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Planning Board Minutes

Tuesday, May 17, 2005

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Memorial Building
150 Concord Street, Public Hearing 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 7:30 pm**

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13 **I. Bond Reduction ~ Brook Meadow**

14 William Pezzoni represented the applicant. Mr. Pezzoni stated that the applicant was
15 requesting a reduction in the original bond amount, which was due to expire in June
16 of 2005. He stated that the project is approximately 90% complete and they have
17 acquired an estimate from the town engineer in the amount of \$10,000. He also
18 requested that the covenant be extend through December 2005 as well.

19 *Carol Spack moved that the Framingham Planning Board approve the bond*
20 *reduction and performance guarantee for Brookmeadow from \$97,000 to \$10,000*
21 *as recommended by the town engineer to December 31, 2005, and to approve to*
22 *extend the covenant to December 31, 2005 as well. Sue Bernstein seconded the*
23 *motion. The Vote was 4 in favor 0 opposed and 1 abstention (Andrea Carr-Evans).*

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25 **II. Review ~ Brimstone Estates OSRD**

26 Peter Barbieri represented the applicant. Jay Grande briefly updated the Board on the
27 outcome of the staff meeting held earlier that day. He stated that the Brimstone
28 subdivision does show a sewer line going through Brimstone Lane, and that the sewer
29 extension permit was approved by the Building Department. The Board did have
30 concerns with emergency vehicle access during that stage of construction because
31 Brimstone was so narrow. Jay further stated that because Brimstone Lane was a
32 private lane there will not be a street opening permit issued, the entrance gate was
33 still unacceptable to the Police Department, but they will be working directly with the

1 manufacturing company to resolve any issues, and that the Open Space land issues
2 still needed to be resolved. Past minutes were archived and passed out to the
3 applicant and board members for review. The Board discussed the location of the
4 sewer line and pump station and the responsibility of the homeowners association.
5 Peter Barbieri briefed the Board on the progress of the project. He stated that all the
6 surveys and inventory of materials was complete. Peter Barbieri stated that they had
7 received Con Com approval to go ahead with the testing of water and sewer lines and
8 that over the next 3 weeks that will be done. They will be providing the Board with
9 surveys and reports as they are available. Peter Barbieri stated that there have been no
10 construction activities. Jay noted that the Board should have a written record at the
11 various stages of inspections in order to verify them; he would also like a specific
12 date and time line for the inspections. Peter agreed to put together a schedule as soon
13 as they get final approval to go forward from the conservation commission. Ann
14 recapped the issues:

- 15 1. DPW & Con Com review of sewer
- 16 2. Explanation of grade change and road widening from engineering
- 17 3. May 16 letter review
- 18 4. Written record of inspections
- 19 5. Time line going forward
- 20 6. Open Space – previously the board decided to convey the land to SVT, but
21 needs feed back from con com.
- 22 7. Review of Homeowners documents for responsibility of pump station

23 *This discussion was continued to June 21, 2005 at 7:45 pm.*

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25 **III. Sign Review ~ TGIF, 1 Worcester Road.**

26 In attendance for the applicant was David George. Jay Grande stated that this sign
27 was under the Shoppers World decision and therefore fell within the Boards'
28 jurisdiction for review. The board reviewed the proposed signage and building façade
29 changes. The Board decided to approve the changes individually as follows: *Sue*
30 *Bernstein moved to approve the following changes.*

- 31 1. Cloth awnings ~ approved

- 1 2. Lettering of the side signs ~ approved size and lettering
- 2 3. Primary sign ~ approved
- 3 4. Parapet height increase of 3.5 feet ~ approved, only because it's a free
- 4 standing piece.
- 5 5. Parapet materials ~ not approved, the materials must remain the same
- 6 6. Canopy & Canopy letters ~ Only 3 signs are allowed so to keep this
- 7 the applicant would need to lose another sign or redesign without
- 8 lettering. This was left up to the applicant to decide.

9 *Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

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11 **IV. Continued public hearing for Special permit for reduction in the required**
12 **number of parking spaces, public way access permit and site plan review**
13 **approval, ACS Development Corporation, 741- 745 Concord Road.**

14 *This hearing was continued to June 21, 2005 @ 9:00 pm.*

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16 **V. Sign Review ~ The Paper Store**

17 In attendance for the applicant was Don Reed. Don stated that the paper store was
18 taking over the old Gateway space. He presented the board with the proposed
19 signage. The signage consisted of 3 sections including 2 logos and the paper store
20 words, partly illuminated. The Board didn't approve of the logos being on the sign
21 and asked that the applicant reconsider this and redesign the sign. *Ann Welles moved*
22 *that the Framingham Planning Board find that the proposal as depicted in these*
23 *plans presented tonight does not comply with the sign by-law as it applies to*
24 *Shoppers World and its decision because of the added elements of the "gifts and*
25 *more" and the Hallmark logo. Carol Spack seconded the motion. The vote was 5 in*
26 *favor 0 opposed.*

27

28 **VI. Miscellaneous Administrative**

- 29 a. Jay noted that Genzyme had submitted a proposal for their office
- 30 building, noting that the Board should decide in the near future on
- 31 593 consultants.

- 1 **b.** Selectmen will be changing their meeting nights to Tuesday some
2 time in October; the Planning Board will need to discuss the
3 possibility of changing their meeting nights.
- 4 **c.** The board needed to re-endorse an already endorsed plan related to
5 Donovan Drive. Because the land court plan of 1999 underwent a
6 numbering change 21-22 was changed to 23-24 by the land court. In
7 order for the land to be conveyed the changed plan needed to be
8 endorsed. *Ann Welles moved to re-endorse a subdivision of land in*
9 *Framingham as shown on land court plan 10882b dated May 13,*
10 *2005 which represents as its sole change the numbering of lots 21*
11 *and 22 which are hereby changed to lots 23 and 24 so that the*
12 *conveyance can be made to the Conservation Commission. Carol*
13 *Spack seconded the motion. The vote was 5 in favor and 0 opposed*
- 14 **d.** Sue Bernstein noted some comments made relative to an enforcement
15 section on the Sudbury senior resident by-law. She had Jay run this
16 by the building inspector and town counsel who felt that if a clause
17 would give the board more enforcement ability that it should be
18 incorporated into the bylaw.
- 19 **e.** The board discussed Article 41 changes. *Sue Bernstein moved to*
20 *accept the suggested amendment for Article 41 as suggested by town*
21 *counsel and amended tonight in doc# 522-05. Ann Welles seconded*
22 *the motion. The vote was 5 in favor and 0 opposed.*
- 23 **f.** Ann Welles would like to have all the proposed amendments to
24 Article 38 compiled and issued to the board in one document.
- 25 **g.** Thomas Mahoney brought up the traffic issues at the 517 Worcester
26 road Dunkin Donuts. He stated that the drive through queue was
27 backing up into the breakdown lane on Rt 9 and was starting to block
28 Lockland Ave. Thomas Mahoney reviewed the decision and noted
29 that the Planning Board has jurisdiction over the driveway opening
30 for one year from the date of completion of project. They received
31 their occupancy permit in October 2004; therefore we are still within

1 that one year period. The Board would like a letter sent to the
2 applicant, with a copy sent to the selectmen, traffic officers, police,
3 asking how the applicant intends to correct the problem.

- 4 **h.** Thomas Mahoney noted that he had been approached by a potential
5 applicant with a preliminary subdivision plan for a subdivision on
6 Guild Road. He noted that it would possibly be a 3 lot project with a
7 common drive and wanted to know if the board would be willing to
8 review it. The Board did not come to a decision and left it up to the
9 potential applicant to apply or not.

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11 **V. Meeting adjournment**

12 *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*
13 *was 5 in favor 0 opposed. Meeting adjourned at 10:00 p.m.*

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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 JUNE 28, 2005**

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24 _____
25 Thomas Mahoney, Chairman