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**Planning Board Minutes**  
**Monday, June 6, 2005**

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**Memorial Building**  
**150 Concord Street, Ablondi Room**

8 Those present: Ann Welles, Vice Chairman, Sue Bernstein, Carol Spack; Clerk and Andrea Carr-  
9 Evans arrived at 7:45. Also present were Jay Grande, Planning Director and MaryRuth Reynolds  
10 Administrative Assistant.

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

12 **Ann Welles will be acting chair for tonight while Tom Mahoney is out of state.**

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14 **I. Public Hearing for Article 38 to see if the Town will vote to amend Section**  
15 **IV., Special Regulations, of the Zoning by-law of the Town of Framingham**  
16 **by adding a new subsection IV.P. Active Adult Housing.**

17 Ann Welles read the hearing notice into the record. The Board reviewed the latest  
18 changes made to the Active Adult By-law. They discussed comments made by  
19 board members and residents attending the hearing. Tom O'Neil chair of the  
20 Standing committee on Planning and Zoning stated that they voted not to support  
21 article 38 and refer it back. *Sue Bernstein moved that the Framingham*  
22 *Planning Board recommend approval of Article 38 Active Adult Housing by-*  
23 *law with modifications made tonight. Carol Spack seconded the motion. The*  
24 *vote was 3 in favor 1 opposed and 1 absent.*

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26 **II. Public Hearing for Article 42 to see if the Town will vote to amend Section**  
27 **IV.O., Affordable Housing, subsection 4.d. Handling of Cash Payments, of**  
28 **the Zoning by-law of the Town of Framingham to provide for the**  
29 **administering of funds collected pursuant to a Municipal Affordable**  
30 **Housing Trust Fund**

31 Ann Welles read the hearing notice into the record. Jay noted that there was an  
32 additional amendment to the article regarding who could serve on the committee  
33 with respect to experience. Tom O'Neil chair of the Standing committee on

1 Planning and Zoning stated that they voted not to support article 42 and refer it  
2 back. *Carol Spack moved that the Framingham Planning Board recommend*  
3 *favorable action on the proposed amendment to Article 42 as recommend by*  
4 *town counsel. Sue Bernstein seconded the motion. The vote was 4 in favor 0*  
5 *opposed and 1 absent.*

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7 **III. Discussion, 624 Waverly Street ~ Walgreens**

8 Representing the applicant was Paul Galvani, William Lorigan, Debra Vazquez,  
9 Steve Findlen and Joseph Lenahan. Paul stated that the applicant is under  
10 agreement to purchase the property at 626 Waverly Street (the Long Motors site)  
11 and would like to construct a Walgreens. He noted that they had filed with ZBA  
12 for front set back variances. They propose to build 2 buildings consisting of a  
13 Walgreens and a small retail building. Paul presented the board with a plan  
14 showing both building with landscaping and parking lot layout. They are looking  
15 for board input prior to the formal hearing process. The board had some concerns  
16 with truck traffic, positioning of the building to the street, the double drive  
17 through, landscaping, lighting schedule and the loading area. The Board asked Jay  
18 to send a letter to the ZBA asking them to keep their hearing open to allow the  
19 Planning Board to properly review this project. They will also work towards  
20 getting 593 consultants on board to review this project.

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22 **IV. Continued public hearing 501 Cochituate Road for Special Permit for**  
23 **Reduction in the Required Number of Parking Spaces, Site Plan Review**  
24 **Approval, Special Permit for Use and Public Way Access, Premier Solutions**  
25 **for Framingham LLC.**

26 *This hearing was continued to June 14, 2004 at 9:45.*

27 *Carol Spack moved that the Framingham Planning Board suspend its rules and*  
28 *allow 3 hearings on one night. Sue Bernstein seconded the motion. The vote*  
29 *was 4 in favor and 0 opposed.*

1        **V.    Meeting adjournment**  
2            *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*  
3            *was 4 in favor 0 opposed. Meeting adjourned at 11:15 p.m.*

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5    Respectfully submitted,  
6    Mary Reynolds  
7    Recording Secretary

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10    **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
11        **PLANNING BOARD MEETING OF AUGUST 11, 2005**

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      Thomas Mahoney, Chairman