

1  
2  
3  
4

## Planning Board Minutes

### Tuesday, June 21, 2005

5  
6  
7

**Memorial Building**  
**150 Concord Street, Public Hearing Room**

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Andrea Carr-Evans  
9 Sue Bernstein arrived at 7:30 and Carol Spack; Clerk arrived at 7:35. Also present were Jay  
10 Grande, Planning Director and MaryRuth Reynolds Administrative Assistant.

11 **Meeting was called to order at 7:15 pm**

12  
13 **I. Miscellaneous Administrative**

- 14 **a.** Bond release ~ Murray Hill *Ann Welles moved to release the Murray Hill*  
15 *bond with the provision that they provide the signage as required by*  
16 *DPW and approval by the Town Engineer. Andrea Carr-Evans seconded*  
17 *the motion. The vote was 3 in favor and 0 opposed. (Sue and Carol were*  
18 *absent)*
- 19
- 20 **b.** Bond release ~ State Street . *Ann Welles moved to release the tree bond*  
21 *for State Street. Andrea Carr-Evans seconded the motion. The vote was*  
22 *3 in favor and 0 opposed.*
- 23
- 24 **c.** Landscape buffer review ~ 500 Old Conn Path. The board agreed that the  
25 yews were fine but they needed to increase the # of plantings to 85 as per  
26 decision.
- 27
- 28 **d.** 16 Gates Street ~ parking modification. Doc #616-05 noted parking  
29 modification as well as a slight increase in the size of the building. The  
30 board agreed that this project did not require planning board review.
- 31
- 32 **e.** 30 Sanger Street ~ parking modification review. Jay stated that this is a 2  
33 family home that is located in the CB district. The Board needed to review

1 this project further for discussion. After the applicant clarifies the use they  
2 will need to come before the Board for an informal review.

3 **II. Minutes**

4 The Board reviewed the minutes for May 2, 2005. *Ann Welles moved to accept*  
5 *the minutes of May 2, 2005 with minor edits. Andrea Carr-Evans seconded the*  
6 *motion. The vote was 4 in favor and 0 opposed and 1 absent (Carol Spack)*

7  
8 The Board reviewed the minutes for June 14, 2005. *Ann Welles moved to accept*  
9 *the minutes of June 14, 2005 with minor edits. Andrea Carr-Evans seconded*  
10 *the motion. The vote was 4 in favor and 0 opposed and 1 absent (Carol Spack)*

11  
12 **III. Miscellaneous Administrative**

13 a. Sign review ~ The board reviewed the color versions of the proposed signs for  
14 TGIF and found that they did comply with the comments made by the board  
15 members during a previous review.

16  
17 b. The Board reviewed the proposed Thursday/Summer schedule. The Board  
18 agreed to the summer schedule as well as moving the meetings to Thursdays  
19 starting July 14, 2005.

20  
21 **IV. Continued public hearing for Definitive Subdivision RiverPath Extension, off**  
22 **RiverPath Drive, RiverPath Associates, L.P., MWRA and National**  
23 **Development.**

24 In attendance for the applicant were Peter Barbieri, Scott Weiss, Rich Howarth  
25 and Karen Fisk. Thomas Mahoney read the hearing notice into the record. Peter  
26 Barbieri gave an overview of the development site. He stated that 6 lots will be  
27 developed off RiverPath Drive. He noted that there is not a lot of detail in the  
28 plans because this proposal is only for the development of the roadway, to prepare  
29 for the different phases of the P.U.D. The Board discussed the road (right of way)  
30 which will be 24' wide. The applicant stated that they would anticipate the filing  
31 of the 1<sup>st</sup> phase this summer and would possibly start construction in 2006. The

1 idea is to establish the roadway now to allow construction activities on the site.  
2 Jay commented that this is a 6 lot subdivision related to the phases of the P.U.D.  
3 He noted that at a recent staff meeting some department made note of concerns  
4 they had, conservation issues, water looping and the need for a 593 consultant for  
5 storm water. Jay also felt there were a number of waivers which could be gone  
6 over at the next hearing.

7 *This hearing was continued to July 28, 2005 at 7:45.*

8  
9 **V. Continued Public Hearing for 741-745 Concord Street for Special; Permit**  
10 **for Reduction in the Required Number of Parking Spaces, and Site Plan**  
11 **Review Approval. ACS Development Corporation.**

12 *At the applicants request this hearing was continued to August 11, 2005 at 9:00*  
13 *pm.*

14  
15 **VI. Continued Public Hearing for Definitive Subdivision Fox Creek Lane 158**  
16 **Meadow Street, 160 Meadow street, 125 Elm street RR and 90 Stearns**  
17 **Street, RiverPath Associates L.P., MWRA and National Development.**

18 In attendance for the applicant were Peter Barbieri, Scott Weiss and Rich  
19 Howarth. Peter Barbieri updated the Board on the scenario of the subdivision  
20 based on comments made at the staff meeting and previous planning board  
21 hearing. Scott Weiss showed the plan that was previously presented and  
22 compared it with the revised plan presented tonight. The revised plans showed a  
23 plan to work towards using Meadow Street Extension as the emergency access  
24 road which will also be gated but allowing pedestrian travel, instead of the  
25 previously presented plan utilizing the “access road” as the emergency road. The  
26 newer plan does eliminate 6 of the waivers needed and asked the board if they  
27 would prefer this concept and should they continue in this direction. The Board  
28 agreed the revised concept was a more acceptable idea and the applicant should  
29 prepare a new set of plans. The Board also wanted to have a 593 consultant on  
30 board to review the drainage; they agreed to use SEA for that. The applicant has  
31 agreed to give the board an extension to allow further review of the new plans.

1                    *This hearing was continued to July 28, 2005 at 9:15.*

2  
3                    **VII. Sign Review ~ The Paper Store**

4                    In attendance were Kathy Kane and Don Reed. Kathy presented a new sign  
5                    design for the paper store taking in to account the concerns previously raised by  
6                    the Board. *Sue Bernstein move to approve the sign for the paper store as revised*  
7                    *tonight June 15, 2005. Carol Spack seconded the motion. The vote was 5 in*  
8                    *favor and 0 opposed.*

9  
10                   **VIII. Continued Public Hearing for Site Plan Review Approval, Special Permit for**  
11                   **Dimensional Relief to Off-Street Parking Design Standards and Public Way**  
12                   **Access Permit related to renovations of 3 existing apartment buildings and**  
13                   **construction of off-street parking spaces. Framingham Housing Authority.**

14                   In attendance for the applicant were Paul Galvani, John Savasta, Kaja Savasta,  
15                   Bill Jones, William Casernento, Steve Starr and David Barrs. Thomas Mahoney  
16                   read the hearing notice into the record. Paul Galvani gave a brief background  
17                   review of the project. He stated that the property consists of 3 existing apartment  
18                   buildings containing 25 apartments, which they want to renovate and change into  
19                   12 one bedroom apartments. The existing apartments are required to have 13  
20                   parking spaces which will remain and they propose to create a new 8 space  
21                   parking lot as well. The applicant briefly reviewed the site design and  
22                   landscaping noting that they will be replacing the existing dry wells with 6  
23                   modern dry wells. Steve Starr read a letter of support to the Board. The Board  
24                   closed the hearing and will work on a decision. The Board agreed that they were  
25                   in favor 5/0 of the proposal, but will take the formal vote after they have review  
26                   the decision.

27                   *This hearing was continued to June 28, 2005 at 7:30.*

28  
29                   *(Ann Welles move to suspend the rule of the Planning Board to have more that*  
30                   *2 hearing on June 28, 2005)*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

**IX. Member Prerogatives**

a. Andrea Carr-Evans asked about the procedure for hiring the new planner. Jay will draft a position notice and send it to the Board.

**V. Meeting adjournment**

*Sue Bernstein moved to adjourn. Ann Welles seconded the motion. The vote was 5 in favor 0 opposed. Meeting adjourned at 11:10 p.m.*

Respectfully submitted,  
Mary Reynolds  
Recording Secretary

**\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE  
PLANNING BOARD MEETING OF OCTOBER 27, 2005**

---

Thomas Mahoney, Chairman