

Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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2016 JUL 29 P 12:00

TOWN CLERK
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Planning Board Members

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

Planning Board Staff:

Amanda L. Loomis, AICP, Planning Board Administrator
Raphaela Morais-Peroba, Community Outreach Coordinator

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding Decision of the Framingham Planning Board
on the Application of Brendon Properties Northside Meadow, LLC
and BSL Framingham Development, LLC
for Assisted Living Housing
for the Property Located at 518 Pleasant Street**

Decision dated July 28, 2016

On May 4, 2016, Brendon Properties Northside Meadow, LLC and BSL Framingham Development, LLC, filed with the Planning Board and on May 4, 2016, the Planning Board filed with the Town Clerk, the Applications for Major Site Plan Review, Special Permit for a Reduction in the Required Number of Parking Spaces, and a Special Permit for Land Disturbance for the construction and operation of a 52-unit assisted living community, along with exterior gardens, landscaping, stormwater management system, parking, and associated site improvements. The property is located at 518 Pleasant Street, in the Single Family Residential (R-3) Zoning District, with the Framingham Assessor's Parcel ID of 088-75-4400-000.

After the notice of the public hearing was published in "MetroWest Daily News" on May 9, 2016 and May 16, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. c. 40A, the Planning Board opened the public hearing on May 23, 2016 at 7:00 pm in the Ablondi Room, Memorial Building, Framingham. Continued public hearings were held on June 16, June 30, July 14, and July 28, 2016.

On July 28, 2016 the Planning Board **APPROVED** the Project with conditions for Major Site Plan Review, and a Special Permit for Land Disturbance for the property located at 518 Pleasant Street. The **DECISION** was filed in the office of the Town Clerk on July 29, 2016.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to M.G.L. c. 40A, Section 17 and must be filed within twenty days after the date of filing of the Decision in the office of the Town Clerk.

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TOWN OF FRAMINGHAM - PLANNING BOARD

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on the Application of Brendon Properties Northside Meadow, LLC
and BSL Framingham Development, LLC
for Assisted Living Housing
for the Property Located at 518 Pleasant Street**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that the application of Brendon Properties Northside Meadow, LLC and BSL Framingham Development, LLC, for Major Site Plan Review and a Special Permit for Land Disturbance for the property located at 518 Pleasant Street. The Project was APPROVED with conditions by the Planning Board on July 28, 2016 and the DECISION was filed in the Office of the Town Clerk on July 29, 2016. The opening public hearing was held on May 23, 2016 notice of the opening public hearing was published in "MetroWest Daily News" on May 9, 2016 and May 16, 2016. Continued public hearings were held on June 16, June 30, July 14, and July 28, 2016. For additional information please see the Planning Board's webpage at www.framinghamma.gov.

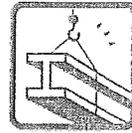
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**DECISION OF THE FRAMINGHAM PLANNING BOARD
ON THE APPLICATION OF BRENDON PROPERTIES NORTHSIDE MEADOW, LLC
AND BSL FRAMINGHAM DEVELOPMENT, LLC
FOR ASSISTED LIVING HOUSING
FOR THE PROPERTY LOCATED AT 518 PLEASANT STREET
DECISION DATED JULY 28, 2016**

2016 JUL 29 P 12:00
TOWN CLERK
FRAMINGHAM

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 (APRIL 2016 PENDING ATTORNEY GENERAL APPROVAL)
FRAMINGHAM ZONING BY-LAW

General Property Information

Project Number: PB-011-16
Property Address: 518 Pleasant Street
Assessor's Information: 088-75-4400-000
Zoning District: Single Family Residential (R-3)

Application Information

Application(s): Major Site Plan Review, Special Permit for Land Disturbance, Special Permit for a Reduction in the Required Number of Off-street Parking Spaces
Sections of the Framingham Zoning By-Law under review: **Major Site Plan Review (Section VI.F.2.b), Special Permit for Land Disturbance (Section V.F), and Special Permit for a Reduction in the Required Number of Off-street Parking Spaces (Section IV.B.1.a. and IV.B.1.e), Off-street Parking (Section IV.B), and Dimensional Regulations (Section IV.E)**
Date application(s) were filed with the Planning Board: May 4, 2016
Date application(s) were filed with the Town Clerk: May 4, 2016

General Project Contact Information

Applicant Name: BSL Framingham Development, LLC c/o Benchmark Senior Living
Applicant Address: 201 Jones Road, Third Floor West, Waltham, MA 02451
Landowner Name: Brendon Properties Northside Meadow, LLC
Landowner Address: 259 Turnpike Road, Suite 110, Southborough, MA 01772
Project Contact Name: Attorney Paul Galvani
Engineer Company: Justin Dufresne, VHB, 101 Walnut Street, Watertown, MA 02471

Legal Ad & Public Hearing Information

MetroWest Daily News Run dates of the Legal Ad: (14 days prior) May 9, 2016 and (7 days prior) May 16, 2016
Date of abutter/7 Abutting municipalities/parties of interest mailing: May 4, 2016
Date of opening public hearing: May 23, 2016
Date(s) of continued public hearings: June 16, 2016, June 30, 2016, July 14, 2016, and July 28, 2016
Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman, Udelsman Associates
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten, Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti
Town Peer Review Consultants in attendance at the public hearing(s): Jeffery Dirk, Vanasse & Associates, Inc.

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FOR THE PROPERTY LOCATED AT 518 PLEASANT STREET
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Project Contact Name: Attorney Paul Galvani

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Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman, Udelsman Associates

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

Town Peer Review Consultants in attendance at the public hearing(s): Jeffery Dirk, Vanasse & Associates, Inc.

TECHNICAL REVIEW TEAM MEETING

On May 12, 2016, the Technical Review Team (TRT) reviewed the project at 518 Pleasant Street (Assisted Living)

Technical Review Team Members Present: Robert McArthur, Conservation Commission Administrator; Mark Dempsey, ISD Access, Building Department; Michael Tusino, Building Commissioner, Department of Inspectional Services; Officer Keith Strange, Police Department; Marianne Iarossi, Community & Economic Planning & Development – Senior Planner; William Naser, Town Assessor; Michael Correa, Assistant Town Assessor; Amanda Loomis, Planning Board Administrator; Michael Blanchard, Board of Health Director; Joseph A. Mazzola, Fire Department; Sam Scoppettone, Community & Economic Development - Zoning Board of Appeals Administrator; and Eric Johnson, Department of Public Works, Town Engineer

Present for the Applicant: Attorney Paul Galvani; Eric Gardner, Benchmark Senior Living; Justin Dufresne, VHB; and Vinod Kalikiri, VHB

PLANNING BOARD APPROVAL INFORMATION

Date of Plan reviewed and approved by the Planning Board: April 15, 2016, revised through July 15, 2016

PROJECT DESCRIPTION

On March 8, 2016, the Zoning Board of Appeals voted to approve the Petition for a Special Permit for Assisted Living Housing with conditions. The Zoning Board of Appeal's Decision was filed with the Town Clerk on March 22, 2016.

On May 12, 2016, the Planning Board endorsed the Plan of Land for the Property located at 518 Pleasant Street, prepared by Kelly Engineering Group, Inc. for the owner, Brendon Properties Northside Meadow, LLC. The Assisted Living portion of the project will be located on Lot 2A, which is approximately 8.6 acres. The Active Adult Housing portion of the project will be located on Lot 1A, which is approximately 20.2 acres.

The owner of the land, Brendon Properties Northside Meadow, LLC, submitted applications for an Active Adult Housing Project (PB-012-16 - proposed to construct a 60-unit Active Adult living facility), simultaneously with the Assisted Living Project (PB-011-16).

The Assisted Living Project (PB-011-16) is under review by the Planning Board for Major Site Plan Review, a Special Permit for Land Disturbance, and a Special Permit for a Reduction in the Required Number of Off-Street Parking Spaces. The Applicant (Benchmark Senior Living), proposes to construct and operate a 52-unit assisted living community. The Project consists of a single 59,650 sf building with associated exterior gardens, landscaping, stormwater management system, and parking improvements. The building will contain assisted living housing for 104 residents, and employ a total of approximately 53 people, (approximately 30 people on the largest shift).

HEARING

The Framingham Planning Board held a total of five public hearings (May 23, June 16, June 30 (continued without testimony), July 14, and July 28, 2016) during the review of the Project located at 518 Pleasant Street. Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti.

During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Attorney Paul Galvani; Kevin Giblin, Brendon Homes; Brendon Giblin, Brendon Homes; John Dragat, Senior Vice-President, Benchmark Senior Living; Justin Dufresne, Project Manager, VHB; Vinod Kalikiri, Senior Project Manager, VHB; and David Udelsman Associates.

Jeffery Dirk, Vanasse & Associates, Inc., who served as the Town's Peer Review Traffic Consultant, was present at the June 16, 2016 public hearing to discuss transportation.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public who provided input during the review of the Project. 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, and members of the public. Findings made from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Having reviewed the application, plans, and reports filed by the Applicant and its representatives; having considered the correspondence from the Department of Public Works, the Conservation Commission, the Planning Board, the Department of Inspectional Services (Building Department), Community & Economic Development Department, the Fire Department, and the Police Department within the Town of Framingham; and 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 IV.B, V.F., VI.E, VI.F of the Framingham Zoning By-Law. Specifically, the Planning Board makes the following findings:

1. Section IV.B.1.a.3 and IV.B.1.e Special Permit for a Reduction in the Required Number of Off-street Parking Spaces

- 1.1 The Project consists of 52 double occupancy units that can accommodate a total of 104 residents. Furthermore, the Facility will employ approximately 53 employees, with a maximum of 30 employees working at a time.
- 1.2 The Project requires a total of 82 off-street parking spaces.
- 1.3 The average age of the assisted living community is 85 years of age or older. Therefore, it is expected that few, if any, of the residents will have their own personal vehicles.
- 1.4 The Assisted Living Facility provides transportation and meals for the assisted living community, further decreasing the demand for personal vehicles.
- 1.5 Benchmark Assisted Living Facility has submitted a Parking Generation Study that provides information regarding the following: Number of Parked Vehicles, Number of Beds, Parked Vehicles/Number of Beds, Number of Occupied Beds, Parked Vehicles/Number of Occupied Beds, Total Number of Employees, and Parked Vehicles/Number of Employees for four comparable Benchmark Assisted Living Facilities.
- 1.6 The Applicant has developed the off-street parking lot based on the expected demand at comparable Benchmark assisted living facilities.
- 1.7 The approximately 53 employees of the facility will be working multiple alternating shifts and therefore not all will be at the facility at the same time. The maximum number of employees on any one shift is expected to be approximately 30. The maximum off-street parking demand by employees is expected to occur during a shift change. The Project provides adequate parking for employees.
- 1.8 The Applicant proposes to construct a total of 62 off-street parking spaces and landbank 20 spaces. For a total of 82 off-street parking spaces, which meets the required number of off-street parking spaces for the project.
- 1.9 The landbanked parking spaces will be landscaped and remain as open space until a demand for additional parking spaces needs to be addressed.
- 1.10 In the event that the demand for off-street parking exceeds the number of constructed off-street parking spaces, the Applicant will then submit a letter to the Planning Board that states the number of landbanked parking spaces that will be constructed as permanent parking spaces.

2. Section V.F – Land Disturbance

2.1 Site Management and Control

- 2.1.1 The proposed building is located outside of wetlands and other natural topological features of the property.
- 2.1.2 The building envelopes, driveways, wastewater disposal, lawn areas, and utility work have been designed and delineated in a manner that minimizes undesirable impacts of land disturbance to the greatest extent possible.
- 2.1.3 The Applicant proposes to install temporary erosion and sedimentation control measures in accordance with the approved plan and using Best Management Practices. The Applicant shall ensure that the disturbed areas are stabilized and checked on a daily basis.
- 2.1.4 The Applicant agrees to employ proper site dust control measures throughout the entire construction phase of the project.

2.2 Control of Stormwater Runoff

- 2.2.1 The stormwater drainage system for the Project shall be built in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy and Massachusetts Stormwater Management Handbook regarding water quality and flood control using Best Management Practices as the standard of performance.
- 2.2.2 All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
- 2.2.3 The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event that 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.
- 2.2.4 The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stockpiles in case of a storm event, in addition to the temporary dust control requirements.
- 2.2.5 The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from onto the adjoining public ways.
- 2.2.6 The Applicant shall comply with the Department of Public Works' correspondence dated June 29, 2016 relative to stormwater management, erosion, and sediment control.

2.3 Protection of Natural Features and Vegetation

- 2.3.1 The Applicant has maintained existing trees and natural topography of the site where possible.
- 2.3.2 The Applicant has maintained a 75' wide landscaped buffer along the frontage of Pleasant Street and Temple Street.
- 2.3.3 The Applicant agrees to install one street tree every 20-30' along the Pleasant Street frontage of the property.
- 2.3.4 Vegetation that is to be retained post-construction shall be protected by temporary fencing and/or other measures during construction.
- 2.3.5 The Applicant shall comply with all directives and the Order of Conditions as detailed in the June 16, 2016 letter from the Conservation Commission.

2.4 Protection of Historic Resources

- 2.4.1 The Assisted Living portion of the property does not contain any historic buildings and/or resources.

3. Section VI.F – Major Site Plan Review

3.1 Retain Community Character

- 3.1.1 The Assisted Living building is located in the northwest corner of the larger lot and does not contain any of the existing Marist buildings.
- 3.1.2 The former Marist Retreat Center buildings are located on the portion of the property that is intended for the Active Adult project which is being reviewed simultaneously with this Project.

- 3.1.3 The Assisted Living portion of the 518 Pleasant Street Property retains an existing greater than 75' wide landscape buffer along the frontages of Pleasant Street and Temple Street.
- 3.1.4 The parking lot associated with the Assisted Living Facility is located partially within the Conservation Commission's jurisdiction.
- 3.1.5 The proposed building is positioned 150' from Pleasant Street, a minimum of 50' from the side and rear lot lines, and over 300' from Temple Street.
- 3.1.6 The property in its entirety (both the assisted living and active adult applicants) directly abuts the Mass Turnpike along the southern property boundary.
- 3.1.7 The Project has been designed to minimize obstructions of scenic views, important natural resources, and historical features.
- 3.1.8 The architecture of the building has been designed to blend with the abutting residential neighborhood. The north building elevation presents as a one story building, the east and west building elevation presents as a one story in the front and extends back to two stories, and the south building elevation presents as two stories.
- 3.1.9 The Applicant agrees to maintain the site landscaping in perpetuity ensuring that installed and/or existing landscaping that fails or needs to be replaced is addressed in a timely manner that results in correcting any such deficiencies.
- 3.1.10 Snow storage shall be managed and located so as not to encroach upon or obstruct any sidewalks, walkways, or parking spaces.
 - 3.1.10.1 The Applicant shall promptly remove snow windrows located within sight triangle areas that exceed 2.5-feet in height or that would otherwise inhibit sight lines.

3.2 Traffic, parking, and public access

- 3.2.1 The Applicant agrees to install bicycle parking for 12 bicycles.
- 3.2.2 In accordance with Section II.B.1.a.3, an Assisted Living facility requires 1 off-street parking space per dwelling unit and 1 off-street parking space for every employee. The Project consists of 52 units, which will require 52 off-street parking spaces and will have a total of 53 employees with a maximum single shift of 30 employees which will require an additional 30 off-street parking spaces. The Project has been designed to provide a total of 62 off-street parking spaces.
- 3.2.3 The Applicant proposed to landbank 20 off-street parking spaces, which eliminates the Applicant's requested relief from the required number of off-street parking spaces.
- 3.2.4 The drive aisles to the east and west of the building have been designed to accommodate two-way traffic, with a width of 24'. These areas provide off-street parking on the outside of the drive aisle.
- 3.2.5 The drive aisle to the north of the building has been designed to accommodate two-way traffic, with a width of 22'. The drive aisle to the south of the building has been designed to accommodate one-way traffic. These areas do not contain constructed off-street parking spaces, but do contain the 20 landbanked off-street parking spaces.
- 3.2.6 Loading and trash storage facilities are located on the east side of the building. The site has been designed to allow for circulation that does not conflict with trash removal and/or loading facilities.
- 3.2.7 The Applicant shall design and construct the emergency vehicle connection between the assisted living facility and the active adult residential community to be a minimum of 24-feet in width and shall be constructed of a suitable material that will support travel by the largest anticipated responding emergency vehicle as defined by the Fire Department. The connection shall be secured in a manner that is acceptable to the Fire Department to restrict use by general traffic but that allows for snowplowing and maintenance so that the connection is kept clear for passage at all times.
 - 3.2.7.1 The Applicant agrees to install "No Parking" signs on the Assisted Living property to ensure that vehicles do not block the gate.
- 3.2.8 VHB conducted a traffic study which included review of the Temple Street/Woodmere Street at Pleasant Street (Route 30) – unsignalized intersection, the Temple Street at Old Worcester Road –

signalized intersection, the Temple Street at Worcester Road (Route 9) – unsignalized intersection, and the Pleasant Street at the Site driveways intersections.

3.2.9 The lines of sight at the proposed 518 Pleasant Street driveways exceed the desired lines of sight distances. The lines of sight at the Temple Street and Woodmere Road are less than desirable but are suitable for travel speeds of approximately 30mph, whereas the posted speed limit in the area is 40mph. Pleasant Street is a State highway (Route 30) and is under the jurisdiction of MassDOT. Subject to review and approval by MassDOT, the Applicant has proposed the following improvements:

3.2.9.1 The Applicant agrees to install an advisory speed sign (30 mph) on the westbound approach to the intersection (east of Woodmere Road) that includes an LED border to enhance visibility of the sign.

3.2.9.2 The Applicant agrees to replace the pavement markings at and within 500 feet of the intersection for all approaches to the site that includes centerline and edge line pavement markings, stop-lines and crosswalks. All markings shall be thermoplastic unless otherwise approved by MassDOT (Pleasant Street) or the Department of Public Works (Temple Street and Woodmere Road).

3.2.9.3 The Applicant agrees to install warning signs that indicate an intersection ahead (graphic symbol) on both sides of Pleasant Street, east of Woodmere Road facing westbound motorists, with sign posts that display high visibility yellow reflective tape.

3.2.9.4 The Town requests that MassDOT review the sight distance information and crash data for the intersection that was prepared by the Applicant's engineer, and that MassDOT consider implementing a speed limit reduction at and approaching the intersection prior to the issuance of an occupancy and use permit granted by the Department of Inspectional Services (the Building Department).

3.2.9.4The Applicant shall selectively trim/remove and maintain vegetation along the Project site frontage and Pleasant Street within the public right-of-way where necessary in order to enhance sight lines to and from the Project site driveways.

3.2.10 The Project is expected to generate 277 new weekday (enter and exit) vehicles per day (15 new trips (10 entering/5 exiting) during the weekday morning peak hour and 23 new trips (10 entering/13 exiting) during the weekday evening peak hour.

3.2.11 The intersection of Temple Street at Worcester Road currently operates at congested levels under both the weekday morning and evening peak periods. It is expected that the congestion would persist during both peak periods under future conditions. Therefore, the traffic from the Project would be negligible, only contributing to a small percentage increase in the traffic volume on Worcester Road.

3.2.12 Pleasant Street is a State roadway, which requires public way access permits to be obtained from MassDOT. Furthermore, all physical improvements on Pleasant Street, in addition to any vegetation maintenance and modification and/or installation of curb cuts, crosswalks, and potential reduction in speeds will need to be reviewed and approved by MassDOT.

3.2.12.1The Applicant shall prepare and submit all required plans, documents and permit applications for the improvements to MassDOT prior to the issuance of the first Building Permit for the Project, with evidence of said submission provided to the Town. If MassDOT approves the sign installations and speed reduction, the Applicant shall construct the improvements prior to the issuance of any Certificate of Occupancy for the Project. If MassDOT does not approve the sign installations, the Applicant shall propose, design and construct an alternative safety improvement at the intersection subject to review and prior approval of the DPW and the Planning Board Administrator, and which is consistent with the order of magnitude cost of the aforementioned improvements.

3.2.13 As part of the project, the Applicant agrees to install and/or repair the sidewalk along the frontage of Pleasant Street and Temple Street that is located along the property frontage for the Assisted Living Facility application.

3.2.13.1 The Applicant shall conduct post occupancy monitoring of the Pleasant Street and Temple Street crosswalks to determine if the number of pedestrian crossings meets or exceeds the criteria for the installation of a High Intensity Activated Cross-walk (a.k.a. "HAWK") pedestrian beacon. The crosswalk monitoring program shall be performed three (3) months after full occupancy of the Project and shall be conducted under favorable weather conditions between May/June and October, the results of which shall be summarized in a report provided to the Planning Board Administrator and the Department of Public Works. If it is determined by the Town after review of the results of the monitoring program that a HAWK pedestrian beacon should be installed at one or both crossings, the Applicant shall design and construct the beacons within 12-months of said determination, subject to receipt of all necessary rights, permits and approvals.

3.3 Environmental Impact

3.3.1 The Project is not expected to create any significant emission of noise, dust, fumes, noxious gases, radiation, water pollutants, or any other similar significant adverse environmental impact.

3.3.2 The Applicant has applied for a Special Permit for Land Disturbance pursuant to Section V.F of the Framingham Zoning By-Law. The Project as designed does not increase the potential for erosion flooding, and/or sedimentation, either on-site or onto abutting properties.

3.3.3 The existing conditions of the entire Property at 518 Pleasant Street, including the land upon which both the Assisted Living Housing and Active Adult Housing is proposed, has been divided into seven drainage areas as stormwater runoff flows to four Design Points, which have been identified as: DP-1: the off-site wetland resource southwest of the Site; DP-2: the southern property line; DP-3: the on-site southeastern wetland resource; and DP-4: the on-site northeastern wetland resource. These seven drainage areas/four Design Points collect the stormwater runoff for a total of 33.7 acres of land, known as the project site. The post construction drainage conditions will be divided into ten drainage areas that drain into the same four Design Points.

3.3.4 The Project has been designed to incorporate Low Impact Development (LID) and stormwater Best Management Practices (BMPs) into the site design.

3.3.4.1 Stormwater from the proposed impervious surfaces shall be collected in deep-sump, hood catch basins and discharged through a water-quality unit. The stormwater shall then infiltrate into a surface infiltration basin.

3.3.5 The Project has been designed so that the development does not occur in the wetland areas located along the property's eastern boundary.

3.3.6 The Project is in compliance with the DEP Stormwater Management Standards and the Massachusetts Stormwater Handbook.

3.3.7 The Project will not produce any new, untreated discharges. The Project's stormwater outlets and conveyances have been designed so as not to cause erosion, scour to wetlands, and/or receiving waters. The Project as designed utilizes deep sump catch basins at all inlet locations for the purposes of stormwater collection and pretreatment. Once stormwater is collected, it travels through a Water Quality Unit for additional treatment prior to discharge into the on-site infiltration basin. The on-site infiltration basin stores, treats, and eventually infiltrates collected stormwater back into the ground.

3.3.8 The total impervious site area (for both the active adult and assisted living parcels combined) is approximately 8.5 acres. The total site impervious area draining to recharge facilities is 8.5 acres. The capture area adjustment factor is 1.05 and the adjusted required recharge volume is 19,427cf. The system as proposed exceeds the required recharge volume of 19,427cf by providing 78,404cf of recharge volume.

- 3.3.9 The Applicant has provided a Long-Term Pollution Plan, which has been developed to establish site management practices that improve the quality of stormwater discharges from the Project.
- 3.3.10 The Applicant proposes that all on-site roadways, stormwater management system, sanitary sewer mains, water mains, and appurtenances shall be privately owned, operated, and maintained (the owner shall employ qualified personnel to properly operate and maintain these systems).
- 3.3.10.1 The Applicant shall operate the private infrastructure in compliance with all applicable requirements such as AWWA, MassDEP, and EPA
- 3.3.10.2 The Applicant shall comply with the information provided in the June 29, 2016 correspondence from the Department of Public Works.
- 3.3.11 The Stormwater Management Report was prepared for both the Active Adult and Assisted Living Projects. Upon completion of the permitting process, the two projects will be developed separately. Therefore, the Applicant shall provide the following: submit separate SWPPPs and inspections during construction, in addition to separate long-term operations and maintenance plans for post-construction BMPs; submit construction plans prior to the start of construction to the Planning Board and the Department of Public Works; submit separate perimeter erosion and sediment controls for each project; and submit the TSS Removal Calculation that identifies a "CDS" BMP for drainage area P41 and includes Stormwater Technologies Clearinghouse information for a "Contech Stormwater Solutions CDS Inline Unit."
- 3.3.12 The Applicant has submitted a Notice of Intent for the Assisted Living portion of 518 Pleasant Street. On June 15, 2016 the Framingham Conservation Commission voted to close the public hearing and issue an Order of Conditions (OOC) pending the receipt of a couple of items.
- 3.3.12.1 The Applicant shall comply with the requests set forth in the June 16, 2016 correspondence from the Framingham Conservation Commission (Subject: 518 Pleasant Street – PB-011-16 – Assisted Living – Conservation Review).

3.4 Health

- 3.4.1 The Project does not pose adverse air-quality, noise, glare, and/or odors.
- 3.4.2 The Project does not intend to create a hazard to abutters, vehicles, and/or pedestrians.
- 3.4.3 The Applicant shall dispose of any bio-hazard, un-used medications, hazardous materials, and/or transmissions in an appropriate manor.

3.5 Public Services and Utilities

- 3.5.1 The sanitary sewer will connect to the existing Town sewer main located along the Mass Turnpike.
- 3.5.2 The Applicant shall install a grease trap to separate any undesirable kitchen waste before entering the Town's sanitary sewer system.
- 3.5.3 The Applicant does not expect the need to blast or conduct soil compaction. In the event that the Applicant does need to blast or perform soil compaction, the Applicant shall follow the Town and State blasting requirements for both activities.
- 3.5.4 Based on Town resources, the existing water infrastructure appears to be sufficient to support the use.
- 3.5.5 The water system on-site has been designed as a looped system.

3.6 Land Use Planning

- 3.6.1 The Project as designed is consistent with the Site Plan Review requirements of the Framingham Zoning By-Law.
- 3.6.2 The Applicant is in compliance with the Town's goal of creating a walkable community by installing and improving pedestrian improvements that contribute and enhance a connected walkable neighborhood.
- 3.6.3 The Applicant has designed the Project to protect open space and natural resources by locating the proposed building to the most western portion of the Assisted Living portion of the property.
- 3.6.4 The Applicant has provided a greater than 75' wide landscape buffer than includes the addition of new street trees to further establish the existing state of the property.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of the Town's By-Laws that include Major Site Plan Review (Section VI.F), Special Permit for Land Disturbance (Section V.F), Special Permit for a Reduction in the Required Number of Off-street Parking Spaces (Section IV.B.1.a and e.), Off-street Parking (Section IV.B), and Dimensional Regulations (Section IV.E) pursuant to the Framingham Zoning By-Laws. Said approval from the Planning Board is 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 final Planning Board Endorsed 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 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 MGL, Chapter 40A, Section 17. The Applicant will 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. This approval for Major Site Plan Review, Special Permit for Land Disturbance, and a Special Permit for a Reduction in the Required Number of Off-street Parking Spaces shall lapse two years from the date the Decision is recorded at the Middlesex South Registry of Deeds, 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 may result in revocation of the permit for Major Site Plan Review, Special Permit for Land Disturbance, and a Special Permit for a Reduction in the Required Number of Off-street Parking Spaces permit 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 it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try 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. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, 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. Prior to the issuance of a use and occupancy permit, the Applicant shall either substantially complete the landscaping improvements shown on the approved landscaping plan or post a performance guarantee in accordance with this decision. All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy and neat appearance. The Applicant shall follow regularly scheduled routine maintenance. The Applicant shall submit a landscape maintenance plan to the Planning Board Administrator for approval and implementation upon approval.
13. The Applicant shall 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. Any dumpster or dumpster enclosure, as shown on the Final Approved Site Plan shall remain closed and locked except when trash deposit, removal and pickup operations are being conducted.
16. The Applicant shall maintain the landscaping in perpetuity to ensure lines of sight are not blocked on Pleasant Street and Temple Street and that installed signage is free of visual impediments.
17. 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.

Site Construction

18. 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 the site construction.
19. 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 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.
20. 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.
21. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.

- a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. 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.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
22. The Developer's 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. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
 23. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected prior to the commencement of blasting and/or compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.
 24. 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

25. 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.
26. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
27. 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.
28. 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.
29. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from flooding the public way.

Snow Storage and Sidewalk/Walkway

30. Snow storage shall not obstruct sight lines so as to preserve public safety.
31. Snow storage shall be on-site in the snow storage areas designated on the Final Approved Site Plans. In addition, the Applicant must remove excess snow from the site as may be deemed necessary within forty-eight hours after the snow fall ends, in the interest of public safety.
32. Bicycle racks and sidewalk amenities shall be installed in locations which shall not restrict or limit movements for all users throughout the site.
33. The sidewalks and walkways shall be kept clear of snow, leaves, and all other impediments and/or 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.
34. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users.

Framingham Department Review

35. The Applicant shall comply with all directives requested in the correspondence from the Department of Public Works dated June 29, 2016.
36. The Applicant shall comply with all directives requested in the correspondence from the Framingham Conservation Commissions dated June 16, 2016.

37. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users, as requested in the correspondence received from the Framingham Department of Building & Wire.

Special Provisions/Periodic Conformance Reporting and Review

38. The Applicant shall provide the following performance guarantees for the Project.
- a. Prior to the issuance of any final use and occupancy permit, the Applicant shall post a performance guarantee satisfactory to the Planning Board for all improvements including landscaping, which are incomplete or not constructed, in an amount not to exceed the cost of such improvements.
 - b. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
 - c. The Applicant shall provide to the Town of Framingham a Landscape Maintenance Bond in the sum of 20 percent of the total landscape cost to replace any trees which are improperly pruned or dead trees, shrubs or lawn areas, as shown on the approved Landscape Plan, which shall be posted for a period of two years commencing with the completion of the landscaping and certification of the Landscape Plan, as required above.
39. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Works, Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include but not be limited to site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.
40. The Applicant agrees to maintain any plantings or physical landscape features located within the driveway sight lines should be maintained at a height of two feet or less above the adjacent roadway grade.
41. The Applicant shall join the MetroWest Transportation Management Association. The Applicant shall designate a Transportation Coordinator to implement a Transportation Demand Management Program to promote vehicle trip reduction measures including, but not limited to, ridesharing, bicycle use, public transportation, and monetary incentives. The Transportation Coordinator shall provide copies of the TDM Report filed with the Commonwealth of Massachusetts.
42. The Applicant shall install twelve bicycle parking spaces within the site, which are in compliance with Section IV.B.7. of the Framingham Zoning By-Law and are not located in areas that create a hazardous condition for vehicles, pedestrians, and bicyclist.
43. The Applicant proposes to landbank 20 off-street parking spaces as shown on the approved site plan. In the event that the applicant finds that the additional off-street parking spaces are needed for the project. The Applicant shall notify the Planning Board in writing of its intent to unlandbank the desired number of off-street parking spaces. In such request the Applicant shall provide an updated as-built plan showing the locations of the new off-street parking spaces.

44. The Applicant agrees to install "No Parking" signs on the Assisted Living property and attached to both side of the gate to ensure that vehicles do not block the gate. Furthermore, the Applicant shall enforce such no parking for the purposes of emergency access and safety.
45. Subject to review and approval by MassDOT, the Applicant agrees to install an advisory speed sign (30 mph) on the westbound approach to the intersection (east of Woodmere Road) that includes an LED border to enhance visibility of the sign.
46. Subject to review and approval by MassDOT, the Applicant agrees to replace the pavement markings at and within 500 feet of the intersection for all approaches of to include centerline and edgeline pavement markings, stop-lines and crosswalks. All markings to be thermoplastic unless otherwise approved by MassDOT (Pleasant Street) or the Department of Public Works (Temple Street and Woodmere Road).
47. Subject to review and approval by MassDOT, the Applicant agrees to install intersection ahead warning signs (graphic symbol) on both sides of Pleasant Street east of Woodmere Road facing westbound motorists, with the sign posts to include high visibility yellow reflective tape.
48. The Applicant shall seek review by MassDOT for the sight distance information and crash data for the intersection that was prepared by the Applicant's engineer, and that MassDOT consider implementing a speed limit reduction at and approaching the intersection prior to the issuance of an occupancy and use permit granted by the Department of Inspectional Services (the Building Department).
49. The Applicant shall selectively trim/remove and maintain vegetation along the Project site frontage and Pleasant Street within the public right-of-way where necessary (subject to any required approval by MassDOT) in order to enhance sight lines to and from the Project site driveways.
50. The Applicant shall prepare and submit all required plans, documents and permit applications for the improvements to MassDOT prior to the issuance of the first Building Permit for the Project, with evidence of said submission provided to the Town. If MassDOT approves the sign installations and speed reduction, the Applicant shall construct the improvements prior to the issuance of any Certificate of Occupancy for the Project. If MassDOT does not approve the sign installations, the Applicant shall propose, design and construct an alternative safety improvement at the intersection acceptable to MassDOT and consistent with the order of magnitude cost of the aforementioned improvements that need to be substituted.
51. The Applicant agrees to install and/or repair the sidewalk along the frontage of Pleasant Street and Temple Street that runs along the property frontage for the Assisted Living Facility application.
52. The Applicant agrees to conduct post occupancy monitoring of the Pleasant Street and Temple Street crosswalks to determine if the number of pedestrian crossings meets or exceeds the criteria for the installation of a High Intensity Activated Cross-Walk (a.k.a. "HAWK") pedestrian beacon. The crosswalk monitoring program shall be performed three months after full occupancy of the Project and shall be conducted under favorable weather conditions between May/June and October, the results of which shall be summarized in a report provided to the Planning Board Administrator and the Department of Public Works. If it is determined by the Town after review of the results of the monitoring program that a HAWK pedestrian beacon should be installed at one or both crossings, the Applicant shall design and construct the beacons within 12-months of said determination and subject to receipt of all necessary rights, permits and approvals.
53. The Applicant agrees to install one street tree every 20-30' along the Pleasant Street frontage of the property.

VOTES

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant an approval with conditions a Special Permit for Land Disturbance (Section V.F) for the BSL Framingham Development, LLC c/o Benchmark Senior Living application for the construction of an assisted living facility with landscaping, off-street parking, stormwater management, and associate site improvements for the property located at 518 Pleasant Street, zoned Single Family Residential (R-3).

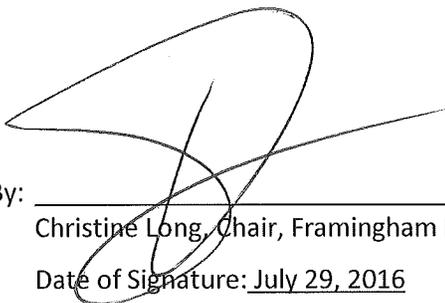
Special Permit for Land Disturbance (Section V.F.)

- Christine Long.....yes
- Lewis Colten.....yes
- Victor Ortiz.....yes
- Thomas Mahoney.....yes
- Stephanie Mercandetti.....yes

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant an approval with conditions for Major Site Plan Review (Section VI.F) related to the BSL Framingham Development, LLC c/o Benchmark Senior Living application for the construction of an assisted living facility with landscaping, off-street parking, stormwater management, and associate site improvements for the property located at 518 Pleasant Street, zoned Single Family Residential (R-3).

Section VI.F Major Site Plan Review

- Christine Long.....yes
- Lewis Colten.....yes
- Victor Ortiz.....yes
- Thomas Mahoney.....yes
- Stephanie Mercandetti.....yes

By:  _____
Christine Long, Chair, Framingham Planning Board
Date of Signature: July 29, 2016

EXHIBITS

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. All of 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: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
2. FORM E – Site Plan Review Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
3. FORM J – Special Permit for Land Disturbance Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
4. FORM L – Special Permit Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
5. Development Impact Report for Assisted Living Housing Community, 518 Pleasant Street, Framingham, Massachusetts, prepared for BSL Framingham Development, LLC, c/o Benchmark Senior Living, prepared by Attorney Paul Galvani, VHB, and Benchmark Senior Living, dated April 19, 2016
6. Stormwater Management Report, Northside Meadows, 518 Pleasant Street, Framingham Massachusetts, prepared for Brendon Properties Northside Meadow, LLC, prepared by VHB, dated April 2016
7. Traffic Impact and Access Study, Northside Meadows, 518 Pleasant Street, Framingham Massachusetts, prepared for Brendon Properties Northside Meadow, LLC, prepared by VHB, dated December 3, 2016
8. Site Plans - Northside Meadows: Assisted Living Facility, 518 Pleasant Street, Framingham, Massachusetts, prepared for Brendon Properties Northside Meadows, LLC and Benchmark Senior Living, prepared by VHB, dated April 15, 2016, revised through July 15, 2016
9. Letter of response from VHB,, RE: Northside Meadows Active Adult Housing & Assisted Living Facility, 518 Pleasant Street, Framingham, dated July 12, 2016 (Ref: 13168.00)

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

1. Special Permit and Site Plan Review Checklist for the Property located at 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
2. Land Disturbance Checklist for Application Submittal for the Property located at 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
3. Correspondence received via ACCELA from the Police Department, received May 12, 2016
4. Letter of comment from the Department of Public Works, RE: Northside Meadows (Active Adult Housing & Assisted Living Facility) – 518 Pleasant Street, Framingham, dated June 29, 2016
5. Letter of comment from the Conservation Commission, Subject: 518 Pleasant Street – PB-011-16 – Assisted Living – Conservation Review, dated June 16, 2016
6. Correspondence received via ACCELA from the Fire Department, received June 2, 2016
7. Correspondence received via ACCELA from the Department of Community & Economic Development, received June 8, 2016
8. Correspondence received via ACCELA from the Department of Inspectional Services (Building Department), received May 19, 2016
9. Letter from Planning Board Staff, RE: 518 Pleasant Street (Assisted Living) Application, Plan Review, dated July 20, 2016