

Town of Ware



Planning Board

Robert A. Watchilla
Director of Planning &
Community Development

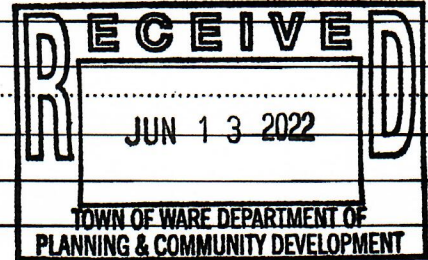
Planning & Community Development

Application for Site Plan

126 Main Street
Ware, MA 01082
413.967.9648 ext. 120
www.townofware.com

SPR-20 22 - 03

Applicant:	Name of Applicant (primary contact):	McDonald's USA, LLC c/o Bohler (James Cranston)
	Address:	352 Turnpike Road, Southborough, MA 01772
	Phone:	(508) 480-9900 Cell: _____
	Email Address:	jcranston@bohlereng.com
Owner:	Name of Owner (primary contact):	McDonald's USA, LLC
	Address:	110 N Carpenter Street, Chicago, IL 60607
	Phone:	(603) 325 3319 Cell: _____
	Email Address:	brian.sheedy@us.mcd.com



Request:	Choose applicable Zoning Bylaw Section:	7.4.2.A
	Will the project require a: Special Permit:	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No Variance: <input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No *Explain in narrative
	Location of Property:	117-119 West Street, Ware, MA 01082
	Assessor's Tax Map/Parcel Number:	Map 56, Lot 111 56-0-111
Property:	Deed Reference - Hampshire District Registry of Deeds Book/Page Number:	Bk. 1627, Pg. 274
	Plan Reference - Hampshire District Registry of Deeds Book/Plan Number:	_____
	Zoning District:	Highway Commercial (HC) Acreage: 1.206 Ac
	Check all that apply:	<input checked="" type="checkbox"/> Wetlands <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Aquifer

Proposal:	Proposed use (check applicable category and write in specific uses from Use Table, Section 4.2 of the Zoning Bylaw):
	<input type="checkbox"/> Multi-family Residential <input type="checkbox"/> Public/Civic <input type="checkbox"/> Agricultural <input type="checkbox"/> Office/Research <input checked="" type="checkbox"/> Retail Business/Consumer Service
	<input type="checkbox"/> Industrial <input type="checkbox"/> Solar Specific Uses: Fast Food Restaurant with Drive-Thru
	# Units: _____ # Square Feet (nonresidential): 4,443 SF (No Change) # Parking Spaces: 57

Sign:	Applicant's signature:	<i>James J. Cranston</i>
	Owner's signature:	<i>Brian Sheedy</i>
	Date:	6/9/2022

Town Clerk's stamp:

Official Use Only: Preliminary Review By:	RW	Date	6/13/22
Fee: \$	100.00	Date Paid:	6/13/22
		Check #:	1650
Date of Public Hearing:	N/A		
Decision of Board:			
Date of Decision:		Expiration Date:	

June 9, 2022

Town of Ware
Planning and Community Development
126 Main Street
Ware, MA 01082

Attn: Rob Watchilla, Director of Planning & Community Development

**Re: Minor Site Plan Review
McDonald's Restaurant
117-119 West Street
Ware, MA**



Dear Mr. Watchilla,

On behalf of McDonald's USA, LLC, please find the enclosed Application for Minor Site Plan Review for the proposed drive-thru site improvements at the McDonald's Restaurant located at 117-119 West Street. In support of this application, please find enclosed the following documents:

- One (1) copy of the original Application for Site Plan;
- Two (2) 24"x36" sets of the Site Development Plans prepared by Bohler Engineering, dated 02/24/2022 and revised 06/09/2022;
- Twelve (12) 11"x17" sets of the Site Development Plans prepared by Bohler Engineering, dated 02/24/2022 and revised 06/09/2022;
- One (1) check in the amount of \$100 made out to Town of Ware for application fee.

In an effort to improve their existing drive-thru operations, McDonald's is proposing to reconfigure the existing single lane drive-thru containing one order point/digital menu boards with a side-by-side configuration consisting of two (2) lanes with a total of two (2) order points/digital menu boards plus two (2) digital pre-browse boards. The dual order point drive-thru improvements are proposed to manage existing drive-thru operations more efficiently. These improvements will result in reduced customer wait times and a better management of the existing drive-thru stacking resulting in more efficient drive thru processing and a reduction of queuing. In the instance that a customer is making a larger order or taking additional time to browse the menu at one order point, customers can order and vehicles continue to move through the second order point and lane. The proposed layout provides 57 parking spaces and is suitable for this location. In addition, McDonald's is proposing modifications to the existing trash enclosure to improve truck access. No changes to the existing building, site access, interior circulation, lighting, or utilities are proposed as part of the project.

This project has recently received a negative determination for the Request for Determination of Applicability from the Ware Conservation Commission at the hearing on June 8th, 2022. In an effort to improve the quality of stormwater runoff leaving the site and as requested by the Ware Conservation Commission, the improvements include the removal of ten (10) parking spaces to the rear of the site as needed to install a rain garden minor depression area to capture runoff to infiltrate and improve the quality of runoff before leaving the site towards Muddy Brook. Under existing conditions, runoff from the site sheet flows to the rear of the site and leaves the site via overland flow towards Muddy Brook. No new drainage structures are proposed, and drainage patterns will remain the same as existing with improved water quality and a net reduction in runoff due to the reduction in impervious surfaces on-site.



We trust the provided information is sufficient for your review and we look forward to discussing the project at the next Planning Board meeting. Should you have any questions or need additional information, please do not hesitate to contact either of us at 508-480-9900.

Sincerely,

BOHLER

A handwritten signature in blue ink, appearing to read "James J. Cranston".

James Cranston

A handwritten signature in blue ink, appearing to read "Connor Ennis".

Connor Ennis