

1 **Planning Board Minutes**  
2 **Tuesday, June 22, 2004**

3  
4 **Memorial Building**  
5 **150 Concord Street, Public Hearing Room**  
6

7 Members Present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack,  
8 Clerk, Sue Bernstein, Andrea Carr-Evans. Also present: Jay Grande, Planning Board Director  
9 and Mary Reynolds, Administrative Assistant

10  
11 Meeting started at 7:30 p.m.

12 Ann Welles made a motion to go into executive session to discuss on going litigation and will  
13 come out of executive session and reconvene to complete this evening's regular agenda at  
14 approximately 8:45 p.m. Thomas Mahoney seconds the motion. Roll call vote all members  
15 present voting in the affirmative.

16 The Board convened in Public Session.

17  
18 **I. Continued Public Hearing for Special Permit for Use and Site Plan Review**

19 **Approval for 1670 Worcester Road**

20 **This hearing was continued to June 29, 2004 at 7:45 p.m.**

21 **II. Public hearing for Site Plan Review Approval, Special Permit for Use, Special**  
22 **Permit for Reduction in the Required Number of Parking Spaces, Special Permit**  
23 **for Dimensional Relief from Off-Street Parking Requirements and Public Way**  
24 **Access Permit. Murphy and McManus, 380 Waverly Street and 16 South Street**  
25 **Great Brook Valley Community Health Center**

26 In attendance for applicant Paul Galvani, Matt Assia, Peter McManus, John Hess, Kurt  
27 Rockstroh, Ed Gless, Steve Cosmos, Rick Bryant. Also present are Framingham's two State  
28 Representatives and 2 precinct16 Town Meeting Members. Thomas Mahoney reads the public  
29 hearing notice into the record. Paul Galvani gives a brief overview of the health center site plan  
30 and what services the center will provide. The site plan complies with dimensional regulations  
31 for both districts except for a small piece of the front for which they have applied for a variance.  
32 John Hess gives a brief overview of The Greatbrook Valley Health Center and why they have  
33 chosen Framingham for their new site. Including what health services they will be providing for  
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1 the community. Kurt Rockstroh, Steffian Bradley Architects and Steve Cosmos, Landscape  
2 Architect each give a brief description of building and landscape designs. Rick Bryant, Rizzo  
3 Associates reviewed the traffic impact of the Health Center. They are looking to get by with  
4 fewer spaces than zoning will allow. They are hoping to have access to offsite parking by taking  
5 advantage of other lots in the area through a lease agreement. Thomas Mahoney opens to  
6 questions from the Board members. Carol Spack wants applicant to consider a parking garage  
7 option? Have they looked at the Dennison site? Applicant states that they are continuing to  
8 search for off street parking sites. They have not used parking garages and have not considered  
9 this option.

10 Carol Spack is concerned about the amount of mental health and substance abuse services and  
11 the impact on the neighborhood. Ann Welles wants to know what the current tax revenue on  
12 property? Paul Galvani answers \$ 21,847.00. Ann Welles states as she understands it, they will  
13 not be paying property taxes. Paul Galvani responded that's correct and there are no plans as of  
14 yet for mitigation. Ann Welles wants to know what will the hours of operation be? Applicant  
15 states that the tentative hours will be M-F 7-7:30 until 8:30 and possible Saturday 8-5:00 p.m.  
16 Ann Welles asks if the applicant will allow left hand turns out of the facility. Paul Galvani  
17 answers "No", they will be restricting left hand turns. Sue Bernstein wants to know if  
18 Government funding is relative to construction. Applicant states "No", construction will be  
19 privately funded.

20 Sue Bernstein wants to know what their construction time line is. Applicant states that they will  
21 be starting construction as soon as the have the building permit and that will be applied for when  
22 they have Planning Board approval. Construction will last approx 12 months. Sue Bernstein  
23 states that there are serious issues with the parking and wonders if they considered a parking lot  
24 under building. She also feels that there will be increased traffic from other communities coming

1 into the health center. Applicant states that they have reviewed the possibility of a lot below the  
2 building but there are not significant (8-10) spaces gained with this plan to make it cost effective.  
3 Andrea Carr-Evans is concerned about the traffic impact on South Street. And, because there  
4 was a garage on site has there been any environmental testing on site. Applicant answers Yes,  
5 they have identified 2 chemicals on site and will need to do more testing. A report will be  
6 provided at a later date. Andrea Carr-Evans wonders if they are anticipating any problems with  
7 the sewer, because of the major sewer problems in that area. Paul Galvani responds No, they  
8 have not received any comments from DPW as of yet to indicate any problems. Jay Grande  
9 mentions that the Board has received 3 comment letters from town departments. They are doc#  
10 673-04 Conservation Commission (which has already been resolved), Doc #707-04 Framingham  
11 Police and Doc #772-04 Inspectional Services. A staff review meeting was held on June 15<sup>th</sup> at  
12 which time they went over a number of items and now the applicant is waiting for final  
13 comments from DPW, Board of Health and Planning and Economic Development, Disabilities  
14 Commission which is meeting on this project on June 23<sup>rd</sup>, and comments from Fire Department.  
15 The applicant does know that there are some items that need to be changed on the plans.  
16 However they are waiting for those letters to come in before they do a final set of revisions. Jay  
17 feels the Board needs to consider whether or not to hire an outside consultant. Thomas Mahoney  
18 opens hearing to public. William LeBarg (Resident and Precinct 16 Town Meeting Member) Is  
19 concerned with the parking and asks the Board not to lower parking requirements for the project.  
20 Paula Corrara (Resident and Precinct 16 member) Feels that overall this project will look better  
21 than what is there now however, they have serious concerns with the parking and traffic issues.  
22 Kathy McCarthy, (Precinct 10 Town Meeting Member & Disabilities Commission) does not see  
23 any handicap parking and access. She feels that there is a access and safety issue for the disabled  
24 and pedestrians. Sue Bernstein really wants to see a traffic consultant used for this project.  
25 Andrea Carr-Evans agrees and so does Ann Welles. Carol Spack suggests also that the Board

1 hire an outside consultant with experience on the impact of health care institutions, and asks Jay  
2 to research that. Thomas Mahoney agrees there are issues with traffic and parking, and also  
3 wants to get a consultant. He thinks that there is a need for this type of facility.

4 Ann Welles asks where does the Planning Board go from here. Jay Grande believes the Planning  
5 Board should hire a consultant for recommendations on site design, parking and traffic issues.  
6 He also wants more input relative to the special permit for use. Paul Galvani has no objections  
7 to the Board hiring a consultant (possibly GZA) and hopes that this can get going as quickly as  
8 possible. Jay Grande recommends Edward and Kelsey. The Board discusses the other possibly  
9 consultants they might use. Ann Welles feels that they need to take a closer look at the trip  
10 counts and how people will travel to and from the center. How likely they are to use public  
11 transportation is a critical issue. Carol Spack asks how does the health care facility plan on  
12 handling medical waste. The Applicant states that the medical waste will be stored in a separate  
13 storage room inside the building and is picked up once every week or two weeks by a panel  
14 truck. However there is very little waste generated at this facility no more than any normal  
15 doctors or dentist office. Thomas Mahoney wants to get a traffic consultant on Board as soon as  
16 possible, (Jay will e-mail him that list) and asks how long it will take to have them review this.  
17 Jay Grande thinks about 3 weeks to get them on board and then another possible 2 weeks more  
18 for review make a possible total of 5 weeks. **The public hearing for 380 Waverley Street was  
19 continued to August 3, 2004 at 9:00 pm**

20 **II. Discussion for with Attorney Aaron Cohen or 741-745 Concord Street**

21 In attendance Aaron Cohen represents ACS Development Corp. and Patricia \_\_\_\_\_. The  
22 Board discusses the proposed project for the "Janitors Warehouse". They intend to demolish the  
23 existing building and replace it with a one story structure. The foot print will be 2435 sq ft, with  
24 12 parking spaces. They anticipate a retail use with a possible office component. She has  
25 provided drawings for the design of the building for review and is hoping to get some feedback

1 from the Board on this project. Patricia gives the Board a brief description of the design of the  
2 building while referring to the drawings. There are a few zoning issues due to the size of the lot.  
3 Overall the Board welcomes this project, but feels that maybe they should limit the use of the  
4 new building.

5 **III. Discussion with Steve Pedro, 846 Concord Street**

6 In attendance are Steve Pedro, Ayoub Engineering and Neil Schofield. Jay Grande asked the  
7 Board to refer doc# 783-04. They are here to present modifications proposed to the site of the  
8 Shell Station. They need to install a remedial system to recover and treat petroleum vapors from  
9 the impacted soil and groundwater at the site. They propose to erect an 8x20 prefabricated  
10 storage structure to house the remedial system components, with a gated fence enclosure. They  
11 will also need to create a new dumpster area. They want to know what, if any Planning Board  
12 approvals they will need for this type of temporary structure. The system will be in place for  
13 approx 5 to 7 years. This system should be up and running by December 2004 as per Mass DEP.  
14 The Board is concerned about the parking spaces that will be eliminated by the installation of  
15 this structure and the dumpster relocation. They would like the dumpster to be located elsewhere  
16 due to the traffic blockage during emptying. The Board wants the parking layout from the  
17 previously approved site plan reviewed and applicant to return with for minor site plan review  
18 with a possible reduction in parking.

19 **V. Extension of Temporary Occupancy Permit Extension, 160 Fountain Street**

20 Raj Malhorta would like to request an extension on the temporary occupancy permit for the  
21 first floor due to problems with the second floor elevator design. The Board will allow the  
22 applicant to sort through the elevator situation with the building department and allow the  
23 temporary permit to go to the end of and then require a bond or a time line for a bond as long as  
24 he maintains the grass and keeps landscaping clear of dead bushes. **Ann Welles moves to**

1 extend the temporary occupancy permit for 160 Fountain Street until September 30, 2004.

2 Carol Spack seconds the motion. The vote is 5 in favor, 0 opposed.

3 **VI. Approval of Meeting Minutes**

4 The Board review the Minutes for the September 2, 2003 meeting. Sue Bernstein moves to  
5 accept minutes of with September 2, 2003 with corrections. Ann Welles seconds the  
6 motion. The vote is 5 in favor, 0 opposed.

7 **VII. Review of Letter to the Natick Planning Board**

8 Board has review the letter and feels it is a great letter with a few grammatical errors which they  
9 precede to go over. Carol Spack, Sue Bernstein and Jay Grande will meet on Wednesday 23,  
10 2004. Thomas Mahoney authorizes Jay to sign the letter on his behalf.

11 **Sue Bernstein moves to accept and send the Natick Planning Board the letter as amended.**

12 **Andrea Carr-Evans seconds the motion. The vote is 5 in favor, 0 opposed**

13 **VIII. Covenant Extension for Brookmeadow Subdivision**

14 Board has received the construction schedule doc# 785-04, but has not received the extension of  
15 the performance guarantee. Jay will not release the Covenant Extension until all conditions are  
16 met. **Sue Bernstein moves to approve the Covenant Extension for Brookmeadow Realty**

17 **Trust for Brookmeadow Subdivision on Nov 30, 2004, subject to the extension of the**

18 **performance guarantee. Carol Spack seconds the motion. The vote is 4 in favor, 0**

19 **opposed and 1 abstention by Andrea Carr-Evans.**

20 **IX. Meeting Adjournment.**

21 **Andrea Carr-Evans moves to adjourn. Ann Welles seconds the motion. The vote is 5 in**  
22 **favor, 0 opposed.**

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24 **Meeting adjourned at 11.30 am.**

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Respectfully submitted,

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Mary Reynolds

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Recording Secretary

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

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Thomas F. Mahoney, Chairman