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## Planning Board Minutes

### Tuesday, May 31, 2005

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**Memorial Building**  
**150 Concord Street, Ablondi 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 7:35 pm**

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13 **I. Miscellaneous Administrative**

14 **a. Wayside Circle Release of Restriction** – The Open Space lot has been  
15 conveyed to SVT and the other area deeded to an abutter. Jay needs to  
16 confirm that everything has been properly released to SVT and received a  
17 copy of the paper work. *Sue Bernstein moved that the Framingham*  
18 *Planning Board release the performance bond on land court lot 90 for*  
19 *Wayside Realty Trust Chris Kotsiopoulos with the provision that all legal*  
20 *agreements have been finalized with respect to SVT and paid for. Carol*  
21 *seconded the motion. The vote was 5 in favor and 0 opposed.*

22 **b.** Thomas Mahoney stated that Jay Grande’s reappointment was due and asked  
23 the Board for a motion. *Carol Spack moved that the Framingham Planning*  
24 *Board reappoint Jay Grade as Administrator for a term of (3) three*  
25 *years. Ann Welles seconded the motion. The vote was 5 in favor and 0*  
26 *opposed.*

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28 **II. Continued Public Hearing for Site Plan Review Approval, Special Permit for**  
29 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**  
30 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**  
31 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**  
32 **Community Health Center,**

33 In attendance for the applicant was Paul Galvani, Matt Assia, Pam Helmold, John

1 Hess and Peter McManus. Thomas Mahoney took comments from the audience first  
2 so that the applicant may respond during the presentation. Some of the residents were  
3 supportive or the project while others were concerned with the parking and traffic  
4 impacts of the project. Paul Galvani asked that some department letters be read into  
5 the record. Thomas Mahoney read the letters from The Board of Health and Planning  
6 and Economic Development Department into the record, both were in support of the  
7 project, and a letter for the Traffic and Road Way Safety Committee which supported  
8 the applicants positioning of the sidewalk on Taylor street, a DPW letter with issues  
9 that still need to be worked out and several letters in support of the project. Rick  
10 Bryant responded to traffic questions reminding board members that Rizzo did a  
11 traffic review back in April. The report included South Street and Waverly Street. He  
12 recapped the traffic counts for peak and non-peak conditions, and noted that he felt  
13 that there would be less traffic on South Street and that they would prohibit left turns  
14 out onto South Street if the Board desired. Paul Galvani stated again that the remote  
15 parking was for staff only and that the employees will have parking stickers and will  
16 not be permitted to park on the street. He also reminded the Board that they have an  
17 initial commitment for a 30 year lease for the parking lot and will hopefully be  
18 working on a longer lease in the future. He added that the foot traffic of doctors and  
19 nurses could not possibly cause a problem on Taylor Street. Thomas Mahoney asked  
20 about the lighting and security planned along Taylor Street. Peter McManus stated  
21 that the lighting will be examined and improved if necessary. Sue Bernstein felt that  
22 the GPI traffic report was not addressed properly. Carol Spack would like to have the  
23 parking on Taylor Street as an easement and not a lease. Andrea Carr-Evans asked  
24 about the employee handicapped parking. Ann wanted to know how many  
25 employees would be at the facility. The applicant responded that they would be 36 to  
26 36. Ann asked about the expected growth and the possibility of resident only parking  
27 along Taylor Street. She was also concerned about the snow removal on the sidewalks  
28 and sewer capacity issues. John Hess addressed the growth issue and stated that the  
29 temporary facility started off with approx 100-150 visits per month and a year later  
30 they accommodate 500 per month. The new clinic would be expected to have  
31 approximately 2000 per month. Thomas Mahoney wondered about the old railway

1 right away and if the clinic could utilize that for employee parking and access. The  
2 applicant stated that they would look into that.

3 *This hearing was continued to June 28, 2005 at 7:45*

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5 **III. Release of restriction ~ Derby Street Extension**

6 Ed Marsteiner represented the applicant. Jay noted that the Board had received a bond  
7 estimate from engineering, however there is some disagreement on the amount. Jay  
8 suggested that the Board move on the current estimate and if there is a change the  
9 Board could re-approve the new amount. Jay also recommended that the Board  
10 approved the amount and gave the applicant the option to return with a lower amount  
11 and then sign the release of restrictions. The review the bond estimate provided by  
12 engineering. Jay also noted that this was all subject to review and approval by town  
13 counsel. *Ann Welles moved to approve the bond estimate as laid out in doc#584-05*  
14 *with the provision that the applicant may return with a reduced bond subject to*  
15 *review and approval by town counsel. Sue Bernstein seconded the motion. The Vote*  
16 *was 5 in favor and 0 opposed. Sue Bernstein moved that Jay not release the*  
17 *document until all pertinent information be included and then return next week for*  
18 *signature. Carol seconded the motion. The vote was 5 in favor and 0 opposed.*

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20 **IV. Miscellaneous Administrative**

21 a. The Board signed the ANR plan for the 220 Danforth & 14 Hialeah Lane  
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23 **V. Review of Article 38 ~ Active Adult Housing By-law**

24 The Board reviewed the most recent version of the Article 38 Doc# 585-05. This  
25 Article was tabled until the Special Town Meeting in June due to the substantial  
26 amendment proposed.  
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29 **VI. Continued Public Hearing for Special Permit for Reduction in the Required**  
30 **Number of Parking Spaces, Site Plan Review Approval, Special Permit for Use**  
31 **and Public Way Access, 501 Cochituate Road, Premier Storage Solutions of**

1           **Framingham LLC.**

2           *This hearing was continued to June 9, 2005 at 9:00 pm*

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4       **VII. Miscellaneous Administrative**

5           **a. ANR Extension** ~ the applicant has asked for an extension for the ANR plan  
6           for 30 Sewell Street to allow more time to revise the plans. *Ann Welles moved to*  
7           *accept the extension for 30 Sewell Street. Carol Spack seconded the motion. The*  
8           *vote was 5 in favor and 0 opposed.*

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10       **V. Meeting adjournment**

11           *Ann Welles moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*  
12           *was 5 in favor 0 opposed. Meeting adjourned at 11:50 p.m.*

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14       Respectfully submitted,  
15       Mary Reynolds  
16       Recording Secretary

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

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23       Thomas Mahoney, Chairman