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Planning Board Minutes Thursday, July 14, 2005

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

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

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

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13 **I. Minutes**

14 The Board reviewed the minutes for May 24, 2005 and May 31, 2005. The Board
15 discussed the dialogue in regards to the 380 Waverly Street hearings in both sets
16 of minutes. They requested that the tape be reviewed and that the vote be held off
17 until after the review.

18 **II. Public Hearing for Special Permit for Use, Special Permit for Earth**
19 **Removal, Special Permit for Erosion Control, Special Permit for Land**
20 **Clearing and Site Plan Review Approval. Clark Hill, Clarks Hill Corporate**
21 **Center LLC.**

22 In attendance for the applicant were William Pezzoni, Fred King, John Parson,
23 Andy Feldman and John Kitsalis. William Pezzoni recapped the proposal and the
24 reasons they were before the board. He briefly reviewed the site showing existing
25 conditions touching on how the view by residents may change. Fred King stated
26 that the applicant went through several designs in order to find the least invasive
27 design for the site, which he briefly presented to the board. He touched on the
28 landscaping; the landscape architect was unable to attend, noting that the
29 plantings being used are the same variety that exists on the site now. He noted
30 that (2) two willow trees would need to be removed and replaced due to drainage
31 work on site. The Board requested that there be no right turn allowed for car
32 carriers at the end of the driveway, that the applicant to provide an accurate
33 parking to employee count of the entire lot and a reconsideration of the lighting

1 proposed. Jay added that the applicant needed to provide the board with the
2 details of the operation of the business and that the board will need to review the
3 erosion and land clearing permits and the detention area more closely.

4 *This hearing was continued to August 11, 2005 at 7:45.*

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6 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
7 **Use, Special Permit for Dimensional Relief from Off-Street Parking**
8 **Requirements and Public Way Access Permit, Murphy and McManus, 380**
9 **Waverly Street, Community Health Center.**

10 *At the applicants request this hearing was continued to August 25, 2005 at 7:45*
11 *p.m.*

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13 **IV. ANR Review ~ 8 Woodstock Drive**

14 Representing the applicant was Robert Meltzer. Robert Meltzer explained that
15 this was an even land swap between the applicant and SVT. Tom Mahoney stated
16 that the taxes were paid and that the Town Engineer recommends endorsement.
17 The Board reviewed the Plan. *Carol Spack moved that the Framingham*
18 *Planning Board endorse the ANR plan as shown on the plan entitled plan of*
19 *land Framingham Massachusetts lots 28a 28b, SVT parcel A dated January 12,*
20 *2005. Sue Bernstein seconded the motion. The vote was 5 in favor and 0*
21 *opposed.*

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23 **V. Update ~ Brimstone OSRD.**

24 Peter Barbieri, Pat Franchi and Bruce Ey briefed the board on the activity at the
25 Brimstone OSRD site. Peter stated that Scholfield had completed the engineering
26 and surveying of the site. He noted that he had dropped off the plans for the Board
27 and that they are in the process of completing the water pressure testing, which
28 should be completed by the end of the next week. Bruce stated that he felt that
29 they were in compliance with the Con Com standard, and even though there have
30 been heavy rains they have not experienced any additional problems. Jay will
31 generate a sign off sheet, to show which items have been completed and reviewed

1 by town departments.

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3 **VI. ANR Review ~ 433 Old Conn Path**

4 Representing the applicant was Bob Epstein and Dan Leborhl. Bob Epstein
5 explained that the applicant wanted to split the land at 433 Old Conn Path into 2
6 lots. Tom Mahoney stated that the taxes were paid and that the Town Engineer
7 recommends endorsement. The Board reviewed that plan. *Ann Welles moved*
8 *that the Framingham Planning Board find that the division of land on the plan*
9 *of land dated June 12, 2005 is an ANR under the subdivision [regulation]. Sue*
10 *Bernstein seconded the motion. The vote was 5 in favor and 0 opposed.*

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12 **VII. Miscellaneous Administrative**

13 **a. *Derby Street extension Definitive Subdivision, approval of subdivision***
14 ***documents*** ~ The Board discussed the homeowner's documents for Derby Street.
15 The operation and maintenance plan needs to be submitted on VHB letter head.
16 Jay will hold the release until all documents are submitted. Jay will compile a list
17 of the Board's concerns. *Carol Spack moved to release [of restriction for*
18 *building and sale of all of the] lots subject to town counsel review of the issues*
19 *raised tonight. Sue Bernstein seconded the motion. The vote was 5 in favor and*
20 *0 opposed.*

21 **b. *Maple Farms*** ~ *Carol Spack moved to approve the release of the letter*
22 *of credit for Maple Farms subdivision because all conditions have been*
23 *satisfied. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and*
24 *0 opposed.*

25 **c. *Lowes*** ~ The board discussed the mock up and decided to go with the
26 decision of Mike Davis for utilizing matching brick and mortar. They also
27 discussed the driveway width issue. *Ann Welles moved that the increase in width*
28 *of the rear fire land to 18' is a field change and not a site modification. Andrea*
29 *seconded the motion. The vote was 5 in favor and 0 opposed.*

30 **f. *Site Plan Amendment*** ~ The Board discussed the amendment to the site
31 Plan review language of the Zoning By-laws that is slated for the August Special

1 Town Meeting.

2 g. **2 Oran Road, Framingham Housing Authority** ~ The board signed the
3 approved plans.
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6 **VIII. Executive Session**

7 *Ann Welles moved to enter into executive session for the purposes of*
8 *discussing ongoing litigation with the Nexum developer and to leave executive*
9 *session for the purpose of adjournment. Carol Spack seconded the motion. The*
10 *roll call all in favor.*
11

12 **V. Meeting adjournment**

13 *Ann Welles moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*
14 *was 5 in favor 0 opposed. Meeting adjourned at 11:30 p.m.*
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17 Respectfully submitted,
18 Mary Reynolds
19 Recording Secretary
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22 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
23 **PLANNING BOARD MEETING OF AUGUST 25, 2005**
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26 Thomas Mahoney, Chairman