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Planning Board Minutes

Monday, May 2, 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 Carol Spack, Clerk Andrea Carr-Evans did not attend. Also present were Jay Grande, Planning
10 Director and MaryRuth Reynolds, Administrative Assistant.

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

12
13 **I. Continued Public Hearing for Public Way Access Permit, One Clark Hill,**
14 **Bishop Street**

15 In attendance for the applicant was Paul Galvani and Cal McCarthy. Paul stated that
16 at the last hearing the Board requested that the applicant present a different driveway
17 configuration, which he presented. The applicant presented the Board with a plan
18 showing the "Y" configuration of a shared driveway. The Board was concerned about
19 the amount of trees that will be removed to accommodate the driveways. The
20 applicant stated that they had proposed a 30' no-cut zone in the back of the lots to
21 preserve as many of the trees as possible. The Board had questions on the positioning
22 of the utilities and grouping to minimize the disturbance. They also discussed the
23 slopes of each lot and if this plan would trigger either the erosion control or the earth-
24 removal by-laws. The Board requested that any of the trees that are being left on the
25 site be fenced during construction. The Board would like to see a revised plan
26 showing the no-cut zone. They also discussed the improvements being made to the
27 sidewalks and whose responsibility it would be.

28 The Board also reviewed the reinstated ANR of the same lots. Tom Mahoney stated
29 that all the taxes were paid and that the town engineer had recommended
30 endorsement of that plan with one condition which will be added to the ANR plan,
31 that lot 55 was not for building purposes. Paul Galvani agreed that at the meeting of
32 April 19, 2005 the ANR was reinstated and that was the start of the 21 day review
33 process.

1 *Carol Spack moved that the Framingham Planning Board endorse the ANR plan*
2 *entitled plan of land Framingham, Massachusetts, Middlesex county being a*
3 *subdivision of lot 42 as shown of land court plan #19984J dated August23, 2004*
4 *with the requirement that the text be added to the plan showing the note that lot 55*
5 *as shown on this plan is not a buildable lot. Ann Welles seconded the motion. The*
6 *Vote was 4 in favor and 0 opposed.*

7 The Board decided to continue the hearing on the Public Way Access Permit to
8 discuss the sidewalk/road improvements with engineering asking exactly what they
9 want done and what the estimated cost would be. The motion to be made at
10 tomorrow's meeting shall include; a 30 foot no cut zone, all remaining trees shall be
11 fenced and the max number of trees as feasible will be saved, 4 curb cuts, that the
12 driveway need to meet with the existing road with respect to pitch and grade.

13 *This will be continued to May 3, 2005.*

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15 **II. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
16 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
17 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
18 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
19 **Community Health Center, Paul Galvani.**

20 *This hearing was continued to May 9, 2005 at 7:45 pm.*

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22 **III. Discussion, Brimstone OSRD, off Woodstock Drive.**

23 In attendance for the applicant were Peter Barbieri, Pat Franchi and Bruce Ey. Peter
24 briefed the Board on the circumstances surrounding the issues at Brimstone OSRD.
25 He stated that the contractor on site did not pay attention to details, which resulted in
26 the Conservation issues. Because of this the original contractor had been replaced and
27 that the new contractor was now up at the site. They were starting the process of
28 stabilizing the areas of construction. It was also stated that Schofield brothers was
29 also on board as a monitor of the site and that the only work being done was
30 engineering and stabilization. Bruce Ey stated that they have a surveying team out on
31 site and that they will be documenting the conditions of the site. The Board had

1 concerns about the monitoring and wanted the opportunity to hire a 593 consultant on
2 their behalf to review the site. Peter suggested a meeting between Jay, DPW and
3 himself to work through the issues. Peggy Groppo was still concerned about her
4 driveway and the impact this project will have on her property, the Board decided to
5 review the minutes to address the issues with the Groppo driveway which are related
6 to the widening of the Brimstone Lane. *The Board would like to continue this*
7 *discussion to May 17, 2005 at 7:45 pm.*

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9 **IV. ANR Review ~ 71 Walnut Street**

10 In attendance for the applicant was Terry Ryan. Jay noted the document # 480-05 a
11 letter from the Conservation Commission. He also stated that the town engineer had
12 recommended endorsement. The Board reviewed a revised plan. Terry stated that at a
13 prior meeting Conservation Commission has some issues with the wet land
14 delineations and the upland requirements, therefore they revised the plans to better
15 show the wet lands and vernal pools on the property. The Board had some concerns
16 regarding erosion control and asked Jay to send a letter to building Dept to watch
17 this; also sending a copy to the Conservation Commission.

18 *Sue moved that the Framingham Planning Board endorse the plan of land in*
19 *Framingham known as 71 Walnut Street with a revised date of April 29, 2005*
20 *property of Sirafor of East Falmouth, MA, subject to the Conservation*
21 *Commission meeting on May 18, 2005 not finding any impact on the upland on the*
22 *plan. Carol Spack seconded the motion. The vote was 4 in favor and 0 opposed.*

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24 **V. Miscellaneous Administrative**

25 **a. Babies R Us compactor proposal**

26 Matt Smith represented the applicant. He stated that Babies R Us
27 wanted to remove the existing dumpster and install a compactor
28 accessible from the inside. Matt reviewed the plan with the Board.
29 Jay stated that all he needed was a consensus from the Board to allow
30 this change so that he can sign off on the building permit. The
31 Board agreed to allow the compactor.

1 b. Sue Bernstein noted that there were some trailers being parking
2 outside behind the stores at 1 Worcester Road. The Board asked Jay
3 to issue a letter to the Building Department to have them removed.
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5 **V. Meeting adjournment**

6 *Ann Welles moved to adjourn. Carol Spack seconded the motion. The vote was 4 in*
7 *favor 0 opposed. Meeting adjourned at 10:45 p.m.*

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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 , 2005**

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18 _____
19 Thomas Mahoney, Chairman