

1  
2  
3  
4

## Planning Board Minutes

### Tuesday, April 12, 2005

5  
6  
7

**Memorial Building**  
**150 Concord Street, Ablondi Room**

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein and  
9 Andrea Carr-Evans. Carol Spack, Clerk arrived at 7:20. Also present were Jay Grande, Planning  
10 Director and MaryRuth Reynolds, Administrative Assistant.

11 **Meeting was called to order at 7:15 pm**

12

13 **I. Public Hearing for Article 38 to see if the Town will vote to amend Section IV.,**  
14 **Special Regulations, of the Zoning By-Law of the Town of Framingham by**  
15 **adding a new Section IV.P. Active Adult Housing.**

16 Thomas Mahoney read the hearing notice into the record. Jay outlined the revised  
17 documents # 437-5 and 442-05. The Board made some minor edits. Hank Moran  
18 noted that the Planning & Zoning Committee voted the by-law on April 4, 2005 7 in  
19 favor and 2 opposed. *Sue Bernstein moved that the Framingham Planning Board*  
20 *support Article 38 Active Adult Housing for the Annual Town Meeting as modified*  
21 *and amended this evening. Ann Welles seconded the motion. The vote was 4 in*  
22 *favor and 1 opposed ( Carol Spack)*

23  
24

25 **II. Public Hearing for Article 39 to see if the Town will vote to amend Section IV.,**  
26 **Special Regulations, subsection H., Supplemental Regulations, of the Zoning By-**  
27 **Law by adding a new Section IV.H.4., Land Clearing.**

28 Thomas Mahoney read the hearing notice into the record. Jay outlined the revised  
29 documents # 427-5 and 428-05 and 439-05. The Board made some minor edits. Hank  
30 Moran noted that the Planning & Zoning Committee had not yet voted the by-law  
31 because the materials were not ready but that they would be voting it on April 25,  
32 2005. *Sue Bernstein moved that the Framingham Planning Board support Article*  
33 *39 Land Clearing for the Annual Town Meeting as modified and amended this*

1 evening. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed

2  
3 **III. Public Hearing for Article 42 to see if the Town will vote to amend Section**  
4 **IV.O., Affordable Housing, subsection 4.d. "Handling of Cash Payments", of the**  
5 **Zoning By-Law of the Town of Framingham to provide for the administering of**  
6 **funds collected pursuant to a Municipal Affordable Housing Trust Fund, by**  
7 **replacing the words "Economic Development and Industrial Corporation" with**  
8 **the Words :Municipal Affordable Housing Trust" as follows.**

9 Thomas Mahoney read the hearing notice into the record. Jay outlined the revised  
10 documents # 443-5 and 442-05. Tom Mahoney note that article 41 needs to be  
11 approved before this article can go forward. Hank Moran noted that the Planning &  
12 Zoning Committee voted the Article 41 9 in favor and 0 opposed and Article 42 8 in  
13 favor and 1 abstention. *Carol Spack moved that the Framingham Planning Board*  
14 *support Article 42 Housing Trust Fund as discussed here tonight for the Annual*  
15 *Town Meeting. Andrea Carr-Evans seconded the motion. The vote was 5 in favor*  
16 *and 0 opposed*

17  
18 **IV. Review of Article 28, proposed Street Acceptance of Saratoga Lane, Jay Drive**  
19 **and Ron's Way.**

20 John Bertorelli director of Engineering asked for the Board's support by approving  
21 the 3 proposed street acceptances. He noted that all 3 streets are complete and he  
22 recommended their acceptances. Jay noted that the Board does have bonds for these  
23 roads and that he may have to ask for extensions for the performance guarantee if  
24 Town Meeting doesn't approve the roads. *Carol Spack moved that the Framingham*  
25 *Planning Board support the Town Engineers recommendation for acceptance of*  
26 *the following three streets, Saratoga Lane, Jay Drive and Ron's Way. Tom*  
27 *Mahoney seconded the motion. The vote was 4 in favor , 0 opposed and 1*  
28 *abstention (Andrea Carr-Evans).*

29  
30 **V. Review of Article 28, proposed Street Acceptance of Carter Drive, Woodstock**  
31 **Drive, Doeskin Drive and Mountain View Drive.**

1 George Bees, by-law sponsor, is asking for Boards support by approving the  
2 proposed street acceptances. He noted that these roads were recommended for  
3 acceptance in 1991, but never were. Jay recommended that the Board support this by-  
4 law. *Ann Welles moved that the Framingham Planning Board support Article 29*  
5 *for the acceptance of Carter Drive, Woodstock Drive, Doeskin Drive and Mountain*  
6 *View Drive. Carol Spack seconded the motion. The votes were 5 in favor and 0*  
7 *opposed.*

8  
9 **VI. Public hearing for 741 -745 Concord Street for Special Permit for Reduction in**  
10 **the Required Number of Parking Spaces, and Site Plan Review Approval, ACS**  
11 **Development Corporation**

12 In attendance were Patricia Simboli, Anthony Simboli, Arron Cohen and Richard  
13 Casale. Patricia gave a brief overview of the proposed project accompanied by a slide  
14 show. Jay noted that that board had received documents from the Conservation  
15 Commission #419-05, the Fire Department #361-05 and the Building  
16 Department 342-05. The Board noted that the plans as presented did not contain the  
17 required information and requested that the applicant redo them and return for further  
18 review. *This hearing was continued to May 9, 2005 at 7:45.*

19  
20 **VII. Approval of Minutes**

21 The Board reviewed the minutes for February 22, 2005, March 22, 2005 and April 4,  
22 2005. *Sue Bernstein moved to accept the minutes of February 22, 2005, March 22,*  
23 *2005 and April 4, 2005 with minor edits. Andrea Carr-Evans seconded the motion.*  
24 *The vote was 4 in favor 0 opposed*

25  
26 **VIII. Miscellaneous Administrative**

- 27 **a. Lowe's Mockup of materials~** the Board asked that Jay forward this  
28 to Mike Davis
- 29 **b. Ann Welles moved to authorize jay to request an extension of the**  
30 **performance bonds for Brook Meadow and Danforth Village. Sue Bernstein**  
31 **seconded the motion. The vote was 5 in favor and 0 opposed.**

1 **IX. Reorganization of Planning Board Officers**

2 a. *Andrea Carr-Evans nominated Thomas Mahoney as Chairman. Ann*  
3 *Welles seconded the nomination. The vote was 5 in favor and 0*  
4 *opposed.*

5 b. *Tom Mahoney nominated Ann Welles as Vice Chairperson. Carol*  
6 *Spack seconded the nomination. The vote was 5 in favor and 0*  
7 *opposed.*

8 c. *Tom Mahoney nominated Carol Spack as Clerk. Ann*  
9 *Welles seconded the nomination. The vote was 5 in favor and 0*  
10 *opposed.*

11  
12 **V. Meeting adjournment**

13 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*  
14 *was 5 in favor 0 opposed. Meeting adjourned at 11:45pm*

15  
16  
17 Respectfully submitted,  
18 Mary Reynolds  
19 Recording Secretary  
20

21  
22 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
23 **PLANNING BOARD MEETING OF MAY 24, 2005**

24  
25  
26 \_\_\_\_\_  
Thomas Mahoney, Chairman