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Planning Board Minutes

Thursday February 9, 2006

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Ann Welles, Vice Chairman, Sue Bernstein, and Carol Spack, Clerk. Andrea
9 Carr-Evans was absent. Thomas Mahoney, Chairman and Sid Gorovitz arrived late. Also
10 present: Jay Grande and MaryRuth Reynolds

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

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13 **I. Approval of Minutes**

14 The Board review the minutes of January 10, 2006. *Carol Spack moved to accept the*
15 *minutes of January 10, 2005 with minor edits. Sue Bernstein seconded the motion.*
16 *The vote as 3 in favor and 0 opposed.*

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18 **II. Zoning Discussion ~ Bill Haberman**

19 Bill Haberman would like the Board to sponsor a by-law amendment to limit
20 chickens in a residential area. He stated a neighbor on Crest Road wanted to keep
21 chickens. Currently this is allowed under the existing by-law with the Board of
22 Health as the granting authority. He felt that because there are acreage restrictions for
23 horses and livestock that there should be similar restrictions for having chickens. The
24 Board felt that this amendment would require some further investigation and
25 discussion with the building department and Board of Health. The Board will look at
26 the schedule and timelines with bringing this by-law forward.

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28 **III. Member Prerogatives**

- 29 a. Carol Spack thought that the Board should look at the requirements for
30 fences around dumpsters. The fence should be high enough and installed so
31 as to shield the dumpsters.
- 32 b. Sue Bernstein felt that they were ready to start on the master plan. There was

1 a brief discussion on what course they need to take.

2 c. Jay needs to check into the new Dunkin Donuts that just opened inside of the
3 Mobile station on the corner of Concord and A streets and what if any
4 review process they went thought.

5 d. Thomas Mahoney arrived at 8:30. The Board resumed its discussion about
6 the Master plan and decided to go with an RFQ method of finding a
7 consultant.

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9 **IV. ANR Plan Review ~ RiverPath Lot 1 and Lots 1 & 7**

10 Peter Barbieri, Doug Strauss and Brian Nelson attended the review. Peter stated that
11 this ANR establishes the narrow strip of land that is to be conveyed to the town and
12 to verify the boundaries of the lots. Jay stated that the applicant needed to make a
13 change on the plan per town counsel and have the plans stamped by the surveyor. The
14 Town engineer has recommended endorsement of the plan and all taxes have been
15 paid. *Ann Welles moved to endorse the ANR plans 16547G and 3857-106 prepared*
16 *by Metro West Engineering for RTM Framingham LLC. with the revised date of*
17 *February 2, 2006, and that the memo from Town Counsel will become part of the*
18 *file and that they have confirmed that the correct language is on the plan. Carol*
19 *Spack seconded the vote. The vote as 4 in favor and 0 opposed*

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21 **V. Public Hearing for Special Permit for Reduction in the Required Number of**
22 **Parking Spaces and Modification to the Special Permit for Use. Melting Pot 92**
23 **Worcester Road.**

24 In attendance were Paul Galvani, Mike Stead and Neil Mac Isaac. Paul stated that the
25 Melting Pot is under agreement to lease the space next to DeScenza Jewelers and that
26 they have filed two applications with the Board, Reduction in the Required Number
27 of Parking Spaces and Modification to the Special Permit For Use. Mike Stead gave
28 the Board a brief explanation on the operation of the restaurant. Paul stated that they
29 have received their approvals from ZBA for the use with out any restrictions. They
30 proposed to do only inside work with no outside work to be done. They feel that the
31 parking will be sufficient for the site especially because the jeweler isn't open during

1 the peak restaurant time therefore eliminating any parking competition. The Board
2 had a few concerns with the number of parking and safety issues if customers were to
3 park elsewhere and walk to the site, a suggestion to limit the approval to this use
4 only, and asked the applicant if they could provide a parking study. The Board will
5 review the draft decision and send comments to Jay. *This hearing was continued to*
6 *March 2, 2006 at 7:45 p.m.*

7 **VI. Miscellaneous Administrative**

8 Scheduling of a zoning meeting for February 16, 2006 at 7:00 pm.

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10 **VII. Meeting Adjournment**

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

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14 Respectfully submitted,
15 Mary Reynolds
16 Recording Secretary
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18 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
19 **PLANNING BOARD MEETING OF MARCH 9, 2006.**

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22 Thomas Mahoney, Chairman
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