

Framingham Planning Board
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PLANNING BOARD MEMBERS
 CHRISTINE LONG, CHAIR
 STEPHANIE MERCANDETTI, VICE CHAIR
 LEWIS COLTEN, CLERK
 THOMAS F. MAHONEY
 VICTOR A. ORTIZ

PLANNING BOARD STAFF:
 AMANDA L. LOOMIS, AICP, PLANNING BOARD ADMINISTRATOR
 STEPHANIE D. MARRAZZO, CLERICAL ASSISTANT

Planning Board Meeting Minutes
Thursday, March 3, 2016
FINAL

Planning Board members present on March 3, 2016: Christine Long, Chair, Stephanie Mercandetti, Vice-chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. Also present were Amanda Loomis, Planning Board Administrator, 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 March 3, 2016 and read the agenda into the record.

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

Present for the discussion was owner Ernest Rogers, Rogers and Company Inc.

Christine Long, Chair, verified that taxes were up to date and the plans had been signed-off by the Town Engineer.

Thomas Mahoney moved that the Planning Board endorse the Approval Not Required Plan of Land for the property located at 488 Winter Street and 20 Winter Park Road. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0.
MOTION PASSED

II. Any Other Business

• **Architectural Plan Review – 270 Cochituate Road**

Present for applicant was Attorney Kathy Garrahan, Bowditch & Dewey, LLP and Raymond Murphy, Avidia Bank.

Attorney Garrahan and Mr. Murphy provided a brief overview of the proposed building architectural plans as required for approval by the Planning Board's Decision. Attorney Garrahan further requested that the Planning Board consider shifting the approved building to the west by two feet for the purposes of infrastructure.

Christine Long, Chair, requested that Ms. Loomis provide an overview of the project. Ms. Loomis stated that the proposed architecture was consistent with the request of the Planning Board and that the plan change requested would require the Board to allow the Administrator to make a minor field change.

Ms. Long requested Planning Board member comments. The Planning Board briefly discussed the curb cut configuration and the proposed relocation of the building. The Planning Board further discussed the materials that would be utilized in the exterior of the building.

Thomas Mahoney moved that the Planning Board grant the Planning Board Administrator permission to make minor field changes to the project at 270 Cochituate Road. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

III. 7:00 PM Public Hearing to consider the application of the Town of Framingham School Department for Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3 for the property located at 25 Elm Street.

Present for applicant was Matthew Torti, Director of Building and Grounds Department, Town of Framingham Public Schools and Andrew Oglivie P.E., Beta Group.

Christine Long, Chair, stated the requirements for the review of a Dover Amendment Use project, pursuant to M.G.L. Ch. 40A, Section 3 and the Planning Board Rules and Regulations, Article 20: Dover Amendment Uses.

Mr. Torti provided an overview of the Project to the Planning Board. Mr. Torti highlighted the redesign of the existing site and further stated that the Project addresses the existing issues with parking and traffic improvements on-site.

Ms. Long requested that Ms. Loomis provide an overview of the Project. Ms. Loomis provided a brief overview regarding the letters of comment received from the Building Department, the Disabilities Commission, the Fire Department, and the Department of Public Works. Ms. Loomis stated that the Project received no opposition from Departments and therefore drafted a decision for the Planning Board to consider.

Ms. Long asked for Planning Board comments:

- Lewis Colten requested clarification regarding the grade of the slope to ensure proper drainage was provided.
- Thomas Mahoney, Victor Ortiz, and Ms. Long concurred that the plans were a vast improvement over current conditions that create serious vehicular-pedestrian conflicts and were in full support of the Project.
- Stephanie Mercandetti requested clarification as to the amount of fill being used on the site to note that it was addressed but that Dover projects are exempt from land disturbance review. Ms. Mercandetti further concurred with other Planning Board members and stated she appreciates all the changes.

Ms. Long asked for public comment:

- A Stapleton School teacher expressed her thanks to everyone involved in the Project on behalf of all those supporters attending the meeting tonight.

Stephanie Mercandetti moved that the Planning Board grant the approval for Minor Site Plan Review under the Dover Amendment, M.G.L. c. 40A, Section 3 and Sections VI.F of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Section 20 of the Planning Board Rules and Regulations to allow the Applicant, the Town of Framingham School Department to implement necessary site improvements and updates to the parking lots, reconfiguration of the driveways and roadways, updated drainage infrastructure, and the construction of new play areas, ball field, courtyard, and walkways upon the properties located at 25, 43, 65 Elm Street, 15 and 25 Edwards Street, 1 Maplewood Street, zoned Single Family Residential (R-1). Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- IV. 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.

Present for applicant was Sean Malone P.E., Oak Consulting Group.

Mr. Malone provided a detailed overview of the revisions made to the project since the last public hearing. Mr. Malone stated that the lots now comply with the zoning requirements. Mr. Malone further stated that the number of lots shown on the yield plan has been reduced from 39 to 36 lots.

Christine Long, Chair, requested that Ms. Loomis provide an update regarding the status of the Project. Ms. Loomis provided a brief update to the Planning Board regarding the status of the bridge, the request for an infrastructure peer review, and the removal of the buildings from the 400' easement and portions of the wetland areas.

Ms. Long read into the record a letter from Attorney Roelof regarding the issue of bridge access and stated that the Planning Board has to make a determination on whether they agree with the statements in the letter and how to proceed with the yield plan determination. Ms. Long also stated that the Planning Board still needs a traffic peer review and a peer review for infrastructure.

Ms. Mercandetti requested confirmation from the Town Engineer and would like more comments from the Technical Review Team (TRT) regarding the secondary access. Mr. Malone requested that the Planning Board determine if the number of lots shown on the yield plan is appropriate with the information provided.

The Planning Board discussed the number of proposed lots and whether the bridge should be considered as secondary access for the Project. The Planning Board further discussed the pump station and the need for a peer review consultant to review the infrastructure.

Ms. Long asked for public comment:

- A resident read the deed restrictions of the property into the record and gave a brief history of the case, expressing opposition to the plans and suggesting that the Planning Board not approve the yield plan or the plan. Mr. Mahoney requested a copy of the previous land court

decision from Ms. Loomis. Ms. Long stated it was already in the Planning Board's electronic packets.

- A resident commented that the new yield plan is based on the previous delineation of the wetlands. Mr. Malone clarified that the delineation was done last spring.

The Board determined that a peer review was needed for both traffic and infrastructure review and that they could not proceed with a yield plan determination without it. Ms. Long advised Mr. Malone that it is strongly recommended that Attorney Roelof be present at the next hearing.

Ms. Long continued the public hearing to Thursday, March 31 at 7:00 p.m.

V. Any Other Business

- **Planning Board Rules & Regulations and Planning Board Project Review Guidelines: Adoption of Shoppers World Sign Regulations**

Ms. Loomis provided a brief overview of the Project Review Guidelines and the consistencies with the Planning Board's Decision for the Project at 19 Flutie Pass. The Planning Board requested some minor clarifications regarding Building Z.

Stephanie Mercandetti moved that the Planning Board approve the Planning Board Rules and Regulations related to the Planning Board Project Review Guidelines. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- **Planning Board Rules & Regulations**

Ms. Loomis provided a brief overview of the changes to the Planning Board Rules and Regulations. The Planning Board requested some minor changes.

Stephanie Mercandetti moved that the Planning Board approve the Planning Board Rules and Regulations as modified. Thomas Mahoney seconded. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- **Architectural Plan Review – 51 New York Avenue**

Ms. Loomis provided a brief overview of the requested architectural façade changes to the Genzyme building located at 51 New York Avenue. Mr. Colten recused himself from the discussion.

Christine Long, Chair, asked for Planning Board comments. No comments were provided.

Stephanie Mercandetti moved that the Planning Board grant the requested modifications to the façade for the Genzyme building located at 51 New York Avenue. Thomas Mahoney seconded. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- **Review Covenant – 29 Pleasant Street: 19 Pleasant Street (Lot 1) and 21 Pleasant Street (Lot 2), and 25 Pleasant Street (Lot 3)**

Ms. Loomis provided a brief overview of the Operations & Management (O&M) Covenant. Ms. Loomis stated that the documents were reviewed by Town Counsel and the Conservation Commission has voted the three O&M Covenants.

Christine Long, Chair, asked for Planning Board member comments. No comments were made.

Thomas Mahoney moved to accept the conditions as approved by the Conservation Commission for 19 Pleasant Street (Lot #1). Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved to accept the conditions as approved by the conservation commission for 21 Pleasant Street (Lot #2). Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved to accept the conditions as approved by the conservation commission for 25 Pleasant Street (Lot #3). Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- Request for Occupancy – 342 Winter Street

Stephanie Mercandetti moved that Planning Board grant the Administrator approval to sign-off on the request for occupancy after conducting a site visit and receiving an as-build plan. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- Annual Town Meeting Zoning Article Discussion

Ms. Loomis provided a brief overview of the four Annual Town Meeting Warrant Articles, which include: the Affordable Housing By-Law, the Corporate Mixed-use By-Law, the Corporate Mixed-used Zoning Map amendments, and modifications made to the Zoning By-Law for the purposes of clean-up and recodification.

Ms. Loomis provided a brief overview of the Wednesday, March 2, 2016 Standing Committee on Planning and Zoning (SCPZ) meeting related to the Annual Town Meeting Zoning Articles. Christine Long, Chair, included the discussion at SCPZ related to zoning and a more efficient process of bringing zoning changes forward.

The Planning Board briefly discussed clarification of the proposed Warrant Articles.

VI. Approval of Minutes – February 22, 2016

Christine Long, Chair, asked for any revisions to the minutes of February 22, 2016. No comments or amendments were made. Ms. Long stated that the Planning Board meeting minutes of February 22, 2016 are approved as presented.

VII. Administrator's Report

There was no Administrator's Report

VIII. Member Reports

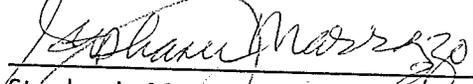
Mr. Ortiz mentioned that if there is a Planning Board meeting on Thursday, April 21, 2016, he will not be able to attend.

IX. Adjournment

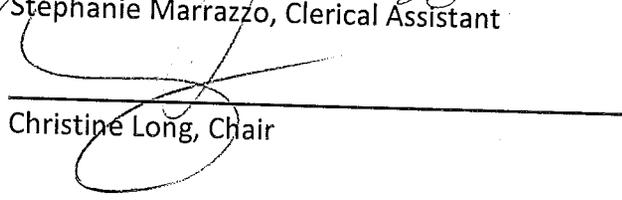
Stephanie Mercandetti moved that the Planning Board adjourn. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

The meeting was adjourned at 8:49 p.m.

Respectfully submitted,



Stephanie Marrazzo, Clerical Assistant



Christine Long, Chair