

Town of Framingham Planning Board Meeting February 10, 2004

In attendance are Ann Welles, Clerk, Tom Mahoney and Carol Spack. Also present is Jay Grande, Planning Administrator and Carol Pontremoli, Administrative Assistant.

Meeting was called to order at 7:35 pm

I. Miscellaneous Administrative

Discussion by Tom O'Neil, Town Member and Member of Standing Committee

Document #260-04

He is here before the Board on Crystal Springs Subdivision to request that it be formally rescinded the plan. In the decision it states that if after two years the subdivision has not been started it will automatically be rescinded.

He is asking the Board to rescind.

He also would like to note there are several streets in Framingham that have duplicate names. He would like to have that looked into.

Jay noted he spoke with Tom and feels that there is an automatic rescission order

and would like to present this to Town Counsel.

Carol feels this is proper process

Tom asked if there was ever an extension on this subdivision. Jay noted there was not.

Ann would like to find out from Town Counsel and then go further if need be.

Jay read from the sub regulations where it states the rescission.

Discussion, Consulting Services

Michael Davis, Bergmeyer and Bruce Leish

Bruce Leish gave an overview of why he is before the Board tonight. He was asked to pick a consultant for a 593 review for the Arcade of Downtown Framingham.

Michael Davis, gave an overview of his company. He has done many store front restorations. He has been on the Boston Historical District Commission He has done Convention Center, Longwood Medical Area, Deaconess Hospital, some work for Boston University at the Armory Site. His company has also worked on some of the major hotels in Boston.

Carol asked Michael about the impacts on the town. She especially is looking at the façade and ??????????

Ann has two categories of questions.

Firstly she asked what his time frame would be.

Mr. Davis noted that he is a principal of the firm and his schedule is fairly flexible. He would like to small groups and have a dialog. Mr. Davis would like to have abutters put their questions in writing so there is not large amounts of time used asking questions. He sees joint meetings with other Boards.

Tom asked about a time line and notes the Board has asked to have this project expedited in two months as the law says if it goes to a new Board the project will then need to start over.

Mr. Davis noted he could move as quickly needed but feels if information is not forthcoming this would cause delays.

Ann asked about general issues. She is looking at the best use of the buildings, the landscaping, the massing of the building. It is very new for the town and the abutters. She has asked for a model of the project.

Mr. Davis noted the larger questions needed to be asked first. Ann would like some reassurance that the collanade goes with the old asthetic look.

Tom made a motion to hire Michael Davis as soon as the money is place.

Carol seconded

Voted 3 approve and 0 oppose

Tom asked Bruce about the removing of some parking spaces to make way for greenscapes. Bruce feels conceptually this will be fine and noted it should only take three or four spaces.

Carol asked who would be looking into infrastructure. Jay noted they have been looking at SEA Consultants.

Public Hearing for Site Plan Review Approval and Public Way Access Permit, 816 Worcester Road

Ann read the notice into the record.

In attendance is Paul Galvani, attorney, Michael Mingolli, Robert Gemma, Steve Lewis and ?????? Architect and Tony Cassadino, Landscape architect.

Paul noted Mr. Mingoelli family for the site and would like to own the property and build a building for his business. He would like to build a high end building representative of his business.

It is located on Route 9 near Wheeler Avenue. Currently on the site there is an old home with a shed and gravel driveway.

The total site is one half acre. The proposed one floor office building will be approx ??????sq ft. Pinnacle Financial has eight employees with plans to add one additional employee.

Ann asked Paul Galvani if his applicant is willing to forward with only three members on the Board.

Paul answered yes.

Rob Gemma gave an overview of the site and building.

Tony Cassadino, landscape architect

He has worked with the Mingolelli family on the landscape. He noted the building is very formal. He is recommending formal trees to keep with the building. He is looking for color for three of the seasons and plans on using Steve Lewis, ???????? Architects.

They designed a traditional hipped roof with a gable on the route 9 side. They will be using brick on the route 9 side. There will be two handicapped accesses.

He went to two drawings.

Rob Gemma explained the lighting will be understated and showed drawing of a typical colonial lighting.

Ann asked about the lot directly behind the lot. Mr. Gemma noted it is the rectory for St. Bridgets.

Tom noted the side of the rectory there didn't seem to be much plantings.

Dick Cassadino noted there are currently shrubs that approximately 8-9 feet tall already planted.

Carol asked about the pedestrian who would enter from Wheeler. Rob noted there is a sidewalk already but would probably need to be reconstructed.

Mr. Mingolelli has not done anything regarding signage as yet. He noted it would be done in conformance with the Town.

Ann asked Jay where the Board stands. Jay noted the Fire Dept stated some items that can be incorporated into the decision. The DPW letter discusses water and sewer. He feels these could be worked out. Jay noted

Conservation, Board of Health, Planning Economic Development and Inspectional Services needs to respond as yet. The HVAC will need to be inside the building. He also noted they will have to go through the Highway Overlay.

Ann asked Paul Galvani if he was asking for any waivers. Paul said not that this time.

Jay noted there are no other comments.

Ann asked for public comments

Monsignor Strathan and for the Archdiocese and notes this would be a nice addition and feels this would beautifies a somewhat rundown area.

Kathie McCarthy asked if when they landscape the ramp they would keep in mind to use plantings accordingly.

Carol asked Paul of the 20% of the Floor to ratio. Rob noted there area is 21,??? Sq feet.

She would like to ask if there could be a denser barrier for Route 9

Tom Mahoney likes the presentation and the building does well for that part of Route 9. He likes the idea of the area being upgraded and he feels that 47% landscape.

Ann likes the building and notes that Route 9 is loosing it's residential area. She likes the look of the building and notes the parking in the back is gentler on the eye.

She notes the burning bush plant is invasive and would like to see it phased out. She would like to see winterberry. She would like to see an alternative. Sue Bernstein would like to extend her accolades to this project. She would like to commend them for a nicely planned project.

Jay would like to schedule for March 9 at 7:15 pm

Continued Public Hearing, Site Plan Review Approval and Public Way Access Permit, 11 Beech Street

John DelPrete, attorney and Joanne Thompson

They are before the board tonight with revised plans and lighting.

The only thing, they expect a letter from DPW regarding the sewers. The town has had problems in that area. They are proposing leaching basin on site. There is also one parking space for snow storage. He notes they will be trucking away excess snow to keep from overflow issues with the drains.

Jay noted they will need letters from DWP, Conservation, Traffic and Safety.

Ann read a letter from Ivette ????? regarding fencing.

Joanne noted they were looking at a black vinyl fence. They could put the fence on the inside of the plantings but this in not on the Beech Street side of the street.

There will be some plantings. John DelPrete noted they will do whatever the Board suggests.

Joanne suggested putting some type of hedge to cover the car headlights in the parking lot but not too high to obstruct traffic.

Jay suggested they take the list and they ask Joanne to have a landscape architect to come up with a buffer yard and landscaping.

John asked about lighting fixtures. They are looking at shoebox type.

Jay noted there are colonial fixtures and asked if they could use some other type of fixtures.

Carol would like to see some type of lighting that is sensitive to the residents.

Ann agrees with the concept. She asked John and Joanne since they have to come back for landscaping that maybe they could look into other lighting.

Ann asked for comments from the Board. There were none. She asked for comments from the audience. There were none.

Ann reviewed what the applicant needs to do before the next meeting.

This hearing will be rescheduled to March 16 at 7:15 pm

Tom made a Motion to Adjourn

Carol Seconded

Voted 3approve to 0 opposed

Meeting adjourned at 10:30 pm

****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE
PLANNING BOARD MEETING OF AUGUST 31, 2004**

Thomas Mahoney, Chairman