

**Framingham Planning Board**

Memorial Building • Room B-37 • 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 • [planning.board@framinghamma.gov](mailto:planning.board@framinghamma.gov)



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**Planning Board Members:**

Christine Long, Chair  
Stephanie Mercandetti, Vice Chair  
Lewis Colten, Clerk  
Thomas F. Mahoney  
Victor A. Ortiz

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Planning Board  
Amanda L. Loomis, AICP, Planning Board Administrator  
Stephanie D. Marra, Clerical Assistant

TOWN CLERK  
FRAMINGHAM

**TOWN OF FRAMINGHAM - PLANNING BOARD**

**Notice of Decision**

**Regarding the Application of Town of Framingham School Department  
for the Property located at  
25, 43, and 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street,  
Framingham, MA**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of the Town of Framingham School Department for Minor Site Plan Review under the Dover Amendment, M.G.L. c. 40A, Section 3 and Sections VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations to allow the Applicant, to implement necessary site improvements and updates to the parking lots, reconfiguration of the driveways and roadways, updated drainage infrastructure, and the construction of new play areas, ball field, courtyard, and walkways upon the properties located at 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street. The opening public hearing was held on March 3, 2016, and notice of the public hearing was published in "The MetroWest Daily News" on February 17, 2016 and February 24, 2016. The Planning Board APPROVED said application on March 3, 2016 and the decision was filed in the Office of the Town Clerk on March 4, 2016. For additional information please see the Planning Board's webpage at [www.framinghamma.gov](http://www.framinghamma.gov).

***Christine Long, Chair***  
**FRAMINGHAM PLANNING BOARD**

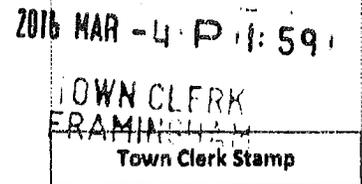
Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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**Planning Board Staff:**

Amanda L. Loomis, AICP, Planning Board Administrator  
Stephanie D. Marrazzo, Clerical Assistant

**TOWN OF FRAMINGHAM - PLANNING BOARD**

**Notice of Decision**

**Regarding the Application of Town of Framingham School Department  
for the Property located at  
25, 43, and 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street,  
Framingham, MA**

On February 12, 2016, the Applicant, Town of Framingham School Department, filed with the Planning Board, and on February 12, 2016, the Planning Board filed with the Town Clerk, for Minor Site Plan Review under the Dover Amendment, M.G.L. c. 40A Section 3 and Sections VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations to allow the Applicant, to implement necessary site improvements and updates to the parking lots, reconfiguration of the driveways and roadways, updated drainage infrastructure, and the construction of new play areas, ball field, courtyard, and walkways upon the properties located at 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street. The property is zoned Single Family Residence (R-1). Said parcel is listed as Framingham Assessor's Parcel ID: 040-34-2015-000, 040-34-1137-000, 040-34-1205-000, 040-34-4127-000, 040-34-3380-000, and 040-34-2214-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on February 17, 2016 and February 24, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on March 3, 2016 at 7:00 pm in the Ablondi Room, Memorial Building, Framingham.

On March 3, 2016 the Planning Board **APPROVED** the application for Minor Site Plan Review under the Dover Amendment, M.G.L. c. 40A Section 3 and Sections VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations for the properties located at 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street and a **DECISION** was filed in the office of the Town Clerk on March 4, 2016.

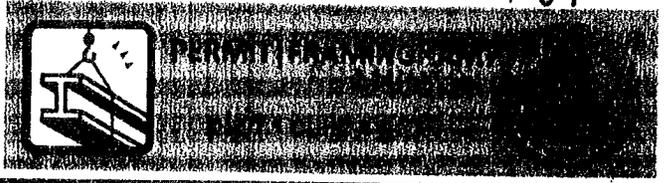
***Christine Long, Chair***  
**FRAMINGHAM PLANNING BOARD**

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

**Framingham Planning Board**

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(508) 532-5450 • [planning.board@framinghamma.gov](mailto:planning.board@framinghamma.gov)**Planning Board Members:**

Christine Long, Chair

Stephanie Mercandetti, Vice Chair

Lewis Colten, Clerk

Thomas F. Mahoney

Victor A. Ortiz

**DECISION OF THE FRAMINGHAM PLANNING BOARD****FOR THE PROPERTY LOCATED AT 25, 43, AND 65 ELM STREET, 15 AND 25 EDWARDS STREET, 1 MAPLEWOOD STREET****DECISION DATED MARCH 3, 2016**

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 FRAMINGHAM ZONING BY-LAW

**General Property Information**

Property Address: 25, 43, and 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street

Assessor's Information: 040-34-2015-000, 040-34-1137-000, 040-34-1205-000, 040-34-4127-000, 040-34-3380-000

Zoning District/Overlay District: Single Family Residential (R-1)

**Application Information**

Application(s): Minor Site Plan Review (Section VI.F.) of the Framingham Zoning By-Law under Dover Amendment Uses, M.G.L. c. 40A, Section 3.

Date application(s) were filed with the Planning Board: February 12, 2016

Date application(s) were filed with the Town Clerk: February 12, 2016

Project Number: PB-004-16

**General Project Contact Information**

Applicant Name: Town of Framingham, School Department (Attn: Buildings and Grounds Dept.)

Applicant Address: 73 Mount Wayte Avenue, Framingham

Landowner Name: Town of Framingham, School Department

Landowner Address: 73 Mount Wayte Avenue, Framingham

Project Contact Name: Matthew Torti, Director of Building and Grounds Department

Engineer Name: BETA Group, Inc.

Engineer Company: BETA Group, Inc.

**Legal Ad & Public Hearing Information**Run dates of the Legal Ad: February 17, 2016 (14 days prior to 1<sup>st</sup> public hearing) and February 24, 2016 (7 days prior to 1<sup>st</sup> public hearing)

Date of abutter/7 Abutting municipality/parties of interest mailing: February 16, 2016

Date of opening public hearing: March 3, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Matthew Torti, Director of Building and Grounds Department

Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Stephanie Mercandetti, Vice-Chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

**Planning Board Approval Information**

Date of Plans approved by the Planning Board June 26, 2016

## Framingham Planning Board

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### Planning Board Members:

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### DECISION OF THE FRAMINGHAM PLANNING BOARD

FOR THE PROPERTY LOCATED AT 25, 43, AND 65 ELM STREET, 15 AND 25 EDWARDS STREET, 1 MAPLEWOOD STREET  
DECISION DATED MARCH 3, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 FRAMINGHAM ZONING BY-LAW

### General Property Information

Property Address: 25, 43, and 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street  
Assessor's Information: 040-34-2015-000, 040-34-1137-000, 040-34-1205-000, 040-34-4127-000, 040-34-3380-000

Zoning District/Overlay District: Single Family Residential (R-1)

### Application Information

Application(s): Minor Site Plan Review (Section VI.F.) of the Framingham Zoning By-Law under Dover Amendment Uses, M.G.L. c. 40A, Section 3.

Date application(s) were filed with the Planning Board: February 12, 2016

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Applicant Address: 73 Mount Wayte Avenue, Framingham

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Date of abutter/7 Abutting municipality/parties of interest mailing: February 16, 2016

Date of opening public hearing: March 3, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Matthew Torti, Director of Building and Grounds Department

Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Stephanie Mercandetti, Vice-Chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

### Planning Board Approval Information

Date of Plans approved by the Planning Board June 26, 2016

## **PROJECT DESCRIPTION**

The Applicant, has requested a minor site plan review permit (Section VI.F. of the Framingham Zoning By-Law), under Dover Amendment Use (M.G.L. c.40A, Section 3), and Article 20 of the Planning Board Rules and Regulations. The Planning Board's review of the Project is limited to the height, bulk, the parking lot, lighting related to parking lot, and landscaping within the parking lot area. The Applicant proposes to implement necessary site improvements and updates to the parking lots, reconfiguration of the driveways and roadways, updated drainage infrastructure, and the construction of new play areas, ball field, courtyard, and walkways. The Project has been designed to meet accessibility requirements, while allowing access and functionality for all users. The existing driveway that cuts between the Stapleton School and the playground will be abandoned, and will be relocated to the perimeter of the new play area and ball field. Furthermore, near the rear entrance of the Stapleton School a new courtyard within gardens will be installed and maintained by the students and supporters of the school.

## **HEARING**

The Framingham Planning Board held a total of one public hearing during the review of the Project located at 25, 43, and 65 Elm Street, 15 and 25 Edwards Street, and 1 Maplewood Street, Framingham. Framingham Planning Board members present during the public hearings held for the Project were Christine Long, Chair, Stephanie Mercandetti, Vice-chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. During the public hearings, the following individuals appeared on behalf of the Applicant: Matthew Torti, Director of Building and Grounds Department.

The Planning Board arrived at this Decision based on the Framingham Zoning By-Law, information submitted by the Applicant, comments from town boards and officials, as well as from members of the public. Findings obtained from the application and public hearing process resulted in the modification of the respective approved conditions.

## **FINDINGS**

Having reviewed all plans and reports filed by the Applicant and its representatives, having considered the correspondence from various Departments within the Town of Framingham that have reviewed the Project, having considered testimony from members of the public, and having viewed the site, the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law including the requirements of Sections VI.F. of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Article 20: Regulations Governing Applications for minor site plan review for Dover Amendment Uses. Specifically, the Planning Board makes the following findings:

### **Section VI.F.6.a Retain Community Character**

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3 the Applicant is not required to comply with the provisions related to "Retain Community Character" as referenced in the Framingham Zoning By-Law Section VI.F.6.a In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the

Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

#### **Section IV.F.6.b. Traffic, parking, and public access**

According to the Dover Amendment, M.G.L. c. 40A, Section 3 and the Planning Board Rules and Regulations Article 20.3.3.9 the Applicant is not required to comply with the provisions related to the "Traffic" portion of Section VI.F.6.b of the Framingham Zoning By-Law. In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

The Project shall provide additional parking on-site to accommodate the current parking demand. The existing demand for parking remains unchanged by the proposed work and all new spaces are a net gain to the parking inventory. The existing parking configuration consists of 45 parking spaces. The Project proposes to create 55 new parking spaces, which will result in a total of 105 parking spaces on-site. Therefore, it shall be assumed that the demand for the existing on-street parking shall decrease after the construction of the Project as proposed.

The on-site parking spaces shall be constructed at the standard 9' x 18' space. The Project also includes seven handicap parking spaces. The drive aisles for throughout the Project range from 24' where two-way traffic flows and 21' where one-way traffic flows. Furthermore, the Project includes an interior walkways which are constructed at a 5' width and sidewalks along the site driveway are 6' inclusive of the curb width which run around the playground and ball fields, which further provides a buffer between the drive aisle and parking lot and the play area. The existing roadway/driveway cuts between the school and the playground, which create a potentially dangerous situation.

The Project includes the retention of several large trees within the playground area, in addition to a plaza at the rear entrance of the school. The Project has been designed to comply with the States access and accessibility requirements. Therefore, the Project creates a safer and more accessible area for all users.

#### **Section VI.F.6.c. Environmental Impact**

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.5 the Applicant is not required to comply with provisions related to "Environmental Impact" as referenced in the Framingham Zoning By-Law Section VI.F.6.c In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

#### **Section VI.F.6.d. Health**

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.6 the Applicant is not required to comply with the provision related to "Health" as referenced in the Framingham Zoning By-Law Section VI.F.6.d In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

#### **Section VI.F.6.e. Public Services and Utilities**

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.7 the Applicant is not required to comply with the provisions related to "Public Services and Utilities" as referenced in the Framingham Zoning By-Law Section VI.F.6.e In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

#### **Section VI.F.6.f Land Use Planning**

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.8 the Applicant is not required to comply with the provisions related to "Land Use Planning" as referenced in the Framingham Zoning By-Law Section VI.F.6.f In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

### **CONDITIONS OF APPROVAL**

The Planning Board finds that the Application and plans submitted by the Applicant comply with all applicable provisions of the minor site plan review under the Dover Amendment, M.G.L. c. 40A Section 3 and Section VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations. Accordingly, the Planning Board votes to approve the minor site plan review application subject to the following conditions:

#### **General Provisions**

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.

2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hour written notice. If activity on the Property ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property.
5. Prior to the issuance of any building permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised, if necessary, to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons why the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with M.G.L., c. 40A Section 17. The Applicant shall submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. The provisions related to the Project in this approval for minor site plan review shall lapse within 2 years from the date of this Decision, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the By-laws and/or the terms of this Decision related to the construction of the Project may result in revocation of provisions related to the Project in the modification to a previously approved Decision for minor site plan review issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law and/or the terms of this Decision. If the owner believes that no violation

has occurred, a request may be made to the Planning Board, which will provide the owner an opportunity to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder related to the Project. At the expiration of the 30 day period and after a duly noticed public hearing including notice to the owner by first class mail, the Planning Board may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it. Alternatively, the Planning Board may continue the public hearing or by a four-fifth vote extend the time period in which the violation may be corrected.

11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

#### **Infrastructure/Site Design/Landscaping**

12. The Applicant shall construct all improvements in compliance with all applicable state and federal regulations with respect to the design of any architectural access features required under the Americans with Disabilities Act (ADA) and with 521 CMR Architectural Access Board Rules and Regulations.
13. The Applicant will provide regular maintenance of all facilities. The Applicant shall maintain all on-site drainage in working condition at its own expense, which shall include inspecting the catch basins twice annually (spring and fall) and cleaning, if necessary, to remove sediment.
14. Parking pavement markings shall be in white. Fire zone and traffic markings shall be as per the applicable code.
15. The Applicant shall maintain in good condition any fencing within the site. In the event that a fence becomes damaged or worn, the Applicant shall install a temporary safety fence immediately until the fence can be permanently replaced within a reasonable amount of time.
16. The Applicant shall keep the adjacent sidewalk/walkway clean and free from litter on a daily basis.

#### **Site Construction**

17. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways caused by site construction.
18. Outside construction hours are to be between 7:00 AM and 5:30 PM Monday through Friday and 8:00 AM and 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior to the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.

19. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
20. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide seven days advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to 527 CMR 1.00 et seq. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property. The Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified within 300' of the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
21. The Applicant shall protect any vegetation which shall remain post-construction with temporary protective fencing or other measures prior to the start of construction.

#### **Environment**

22. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
23. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
24. The Applicant shall check all stormwater features prior to and at the end of each construction day. A multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
25. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.

#### **Snow Storage and Sidewalk/Walkway**

26. Snow storage shall not obstruct sight lines to preserve public safety and Applicant must remove excess snow from the site as may be necessary within forty-eight hours after the snow fall ends in order to preserve public safety.
27. Bicycle racks and sidewalk amenities shall be installed in such locations which do not to restrict or limit movements for all users throughout the site.

28. The sidewalk and walkways shall be cleared of snow, leaves, and other litter throughout the year. In the event of snow, the sidewalks and walkways shall be cleared within 48 hours of a snow event. Snow shall not be stored on or impede access/use of sidewalks and walkways.

29. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users.

**Town Department Comment**

30. The Applicant shall comply with all directives requested in the correspondence from the Department of Public Works (DPW) dated March 3, 2016.

**VOTES**

The vote was five in favor, zero opposed, and zero in abstention to grant the approval for Minor Site Plan Review under the Dover Amendment, M.G.L. c. 40A Section 3 and Sections VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations to allow the Applicant, the Town of Framingham School Department to implement necessary site improvements and updates to the parking lots, reconfiguration of the driveways and roadways, updated drainage infrastructure, and the construction of new play areas, ball field, courtyard, and walkways upon the properties located at 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street, zoned Single Family Residential (R-1).

**Minor Site Plan Review**

Christine Long.....yes

Stephanie Mercandetti.....yes

Lewis Colten.....yes

Thomas F. Mahoney.....yes

Victor Ortiz.....yes

By: \_\_\_\_\_

Christine Long, Chair, Framingham Planning Board

Date of Signature: March 3, 2016

### Exhibits

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports as required by the Framingham Zoning By-Law. During the public hearing process the Applicant and its professional consultants submitted revisions to plans in response to requests by the Planning Board and various Town Departments that reviewed the Project. These plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form A – Application Cover Letter, Property Address: 25, 43, and 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street, stamped with the Town Clerk on February 12, 2016, Project Number: PB-004-16
2. Form E – Site Plan Review Application, Property Address: 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street, stamped with the Town Clerk on February 12, 2016, Project Number: PB-004-16
3. Letter from BETA, RE: Application for Site Plan Review, Mary E. Stapleton School, Framingham, dated February 5, 2016
4. Site Plan for Stapleton School, Construction Plan, prepared by BETA Group, Inc. dated January 26, 2016

The Planning Board received correspondence from various Town Departments that reviewed the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Letter of comment from the Department of Building Inspection dated February 24, 2016.
2. Framingham Fire Department, correspondence received via ACCELA on February 24, 2016.
3. Framingham Fire Department, correspondence received via ACCELA on February 18, 2016. Comment received: *The fire department has no objection to this proposal. In fact, the fire department supports this proposal as the design increases FD access and safety for pedestrians and vehicular traffic as compared to the existing flow layout of the property*
4. Letter of comment from the Framingham Disability Commission, dated February 17, 2016
5. Letter of comment from the Framingham Department of Public Works, RE: Proposed Play Ground – Stapleton School, 25 Elm Street Framingham, dated March 3, 2016.