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**Planning Board Minutes**  
**Thursday, August 11, 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 Jay Grande, Planning Director and Mary  
10 Reynolds.  
11

12 **Meeting was called to order at 7:35 pm**

13 **I. Approval of Minutes**

14 The Board reviewed the minutes for June 6, 2005.

15 *Sue Bernstein moved to accept minutes of June 6, 2005 with minor changes and*  
16 *edits. Andrea Carr-Evans seconded the motion. The vote was 5 in favor 0 opposed.*  
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18 **II. Informal Discussion ~ 749 Worcester Road**

19 In attendance was Howard Gainer, Don Smith and Andrew Martino. Howard stated  
20 that this project is located at 749 Worcester Road and they wished to construct a  
21 Valvoline. Don briefed the Board on the proposed project. He stated that they planed  
22 on redeveloping the site including the clean up of any contaminants on site. He  
23 described the operation of the business, noting the entering and exiting of vehicles.  
24 Parking requirements would be less due to the fact that customers stay in their  
25 vehicles while service is preformed. Howard noted that they would be applying for a  
26 public way access permit, reduction in the required number of parking spaces, special  
27 permit for off site parking approval and site plan review. The Board did have some  
28 concerns with the parking lot and the proximity to the existing home. They also  
29 wanted to see the building not so close to the Rt9 and move the curb cut further from  
30 the intersection.  
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33 **III. Continued Public Hearing for Special Permit for Use, Special Permit for Earth**  
34 **Removal, Special Permit for Erosion Control, Special Permit for Land Clearing**

1 **and Site Plan Review Approval. Clark Hill, Clarks Hill Corporate Center LLC**

2 In attendance for the applicant were Bill Pezzoni, John Parsons, Andrew Feldman and  
3 Bert Cory. Bill Pezzoni reviewed the business operation with the board. He discussed  
4 the peak vehicle times, parking, and transport of the vehicles. He noted that transports  
5 would be instructed to take a left turn when exiting the site as well as being  
6 encouraged to arrive at off peak hours. Board members wanted an accurate count of  
7 the cars traveling to and from the site. Bill stated he believes that there will be  
8 sufficient parking on site.

9 *This hearing was continued to August 25, 2005 at 9:15.*

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11 **IV. ANR Review ~ 985 Pleasant Street**

12 The applicant requested an extension until September 8, 2005. The board agreed to  
13 the extension.

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15 **V. Continued Public Hearing for Special Permit for Reduction in the Required**  
16 **Number of Parking Spaces, and Site Plan Review Approval. ACS Development**  
17 **Corporation, 741-745 Concord Street**

18 *This hearing was continued to September 29, 2005 at 9:00 pm*

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20 **VI. Continued Public Hearing for Site Plan Review and Public Way Access Permit,**  
21 **49, 51 and 55 New York Avenue, Genzyme Corporation.**

22 In attendance for the applicant were Peter Barbieri, Henry Fitzgerald, Jeff Johnson,  
23 Kathy Thomson and Sean Reardon. Peter stated that he board had received a set of  
24 reviewed plans as a result of department comments. He stated that they are in  
25 continued discussions with the Fire Department and are working to meet their issues.  
26 The Applicant presented the board with a model of the site as proposed. They briefly  
27 discussed building architecture, landscaping and site lay out. Peter requested that the  
28 Board grant the applicant permission to proceed at their own risk with the  
29 construction of the building foundations. Peter would provide a letter to the board  
30 noting that they are moving forward at their own risk and that this is not binding the  
31 board to any decisions.

32 *Ann Welles moved that he Framingham Planning Board allow the administrator to*

1 *notify the Building Department that he applicant is allowed to proceed with the*  
2 *demo and foundation construction at their own risk. Carol Spack seconded the*  
3 *motion. The vote was 5 in favor and 0 opposed.*

4 Jay updated the board on the status of the consultant contracts, noting the GPI was on  
5 board but they were still in the process of getting the landscape consultant on board.  
6 Overall the board liked the design of the project. The applicant met with the  
7 Southborough Planning Board on August 15, 2005.

8 *This hearing was continued to September 8, 2005 at 7:45.*  
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10 **VII. Miscellaneous Administrative**

- 11 a. 100 Staples Drive ~ The applicant has requested an occupancy permit to  
12 allow them to start using the parking garage.

13 *Sue Bernstein moved that the Framingham Planning Board grant a*  
14 *temporary occupancy certificate for the garage at 100 Staples Drive for 90*  
15 *days. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.*  
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- 17 b. Covenant Amendment Doeskin II ~ Jay stated that the existing covenant  
18 expires this September and that DPW would like to get in there to get a base  
19 coat down before the season ends and then put down the final coat next year.  
20 They have asked for a 1 year extension.

21 *Carol Spack moved that the Framingham Planning Board approve the*  
22 *covenant amendment to extend the time to complete construction of the road at*  
23 *Carter Drive extension in the Doeskin II subdivision for a 1 year period to*  
24 *September 30, 2006. Andrea Carr-Evans seconded the motion. The vote was 5*  
25 *in favor and 0 opposed.*

26 *Ann Welles moved that the Framingham Planning Board approve the*  
27 *amendment to the covenant that relates to the completion of the Carter Drive*  
28 *improvements and the to the town as follows: the assigning of \$20,000 ( town*  
29 *will retain any interest accrued) being presently held for drainage*  
30 *improvements for lots 7, 8 and 9 which have been complete, with the execution*  
31 *of the covenant I will have the Trust execute a release of the funds presently*

1 *held plus any interest and pay to the Town the sum of \$33,175.00 as outline in*  
2 *doc# 743-05 and subject to review by town counsel. Carol Spack seconded the*  
3 *motion. The vote was 5 in favor and 0 opposed*  
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- 5 **c.** Covenant Amendment, Wayside Circle ~ the applicant is looking for a one  
6 year extension to allow for completion of the road.

7 *Carol moved that the Framingham Planning Board approve the extension of*  
8 *the time for the completion of Wayside Circle construction of the road way*  
9 *through June 30, 2006 as discussed here tonight. Andrea Carr-Evans*  
10 *seconded the motion. The vote was 5 in favor and 0 opposed.*  
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12 **VIII. Member Prerogatives**

- 13 **a.** The Board would like Jay to have CVS provide them with a plan showing  
14 the proposed changes to their sign for review.
- 15 **b.** The Board would like Jay to have the applicant provide them with additional  
16 plans for 517 Worcester Road
- 17 **c.** The Board would like an update on the Conservation Commission hearing  
18 on the Brimstone Lane utilities.
- 19 **d.** The Board requested that David Depietri come before the Board in regards  
20 to the wall at 1064 Grove Street.
- 21 **g.** Jay needs to investigate the disappearance of a wall on the corner of Edgell  
22 and Belknap.  
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1        **IX.    Meeting Adjournment**  
2                    *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*  
3                    *was 5 in favor and 0 opposed. The meeting adjourned at 11:30pm*

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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 OCTOBER 27, 2005.**

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13                    \_\_\_\_\_  
14                    Thomas Mahoney, Chairman