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## Planning Board Minutes

### Tuesday, April 19, 2005

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**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 Thomas Mahoney was attending the zoning meeting therefore Ann Welles was acting as Chair  
13 while he was away.

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15 **I. ANR Review ~ 71 Walnut Street**

16 The Board requested an extension from the applicant due do discrepancies on the  
17 plan raised by the Conservation Commission resulting in the absence of Town  
18 Engineer's sign off. The applicant granted the extension until May 5, 2005.

19 *This review was continued to May2, 2005 at 7:45*

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21 **II. LID Public Information Discussion**

22 Donna Jacobs and Tim Reardon made the presentation. Tim Reardon presented the  
23 Board with a power point slide show on low impact development.

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25 **III. Public Hearing 501 Cochituate Road for Special Permit for Reduction in the**  
26 **Required Number of Parking Spaces, Site Plan Review Approval, Special Permit**  
27 **for Use and Public Way Access, Premier Storage Solutions of Framingham LLC.**

28 In attendance for the applicant were Peter Barbieri and Charlie Nolan. Thomas  
29 Mahoney read the hearing notice into the record. Peter Barbieri stated that in March  
30 of 2003 the applicant had obtained a Special Permits for the proposed Use, a storage  
31 facility, and a reduction in the number of required parking spaces. However due to a  
32 Conservation appeal and the rising costs of the project they have come back before  
33 the Board to modify the original site plan of approx 70,000 sq ft to a larger plan of

1 approx. 107,000sq ft . Peter noted the changes on the modified plan comparing them  
2 with the previously approved plans noting that the buildings are now 2 stories. Peter  
3 Barbieri stated they have held off on Conservation reviews in case the Board wanted  
4 any major changes in the plans and that Michele indicated that because the applicant  
5 is keeping the same scope of work that the Conservation Commission would probably  
6 amend their order of conditions accepting the new plan. Peter Barbieri summarized  
7 by stating that he felt the issues were amending the previous approvals including the  
8 reduction in the number of spaces, noting that the increase in the size of the facility  
9 should not impact the original parking calculations. Jay Grande noted that the Board  
10 had not received comments from all the departments. The Board inquired about the  
11 trigger of the erosion control and earth removal by-laws and if this project would  
12 require that review and the increase of size will change the mitigation amount, which  
13 would require further discussion, and parking access for second story units.

14 *This hearing was continued to May 9, 2005 at 9:00 pm.*

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16 **IV. Continued Public Hearing for Public Way Access Permit, One Clark Hill,**  
17 **Bishop Street.**

18 In attendance were Paul Galvani and Cal McCarthy.

19 Thomas Mahoney noted that the Board had received a letter from Town Counsel and  
20 asked them to take a moment to review it. Jay summarized the letter for the board,  
21 noting that town counsel stated that the board has a limited scoped of review,  
22 consisting of the driveways, drainage and pedestrian access. Paul presented the Board  
23 several plans showing different driveway configurations for the 7 lots. The Board  
24 request to have those plans reduced and provide to them for further review. They also  
25 ask the applicant to design a "Y" or forked driveway design and some thing similar to  
26 Wyndstone, with a 1/20 scale also showing details on the sidewalk, and tree lines.  
27 Paul Galvani requested that the Board reactivate the previously withdrawn ANR  
28 application associated with this application, The ANR was reactivated.

29 *This hearing was continued to May 2, 2005 at 7:35 pm.*

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1       **V.     ANR Review ~ 1037 Edmunds Road**

2           The Board requested an extension of this ANR application due to wet land issues that  
3           need to be reviewed further. The applicant agreed to the extension.

4           *This review was continued to May 2, 2005.*

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6       **VI.    ANR Review ~ 57 Leigh Street**

7           Sue Bernstein excused herself from the review and room due to the fact that her firm  
8           has a financial interest in this review. Town Engineer had recommended endorsement  
9           of the ANR plan. *Carol Spack moved that the Framingham Planning Board*  
10          *recommend endorsement of the ANR application of 57 Leigh Street dated March*  
11          *22, 2005 by Scholfield Bros. Andrea Carr-Evans seconded the motion. The vote was*  
12          *3 in favor and 0 opposed.*

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14       **VII. Approval of Minutes**

15          The Board reviewed the minutes for February 22, 2005, March 22, 2005 and April 4,  
16          2005. *Sue Bernstein moved to accept the minutes of February 22, 2005, March 22,*  
17          *2005 and April 4, 2005 with minor edits. Andrea Carr-Evans seconded the motion.*  
18          *The vote was 4 in favor 0 opposed*

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20       **VIII. Miscellaneous Administrative**

21           **a.    Update on Brimstone OSRD**

22           Jay updated the Board on Brimstone OSRD and the issues  
23           surrounding that site, Jay felt that the Board needs to get a 593  
24           consultant to help with the monitoring of the project. The Board  
25           agreed and asked Jay to forward a letter to the applicant.

26           **b.    The applicant for 2 Oran Road (Framingham Housing Authority)**  
27           requested to have the filing fees waived due to the fact that this is a  
28           town project. The Board agreed to waive the fees.

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30       **IX.   Member Prerogatives**

31           **a.    Sue Bernstein noted a few minor edits to the land clearing by-law.**

