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Planning Board Minutes

Tuesday, January 11, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, and Sue Bernstein.
9 Carol Spack, Clerk arrived at 7:43. Andrea Carr-Evans arrived at 7:50. Also present Jay Grande,
10 Planning Director and Mary Reynolds.
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12 **Meeting was called to order at 7:40 pm**

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14 **I. Approval of Minutes**

15 The Board reviewed the minutes for November 9, 2004. *Ann Welles moved to*
16 *accept minutes with minor changes and edits. Sue Bernstein seconded the motion.*
17 *The vote was 3 in favor 0 opposed.*

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19 The Board reviewed the minutes for November 23, 2004. *Ann Welles moved to*
20 *accept minutes with minor changes and edits. Sue Bernstein seconded the motion.*
21 *The vote was 3 in favor 0 opposed.*

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23 The Board reviewed the minutes for March 25, 2004. *Carol Spack moved to accept*
24 *minutes with minor changes and edits. Sue Bernstein seconded the motion. The*
25 *vote was 4 in favor 0 opposed.*

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27 **II. Discussion on Town Meeting**

28 Tom Mahoney stated that he was going to be unable to attend town meeting and
29 asked that Ann Welles represent the Board as Vice Chairperson. Tom O'Neil stated
30 that he would be willing to make a motion to hear the Planning Board articles 10 &
31 11 out of order and be heard at the beginning of the meeting. The Board had no
32 objections but would like to contact the moderator to assure that he has no objections
33 either. Ann Welles will touch base with Tom O'Neil before the meeting starts.
34

1 **III. Public Hearing for Special Permit for Erosion, Special Permit for Earth**
2 **Removal, and Off-Street Parking Plan, 1834 Worcester Road, Nstar.**

3 *This hearing was continued to January 25, 2005 at 7:45.*

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5 **IV. Miscellaneous Administrative**

6 **a.** Jay Grande noted that there were several ZBA applications in the Board's current
7 packet that should be reviewed.

8 **1. Genzyme** - Variance for building height. The Board had a brief discussion on
9 this application but decided not to send comment and defer comment until they
10 come before this board for site review.

11 **2. Carter Drive** - height variance for #'s 70, 72 & 73.

12 **3. 220 Edmunds Road** - Winch Street. Jay Grande gave the board a brief
13 history on the plan that came before the Planning Board before. He noted that
14 there was a not buildable note on the plans for the ANR created lots. Jay
15 Grande stated that the applicant is now before the ZBA requesting a
16 variance for the buildable lot area requirement and lot width. The Board
17 had a brief discussion. The Board asked Jay to communicate with the
18 Conservation Commission on the wetlands issues and not setting precedent on
19 the historical wetlands and to send a letter to the ZBA stating same.

20 **b.** Recommendation Article 7, Street acceptance. The Board discussed this article.
21 *Sue Bernstein moved to recommend to Town Meeting to accept Hialeah Street.*
22 *Carol Spack seconded the motion. The vote was 4 in favor, 0 opposed and 1*
23 *abstention (Andrea Carr-Evans).*

24 **c.** Sue Bernstein updated the Board on the Office Depot discussion. She stated that
25 the signs had been removed from the windows and that they had placed merchandise
26 display in the window instead.

27 **d.** The Board needed to fill out and submit Jay Grande's evaluation forms.

28 **e.** The Board discussed a letter received from Michelle Grzenda relative to 23
29 Underwood Ave and requested that Jay invite Michelle to join them on January 18,
30 2005 to discuss that ANR review.

1 **V. Public Hearing for Article 10 to amend Section IV. Special Permit Regulations,**
2 **subsection H.3. Erosion Control of the Zoning By-law by reformatting the**
3 **subsection in order to make it consistent with the existing format of section IV.**
4 **And correcting a misspelled word, as included on the backup materials provided**
5 **to Town Meeting.**

6 Tom Mahoney read the hearing notice into the record. Jay Grande stated that this by-
7 law was already passed at the previous town meeting and that this change will correct
8 the number formatting. He stated that the Attorney General had approved this by-law.
9 Tom O'Neil, Chair of Standing Committee on Planning and Zoning stated that P&Z
10 voted unanimously to approve this article. *Tom Mahoney moved to recommend*
11 *acceptance of this article. Sue Bernstein seconded the motion. The vote was 5 in*
12 *favor and 0 opposed.*

13 **VI. Public Hearing for Article 11 to amend Section IV. Special Permit Regulations,**
14 **subsection H.2. Earth Removal of the Zoning By-law by reformatting the**
15 **subsection in order to make it consistent with the existing format of section IV.**

16 Tom Mahoney read the hearing notice into the record. Jay Grande stated that this by-
17 law was already passed at the previous town meeting and that this change will correct
18 the number formatting. He stated that the Attorney General had approved this by-law.
19 Tom O'Neil, Chair of Standing Committee on Planning and Zoning stated that P&Z
20 voted unanimously to approve this article. *Tom Mahoney moved to recommend*
21 *acceptance of this article. Sue Bernstein seconded the motion. The vote was 5 in*
22 *favor and 0 opposed.*

23 **VII. ANR Review - 19 Nixon Road.**

24 In attendance was Michael Hanson. Jay Grande stated that the applicant had posted
25 the required community notice sign and that the Town engineer had recommended
26 endorsement of this plan. The applicant stated that they intend to use the existing
27 driveway and utilize a common drive to access the new proposed site. *Carol Spack*
28 *moved to approve the ANR application and plan of land for 19 Nixon Road as*
29 *presented by Charles & Patricia Hanson. Andrea Carr-Evans seconded the motion.*
30 *The vote was 5 in favor and 0 opposed.*

1 **VIII. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
2 **Use, and Special Permit for Reduction in the Required Number of Parking**
3 **Spaces, and Public Way Access Permit, Samuels & Associates, 350 Cochituate**
4 **Road, Lowe's Home Supply Center.**

5 In attendance were Paul Galvani, Larry LePere, Joel Sklar, Tom Benjamin, John
6 Shipe, Jim Sullivan, Rick Bryant, and Leslie Cohen. Town Consultant Mike Davis
7 was also present.

8 Steven Friedman (Town meeting member precinct 7) had received several phone calls
9 opposed to this project due to the traffic backup. Tom O'Neil (Town meeting member
10 precinct 8) is also opposed to this project as well and is very concerned with the
11 reduction in parking. Tom Mahoney noted that the Board had documents# 136-
12 05,134-05, 123-05, 124-05, 127-04, 131-05, 132-05 in their packets. Mike Davis
13 addressed the architecture and roof top lighting issues. He suggested that the
14 applicant provide building mock ups of the project and present them to the board. He
15 stated that the applicant had responded very well to the recommendations of the
16 Board. He reviewed the color renditions previously submitted and he felt that option
17 7 was an acceptable choice. He noted that he felt that the roof top lighting plan
18 submitted by the applicant would meet the Boards design criteria. The Board
19 reviewed the revised color renditions and site plan. They asked the applicant to
20 provide a complete picture rendition of the site. The Board was disappointed that the
21 windows in the class room would not be actual windows and asked that they revisit
22 windows and make them real windows. The Board generally prefers options 7 but
23 wants some assurance that the color pallet is not a yellow undertone. The Board
24 requested that the applicant install a bike stand some where on site. The Board briefly
25 reviewed the mitigation matrix Doc# 127-05.

26 *This hearing was continued to January 25, 2005 at 9:00pm.*

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28 **IX. Executive Session**

29 *Ann Welles moved to enter into executive session for the purpose of discussing the*
30 *Natick Mall and then to leave the executive session for the purpose of adjournment*

1 *of the regular session. Carol Spack seconded the motion. A roll call vote, all*
2 *attending voted in favor.*

3 **X. Meeting Adjournment**

4 *Ann Welles moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*
5 *was 5 in favor and 0 opposed.*

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7 *The meeting adjourned at 11:45pm*

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10 Respectfully submitted,
11 Mary Reynolds
12 Recording Secretary

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15 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
16 **PLANNING BOARD MEETING OF FEBRUARY 8, 2005.**

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Thomas Mahoney, Chairman