

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street

Framingham, MA 01702-8373

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PLANNING BOARD MEMBERS

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

PLANNING BOARD STAFF:

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

Planning Board Meeting Minutes

Thursday, April 7, 2016

FINAL

Planning Board members present: Christine Long, Chair, Lewis Colten, Vice-chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti. 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. and read the agenda into the record.

- I. 7:00 PM Public Hearing to consider the application of PMLRA Pizza, Inc. for a Modification (Minor) to an approved Site Plan and Special Permit dated March 31, 2003 and for a Special Permit for tandem employee parking spaces. The applicant proposes to reuse the site and existing building as a Domino's Pizza Shop with associated minor site improvements at the property located at 281 Concord Street.

Christine Long, Chair, requested a project update from the Planning Board Administrator. Ms. Loomis provided a brief update to the Planning Board and further presented the draft decision.

Ms. Long asked for Planning Board member comments. The Planning Board discussed the following:

- Review of the proposed exterior facade alterations.
- Amendments made to the March 31, 2016 site plan.

Ms. Loomis provided an explanation of both the proposed alterations to the building façade and the specific differences between the original and revised site plans.

Ms. Long asked for public comment. No public comment was made.

Thomas Mahoney moved to grant approval of a Special Permit for tandem off-street parking spaces, Section IV.B.2.d pursuant to the Framingham Zoning By-Laws to allow the Applicant, PMLRA Pizza Inc. to establish two tandem parking spaces for the purposes of employee parking at the property located at 281 Concord Street as shown on the Site Plan dated February 18, 2016, revised through March 30, 2016. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved to grant approval of a permit for Minor Site Plan Review, Section VI.F.2.a (Modification to an approved Site Plan and Special Permit dated March 31, 2003) pursuant to the Framingham Zoning By-Laws to allow the Applicant, PMLRA Pizza Inc. to reuse the site and existing building as a Domino's Pizza Shop with associated site improvements at the property located at 281 Concord Street as shown on the Site Plan dated February 18, 2016, revised through March 30, 2016. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

*Ms. Long stated that after the above motion was voted on, it was determined that there was a condition relative to the sidewalks that needed to be deleted since the work was already completed by the Town. Ms. Long asked the Planning Board members to reconsider the vote.

Thomas Mahoney moved to reconsider the vote that was taken earlier in the night. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved that the Planning Board delete condition 32 and re-number the remaining conditions Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved to grant approval of a Special Permit for tandem off-street parking spaces, Section IV.B.2.d pursuant to the Framingham Zoning By-Laws to allow the Applicant, PMLRA Pizza Inc. to establish two tandem parking spaces for the purposes of employee parking at the property located at 281 Concord Street as shown on the Site Plan dated February 18, 2016, revised through March 30, 2016. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

Thomas Mahoney moved to grant approval of a permit for Minor Site Plan Review, Section VI.F.2.a (Modification to an approved Site Plan and Special Permit dated March 31, 2003) pursuant to the Framingham Zoning By-Laws to allow the Applicant, PMLRA Pizza Inc. to reuse the site and existing building as a Domino's Pizza Shop with associated site improvements at the property located at 281 Concord Street as shown on the Site Plan dated February 18, 2016, revised through March 30, 2016. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

II. 7:00 PM Public Hearing In accordance with the provisions of Chapter 40A, Section 5 of the Massachusetts General Laws, the Framingham Planning Board will hold a public hearing on Thursday, March 31, 2016 at 7:00pm in the Ablondi Room, Memorial Building, 150 Concord Street, Framingham, Massachusetts, to consider amending the Framingham Zoning By-Law at the April 26, 2016 Annual Town Meeting as follows.

- **ATM Article 28: Amendments and Modifications to Various sections of Framingham Zoning By-Law for Purposes of Clarification, Consistency related to the recodification process of the Framingham Zoning By-Law:** To see if Town Meeting will vote to amend the Framingham Zoning By-law by: amending existing sections of Section I.E. related to consistency and clarification; deleting the definition of Limited Manufacturing from Section I.E. Definitions; adding a definition for Master Plan (Master Land Use Plan) to Section I.E. Definitions; amending the citations in Section II.I.4 and II.I.6; deleting Section II.I.7 from the Central Business District section; amending Section VI.E.2.e; and inserting a new Section VI.F.10.

Christine Long, Chair, requested that the Planning Board Administrator present Article 28. Ms. Loomis provided a brief overview of Article 28 as presented in the documents provided in the Town Meeting Warrant and in the Planning Board packets. Ms. Loomis noted that only one citation in the Central Business District related to off-street parking needed to be amended but otherwise everything was as presented in the documents.

Ms. Long asked for Planning Board member comments. No comments were made.

Ms. Long asked for Public comment:

- A member of the public requested clarification relative to the neighborhood master planning process.

Stephanie Mercandetti moved that the Planning Board support Article 28 and to recommend it be approved at Town Meeting. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 5-0-0. Motion Passed.

- **ATM Article 27: Section V.H Affordable/Inclusionary Housing** To see if Town Meeting will vote to amend the Framingham Zoning By-Law by deleting the existing Section V.H. Affordable Housing and replacing it with a new Section V.H. Inclusionary Housing By-Law

Christine Long, Chair, requested that the Planning Board Administrator present Article 27.

Ms. Loomis provided a brief overview of Article 27 as presented in the Town Meeting Warrant and in the Planning Board packets.

Ms. Long asked for Planning Board member comments. The Planning Board members discussed their support for Article 27.

Ms. Long asked for Public comment:

- A member of the public requested clarification as to the reselling of an affordable unit. A brief discussion took place regarding this question.

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The Planning Board stated that they would take all suggestions under advisement.

Ms. Long continued the public hearing to Thursday, April 14, at 7:00 p.m.

- **ATM 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., amend section VI.G.1. related to the CMU I and CMU II
- **ATM 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

Christine Long, Chair, requested that Ms. Loomis provide an overview of the Articles.

Ms. Loomis and Arthur Robert, Director of Community & Economic Development presented a PowerPoint presentation on the Corporate Mixed-use Districts. The presentation entitled Corporate Mixed-use, agenda included:

- Overview
- CMU I
- CMU II
- CMU I vs. CMU II
- Master Plan
- Market Review
- Traffic
- Impacts

John Lynch, Staples, Rich Holworth, VHB, and Attorney Peter Barbieri, Fletcher Tilton presented a PowerPoint presentation which highlighted the goals for a mixed-use style development in the 9/90 Corporate Center area. Mr. Lynch further presented the attractiveness of a live, work, play community to the major employers and employees of the area.

Ms. Long asked for Planning Board comments. The Planning Board discussed the following:

- Oversaturation of the office market and the need to find alternatives that support the community. Comments that the inclusion of residential is a great option for the area and that the plan needs to keep moving forward.
- Proposed vehicle circulation throughout the CMU I.
- Review of other communities that have included residential into their technology/office parks.

Attorney Barbieri requested that the Planning Board consider making the use of a common driveway a by-right use since it's strongly encouraged in the By-Law. Attorney Barbieri further requested that the Planning Board clarify the total project cost regarding mitigation.

Ms. Long asked for public comment:

- A resident stated concern regarding a master planned community, traffic impacts, and height regulations.

Ms. Long continued the public hearing to Thursday, April 14, at 7:00 p.m.

III. Any Other Business

- **11 Murray Hill**

Present: Attorney Peter Barbieri, Fletcher Tilton PC

Attorney Barbieri provided a brief overview of the request for a 7' expansion of the existing deck within the easement area located on the property. Attorney Barbieri stated that the Town Engineer visited the site and had no objections to the

expansion of the deck. Attorney Barbieri further stated that there have been no problems with the drainage system for the past 15 years and that he does not believe that expanding the deck will cause any issues.

The Planning Board discussed the request and asked for clarification on the following:

- The ownership and responsibility for drainage on the easement on the property.
- Review of the retaining wall.
- The original drainage system, run off, and whether the basin operates as it was approved.
- Setbacks and zoning violations associated within the residential structure.

Lewis Colten moved to approve the extension of the deck on the condition that there would be no grade changes. No second to the motion was made. No vote was taken.

- **Transfer of Development Rights (TDR) review**

Christine Long, Chair, requested that Ms. Loomis provide an overview of proposed Transfer of Development Rights (TDR) By-Law.

Ms. Loomis presented a PowerPoint presentation regarding TDR. The presentation included an overview of the review and analysis of the current TDR By-Law, review of the Giving Parcels, proposed expansion of Receiving Parcel locations, and steps to consider moving forward.

Ms. Long asked for Planning Board comments. The Planning Board discussed the following:

- A timeline of a possible article for the amendments to the TDR By-Law,
- The yield plan as currently found in the bylaw, and
- Issues of current height restrictions and the most feasible areas for receiving parcels if an expansion is proposed.

The Planning Board further discussed the dimensional regulations, specifically related to height. The Planning Board determined that they would be interested in increasing the height allowance, in addition to further reviewing all the components of the dimensional regulations. The Planning Board recommended that an overlay district for the East and West quadrants would be desirable for possible expansion as presented at this time.

Ms. Long asked for Public comment:

- A member of the public expressed support for TDR and feels public education is needed.
- A member of the Agricultural Advisory Committee stated that the TDR process for the Giving Parcel is too cumbersome and needs to be revised.

Ms. Loomis provided a brief overview of the future steps necessary to properly educate both the public and the landowners of the TDR program.

Thomas Mahoney moved that the Planning Board request that the Board of Selectman ask the Planning Board to hold a public hearing to discuss possible revisions to the TDR by-law. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- **ATM Article 30: Authorization for Acquisition by Gift and Acceptance of a Conservation Restriction (CR) on 10 and 18 Auburn Street to Sudbury Valley Trustees**

Ms. Loomis provided a brief overview of Article 30 of the Annual Town Meeting Warrant.

Thomas Mahoney moved that the Planning Board support Article 30. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

- **ATM Article 31: Authorization for acquisition by purchase and acceptance of Conservation Restriction (CR) at 936 Central Street**

Ms. Loomis provided a brief overview of Article 31 of the Annual Town Meeting Warrant.

Stephanie Mercandetti moved that the Planning Board support Article 31. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

- **ATM Article 32: Street Acceptances: Doeskin Drive, Surro Drive, Lavelle Drive, Mountainview Drive, Ron's Way, Woodstock Drive, and Wayside Circle Public Street Acceptances**

Ms. Loomis requested that the review of Article 32 be postponed to the following meeting for the purposes of clarification relative to some outstanding issues regarding the proposed street acceptances.

- **ATM Article 35: Alteration of a Portion of the Layout of Sealtest Drive together with Abandonment and Discontinuance of the Remaining Portion of the Layout of Sealtest Drive**

Ms. Loomis requested that the review of Article 35 be postponed to the following meeting to be able to provide additional information and clarification prior to discussion.

IV. Approval of Minutes – March 31, 2016

Lewis Colten moved that the Planning Board approve the Planning Board meeting minutes of March 31, 2016 as presented. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

V. Administrator's Report

There was no Administrator's report.

VI. Member Reports

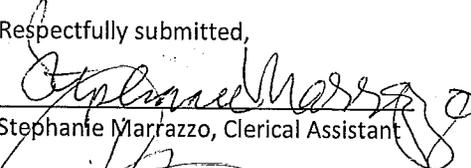
Mr. Mahoney acknowledged the large amount of work that Ms. Loomis has done on CMU and TDR, noting that the Selectmen had done the same earlier in the week.

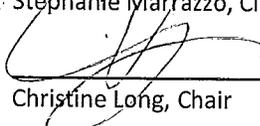
VII. Adjournment

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

The meeting was adjourned at 10:09 p.m.

Respectfully submitted,


Stephanie Marrazzo, Clerical Assistant


Christine Long, Chair