

1 PLANNING BOARD MEETING  
2 May 13, 2003

3  
4 Those present: Helen Lemoine, Thomas F. Mahoney, Ann Welles, Laurence Marsh,  
5 Carol Spack  
6 Also present: Jay Grande, Planning Board Administrator  
7

8 **I. Miscellaneous Administrative**

9  
10 **Bickford Restaurant**

11  
12 Attorney Tony Buono represented the Applicant and presented the proposed building  
13 changes and landscaping improvements. The Planning Board directed the Applicant to  
14 complete the landscaping. The Board unanimously approved the issuance of a temporary  
15 certificate of occupancy permit.  
16

17 **Maple Farms Subdivision**

18  
19 Kenneth Dallamora recommended not planting Russian Olives or any trees in the water  
20 easement. Mr. Dallamora requested changes to the road construction detail to move the  
21 sidewalk adjacent to the curb. Tom Mahoney made a motion to approve these minor field  
22 changes. The motion was seconded by Larry Marsh. The vote was three in favor, none  
23 opposed.  
24

25 **II. ANR Plan for 99 Winter Street**

26  
27 Motion by Tom Mahoney to endorse the ANR plan. The motion was seconded by Larry  
28 Marsh. Four in favor, one opposed (Ann Welles).  
29  
30

31 **III. Continued Public Hearing for Brookbury Preliminary Subdivision Plan, 97 Brook**  
32 **Street**

33  
34 Joe Sullivan, the Applicant's Engineer, explained the lot configuration and recent  
35 changes to the Zoning By-Law removing the 80% frontage provision on cul de sacs. Mr.  
36 Sullivan explained there are 135 spaces shown for the Church, which requires 99 under zoning.  
37 The Church property was divided out through an ANR plan.  
38

39 Tom Mahoney moved to approve the Preliminary Plan work with a recommendation that  
40 the Conservation Commission look at ways to protect the any endangered plan species, such  
41 as Lady Slippers, reported to be on the premises based on document 533-03. The motion was  
42 clarified by Larry Marsh with a statement that the Applicant make every effort possible to  
43 preserve the Lady Slippers on the property. The motion was seconded by Ann Welles. The  
44 vote was unanimous to approve the preliminary plan.  
45

46 **IV. Continued Public Hearing for Brimstone Definitive Subdivision Plan off**  
47 **Woodstock Drive and Brimstone Lane**

48  
49 The Planning Board reviewed the final decision documents. Larry Marsh made a motion  
50 to close the public hearing. The motion was seconded by Tom Mahoney. The vote was 4 in  
51 favor.  
52

53 The Board discussed waivers 1 through 4. Tom Mahoney made a motion to approve the  
54 Definitive Subdivision Plan, document 523-03 as amended here tonight and with waivers

1 granted. The motion was seconded by Larry Marsh subject to the Board reviewing the final  
2 language. The vote to approve was 4 in favor 0 opposed and 1 abstention.

3  
4 **V. 593 Review Consultants**

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6 The Board reviewed the pending 593 Consultant fees and Mitigation payments.

7  
8 The Board directed the Administrator to get full payment in the amount of \$5,000 for  
9 CRJA. Vote was 5 to 0.

10  
11 The Board approved the GPI proposal for \$15,000 utilizing any remaining funds in  
12 General Cinema.

13  
14 The Board requested that the Administrator request the \$500,000 from Farm Pond and  
15 report back in 4 to 5 weeks.

16  
17 **VI. Committee Appointments**

18  
19 Motion by Carol Spack for Ann to be appointed to the TIP Committee. Unanimous to  
20 approve appointment.

21  
22 Motion by Tom Mahoney for Carol to be appointed to Real Property Committee. Agreed  
23 to table until after Town Meeting this appointment. Motion by Larry Marsh.

24  
25 Meeting Adjourned.

26  
27 Respectfully submitted,

28  
29 John W. Grande  
30 Recording Secretary

31  
32 *\*These minutes were approved, with changes and or amendments, at the Framingham Planning  
33 Board meeting of December 21, 2004.*

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36  
37 \_\_\_\_\_  
38 *Thomas F. Mahoney*