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Planning Board Minutes

Thursday January 5, 2006

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Memorial Building
150 Concord Street, Public Hearing Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, and
9 Andrea Carr-Evans Absent: Carol Spack, Clerk. Also present: Jay Grande, MaryRuth Reynolds
10 and Jessica Levengood.
11

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

13 **I. Approval of Minutes**

14 The Board reviewed the minutes of September 8, 2005. *Sue Bernstein moved to*
15 *approve the minutes of September 8, 2005 with minor edits and corrections. Ann*
16 *Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

17
18 The Board reviewed the minutes of November 3, 2005. *Sue Bernstein moved to*
19 *approve the minutes of November 3, 2005 with minor edits and corrections.*
20 *Ann Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

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22 The Board reviewed the minutes of November 10, 2005. *Sue Bernstein moved to*
23 *approve the minutes of November 10, 2005 with minor edits and corrections. Ann*
24 *Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

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26 The Board reviewed the minutes of November 17, 2005. *Sue Bernstein moved to*
27 *approve the minutes of November 17, 2005 with minor edits and corrections. Ann*
28 *Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

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30 The Board reviewed the minutes of November 22, 2005. *Sue Bernstein moved to*
31 *approve the minutes of November 22, 2005 with minor edits and corrections. Ann*
32 *Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

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34 The Board reviewed the minutes of September 20, 2005. *Ann Welles moved to*
35 *approve the minutes of September 20, 2005 with minor edits and corrections.*

1 *Ann Welles seconded the motion. The Vote was 4 in favor and 0 opposed.*

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3 The Board reviewed the minutes of September 29, 2005. *Ann Welles moved to*
4 *approve the minutes of September 29, 2005 with minor edits and corrections.*
5 *Sue Bernstein seconded the motion. The Vote was 4 in favor and 0 opposed.*

6
7 The Board reviewed the minutes of October 18, 2005. *Ann Welles moved to approve*
8 *the minutes of October 18, 2005 with minor edits and corrections. Sue Bernstein*
9 *seconded the motion. The Vote was 0 in favor and 0 opposed.*

10
11 **II. Miscellaneous Administrative**

12 a. Ann Welles gave a brief update on the 126/135 Down Town crossing project.

13
14 **III. Public Hearing for Preliminary Subdivision Plan Review,**
15 **597 Old Connecticut Path**

16 Craig Miller represented the applicant. Tom Mahoney read the hearing notice. Craig
17 Miller presented a preliminary subdivision plan. He stated that the applicant proposed
18 to create 2 lots with a 275 ft cul-de-sac as the main roadway. The applicant intends to
19 connect to the existing water and sewer mains located in Old Connecticut Path. The
20 applicant proposes that drainage will be directed into a storm drain and then to a
21 detention basin. The Board thought that the plans presented were deficient with
22 respected to existing subdivision control law requirements. The Board had many
23 concerns including width of cul-de-sac, zoning violations arising from encroachment
24 onto applicant's property by an abutter, lack of separate lot for the detention pond,
25 detail of sidewalk buffer, location of the detention pond in the Nstar easement, lack of
26 consent by Nstar to use the easement. Jay noted that the Board have only received
27 two department letters, Conservation Commission and the Building Department and
28 asked if the they wanted to request an extension to allow for additional department
29 comments or not. *Carol Spack moved that the Framingham Planning Board vote on*
30 *the Preliminary Subdivision Plan submitted for 597 Old Connecticut Path prepared*
31 *by Waterfield Design Group dated November 3, 2005 to deny base on Subdivision*

1 *Rules and Regulations Section 5.B.2. communication with residents; Nstar and*
2 *Shell Station, Section 3.B Zoning compliance; lot lines, section 7 Design standards;*
3 *looped water main, roadway standards, sidewalk construction, sewer easement,*
4 *delineation of trees, slope of sewer line, lack of wavier request, and the lack of*
5 *information from other departments and authorization from Nstar. Sue Bernstein*
6 *seconded the motion. The Vote was 5 in favor and 0 opposed.*

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8 **IV. Public Hearing for Special Permit for Reduction in the Required Number of**
9 **Parking Spaces, and Site Plan Review Approval, ACS Development**
10 **Corporation, 328 Worcester Road & 741 -745 Concord Street**

11 Tom read the hearing notice.

12 *This hearing was continued to February 2, 2006 at 7:45.*

13
14 **V. Zoning Update**

15 **a.** The Board discussed zoning issues related to the up coming April Town
16 Meeting. They wished to have the following by-laws ready for
17 presentation.

- 18 1. L.I.D.
- 19 2. Historic Reuse By-law
- 20 3. Reworked Manufacturing district zoning
- 21 4. Reworked Earth Removal/Fill By-law
- 22 5. Rezoning of the rail trail & Cochituate Brook Reservoir
- 23 6. Enforcement By-law
- 24 7. Reworked Erosion control By-law (clarified)
- 25 8. Reworked Tree Clearing (clarified)
- 26 9. Authorize Town Clerk to approve format changes
- 27 10. Construction Hours By-law
- 28 11. Reworked Groundwater Protection By-law (re: DEP comments)

29 **b.** Jay gave the Board an update on the Master Plan process and asked them
30 Board to forward any input they may have.

31 **c.** Ann asked for clarification on the tree removal happening at 54 Swift

1 Road. Jay noted that he had visited that site and felt that the trees needed to be
2 removed, but noted that additional trees in the general area but on an
3 abutting property were also removed at an abutters request and not from the
4 owners of 54 Swift Road.

5 d. Jay needs to communicate with Mark Purple about the MWGM
6 membership dues.

7 e. The Selectmen are meeting to discuss the Wayside Access permit, should
8 the Board act on this? The Board will reserve this decision until they can
9 review it further.

10
11 **VI. Meeting Adjournment**

12 ***Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote***
13 ***was 5 in favor and 0 opposed. The meeting adjourned at 10:30pm.***

14
15 Respectfully submitted,
16 Mary Reynolds
17 Recording Secretary

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19
20 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
21 **BOARD MEETING OF FEBRUARY 23, 2006.**

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24 _____
25 Thomas Mahoney, Chairman
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