



STAFF REPORT

File		Reported By	Michelle Tyler
Project Site	9 Short Street	Application Type	Tier 2 Site Plan
Site Visit Date	Multiple	Hearing Date	February 13, 2024

Project Summary

The applicant proposes modifications to an existing eating establishment including construction of a concrete pad for walk-in coolers, new covered egress, dumpster enclosure, lighting and architectural modifications

Zoning District

	Current Zoning	Existing Land Use
Subject	Crawford Square Business District	Restaurant/bar
North	Crawford Square Business District	Bank/Commercial building
South	Crawford Square Business District	Multiunit commercial use
East	Crawford Square Business District	Two-family residential
West	Crawford Square Business District	Multiunit commercial/retail

Documents Reviewed

- Application for Tier 2 review
- Existing plot plan and certified plot plan prepared by Farland Corp dated January 2023
- Site Plan Set prepared by Spaulding Tougias Architects, Inc. dated October 19, 2023
- Narrative summary with spec sheets (undated, preparer unknown)

Analysis

1. Summary of Land Use Designation

Crawford Square Business District (CSBD) - The Crawford Square Business District (CSBD) accommodates and encourages small-scale establishments offering a wide variety of goods and services. It also provides for family dwellings living in upper floors of business buildings. Intensive development oriented to pedestrians is encouraged.

2. Compliance with Regulations

- a. The parcel size is non-conforming with zoning. The Planning Board of 1986 endorsed an "Approval Not Required" separating a single lot that contained #9 Short Street and a two-family residence #13/15 Short Street. Said plan was never recorded at the Norfolk Registry of Deeds. The lot lost the 3-year zoning protection afforded by MGL Chapter 40A, section 6 and, as a result, became non-conforming with subsequent amendments to the Town's Zoning Bylaws/Ordinances.
- b. The proposed siting of the structure, height, side and rear setbacks comply with zoning.
- c. The front yard setback is pre-existing non-conforming.
- d. The proposed impervious lot coverage does not comply with zoning.
- e. The proposed green space requirement is not provided in the plan set for review.
- f. Off-street parking requirements are not met as the structure is pre-existing.

3. Consistency with Plans

There are no inconsistencies with the Comprehensive Master Plan last updated in 2017.

4. Compatibility with Surrounding Neighborhood

This parcel is within a commercial district and is compatible with most surrounding uses. The adjacent two-family residential structure is pre-existing. The layout and design of the structure and site have no negative visual impact to the street front and adjacent businesses. It may have minimal impact to the abutting residences due to the addition of refrigeration units.

Staff Comments

1. Plan Review

- a. Pictorial renderings (page 4) depict a new door on the eastern side of the structure but there is no corresponding reference on the civil plans A-101). Either the civil plan or the pictorial renderings submitted should be correct to accurately indicate the intent.
- b. The plan set (A-101) indicated concrete sloping to a “private way”. There is no private way associated with the parcel. Plan notes should be corrected.
- c. The plan set (A-101) indicates the fencing is vinyl coated fence but the narrative with spec sheets calls out a fence panel. Either the civil plan or the pictorial renderings submitted should be correct to accurately indicate the intent.
- d. The plan set (A-101) calls out a drain at the landing but no plan set includes the placement of a dry well.
- e. The plans do not call out roof drains and how the run-off will be managed.

2. Conservation Commission Review

- a. The proposal does not lie within a floodplain nor near any known wetlands. A review by Conservation does not appear to be required.

3. Stormwater

- a. The project does not propose earth disturbance that would trigger a stormwater review and approval.

4. Department of Public Works

- a. The plan set references modification of the public right of way at the entrance to the structure. This work must be coordinated with the Department of Public Works to the Town’s specifications. The replacement of the entire sidewalk in front of the structure should be replaced with a concrete sidewalk and granite curbing with a 6” reveal.

5. Site Generated Noise

- a. The site is anticipated to produce minimally more noise than previous use only due to the introduction of exterior refrigeration units.