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MINUTES PLANNING BOARD MEETING January 2, 2003
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Those present: Sue Bernstein, Larry Marsh, Ann Welles, Tom Mahoney, Helen Lemoine
Also present: Jay Grande

I. Miscellaneous Administrative

501 Cochituate Road: Jay has worked on a limited scope for the work to be done there. Nick Palmer's contract is for \$2,000.00 and needs to be approved.

Motion by Sue Bernstein and seconded by Tom Mahoney to accept Nick Palmer's contract. Vote: unanimous.

Farm Pond: Jay said he has written a letter to Farm Pond regarding the extension. They have done the sidewalk which was mitigation for Farm Pond. The developer wants to discuss off-site mitigation issues sometime in the future.

Permit Fees to establish Scenic Road Review: Jay had the draft letter to the Board of Selectmen which was never signed. No action was taken. There are a few scenic road applications pending.

Administrative Calendar: Jay distributed a new 2003 prospective calendar with new meeting dates and members discussed vacation dates. Jay will be out one week in February and Helen will miss 1 week in January and 1 week in February. Members discussed agenda items for various meetings. Jay said the posting of the administrative assistant position will be done this week.

Sue referred to the letter from Town Counsel regarding Wayside Youth. The last correspondence from Town Counsel said the Planning Board did not have any jurisdiction because of the Dover Amendment. Sue asked about the reference to "confidential" on the memorandum. There was some discussion regarding what correspondence was confidential and which was not. Jay stated it was a Town Counsel policy issue.

Nexum Decision: Ford's Meadow: The decision has not been filed, Jay said. Sue stated concern with the last sentence of the decision document. Jay noted that Sue had voted against the decision. Jay distributed the minutes of the meeting where Larry Marsh's motion was made regarding same. Jay said the last sentence should end with a period in place of the semi-colon. Members referred to the minutes of September 3, 2003, page 4, line 37. Members were agreeable with eliminating the last sentence of the decision.

Motion by Ann Welles and seconded by Tom Mahoney that the Framingham Planning Board approve the determination as outlined for Nexum Development and

1 **authorizes the Planning Board Administrator to file same. Vote: 4-1-0. Sue**
2 **Bernstein voted in opposition.**

3
4 Ann Welles said she received a letter from Gary Wolfe Architects, Inc. She asked
5 Jay to find out if the architectural firm does 593 reviews. Members were agreeable.

6
7 II. Public Hearing, Special Permit for Use, Special Permit for Reduction in the
8 Required Number of Parking Spaces, Public Way Access Permit, Site Plan Review, 501
9 Cochituate Road, Peter Barbieri

10
11 Helen stated this was a continued public hearing and stated there is an issue that
12 the public hearing was started last time with Larry Marsh absent. The developer had no
13 problem with continuing with a 4 member board. The Town Engineer's comments were
14 just received this evening, members noted. Peter said they were waiting until comments
15 were received until they revised the plans and therefore, no changes were made to the
16 plan. Jay said the raised traffic island, to disallow turnings, was suggested but not made
17 to the plan yet. The developer did not have a problem making the road a "right-in, right-
18 out" turn. Sue said she noticed the driveway is very close to the entrance of the MA.
19 Pike. Peter did not think it was a great concern.

20
21 Nick Palmer, civil engineer addressed the Board. He referred to his background
22 in parking design review. He has worked on self-storage developments in the past. Nick
23 said the basic scope was narrowed excluding the storm water management and drainage
24 analysis. He understood that was being done by the ConCom. He said he focused on
25 traffic flows in regards to the geometry of the site. He also looked at the plans in how it
26 relates to the by-laws. Nick highlighted some observations. It is a site that will work well
27 but the complications are in crossing the wetlands. Nick favored the "right-in, right-out".
28 He did not see "no left turn" noted on the plans. Another item was the idea of putting a
29 "Do not enter" sign on the back-side of the Stop sign. Other than that, he thought the
30 traffic report was sufficient. Self-storage use is not a large trip generator. The
31 intersection is a Level "D" in the morning and "E" in the afternoon and will remain the
32 same after the build-out. The applicant said he would need to research the "no left turn"
33 signage request. Nick thought that would reinforce turning requirements. Ann asked
34 about the raised mediam island. Peter thought the raised island in the Police Department
35 letter refers to the parking on the drive. Ann disagreed. Jay thought Nick raised the
36 subject about a left-turn and the merit of allowing that since it is a low traffic volume vs.
37 having vehicles attempting to do u-turns farther down the road. Jay was not in favor of a
38 raised island in Route 30. Ann said the Fire Department has raised objections to the
39 island being raised. The applicant is making the island smaller and there will be a rumble
40 strip next to it so vehicles are aware they are on it.

41
42 Nick said several of the buildings are straddling the line of the flood zones.
43 Typically you raise the site so the floor is 1' above those zones. The applicant's plan
44 shows the slab is raised 2' above the zone and thought that was a good thing. The by-law
45 states any building within a flood plain needs a building permit from the Building
46 Commissioner. Peter said those concerns are addressed if the office building is outside of

1 the zone and the storage buildings are in the flood plain. The building code requirements
2 need to be satisfied but it is not a zoning issue, Peter said. The applicant showed the
3 FEMA map line and said they are not in the flood plain. He has met with the Town
4 Engineer and he has agreed, based on the hydrological information that the flood plain
5 requirements are satisfied. Peter said they have had ongoing meetings with ConCom.
6 They will be doing the Army Corp of Engineer permit. Ann asked about the care-taker
7 apartment. That has nothing to do with the flood plain, Peter said. If they proceed with
8 that part of the project, it will require ZBA approval. Nick said based on the criteria in
9 the by-laws, the parking requirements would require 5-6 parking stalls. He thought that
10 was appropriate for self-storage. The applicant stated the site will house 500 units. In
11 relation to the handicap stall, it is shown at 9' and needs to be 11' to meet ADA
12 requirements, Nick said. There are no accommodations for pedestrian walkways. Nick
13 said he thought they tried to make the landscaping work for where the wetlands are
14 located. Sue said a substantial strand of trees will be taken down and she asked if there
15 was anything they could do along the frontage. Peter said there was not much room
16 between the pavement and the wetlands. If ConCom wants trees, they did not have a
17 problem with that but it was their jurisdiction, Peter said.

18
19 There are no designated loading areas, Nick said. Certain buildings are designated
20 as buildings that will accept materials that a moving van might bring in, Nick said. The
21 applicant said the ones used for those large vehicles will be closest to the access point.
22 Nick said he did not do a highway overlay. Jay said there are buffer requirements around
23 buildings. Peter said he thought those were for buildings that have public access and did
24 not apply here. Sue disagreed. Peter will put a list of waivers together. He thought that
25 might be the only one but that was assuming the wetland trees will satisfy the buffer
26 requirements. The signature block needs to have the highway overlay requirements
27 noted, Jay said. Nick said in regards to Site Plan Review, the fire trucks have some
28 trouble getting into the site. The geometry of the island may need to be re-worked. The
29 approach to the building looks good, Nick said. As a fire truck exits the site, it overlaps
30 onto the parking stalls and did not think that was a good practice, Nick said. He asked
31 about the mechanics of the swing-gate operation. It will not be a rolling gate, the
32 Applicant said. Nick said they are holding 24' aisles and thought that was good
33 compared to the number of buildings and the square footage. Engineering raised concern
34 about fire apparatus accessing the rear buildings. Those issues have been addressed as of
35 today, Nick said. Sue questioned the amount of fill needed. Nick said they will use
36 10,000 cu. yd. of fill. Jay did not think the fill they were using was a large amount. The
37 applicant will use Cape Cod (bituminous concrete) berm at the entrance road. Tom said
38 from the owner's perspective, the curb will need to be replaced overtime due to
39 snowplow and salt damage. The applicant said they would not use salt due to restrictions
40 due to the wetlands. Nick said he understood they are not filing before the Planning
41 Board for signage. The applicant showed where he intended to put the signs. Sue said
42 there is a provision in the by-law that states the signs visible from the MA Pike can be
43 12' tall. She stated she would be concerned with that. The applicant said that has not
44 been designed yet but did not believe the signs would be that large. Jay said revised
45 plans are needed and will need to be circulated. Peter said plans could be revised in the
46 next week.

1
2 Helen stated the hearing would be continued to February 11th at 9:00 p.m. Peter
3 will work on a draft decision prior to that time. Peter will file an extension for signature
4 with a date of January 31st which was agreeable to the Board.

5
6 III. Informal Discussion: 1287 Worcester Road
7

8 John Spollack, Esq., represented the applicant, Cumberland Farms. Jim Jiarusso,
9 Project Engineer, Wendy Reagan, Planning Department of Cumberland Farm, George
10 Currio, station operator were present. This is the Gulf Station at 1287 Worcester Road.
11 John said the plans tonight are substantially different from those submitted in April 2002.
12 He said that was primarily for a retail store in the building and increasing the gas
13 dispensers from 2 to 5. That proposal has been abandoned and they are now focusing on
14 a renovation project. Jim said the site is located in the highway corridor overlay district.
15 Based on Jay's recommendation, they met with the Building Department. John said they
16 are not going forward with the convenience store component. Jim said the proposal is to
17 keep the 2 bay service station and small retail area. They will put a 3' bump out on the
18 front door bay to accommodate vehicle inspections. They will need to comply with MA.
19 Registry requirements. In addition, they will replace the existing pump island with new
20 islands and overhead canopy. They will take out two multi-product dispensers and
21 installing three. They will put a canopy over that. Rather than directing traffic toward
22 front of the building, it is angled toward the front property line. They are not proposing to
23 do anything to the existing driveways on Route 9. They are narrowing the driveway on
24 Old Worcester Road. They are landscaping the existing island and will add a landscape
25 buffer across the back. The existing tanks are fiberglass and are in compliance with
26 regulations so they are not being replaced. The canopy itself is a colonial style with no
27 signage. The side of the building will be done to match the canopy color (slate gray).
28 The only additional square footage is the bump out. They are not currently an inspection
29 station. The façade of the building is currently blue. The Gulf Sign will be replaced on
30 the side of the building.

31
32 Jim said the layout will not be affected by the land-taking proposed by mitigation
33 work planned for the future by Boston Properties. Sue asked about the additional gas
34 pump and its location. The pump islands are 20' on center, Jim said. Technically there
35 are three pumps because one dispenses diesel, George said. Wendy said the site will
36 accommodate the additional pump. The existing site will be 40'. It is going to be a self-
37 service station. Jay said this will be under the ZBA unless there is basis for site plan
38 review. Jay read from the by-law. In that it does not create any additional off-street
39 parking and there is no change of use, it does not come before the Planning Board. Jim
40 said that Jim Sheehan from the Building Department had indicated he disagreed. They
41 do not want to go to the ZBA if the Board has any misgivings about the project and that
42 is the reason for this informal hearing, Jay said. Sue suggested they replace the stockade
43 fence. They were agreeable to that. Larry asked about the possibility of a second access
44 on Old Worcester Road. There is a problem with the grade, Jim said and they would lose
45 a small number of parking spaces on the site. Helen said the grade change constrictions
46 may eliminate an additional means of access. Wendy did not think another access could

1 be accommodated. Helen asked Board members about the site plan review. Sue
2 questioned whether it should be before us. Jay does not think it should be. Helen was
3 confused by Jim Sheehan's interpretation. Larry did not see it as site plan review because
4 they were minor changes. Ann said she did not think it required site plan review.
5

6 Jim said the site has been used for gas since 1956. The issue they have is in terms
7 of the landscape requirements of the highway corridor and they are trying to demonstrate
8 to the Building Department, that the changes are to make the site more conforming. It
9 would not require a variance because it is non-conforming now. Sue suggested irrigation
10 for the landscaping. Jay will speak to the Building Department regarding interpretation
11 of the by-law.
12

13 IV. Continued Public Hearing, Definitive Subdivision Plan, Public Way Access
14 Permit and Modification to Scenic Road, 546 Edgell Road
15

16 Helen stated this public hearing would be continued to January 28th at 7:45 p.m.
17

18 **Motion by Ann Welles and seconded by Tom Mahoney to adjourn this**
19 **evening's meeting. Vote: unanimous.**
20

21 Respectfully submitted,
22

23 Nancy Starr-Ferguson
24 Recording Secretary
25
26

27 **These minutes were approved, with changes and/or amendments, at the Framingham*
28 *Planning Board meeting of November 25, 2003.*
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32 _____
33 *Helen Lemoine, Chairman*
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