

1 PLANNING BOARD  
2 September 2, 2003

3  
4 Planning Board Members present: Ann Welles, Carol Spack, Larry Marsh,  
5 Tom Mahoney

6 Planning Board Staff present: Jay Grande  
7

8 7:30 p.m.  
9

10 I. Miscellaneous Administrative  
11

12 One Worcester Road, Joe's American Bar and Grill. Randy Pomfret, the sign  
13 manufacturer, presented the proposed sign and façade changes by Joe's American Bar  
14 and Grill for the Berkshire Grill Restaurant tenant space at Shoppers World, which they  
15 intend to occupy. Jay Grande reported to the Board that the proposal did not comply with  
16 the approved Tenant Design Standards for Shoppers World. Ann Welles found that the  
17 proposal did not comply as well. Discussion ensued. A majority of the Board members  
18 expressed that the signs did not comply to the Tenant Design Standards. Randy Pomfret  
19 agreed to revise the proposal. Ann Welles and Jay Grande will work with the Applicant  
20 to conform the proposal to the Shoppers World Tenant Design Standards.  
21

22 8:00 p.m.  
23

24 II. Public Hearings  
25

26 Continued Public Hearing for Special Permit for Use and to Amend or Modify Site Plan  
27 Review Approval, D-M Diamonds LLC, 90 Worcester Road.  
28

29 Jay Grande summarized the remaining items to be reviewed. Paul Galvani introduced the  
30 development team. The Applicant's engineer submitted revised site plans for the Board's  
31 record. The Board reviewed the lighting plan and found them satisfactory. The Board  
32 reviewed the decision documents, noting minor changes.  
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34 **Motion by Tom Mahoney to approve the Special Permit for Use and Decision**  
35 **Document 813-03 as modified tonight subject to review of the amended document**  
36 **prior to filing with the Town Clerk. The motion was seconded by Ann Welles. The**  
37 **vote was 4 in favor, 0 opposed.**  
38

39 **Motion by Tom Mahoney to approve the Amendment to the Site Plan Review**  
40 **Approval and Decision Document 814-03 as modified tonight subject to review of**  
41 **the amended document prior to filing with the Town Clerk. The motion was**  
42 **seconded by Ann Welles. The vote was 4 in favor, 0 opposed.**  
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45  
46 8:30

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2 Continued Public Hearing for Special Permit for Mixed Use Development, Kendall  
3 Building, 79-80 Concord Street.

4 The Board continued this public hearing to September 16, 2003 at 8:30 p.m.

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6 Continued Public Hearing Special Permit for Reduction in the Required Number of  
7 Parking Spaces and Site Plan Review Approval, 46 Morton Street.

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9 The Board continued this public hearing to September 30, 2003 at 9:00 p.m.

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11 8:45 p.m.

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13 III. Miscellaneous Administrative Items Continued

14  
15 160 Fountain Street

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17 Jay Grande requested and had the Board members to sign the approved site plans.

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19 Farm Pond

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21 Jay Grande updated the Board on the status of the confirmation letter to Parkside, LLC.

22  
23 Loews Theater

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25 The Board requested that Jay Grande contact the Applicant and Natick concerning the  
26 review and to get copies of the plan to review.

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28 Baystate Lincoln Mercury

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30 Ann Welles mentioned the poor condition of the landscaping, specifically the Sycamore  
31 and requested Jay Grande to contact the Applicant to address this problem.

32  
33 45 Edmands Road

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35 Donna Jacobs briefed the Board members on the proposed Jewish Community Center  
36 Housing Partnership proposal for the site of approximately 150 units

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38 Affordable Housing By-Law

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40 Donna Jacobs briefed the Board on the status of the By-Law and the schedule for the  
41 public hearing.

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46 IV. Adjournment

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**Motion by Carol Spack to adjourn the meeting. Seconded by Tom Mahoney. The vote was 4 in favor, 0 opposed.**

Meeting Adjourned at 9:02 p.m.

Respectfully submitted,

John W. Grande  
Recording Secretary

*\*These minutes were approved, with changes and/or amendments, at the Framingham Planning Board meeting of June 22, 2004.*

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*Thomas Mahoney, Chairman*