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Planning Board Minutes
Tuesday, May 24, 2005

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Memorial Building
150 Concord Street, Ablondi Room

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9 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein. Carol
10 Spack, Clerk arrived at 7:10 and Andrea Carr-Evans arrived at 7:35. Also present were Jay
11 Grande, Planning Director and MaryRuth Reynolds, Administrative Assistant.

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13 **Meeting was called to order at 7:05 pm**

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15 **I. Update ~ LID By-law with Donna Jacobs**

16 Donna Jacobs updated the Board on the progress of the grant. She stated that she has
17 met with the Board as well as the LID team several times and that she hopes to
18 present a draft to the Board for fine tuning over the summer months and then present
19 it at the fall Town Meeting. The Board thought it would be a good idea to work on
20 this by-law jointly with the Conservation Commission and bring it to town meeting
21 together.

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23 **II. Approval of minutes**

24 The Board reviewed the minutes for February 19, 2005, April 12, 2005 and April 19,
25 2005. *Sue Bernstein moved to accept the minutes of February 19, 2005, April 12,*
26 *2005 and April 19, 2005 with minor edits. Ann Welles seconded the motion. The*
27 *vote was 5 in favor and 0 opposed.*

1 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
2 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
3 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
4 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
5 **Community Health Center,**

6 In attendance for the applicant was Paul Galvani, Matt Assia, John Pears, Pam
7 Helmold, Sasha Love and Peter McManus. Jay Grande noted the following
8 documents 532-05, 544-05,453-05 and 450-05. Paul Galvani stated that the applicant
9 has provided a response to the number of concerns expressed by the board. He briefly
10 reviewed the response letter touching on a few of the more critical items. He stated
11 that they will be able to provide 66 spaces on site, and combined with the Taylor
12 street parking of 61 spaces they can provide a total of 127 spaces. John Pears
13 reviewed the revised site designs. He stated that the building will now have parking
14 under the building on the first floor consisting of 29 spaces combined with the outside
15 37 spaces. He noted that the architecture will not change and that the building will
16 appear the same from the outside view except that it is now taller. The board
17 commented on the architecture, lighting, signage and traffic queue in the parking
18 area. There were also some concerns about the mechanical screen, handicap space
19 positioning and ventilation of the indoor parking area. The Board further reviewed
20 the response letter. They reviewed the proposed sidewalk on Taylor Street noting that
21 it should not interfere with the existing landscaping. The Board questioned the
22 position and design of the sidewalk. Steve Cosmos briefly reviewed the landscaping
23 design with the board. Citizens were very concerned about the potential traffic and
24 parking problems on Taylor Street. Paul Galvani stated that the Taylor Street parking
25 lot was for employees only and that access was from Blandin Ave and not from
26 Taylor Street. He also noted that they have an agreement with SMOC for a 30 year
27 lease for the 61 parking spaces. *This hearing was continued to May 31, 2005 at*
28 ***7:45.***

1 **IV. ANR Review ~ 1037 Edmands Road**

2 Applicant David Maynard was present. He stated that he wanted to divide his 13
3 acres of land into two sections consisting of one 6 acre lot and the remaining 7 acres
4 to stay with the existing house. The Board reviewed the plan. Thomas Mahoney noted
5 that the taxes have been paid and that the town engineer had recommended
6 endorsement of the plan. *Sue Bernstein moved that the Framingham Planning*
7 *Board approve the plan of land at 1037 Edmands Road dated March 9, 2005 and*
8 *revised May 17, 2005 as prepared by Schofield Bros. Carol Spack seconded the*
9 *motion. The vote was 5 in favor and 0 opposed.*

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11 **V. Public Hearing for Definitive Subdivision Fox Creek Lane, 158 Meadow Street,**
12 **160 Meadow Street 125 Elm Street RR and 90 Stearns Street, RiverPath**
13 **Associates, L.P., MWRA, and National Development.**

14 In attendance for the applicant were Peter Barbieri, Scott Weiss and Rich Howarth.
15 Thomas Mahoney read the hearing notice into the record. Peter Barbieri gave a brief
16 overview of the proposal, noting that part of this project is located in the P.U.D. and
17 that it is noted that way on the plans. He stated that the applicant plans to extend
18 Meadow Street while maintaining the other section of Meadow Street to allow
19 frontage of other properties. Rich Howarth reviewed the subdivision plans. He stated
20 that this was to be a 12 lot subdivision on a new cul-de-sac which covered an area of
21 approximately 8,000 sq ft. This will meet all the zoning regulations with respect to
22 frontage and set backs. An additional lot will be left un-built as a buffer to the
23 residents near by. All utilities will be underground and they will also be providing
24 sewer and water systems. Peter Barbieri stated that earlier they met with staff and
25 would be responding to comments made at that meeting. The Board asked about the
26 zoning related to earth removal and erosion control triggers with this project. Jay
27 noted that this project may be grandfathered but did ask the applicant to review them
28 anyway. The waivers that the applicant would be asking for were as listed in
29 Document #401-05: road width from 60' to 40', reduction of the locus plan due to the
30 size of the project, minimum angle at intersection, right of way to the property line,
31 70 degree angle minimum at an intersection, minimum distance of opposing streets,

1 maximum length of cul-de-sac – 583 feet, minimum of 200 feet between curves,
2 concrete sidewalk side walk on east side only, maximum 4-1 slope – 3-1 provided,
3 minimum slope for sewer of 3 % - 1% is provided, sewer pump station, non-looped
4 water mains, and easements that vary in width and will not be 30 feet. Residents had
5 concerns about the emergency access, the width of the right away, utilities within the
6 right of away, materials used in the emergency access – natural appearance, and the
7 12ft front gate at the access road, they wanted deeded restrictions to the emergency
8 access to be only as such, location and design of the subdivision, no construction
9 traffic on Meadow Street. Ann noted that the emergency access is at the total
10 discretion of the Fire Department. *This hearing was continued to June 21, 2005 at*
11 *8:15.*

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13 **VI. ANR Review ~ 220 Danforth & 14 Hialeah Lane**

14 Peter Barbieri and Doug Strauss represented the applicant. Peter Barbieri stated that
15 they intended to combine 2 lots to make 1 large lot and then to divided that lot into 3
16 smaller lots. The Board reviewed the plan. Thomas Mahoney noted that the taxes
17 were paid and that town engineer had recommended endorsement. *Sue Bernstein*
18 *moved to approve the plan of land subdivision of lot 802 land court plan 3857-59,*
19 *lot 962 land court plan 3857-101 prepared for National Development dated April*
20 *27, 2005 ,2 sheets and lots 1004, 1005 and 1006 subject to the applicant’s adding*
21 *the zone clarification on both sheets and the description of lots. Ann Welles*
22 *seconded the motion. The vote was 3 in favor 0 opposed and 2 abstentions (Carol*
23 *Spack and Andrea Carr-Evans).*

24
25 **VII. Miscellaneous Administrative**

- 26 **a.** The Board asked jay to send a letter to ZBA and request they hold open
27 their hearing for 624 Waverly Street to give them time to review.
- 28 **b.** Ann reminded the board that Wednesday the 25th was the 1st meeting of
29 the Housing Citizen Advisory Committee

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31 **V. Meeting adjournment**

1 *Ann Welles moved to adjourn. Carol Spack seconded the motion. The vote was 5 in*
2 *favor 0 opposed. Meeting adjourned at 11:15 p.m.*

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4 Respectfully submitted,
5 Mary Reynolds
6 Recording Secretary

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9 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
10 **PLANNING BOARD MEETING OF SEPTEMBER 20, 2005**

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Thomas Mahoney, Chairman