

PLANNING BOARD MINUTES
July 22, 2004

Those present: Thomas F. Mahoney, Chairman, Ann V. Welles, Vice Chairperson, Carol Spack, Andrea Carr-Evans and Susan P. Bernstein. Also present: Jay Grande Planning Board Director and Mary Reynolds Administrative Assistant.

Tom Mahoney called the meeting to order at 7:30 p .m.

I. Discussion with Natick Mall Expansion Growth Development, Inc.

In attendance for the applicant: Bob Davis, with Goulston & Storr, Scott Weiss from VHB Engineering. They wanted to touch on the sewer flow redirection that is going to happen with this project. The applicant stated that as of now the sewer from the Natick Mall and the Wonder Bread factory when it was operating flowed into the Framingham system and still does today. They proposed to redirect that flow into the Natick system, which should relieve Framingham's system of 180,000 gallons of sewer per day. This they felt was an expense that they are undertaking for the benefit of Framingham. They also proposed to install a crosswalk and light across Route 30 to connect the Rail Trail. They are obligated to spend up to \$100,000 to make that happen and felt that this was a substantial expenditure also for the benefit of Framingham. The applicant reviewed the traffic study that they had conducted. They looked at 10 intersections in the Natick/Framingham Area and hopefully will alleviate any concerns the Board had with traffic issues. Scott Weiss reviewed the locations in Framingham that had been studied. As stated they evaluated 10 intersections and all of them will operate at an acceptable levels or better after the project. Jay Grande felt that some of the intersections are so marginal and may lower in service before this project is even built. He would like the benefit of having the Board's traffic consultant give a preliminary review of this project to give the Board the same

1 confidence that the applicant has with their findings. Thomas Mahoney felt
2 that the intersections studied were all within ¼ mile of the mall and felt that
3 traffic does not stop at Whittier Street and that the study was too limited. He
4 also would like to see a consultant come on board. Tom opened to the Board
5 for questions/comments. Andrea Carr-Evans commented on the statement
6 made by the applicant, that the benefit of the connection of the Rail Trail is for
7 Framingham alone, and that this was a joint effort between Natick and
8 Framingham to benefit all people who want to use it not just Framingham
9 residents. The Board and the Applicant discussed the details of the study
10 done at various intersections. Sue Bernstein felt that Natick is getting open
11 space and the dollars and Framingham is getting all the traffic. She also
12 wasn't satisfied with the amount of research and studies that were done. She
13 wanted to know why the applicant felt that a roundabout is the best
14 application in the present location and wanted to see more on that. She also
15 agreed that Framingham needs to have a consultant to study the coordinating
16 of the traffic lights. Ann Welles wanted to know how the mall will be
17 advertised, the largest mall west of Boston? She wondered if the Mass Pike
18 access is going to be very important and that the smaller cuts through roads
19 are going to be enormously impacted. Carol Spack asked where are most of
20 the new shoppers coming from, so that the Board has some kind of
21 understanding where traffic might be coming from. She also wanted to know
22 what studies if any, had they conducted on public transportation including
23 access by the MBTA. The applicant responded that they hadn't done any.
24 The MBTA doesn't service the Framingham area and the applicant felt that
25 goes beyond their capability being only one stop. Sue Bernstein felt that the
26 bulk of the mitigation is not going towards traffic improvements but rather to

1 buy up the FAR. Jay Grande felt that the Applicant needed to meet with
2 Framingham's department heads to discuss appropriate topics relative to
3 each department. For instance the redirection of the sewer will most certainly
4 have significant benefits but there are many details that will need to be
5 discussed with our sewer department. The Applicant had authorized \$10,000
6 towards a traffic study to be done by a consultant for Framingham. The
7 Applicant will work with Jay Grande to set up a meeting with department
8 heads.

9 **II. Administrative**

10 **Interviews with Associate Member Applicants**

11 Applicant Mort Shueman was interview by the Board for the open Associate
12 Member position on the Planning Board. Mort had served on the CDC for 5
13 years, 4 years with the Economical Development Committee and was
14 recently appointed to the Counsel on Ageing. Thomas Mahoney asked Mort
15 what his thoughts are on the residential zone. Mr. Shueman does prefer
16 larger lots to houses being closer together. The Board thanked Mr. Shueman
17 for coming in and meeting with them.

18 Applicant Hank Moran was interview by the Board of the open associate
19 member position on the Planning Board. He had been a member of the P&E
20 SCP & Z for three years and the Clerk for the past year. The Board discussed
21 with Hank what he wanted to see happen in Framingham and what the
22 responsibilities of the Associate Member are.

23 **III. Discussion Stop & Shop on Old Connecticut Path**

24 In attendance for Stop & Shop: Bill O'Brien and Tom Scott. Tom Scott gave a
25 brief presentation of the updates they wished to make on the store located on
26 Old Connecticut Path. Updates included changing the main sign, which the

1 Board did not particularly approve of, (they preferred the old back lit sign)
2 reconfiguration of the front gables and main entrance. The Board expressed
3 concern that the size of the gables relative to the height of the building was
4 more obvious than what was there at present and that the proposal looked
5 more like a box store than ever before. The Board felt that this store was one
6 that they turn to as an example for other builders to see what the Board would
7 like to see in new building designs and felt it would be a shame to change it.
8 The Board would like the Applicant to forward them smaller plans for review,
9 and wished that the redesign could be rethought. Jay Grande asked if there
10 was anyone who felt there is no solution to that matter. Sue Bernstein stated
11 the there is always a solution but it needed to be worked a little more.

12 **IV. Discussion with Evelyn Ortiz, Mills Fall Village Condominiums**

13 **67-83 Nicholas Road**

14 Evelyn Ortiz stated that according to the Condo Regulation for Mills Fall
15 Village they are required to provide 2 parking spaces per unit. This will be an
16 increased from 135 spaces which they already have to 216 spaces. The
17 problem seemed to date back to when the units were converted from
18 apartments to Condo's in the 80's. The parking lot was never redesigned;
19 however a parking plan was submitted to the land court but was possibly
20 never town approved. She wanted input as to what the Board would approve
21 of to increase the parking and allow them to move into compliance. The
22 Board would not approve the removal of any green space and suggest that
23 they try leasing or purchasing additional spaces or possibly removal of the
24 tennis court to accommodate some parking spaces.

25 **VII. Executive session and adjournment**

1 **Thomas Mahoney made a motion to go into executive session for the**
2 **purpose of discussing the Natick Mall Expansion with the Board of**
3 **Selectmen and to exit for the purpose adjournment. Sue Bernstein**
4 **seconded the motion. Roll call vote all members present voting in the**
5 **affirmative. Meeting adjourned at 12:25 pm.**

6
7
8
9

10 Respectfully submitted,

11
12 Mary Reynolds
13 Recording Secretary
14

15
16

17 **These minutes were approved, with changes and/or amendments, at the Framingham*
18 *Planning Board meeting of September 7, 2004.*
19

20
21
22
23

24 _____
25 *Thomas F. Mahoney, Chairman*
26

27
28