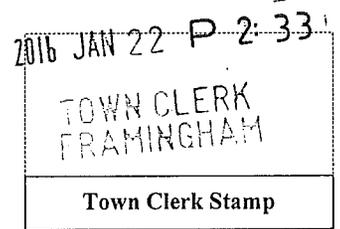


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STEPHANIE MERCANDETTI, VICE CHAIR
LEWIS COLTEN, CLERK
THOMAS F. MAHONEY
VICTOR A. ORTIZ

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AMANDA L. LOOMIS, AICP, PLANNING BOARD ADMINISTRATOR
ALEXANDER C. MELLO, ASSOCIATE PROGRAM PLANNER
STEPHANIE D. MARRAZZO, CLERICAL ASSISTANT

Planning Board Meeting Minutes
Thursday, January 14, 2016
FINAL

Planning Board members present on January 14, 2016: Christine Long, Chair, Stephanie Mercandetti, Vice-chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. Also present were Amanda Loomis, Planning Board Administrator, Alexander Mello, Associate Program Planner, and Stephanie Marrazzo, Clerical Assistant.

The Planning Board meeting was held in the Ablondi Room of the Memorial Building. Christine Long, Chair, called the Planning Board meeting to order at 7:00 p.m. on Thursday, January 14, 2016 and read the agenda into the record.

I. Approval Not Required – 488 Winter Street and 20 Winter Park Rd.

Stephanie Mercandetti moved that the Planning Board grant an extension of time not to exceed February 15, 2016 as requested by the Applicant for the Approval Not Required Application for the property located at 488 Winter Street and 20 Winter Park Road. Victor Ortiz seconded the motion. The Planning Board voted in favor of said motion 5-0-0.

II. 7:00 PM Public Hearing to consider the application of Winch Millwood Realty Trust II for Special Permits for Land Disturbance, Open Space Cluster Development, and Affordable Housing, Site Plan Review, Public Way Access Permit, and Scenic Roadway Modification to construct an open space cluster development with 39 new single family homes and associated roads, utilities, landscaping, and drainage infrastructure at 1060 Grove Street, 1062 Grove Street, 36 Winch Street, and 40 Winch Street.

Christine Long, Chair, read the legal notice into the record. Present for the Applicant was Sean Malone, P.E., Oak Consulting Group and Attorney Paul Beattie, Fafard Real Estate.

Attorney Beattie provided a description of the proposed development and a brief history of the property. Attorney Beattie noted that the owner has lived on the property for over 30 years. Attorney Beattie further explained that the owner wants to develop the property as a gated community, which would be maintained by an association at no cost to the Town.

Mr. Malone presented a brief overview of the proposed site plan detailing the required conventional subdivision yield plan (yield plan), which yields 39 lots. Mr. Malone stated that the yield plan was designed with two access points, one off of Grove Street and the other off Winch Street. Mr. Malone explained that the Open Space Cluster Development Plan (OSCD) would create 39 new single family units, retain the two existing residential structures, while the third existing

structure would remain as a garage. Mr. Malone further stated that the OSCD plan proposes access only from Grove Street unlike the conventional yield plan.

Mr. Malone further highlighted the following details of the plan:

- The roadways would be constructed 20' wide, with a sidewalk on one side of the street throughout the development.
- The development will have large open space areas that can be used as common open space, further noting that 60% of the property would be preserved as conservation land as required by the By-Law.
- An overview of the proposed infrastructure, which included water, sewer, lighting, and the drainage systems.
- The Project will include public access to the proposed abutting trail system in addition to the open space provided.

Christine Long, Chair, asked Amanda Loomis for comment. Ms. Loomis provided a brief overview and summary of the December 23, 2016 Technical Review Team (TRT) meeting. Ms. Loomis stated that the Project Review Report would be available next week for review, which includes the TRT meeting minutes.

Ms. Long asked for Planning Board member comments:

- Thomas Mahoney requested that additional information be provided by the Applicant to allow the Board to adequately review and better understand the yield plan. Mr. Mahoney further questioned if the bridge over the brook was ever permitted, and would like to see more information relative to that. Mr. Mahoney gave a brief history of previous permitting activities for this property and questioned the status of the permits from the Conservation Commission. Attorney Beattie stated that an Order of Condition (OOC) for the construction of a bridge was granted by the Conservation Commission. Attorney Beattie stated that the OOC was appealed and therefore extended the permit for an additional year. Attorney Beattie further explained that the active OOC allowed the bridge to be shown as a valid crossing over the brook.

Mr. Mahoney stated that the wetlands were not shown on the plans and therefore requested that the plans be revised to allow for adequate review of the 39 lots as shown on the yield plan. Mr. Mahoney concluded by stating that he would like additional information before providing any additional comments.

- Victor Ortiz requested clarification of the proposed sidewalk system. Mr. Malone stated that the sidewalks would be constructed on one side of the road throughout the project, and would extend to Grove Street.
- Stephanie Mercandetti concurred with Mr. Mahoney's request for additional information be shown on the yield plan before moving on to the next phase. Ms. Mercandetti asked if there would be a secondary means of egress. Mr. Malone responded that there is a proposed emergency access near the barn area that would be gated.

Ms. Mercandetti requested a description of the proposed trail network and the types of material that would be used for the construction of the trails. Mr. Malone stated that the intent was to keep the trails in a natural state, but this would need to be coordinated with the Conservation Commission during their review.

Ms. Mercandetti requested clarification as to why several of the homes were located within the 125' wetland buffer. Mr. Malone stated that the plans would be revised prior to filing with the

Conservation Commission. Mr. Malone stated that the Applicant wants to capture input from the Planning Board prior to making any changes to the Plans.

Ms. Mercandetti concluded her statements and requested that the traffic impact analysis be conducted and provided to the Planning Board for review.

- Lewis Colten asked what the distance was from Grove Street to the end of the cul-de-sac and if the Police and/or the Fire Department had commented on this. Ms. Loomis stated that this was discussed at the TRT meeting and provided a brief overview of the TRT discussion. Ms. Loomis stated that she would check with the Fire department for clarification. Mr. Colten stated his concern for emergency vehicle access and the distance they would have to cover from Grove Street.

Mr. Colten requested clarification regarding the number and location of parking spaces for each residential unit. Mr. Malone stated that each unit would have two off street parking spaces in addition to the garage spaces.

- Ms. Long questioned if the Applicant was in receipt of the January 13, 2016, Department of Public Works (DPW) comment letter. Ms. Long provided an overview of the comment letter stating that several items did not comply with DPW standards and requested that the Applicant revise their plans accordingly. Ms. Long highlighted several comments from the DPW letter including the following:
 - o The proposed pump station would not be permitted, and that the Town was working to reduce the number due to sulfide emissions and a DEP consent order.
 - o The length of the connection is not acceptable and it does not comply with the Town's DPW standards.

Ms. Long requested that the Applicant relocate the proposed public parking spaces closer to Grove Street, in addition to reconfiguring the buildings to provide better common open space options. Mr. Malone stated that the property contains a deed restriction associated with the abutting lot. Mr. Malone stated that the deed restriction does not permit structures within specific areas of the property. Ms. Long requested that Mr. Malone review the Deed and revise the Plans accordingly.

Ms. Long reviewed the requested waivers. Ms. Long stated that she was not in favor of granting the requested waivers for the photometric plan, color architectural renderings, design location for the mechanical equipment, and traffic impact report. Ms. Long concluded her comments by concurring with Mr. Mahoney's comments regarding the wetlands needing to be shown on the yield plan to provide an accurate yield count.

- Mr. Colten further asked Mr. Malone how the areas identified as open space were chosen as conservation land for this Project. Mr. Malone provided an overview of the factors that went into the calculation of open space determination.
- Ms. Mercandetti further expressed her concern regarding the layout of the Project. Ms. Mercandetti stated that there appears to be limited backyard area for those units that abut the wetlands or that are within close proximity to conservation land. Ms. Mercandetti requested that the Applicant review the design of the OSCD plan and the yield plan to determine as to whether 39 units is actually the key number.
- Mr. Ortiz questioned the Applicant about snow storage and its removal from the site. Mr. Malone stated that the snow would be plowed to the side of the road. Ms. Long stated that the

Project will need a better plan for snow removal than what was provided. Ms. Mercandetti concurred.

- Thomas Mahoney commented about the emergency access and stated that he believes there should be another access point at the closed end of the site. All of the Planning Board members agreed with Mr. Mahoney's comment. Mr. Mahoney further suggested that if there is a valid permit for the construction of the bridge, then the bridge should be constructed to accommodate emergency vehicles.
- Ms. Long requested that the Applicant consider reducing the number of units or reconfiguring the units to provide some attached units that would accommodate the affordable housing component on-site. Ms. Long stated that she is not in favor of locating the affordable units off site.

Ms. Long, Chair, asked for public comment. Ms. Long stated for the record that several comment letters have been received from the public and have been incorporated into the project file as part of the permanent record. Ms. Long asked that repetitive comments not be made. Public comments made by residents include the following:

- Questions as to whether the permit for the bridge had expired.
- Statement that the Conservation Commission had not seen the proposed plan.
- Questions if the Applicant intended to file a Notice of Intent (NOI) with the Conservation Commission.
- Statement of support that the Applicant be required to add traffic calming measures as part of the Project.
- Statement of concern for the impact of the recent oil spill that was believed to occur on the Property.
- Inquiry as to how many lots were proposed in the flood zone.
- Request that signage be added and posted to reduce traffic speeds.
- Expressed concern regarding traffic and the speed of the cars using roadways.
- Statements regarding the high speeds and frequent accidents on the roadways near the Project.
- Questions regarding how the Project fits in with the neighborhood and the Town's Master Plan.
- Request for more information in the Traffic Study further stating that the Traffic Study did not take into consideration construction vehicles during the development of the Project.
- Accident concerns including - a bicyclist who was hit by a car on his bike in this area, and the excessive length of time that it takes to be able to pull out of a driveway onto Grove Street. Request that the Board and the Applicant please consider the big picture and the how this project will dramatically change the area.

Ms. Long stated that she will not allow waivers on the traffic study. Ms. Loomis asked if the Planning Board would like a traffic peer review for the Project. Ms. Long stated that she was in favor of a traffic peer review and asked for the will of the Planning Board. The rest of the Planning Board concurred with Ms. Long. Additionally, Ms. Long requested that the Applicant submit the required color architect renderings and a photometric plan. Mr. Malone stated that as requested by the Police Department, the plan was not required to provide site lighting except at the two

intersections. Ms. Long stated that at a minimum, the Planning Board would require the photometric plan for the street lights to be shown on the plan.

Ms. Long asked if there was any additional public comment:

- Questions regarding the scope of the traffic study
- Comment that this project was presented before the Planning Board in 1998 and was denied.
- Request that the applicant review the wetlands and the past files to see the issues from the previous review.
- Concerns about the access of the emergency vehicles and agreement with Mr. Mahoney's comments relative to that.
- Questions as to how this project would impact other upcoming projects and how development could be limited in the area. Ms. Long responded to the resident by stating that the Planning Board will review this project based on its own merits. Ms. Long provided a brief overview of the Planning Board's review process, current market demands showing a shortage of housing within the area, and the current intensity of development within the Town.
- Questions if the project representatives could point out on the map where the oil spill happened? Attorney Beattie provided an overview of the recent oil spill in question and stated that there is obviously an inflation of the numbers provided by the media.
- A concern about the Applicant's past, specifically stating a recorded incident regarding the dumping of herbicides into the wetlands. Questions as to whether any soil testing had been conducted, and if so, was the land suitable for residential development.
- Statement of concern regarding traffic and an increase in accidents along Grove Street.
- Question if there were other gated communities in Framingham and where were they located.
- Statement that the Project doesn't really fit into the community. Wanted to hear about the other similar projects that the developers had completed. Attorney Beattie stated that this type of development has not been constructed in Framingham, and that it is being developed according to the new cluster bylaw but that he has heard about them in other communities. Attorney Beattie continued to state that the plan the Applicant would follow is a Florida model and the Applicant believes it would work. Ms. Long stated her opposition for a conventional type of subdivision, further stating that the Planning Board just updated and revised the Open Space Cluster Development By-Law that requires a special permit. She further stated that the Town encourages cluster development where possible rather than a by-right conventional subdivision plan.

Ms. Long, Chair, continued the public hearing to Thursday, Feb 18, 2016 at 7:00 p.m.

III. Any Other Business

- Request for Final Occupancy Sign-off: Chick-fil-A (1 Worcester Road)

Ms. Loomis stated that Chick-fil-A would be looking for a certificate of Final Occupancy within the upcoming weeks. Ms. Loomis highlighted conformance review, and noted the relocation of several trees. Ms. Loomis further stated that the expected opening date had not yet been determined due to the fact that Eversource has not been to the site to connect the power. Ms. Loomis stated that the Planning Board Office is waiting for the as-built plan and the landscaping bond, which would be held from April 15, 2016 to April 15, 2017. Ms. Loomis requested that

the Administrator be granted approval to sign off on the final occupancy permit when the project was complete.

Christine Long, Chair, asked for Planning Board comments:

Thomas Mahoney requested that DPW review the trenches on Route 30 associated with the tie-ins. Mr. Mahoney stated that the trenches needed to be constructed to DPW standards before final occupancy could be considered. Victor Ortiz requested clarification regarding the lighting of the sidewalk that connects the site to Route 30. Ms. Loomis stated that the Planning Board did not require lights within this area, only a photometric to ensure there were adequate light levels. Ms. Long requested that this discussion be continued to next week.

IV. Approval of Minutes

Christine Long, Chair, asked for any revisions to the minutes of January 7, 2016. Hearing none, Ms. Long, Chair, stated that the Planning Board meeting minutes of January 7, 2016 are approved as presented.

V. Administrator's Report

Ms. Loomis provided a status update regarding the release of old 593 account funds.

Ms. Loomis stated that she and Mr. Mello attended a Bay State Roads workshop today regarding street construction and design that provided valuable information for site design.

VI. Member Reports

Thomas Mahoney mentioned that Bay State Roads will be coming out with new Complete Street workshops. Mr. Mahoney stated that additional information regarding the workshops can be found on the Bay State Roads website. Stephanie Mercandetti stated that the State would soon be accepting applications for the first round of Complete Streets funding. Ms. Loomis stated that Mr. Mello would be attending the January Complete Street workshop in Boston.

Ms. Loomis states that Citizens Planner Training Collaborative (CPTC) will be hosting their Annual Workshop at Holy Cross on March 19. Ms. Loomis requested interested Board members contact her about attending.

Lewis Colten stated that the MetroWest Regional Collaborative (MWRC) has been hosting a number of meetings. Mr. Colten stated that MWRC has a number of grants available and will provide the paperwork to Ms. Loomis to see if any are of interest to the Board.

VII. Adjournment

Stephanie Mercandetti moved that the Planning Board adjourn. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

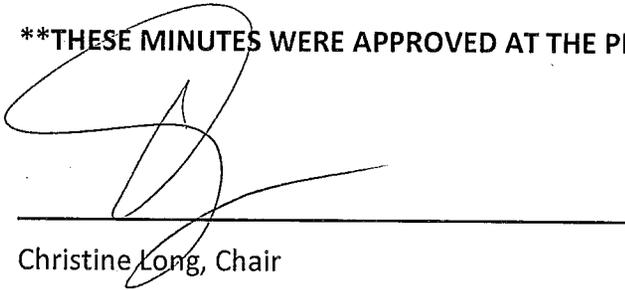
The meeting was adjourned at 8:32 pm.

Respectfully submitted,



Stephanie Marrazzo,
Clerical Assistant

****THESE MINUTES WERE APPROVED AT THE PLANNING BOARD MEETING OF JANUARY 21, 2016**



Christine Long, Chair