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Planning Board Minutes
Tuesday, February 22, 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 Andrea Carr-Evans. Carol Spack, Clerk arrived at 7:40. Also present were Jay Grande, Planning
10 Director and MaryRuth Reynolds, Administrative Assistant.

11 **Meeting was called to order at 7:30 pm**

12 **I. Approval of Minutes**

13 The Board reviewed the minutes for February 1, 2005. *Ann Welles moved to accept*
14 *minutes of February 1, 2005 with minor edits. Sue Bernstein seconded the motion.*
15 *The vote was 4 in favor 0 opposed.*

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17 **II. Discussion ~ Housing Consultant**

18 Eugene Kennedy, Kathy Bartolini and Judi Barrett. Kathy Bartolini introduced Judi
19 Barret as the consultant that was selected to working on the priority development
20 fund grant, which the Town has in the amount of \$50,000 from the Mass Housing
21 Partnership. The Board discussed with Judi, Kathy and Gene on how they would get
22 started working with this grant. Judi Barrett requested to meet with the housing sub
23 committee as soon as possible.

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25 **III. Update ~ Natick Mall Expansion**

26 In attendance for applicant was Chris Regnier and Scott Weiss.
27 Scott stated the Natick Planning Board had approved the expansion of the Natick
28 Mall last summer and that the current project is a phase of that larger project. He
29 explained how the phasing worked and what the phase 1 plan was and what the
30 differences were with the current plan presented. He reviewed the revised plans
31 which he felt addressed a number of issues raised by the Natick Planning Board,
32 noted the issues and how they have been addressed. He touched on the site design,

1 customer circulation, a mall provided shuttle system, outside bus routes and
2 road/traffic improvements.

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4 **IV. Update on Active Adult Housing By-Law**

5 The Board reviewed the revisions for the Active Adult Housing By-law document #
6 285-05. Jay stated that he had not made any significant changes, but noted that he felt
7 he had made strides with the public benefit incentive section 7. Jay reminded the
8 Board that the warrant for town meeting closed on Friday February 25, 2005 and
9 wanted to know if they wanted to submit this document, noting that there is still time
10 for polishing. The Board reviewed the changes that were made. *This discussion was*
11 *continued to March 1, 2005 at 7:45.*

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13 **V. Miscellaneous Administrative**

- 14 **a. Land Clearing By-law doc#271-05**, Jay asked if this by-law had the
15 Board support. The Board stated they did support this and asked Jay to
16 include it in the packet for the town meeting warrant. The Board will
17 review this by-law at a later meeting.
- 18 **b. Housing Trust Regulation**, Jay asked if this by-law had the Board's
19 support. The Board stated they did support this and asked Jay to include it
20 in the packet for the town meeting warrant. The Board will review this by-
21 law at a later meeting.
- 22 **c. Adaptive Reuse Special Permit**, Jay asked if this by-law had the
23 Board's support. The Board agreed to **not** submit this and asked Jay to
24 hold this by-law for a later town meeting warrant.
- 25 **d. Master Plan**, Jay will submit a warrant article and put together an
26 estimate and develop a scope for that article.
- 27 **e. Performance Review ~ Jay Grande**, The Board agreed that the most
28 recently submitted performance review was acceptable and will finalize it.
- 29 **f. Proposed 06 Budget Cut**, The Board wants Jay to contact the Town
30 Manager and ask where they stand, because a \$3000 budget cut is
31 substantial for a small Planning Board budget. Jay will send an e-mail

Town Manager and schedule a meeting with the Board.

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

In attendance for the applicant were Paul Galvani and Joel Sklar. The Board reviewed the revised decision doc# 276-05. The Board reviewed the decision making appropriate change and additions.

Sue Bernstein moved that the Framingham Planning Board approve the wavier as stated in doc #276-05 as modified tonight. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.

Ann Welles moved that the Planning Board suspend its rules to conduct business after the hour of midnight. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.

Carol Spack moved that the Framingham Planning Board requires a condition of its approval that the plan amendments discussed tonight be accepted as per the decision. Sue Bernstein seconded the motion. The vote was 5 in favor and 0 opposed.

Ann Welles moved that the Framingham Planning Board approve the application of 350 Cochituate Road LLC for a Special Permit for Use and Special Permit for Reduction in the Required Number of Parking Spaces as described by doc# 276-05 and amended here tonight, subject to the review of the Planning Board that the proposed changes were incorporated.. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.

Carol Spack moved that the Framingham Planning Board approve the application of 350 Cochituate Road LLC for Site Plan Review Approval and Public Way Access

1 *Permit as set forth in doc# 290-05 as amended here tonight, date February 22,*
2 *2005, subject to the review of the Planning Board that the proposed changes were*
3 *incorporated. Sue Bernstein seconded the motion. The vote was 5 in favor and 0*
4 *opposed.*

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6 **VII. Miscellaneous Administrative**

7 **a.** The Board would like Jay to send a letter to the ZBA requesting them to
8 hold open the hearings for 741-745 Concord Street and the Arcade, to
9 allow them time to review and submit comments.

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11 **V. Meeting adjournment**

12 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*
13 *was 5 in favor 0 opposed. Meeting adjourned at 12:30pm*

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16 Respectfully submitted,
17 Mary Reynolds
18 Recording Secretary

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21 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
22 **PLANNING BOARD MEETING OF APRIL 19, 2005**

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Thomas Mahoney, Chairman