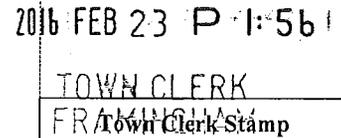


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STEPHANIE MERCANDETTI, VICE CHAIR
LEWIS COLTEN, CLERK
THOMAS F. MAHONEY
VICTOR A. ORTIZ

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

Planning Board Meeting Minutes

Thursday, February 18, 2016

FINAL

Planning Board members present on February 18, 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 Ablondi Room of the Memorial Building. Christine Long, Chair, called the Planning Board meeting to order at 7:00 p.m. on February 18, 2016 and read the agenda into the record.

- I. 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, continued the public hearing for 1060 and 1062 Grove Street and 36 and 40 Winch Street without testimony as requested by the Applicant to March 3, 2016 at 7:00 p.m.

- II. Approval Not Required - 488 Winter Street and 20 Winter Park Road

Christine Long, Chair, continued the review of the Plan of Land located at 488 Winter Street and 420 Park Road to March 3, 2016 at 7:00 p.m.

- III. 7:00 PM Public Hearing to consider amending the Framingham Zoning By-Law and Framingham Zoning Map at the February 23, 2016 Winter Special Town Meeting as follows.

- **Article: Amend the Framingham Zoning By-law related to the establishment a Corporate Mixed-use By-Law** To see if Town Meeting will vote to amend the Framingham Zoning By-Law by adding two new sections, Section II.A.9.a Corporate Mixed-use District I (CMU I) and II.A.9.b. Corporate Mixed-use District II (CMU II); amend the Table of Uses related to include the new CMU I and the CMU II Districts in Section II.B, add a new Section II.J Corporate Mixed-use District, and amend the Dimensional Regulations by adding the new CMU I and CMU II into Section IV.E.
- **Article: Amend the Framingham Zoning Map – establish a new Corporate Mixed-use I and Corporate Mixed-use II Zoning District** to see if Town Meeting will vote to amend the Framingham Zoning Map by creating a new Corporate Mixed-use I and Corporate Mixed-use II Zoning District.

Ms. Loomis provided the Planning Board with a brief update regarding the Corporate Mixed-use (CMU) District Zoning Articles. Ms. Loomis requested that the Planning Board consider withdrawing the CMU Zoning Articles from the Winter Special Town Meeting since it was felt that more information was needed to finalize the CMU Zoning Articles before it could be brought to Town Meeting for a vote. Ms. Loomis further requested that the Planning Board allow her to seek quotes for a market feasibility study and a market analysis for the purposes of finalizing the CMU Zoning Articles for a future town meeting.

- Christine Long, Chair, provided a brief overview of the last Standing Committee on Planning and Zoning (SCPZ) meeting that she and Ms. Loomis attended. Ms. Long concurred with Ms. Loomis's request to withdraw the CMU Zoning Articles for the purposes of finalizing the documents. Ms. Long further agreed with the need for a market feasibility study and a market analysis to finalize the documents. Ms. Long further stated her interest in bringing the finalized CMU Zoning Articles back at the next Town Meeting.
- Thomas Mahoney stated that he does not like the idea of withdrawing the CMU Zoning Article but understood the issues at hand. Mr. Mahoney further stated that he would rather withdraw the CMU Zoning Articles at this time, and bring it back as soon as possible.
- Victor Ortiz stated his concerns with withdrawing the CMU Zoning Articles. Mr. Ortiz did not agree that the CMU Zoning Articles should be withdrawn at this time.
- Stephanie Mercandetti stated that a lot of work, time, and effort has gone into the CMU Zoning Articles and has seen the development of the Articles improve for the better. Ms. Mercandetti recognized the need for additional research and clarity on certain items. Ms. Mercandetti further stated that she did not have an issue with the Planning Board withdrawing the CMU Articles at this time and agreed with the need for a market feasibility study and market analysis.
- Lewis Colten stated his concerns with the Planning Board withdrawing the CMU Zoning Articles. Mr. Colten further stated that he was not in favor of withdrawing the CMU Zoning Articles. Mr. Colten stated that any outstanding issues could be addressed after the Articles have moved forward.

Ms. Long asked for public comment:

- Stephen Shull, Precinct 2, Chair of the SCPZ, provided a brief summary of the SCPZ meeting held on Wednesday, February 17. Mr. Shull stated that his committee voted to refer the CMU Zoning Articles back to the Planning Board at this time. Mr. Shull concurred that a market analysis is an important component of finalizing the CMU Zoning Articles.

Mr. Colten requested clarification as to the information the market study would provide. Ms. Loomis responded with a brief summary of the outstanding items and an outline of the requested market feasibility study and market analysis.

Ms. Long requested a motion for the Planning Board to withdraw the CMU Zoning Articles.

Stephanie Mercandetti moved that the Planning Board withdraw the Winter Special Town Meeting Zoning Articles relating to the Corporate Mixed-use (CMU) District By-law and accompanying map changes. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 3-2-0. (Lewis Colten and Victor Ortiz opposed) MOTION PASSED.

IV. 7:00 PM Public Hearing to consider amending the Framingham Zoning By-Law at the February 23, 2016 Winter Special Town Meeting as follows.

- **Article: Amend the Framingham Zoning By-law related to the Modification of an approved permit and plan** to see if Town Meeting will vote to amend the Framingham Zoning By-Law by deleting Section II.I.7 and adding two new Sections, Section VI.E.6 Modification to an approved Special Permit and Section VI.F.9 Modification to an approved Site Plan Review Permit.

Ms. Loomis presented a brief update on the Winter Special Town Meeting Zoning Article related to the modification of a special permit and a site plan review permit. Ms. Loomis requested that the Planning Board withdraw this Article at this time.

Christine Long, Chair, requested a motion for the Planning Board to withdraw the zoning article related to the modification to a special permit and site plan review permit.

Stephanie Mercandetti moved that the Planning Board withdraw the article to amend the Framingham Zoning By-Law related to the modification of an approved Site Plan Review Permit.

Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 3-2-0. (Lewis Colten and Victor Ortiz opposed) MOTION PASSED.

V. 7:00 PM Public Hearing to consider the Jennings Road Management Corp. d/b/a The Herb Chambers Companies for a Special Permit for Use for an automobile dealer, Site Plan Review, and a Public Way Access Permit to construct a mixed use commercial building of approximately 65,162 gross square feet for automotive dealership with accessory repair and wholesale parts storage and distribution and associated site improvements at 71 Bishop Street.

Present for the Applicant was Attorney Paul Galvani, Galvani Law Offices, P.C., Brian Nelson, MetroWest Engineering, Herb Chambers, Owner of Herb Chambers Companies, Jim Xaros, Vice President and COO of Herb Chambers Companies, Peter O'Callahan, Director of Construction of Facilities, Mark Regent, Regent Associates Inc., Paul LaSordo, Attorney Frank Marinelli, Jeffrey Dirk, Vanesse and Associates, and Edward Giordano, LSP, EBI

Attorney Galvani provided an overview of the modifications and revision that have been made to the site plan since the last public hearing.

Mr. Nelson presented the revisions made to the site plans since the last public hearing. Mr. Nelson highlighted the increase in open space, the decrease in the number of parking spaces, the decrease in the number of curb cuts, and circulation of the site.

Mr. Regent presented the revisions to the architectural renderings since the last public hearing. Mr. Regent highlighted the increase in the number of windows, the addition of a second floor for future expansion, and the material to be used for the construction of the building.

Mr. Dirk presented the revisions, findings, and additions to the traffic study since the last public hearing. Mr. Dirk highlighted the inclusion of additional projects within the surrounding area and the associated traffic impacts. Mr. Dirk presented his findings regarding the Department of Public Works' (DPW) request to review sidewalks, crosswalks, and disability ramps. Furthermore, Mr. Dirk presented the proposed car carrier routes and test drive routes, which Mr. Dirk consulted with the Police Department to develop.

Christine Long, Chair, thanked the applicant and his project team for all the changes that have been made since the last public hearing.

Ms. Long asked Ms. Loomis for her report. Ms. Loomis provided a brief overview of the status of the Project and its site plan compliance with the Staff Report, the Technical Review Team, and the Planning Board's requests. Ms. Loomis specifically highlighted the increase in the number of handicap parking spaces, the increase in landscaping, the revisions to the architecture, the inclusion of the sidewalk on Clarks Street, and the reduction in the number of curb cuts.

Ms. Long read an excerpt from the Master Land Use Plan as it relates to the district stating her concerns with the proposed uses of the Project, and further stating that she still feels that the location of the Project is not appropriate for the neighborhood or for redevelopment of the downtown.

Mr. Chambers responded to the Planning Board's concerns. Mr. Chambers specifically responded to the concerns relative to traffic. Ms. Long further stated her concern with the collision and repair center and the impact on the area and Dennison crossing.

Ms. Long asked for Planning Board member comments:

- Thomas Mahoney requested clarification to the revised off-street parking numbers. Mr. Nelson provided a brief overview of the reduction in the number of parking spaces proposed for the site.

Mr. Mahoney questioned if the Applicant had applied for a special permit for the tandem parking spaces to which Ms. Loomis responded that he had not. Mr. Mahoney stated that if the project is permitted the decision will have to contain a condition that no car carriers will be permitted to load and/or unload on Bishop Street. Mr. Mahoney stated his understanding of the decline in uses of the buildings within the area, and stated that he had no issue with this business and its uses on the site.

- Victor Ortiz stated his opinion relative to the proposed uses and the Project. Mr. Ortiz stated his thoughts regarding the hazardous conditions the use would present for the abutting residents and pedestrians within the area, specifically citing special permit criteria found in the Framingham Zoning By-Law. Mr. Ortiz further expressed his concerns regarding the loading and unloading of car carriers on Bishop Street.
- Stephanie Mercandetti questioned Mr. Dirk about the two curb cuts on Bishop Street and associated traffic impacts. Ms. Mercandetti further questioned the purpose of the curb cut closest to the Clark and Bishop Street intersection. Ms. Mercandetti asked Mr. Dirk if they envisioned any queuing issues and potential back up issue. Mr. Dirk stated that the design minimizes conflicts. Ms. Mercandetti requested clarification as to whether 39 Grant Street was added into the traffic study. Mr. Dirk stated that it was included.
- Lewis Colten stated that he recognizes the design improvements and provided a brief overview of his thought process regarding the changes.

Ms. Long asked for public comment. Public comments made by residents include the following:

- A business owner stated that Herb Chambers would be a "good neighbor" which is what the area needs.
- A concern was expressed regarding empty buildings in the neighborhood that they can be scary at night, further stating that car dealerships are typically well lit, which should reduce crime.
- Potential fears were expressed if the project is denied.
- One neighbor of the Project commented that he had originally sent in a letter against the project, but has now changed his mind.
- There were statements expressing pros and cons of the Project.
- Several neighbors stated that they understood the area had traffic issues and were not concerned with additional traffic caused by the Project.
- Several neighbors stated their appreciation for the sidewalk improvements related to the Project.
- A neighbor stated issues with the potential increase in traffic that the project would create.
- A neighbor stated a preference to see something else in the location but likes the new plans thanks to the Planning Board's diligence.
- A Town Meeting member was concerned with the affects to the area if the Project was rejected.
- A neighbor expressed concerns about the pollution the project would cause.

Ms. Long asked for any additional Planning Board member comments:

- Mr. Colten commented that there were valid points made tonight and he will take this new information under consideration.
- Ms. Long stated the need for both a Licensed Site Professional (LSP) and a traffic peer review to be retained by the Planning Board.
- Ms. Mercandetti requested that the comments from the peer reviews be provided to the Planning Board prior to the next public hearing to allow the Planning Board to digest the information.

Ms. Long continued the public hearing to Thursday, March 10, 2016 at 7:00 p.m.

VI. Any Other Business

- Christine Long, Chair, presented a letter received from the Town Manager requesting that the Planning Board attend a joint meeting with the Agricultural Committee and the Board of Selectman on March 8th. The Planning Board briefly discussed the request and due to other commitments agreed that March 22nd be requested as an alternative date for the meeting.
- Ms. Loomis briefly presented four zoning articles for Annual Town Meeting. Ms. Loomis requested that the Planning Board request that the Board of Selectmen refer the Affordable/Inclusionary Housing By-Law, Corporate Mixed-use By-Law, Amendments to the Framingham Zoning Map related to the Corporate Mixed-use District, and Recodification modifications and amendments to the Framingham Zoning By-Law back to the Planning Board for the purposes of holding a public hearing for Annual Town Meeting.

Stephanie Mercandetti moved that the Planning Board request that the Board of Selectmen refer the four zoning articles discussed tonight back to the Planning Board for the purposes of holding public hearings. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED 5-0-0 motion passed.

VII. Approval of Minutes – February 11, 2016

Christine Long, Chair, asked for any revisions to the minutes of February 4, 2016. Hearing none, Ms. Long, Chair, stated that the Planning Board meeting minutes of February 4, 2016 are approved as presented.

VIII. Administrator's Report

Ms. Loomis reported that tomorrow would be Mr. Mello's last day working for the Town. Ms. Loomis wished him well on his new adventure. Mr. Mello expressed his thanks and gratitude to the Planning Board and Ms. Loomis.

Ms. Loomis requested that any Planning Board member interested in attending the Citizen Planning Training Collaborative workshop on Saturday, March 19 at Holy Cross College to let her know.

IX. Member Reports

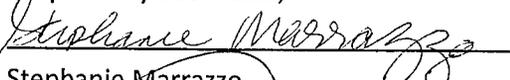
- Lewis Colten provided an update on the Historic Commission.
- Mr. Mahoney reported that MassDOT is sponsoring an Innovation Conference in Worcester on March 8th & 9th at the DCU center in conjunction with Bay State Roads. Mr. Mahoney stated that he will be a facilitator at one of the sessions.

X. 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 9:13pm

Respectfully submitted,


Stephanie Marrazzo,
Clerical Assistant

Christine Long, Chair

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