING | ARCHITECTURE

APD Project No. 21-0407

June 20, 2022

Michelle Tyler
Director of Planning
Town of Randolph
41 South Main Street
Randolph, MA 02368

RE: Burger King (106 Mazzeo Drive) – Special Permit Amendment

Dear Michelle,

On behalf of our Client, JSC Management Group, LLC, we are enclosing (12) copies of the Site Plan, special permit application, and \$500 application fee for the proposed Burger King at the above-referenced property. The site is comprised of (2) separate parcels, one within the Town of Randolph and one within the Town of Stoughton, collectively totaling approximately 1.04 acres. The proposed project will lease both parcels to provide enough space for the proposed development. On June 15th, the Town of Randolph Zoning Board of Appeals reviewed the project and conditionally approved the necessary zoning relief to continue proceeding forward.

This site was formerly home to Honey Dew Donut, with associated parking and a single drive-thru lane. As part of the scope of work for this project, the existing $\pm 1,125$ SF building will be renovated, and a $\pm 1,650$ SF addition will be added to the front building. The existing access on Mazzeo Drive will remain as-is, pending MassDOT confirmation, and a new driveway on Technology Center Drive is being proposed. Additional site improvements for the overall development include a parking lot, a double drive-thru, stormwater, landscaping, and lighting.

This application is requesting an amendment to the Special Permit (initially issued for the single drive-thru on June 27, 1996), due to the proposed building and site modifications, including the proposed double-drive thru. Based on recent trends in the industry and metrics collected by Burger King, approximately 75% - 85% of their business is conducted through the drive-thru with minimal customers using the dining room. The installation of a double-drive thru will improve operation efficiency, decrease wait/idling times, and minimize vehicle queuing, benefitting Burger King and the community.

The proposed double-drive thru is located in the rear of the building, and would include (2) separate lanes that each contain a clearance bar, preview board, order confirmation unit, and menu board. Vehicles would stack in each lane (up to 14 in total without encroaching into the proposed drive aisle or Technology Center Drive), place their order, and then merge into the single lane that approaches the 1st drive-thru window. The current operation of the double drive-thru allows the employees to see a photo of each vehicle, driver, and their associated food order superimposed, thus minimizing any confusion at the pay window and pickup window.

We request that the Town Council waivers be answered during the Site Plan Review by the Planning Board.

For your convenience, we have summarized the potential waivers below in italics and provided our associate responses in bold text.

Headquarters

615 Fishers Run, Victor, NY 14564
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web www.apd.com • email info@apd.com

Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380

Town Council Site Plan Requirements

1. *Other features including; slope, geological features, unique vegetation, existing (six [6] inch trunk diameter or greater measured four [4] feet above grade) trees, stone walls, easements, fencing, cemeteries, buildings (including historic background if any), septic systems, rock outcroppings, vistas and other natural features;*

A topographic survey for this site, including these items, has not been performed at this time. The intent would be to perform this after securing a conditionally approved and special permit. The required approval process through both the Town of Randolph and Town of Stoughton is significant, allowing sufficient time and opportunity for the review of the project's technical details that do not necessarily impact amending the existing special permit that pertains to use, i.e., the drive-thru.

2. *Existing and proposed topography contour lines at one (1) or two (2) foot intervals on the parcel to be developed and within fifty (50)' thereof. Information and location of benchmark(s) used shall also be provided;*

A topographic survey for this site, including contours, has not been performed as noted above. A grading plan will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple other review agencies as part of the approval process for this project.

3. *Information on the location, size, type and number of existing and proposed landscape features. A Landscaping Plan shall be provided. Said plan may be required to be prepared, stamped and signed by a Landscape Architect registered in the Commonwealth of Massachusetts;*

A topographic survey for this site including landscape features, nor a proposed landscaping plan signed by a licensed Landscape Architect has been performed as noted above. These items will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple other review agencies as part of the approval process for this project.

4. *Elevation and façade treatment plans of all proposed buildings. A listing of materials and specific colors to be used;*

The proposed building has not been designed at this time, and will be prepared and submitted for review during the additional review and approvals required through the Town. The current submittal, however, does include elevations of the model restaurants that the applicant has been using in the region. This project will be developed in the same, aesthetically pleasing, manner.

5. *The location of existing or proposed building(s) on the lot(s) with the total square footage and dimensions of all buildings, all building elevations and floor plans, and perspective renderings;*

The proposed building has been sited on the project site to the furthest extent possible at this time, but has not been fully designed. As the applicant continues along in the approval process, plans for the proposed building will be prepared and submitted for review by Town agencies.

6. *A photometric plan showing the parcel to be developed and within fifty (50) feet thereof. The plan shall include the following: location of all existing and proposed exterior light(s), including building ground and parking lot light(s); noting height, initial foot-candle readings on the ground and data on the types of fixtures to be used;*

A topographic survey to determine locations of existing light poles has not been performed and proposed parking lot lighting has not been designed. Lighting fixtures on a site plan will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple review agencies as part of the approval process for this project. Notably,

the applicant intends to install exterior lighting with appropriate shields to ensure only downlighting, which does not project off the project site.

Special Permit Additional Documentation

1. That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;

There is existing similar-use retail with drive-thrus nearby, and the adjacent uses are all commercial.

2. That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;

See response above. In addition, the site is currently a vacant building with little upkeep, whereas the new tenant and associated restaurant will be new construction and a vast improvement to the area. JSC Management was voted the #1 Burger King operator in the world. This title is based on their overall operation, store cleanliness, building maintenance, and high quality of food and service. They strive to make each location the best it can be.

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use;

Based on typical store sizing, Burger King looks for approximately 15-30 parking stalls per restaurant and drive-thru car stacking ranging from 8-10 vehicles with a double drive-thru to alleviate stacking backups.

4. That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances

The neighboring properties are commercial zoning with similar uses. There are multiple fast-food restaurants nearby, including Dunkin, Subway, and Popeyes, as well as gas stations (Mobil and Shell) within 1,000 feet of the site. The Burger King site will operate similarly with lighting to conform to Town requirements and refuse to be stored in a masonry enclosure to limit the visual detriment to the roadway and minimize trash from blowing around the site.

5. That the proposed use would not cause undue traffic congestion in the immediate area;

The site's prior use as a Honey Dew Donuts with a single drive-thru would generate approximately 45-50 peak morning trips per hour based on ITE Generation, 11th edition. A Burger King would generate approximately 60-65 peaking morning trips per hour using the same reference. These values do not account for pass-by trips, which include 50% of trips for fast-food restaurants. Thus, the anticipated increase in morning trips would be approximately 7-8 vehicles.

We believe this project is a great fit for the site and surrounding community, and look forward to working with the Town through the approval process. Should you have any comments, questions, or are in need of additional information, please feel free to contact me at (585) 742-2222. x 220

Sincerely,

Todd Markevicz

Todd Markevicz, P.E.
Member/Owner

PLANNING DEPARTMENT

APPLICATION FOR A SPECIAL PERMIT OR SITE PLAN & DESIGN REVIEW



Project Type	<input type="radio"/> Tier 1 Review <input type="radio"/> In-Law <input type="radio"/> Tier 2 Review <input type="radio"/> Two-Family <input checked="" type="radio"/> Tier 4 Site Plan/Design Review <input checked="" type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	58-A-006	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i> C#738/0196
Parcel Address	106 Mazzeo Dr.		
Current use	Fast Food Restaurant		
Zoning District		Size of Parcel	0.70 acres
Parcel Attributes	<input type="radio"/> Wetland <input type="radio"/> Flood Plain <input type="radio"/> Wetland Resource		
Project Description	<p>This site was formerly home to Honey Dew Donut with associated parking and a single drive-thru lane. As part of the scope of work for this project, the existing $\pm 1,125$ SF building will be renovated with a new $\pm 1,650$ SF front expansion and double drive-thru in the rear of the site. The existing access on Mazzeo Drive will remain as-is, pending MassDOT confirmation.</p> <p>Due to the limited size of the parcel, our Client will also be leasing the adjacent parcel to the west (located in the Town of Stoughton) to provide associated parking, driveway access to Technology Center Drive, trash enclosure, and any required stormwater facilities. The intent is to develop both parcels for the common use, and enter into separate lease agreements with the respective owner's in lieu of a formal subdivision or lot consolidation.</p>		
Applicant	JSC Management Group, LLC		
Contact person	James Cammilleri		
Applicant Status	<input type="radio"/> Owner <input checked="" type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	PO Box 217 Lyndonville NY 14098		
Phone	585-735-7198	Email	james.cammilleri@jscmg.com

Surveyor			
Contact person			
Address			
Phone		Email	

Engineer	APD Engineering & Architecture		
Contact person	Steven Songer		
Address	615 Fishers Run Victor NY 14564		
Phone	585-742-0215	Email	ssonger@apd.com

If property owner is not the Applicant, authorization from the owner is required

Property Owner	Susan Freiday		
Address	7655 Maywood Crest Dr, Palm Beach Gardens FL 33412		
Phone	772-913-3133	Email	girlfreiday@msn.com

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.

DocuSigned by:

James Cammilleri

02BD380F1CC64A8...

Applicant

4/19/2022

Date

DocuSigned by:

Todd Markewicz

01B62138E1B9...

Agent/Representative

4/20/2022

Date