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Planning Board Minutes
Tuesday, March 22, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, Carol
9 Spack, Clerk and Andrea Carr-Evans. Also present were Jay Grande, Planning Director and
10 MaryRuth Reynolds, Administrative Assistant.

11 **Meeting was called to order at 7:40 pm**

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13 **I. Approval of Minutes**

14 The Board reviewed the minutes for March 9, 2004. Thomas Mahoney moved to
15 accept minutes of March 9, 2004 **as is** with additional edits. Carol Spack seconded
16 the motion. The vote was 3 in favor 0 opposed and 2 abstentions. (Andrea Carr-Evans
17 and Sue Bernstein)

18 The Board reviewed the minutes for March 18, 2004. Carol Spack moved to accept
19 the minutes of March 18, 2005 minutes **as is** with additional edits. Ann Welles
20 seconded the motion. The vote was 3 in favor 0 opposed and 2 abstentions. (Andrea
21 Carr-Evans and Sue Bernstein).

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23 **II. Public Hearing for Public Way Access Permit, One Clark Hill, Lots 1 & 2,**
24 **Bishop Street.**

25 In attendance for applicant was Paul Galvani. Paul explained that the applicant
26 acquired the property one year ago. He passed out to the Board a copy of a site plan
27 approval decision dated April 11, 1990 and approval of a covenant contract also dated
28 1990 which he will explain why. Paul stated that the applicant filed an ANR
29 application for 7 lots back in the fall which they withdrew due to questions on a prior
30 decision made on that property. Paul explained that there was a condition that stated
31 that these lots would have been donated to the Town if 300 apartment units were
32 built. He stated that because that complex was not built the decision was not
33 applicable. Paul Galvani briefly reviewed the plans. Sue Bernstein disagreed with

1 that conclusion and had concerns about the addition of 7 new driveways on an
2 already busy roadway. She wanted Town Counsel to review the decision and submit
3 an opinion. Ann Welles agreed. Thomas Mahoney was concerned about the
4 elevations of the lots, and noted that the elevation were not on the plans and requested
5 that information be provided. The Board asked the Paul submit a plan showing the
6 topography, tree growth and positioning, and a legal opinion on the interpretation of
7 the decision to Town Counsel.

8 *This hearing was continued to April 19, 2005 at 9:00.*

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10 **III. Miscellaneous Administrative**

- 11 a. The Board discussed upcoming meeting schedules.

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13 **IV. ANR Review ~ 203, 205& 209 Arthur Street**

14 Faith Easter and Joe Sullivan represented the applicant. Faith explained that Lots 11
15 and 56 are owned by the applicant and that he wished to combine a portion of lot 57,
16 which he is under contract to purchase, to make the other lots compliant. Tom stated
17 that the taxes had be paid and that the Town Engineer recommended endorsement.

18 *Ann Welles moved to recommend approval of a plan of land as shown on a plan*
19 *dated July 31, 2002 for Michael Surro, Nancy Miller and Fermo Bianchi prepared*
20 *by MacCarthy & Sullivan that depicts the re-division of lot 32 & 34 with the land*
21 *court # as listed on the plan. Sue seconded the motion. The vote was 5 in favor and*
22 *0 opposed.*

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24 **V. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
25 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
26 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
27 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
28 **Community Health Center.**

29 In attendance were Paul Galvani, Matt Assia, Pam Helmold, Zoild Torres Feldman,
30 John Hess and Peter McManus, James Hanrahan and John Pears.

31 Zolid briefly undated the board on the new developments wit the project

1 concentrating on the parking issues. James Hanrahan explained that he is counsel for
2 SMOC and that they had entered into an agreement to purchase a piece of property
3 near the health center site. He further noted that SMOC had also made a commitment
4 to Great Brook Valley that upon closing they will provide the health center with 40 to
5 50 parking spaces. Jill will provide the Board with a copy of the documents when
6 they were ready for release. Paul Galvani stated that Murphy & McManus felt that
7 they can get 61 spaces on that site. Sue asked if the applicant can provide an
8 environmental report on the lot containing the parking and that she thought that
9 the board wanted the parking within 300 feet. Thomas Mahoney felt that the new lot
10 on Taylor street is in a good location and that the applicant has met the board's
11 requirements. Ann Welles asked the applicant about safety provisions for employees
12 walking to and from the parking lot. John Pears reviewed the revised plans,
13 concentrating on the elevations and exterior design. Jay Grande noted that the Board
14 was still waiting for comments from several departments and that the applicant
15 should contact those departments. The Board took comments from the public.

16 *This hearing was continued to May 2, 2005 at 7:45.*

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18 **VI. Update on Active Adult Housing By-Law**

19 The Board continued their review of the Active Adult Housing By-law doc# 348-05,
20 March 15, 2005 revision. The Board discussed the frontage and side set backs,

21 *This discussion was continued to March 29, 2005.*

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23 **Ann Welles moved that the Planning Board suspend its rules to conduct business after**
24 **the hour of midnight. Carol Spack seconded the motion. The vote was 5 in favor and 0**
25 **opposed.**

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31 **V. Executive Session**

32 *Ann Welles moved to enter into executive session to discuss ongoing litigation in*
33 *regards to the Natick Mall expansion and then to leave executive session to*

1 *adjourn. Andrea Carr-Evans seconded the motion. A roll call vote all in attendance*
2 *vote in favor.*

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6 **VI. Meeting adjournment**

7 *Ann Welles moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*
8 *was 5 in favor 0 opposed. Meeting adjourned at 12:15pm*

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11 Respectfully submitted,
12 Mary Reynolds
13 Recording Secretary

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16 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
17 **PLANNING BOARD MEETING OF MAY 19, 2005**

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 Thomas Mahoney, Chairman