

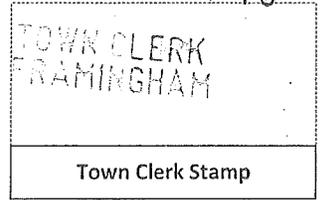
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Framingham Planning Board

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AMANDA L. LOOMIS, AICP, PLANNING BOARD ADMINISTRATOR

**Planning Board Meeting Minutes
Monday, May 23, 2016
FINAL**

Planning Board members present on May 23, 2016: Christine Long, Chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti. Also present, Amanda Loomis, Planning Board Administrator.

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 for VTT Frederick Street, LLC for Minor Site Plan Review and Public Way Access Permit. The applicant proposes to construct a new 3-story, 9-unit multi-family residential building with associated site improvements and off-street parking. The property is located at 29-31 Frederick Street

Present: Vaios Theodorakis, VTT Frederick Street, LLC, Attorney Paul Galvani, Galvani Law Offices, P.C. and Brian Nelson, Engineer, Metrowest Engineering, Inc.

Christine Long, Chair, opened the continued public hearing.

Mr. Nelson provided a brief overview of the project, specifically highlighting the changes to the site plan since the last public hearing.

Ms. Long asked for Planning Board comments. The Planning Board discussed their comments and/or concerns.

- A request for a status update on the landscaping at the abutting properties owned by the Applicant at 35, 34, 43, and 47 Frederick Street (previously permitted by the Planning Board).
- A request for clarification relative to the entrances of the building and the rear parking spaces. Questions as to whether there would be a rear access for those who park in the Arcade parking lot.

Ms. Long asked for public comments. No public comments were made.

Ms. Long continued the public hearing to Thursday, June 2, 2016 at 7:00pm.

- II. **7:00 PM Public Hearing** Pursuant to Section V.F and VI.E of the Framingham Zoning By-Law and Section 81-S of Chapter 41 of the Massachusetts General Laws, the Rules and Regulations Governing Subdivision of Land in the Town of Framingham dated March 2008, a public hearing will be held to consider the application of Ellingwood Construction, Inc. for a Special Permit for Land Disturbance and Preliminary

Subdivision for the property located at 145 Meadow Street. The applicant is proposes to remove the existing berm and construct 10 new house lots.

Present: William Ellingwood, Applicant and Brian Nelson, Engineer, Metrowest Engineering, Inc.

Christine Long, Chair, read the legal ad into the record.

Mr. Nelson provided historical and zoning overview of the property. Mr. Nelson presented the site plans, and referenced the conditions of the 2013 Planning Board Decision relative to the removal of the berm located on the southeast corner of the property.

Ms. Long asked for a report from Ms. Loomis. Ms. Loomis stated that the project was well received by the Technical Review Team and that the project is located on a dead end roadway and there is limited access to the property. Ms. Loomis also stated that the Land Disturbance permit originally issued required the applicant to come back to the Planning Board to remove the berm. Ms. Loomis further stated that the project does have sidewalks and does provide connectivity to abutting properties.

Ms. Long asked for Planning Board comments. No comments were made on the land disturbance part of the application.

Mr. Nelson presented the Preliminary Subdivision Plan, using the Drainage and Utility Plan (Sheet 1 of 1) of the plan set. Mr. Nelson stated that the project would include the construction of 10 single family homes, with associated infrastructure, and sidewalks.

Ms. Long asked for Planning Board comments relative to the preliminary subdivision plan.

- A concern for the requested waiver relative to the off-set of the roadway with Fox Creek Subdivision.
- A question regarding any information received from the Department of Public Works regarding the safety of the roadway plan design.
- A request for clarification for the driveway location relative to Lot # 1 curb cut. Mr. Nelson stated that as proposed there is a decrease in impervious area with the current location of the drive.

Ms. Long continued the public hearing to Thursday, June 2, 2016 at 7:00pm.

- III. **7:00 PM Public Hearing** Pursuant to Section IV.B, V.F, VI.E, VI.F of the Framingham Zoning By-Law, a public hearing will be held to consider the application of BSL Framingham Development, LLC c/o Benchmark Senior Living for Site Plan Review, Special Permits for Reduction in the Required Number of Off-street Parking Spaces and Land Disturbance for the property located at 518 Pleasant Street. The Applicant proposes to construct and operate a 52 unit (104 beds) assisted living community consisting of a single building with associated exterior gardens, landscaping, parking and associated site improvements.
- IV. **7:00 PM Public Hearing** Pursuant to Section IV.B, V.F, V.I, VI.E, VI.F of the Framingham Zoning By-Law, a public hearing will be held to consider the application of Brendon Properties Northside Meadow, LLC for

Site Plan Review, Special Permits for Active Adult Housing and Land Disturbance for the property located at 518 Pleasant Street. The Applicant proposes to raze the existing buildings and structures, and construct 60 age restricted (55 and over) condominium units, including 12 detached single family homes and 24 2-unit dwellings, in addition to the construction of roadways, sidewalks, infrastructure lighting, landscaping, and associated site improvements

Christine Long, Chair, read the legal ads for the Active Adult application and the Assisted Living Housing application into the record.

Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman, Udelsman Associates

Attorney Galvani stated that the Active Adult Housing application and the Assisted Living application would be heard together but would require two separate decisions. Attorney Galvani provided a brief introduction for both of the projects. Attorney Galvani stated that the Zoning Board of Appeals had granted a special permit for the Assisted Living use.

Mr. Kevin Giblin provided a brief overview of his history in Framingham, past experiences in construction, and an overview of the proposed projects. Mr. Brendon Giblin provided an overview of the architecture for the Active Adult Housing project.

Mr. Dragat provided a brief overview of the assisted living portion of the project. David Udelsman provided an overview of the assisted living architecture.

Mr. Dufresne provided an overview of the April 15, 2016 site plans for both projects. Mr. Kalikiri provided an overview of the traffic report and the status of the review to date for both projects. Mr. Kalikiri specifically noted the joint traffic review with the Zoning Board of Appeals. Mr. Kalikiri further noted that this portion of Pleasant Street is State owned.

Attorney Galvani provided a brief overview of the fiscal impact statements.

Ms. Long requested a report from the Planning Board Administrator. Ms. Loomis provided an overview of the Technical Review Team meeting held on May 12, 2016.

Ms. Long asked for Planning Board comments. The Planning Board discussed their comments and/or concerns.

- A request for the use of common driveways throughout the Active Adult Housing project.
- A request for clarification relative to the secondary access for fire and police as to whether the Active Adult Housing project would be gated. The Planning Board questioned if the project were to be gated and if the Police and Fire Departments would have keys to the gates. Mr. Dufresne stated that the Active Adult Housing community would be gated to detour cut-thru traffic. Mr. Dufresne further stated that Police and Fire will have keys to operate the gates.

- Is egress point hard packed or paved. Mr. Dufresne stated it would appear to be paved but it will be hard packed.
- A request for clarification if there would be a sidewalk connecting both sites and whether each of the uses would be permitted walking access between sites. The Applicant's Project Team stated that there will not be a formal path connecting the two uses, but there will be sidewalks throughout the two uses. Furthermore, there may be an incorporation of meandering pathways/sidewalks along the frontage of the property subject to MassDOT approval.
- A request for clarification relative to the number of employees and the number of parking spaces contained within the Assisted Living facility. The Applicant's Project Team stated that the peak employee shifts would be between 7:00a.m. and 3:00p.m. Further stating that during the day shift there would be roughly 30 employees in the building. The Planning Board further requested information relative to after hour employee coverage. The Applicant's Project Team stated that there will be a full staff 24/7, which would decrease during the evening hours.
- A question regarding the assisted living project memory unit as to how many beds would be provided and whether the unit would be locked down to prevent residents from wandering out of the building. The Applicant's project team stated that the building will be locked for the safety of the occupants and that there will be 14 memory units.
- A request for additional information and clarification relative to the potential installation of a traffic light and a pedestrian beacon at the Pleasant Street and Temple Street intersection.
- A question as to the widths of the driveways throughout the assisted living portion of the project. Specific questions relative to the widths of the most southerly portion of the driveway that has been designed as 18' wide. Mr. Dufresne stated that the 18' wide drive was designed specifically for emergency vehicle safety and that this portion of the driveway was intended primarily for one-way circulation.
- A question as to how a crosswalk would operate on Temple Street and that mid-block crosswalks are discouraged. A request that the Applicant seek a recommendation from the Traffic and Roadway Safety Committee, specifically relative to the proposed sidewalk along Pleasant Street and Temple Street. Mr. Kevin Giblin provided an overview of the proposed construction of the sidewalk, specifically stating that the sidewalk will be constructed of granite curbing.

Ms. Long asked for public comments. The following public comment was provided:

- An overview of the traffic issues associated with the Pleasant Street and Temple Street intersection.
- Statements associated with the assisted living facilities and the neighborhood's concerns associated with the use.
- Statements that the number of employees and the parking spaces are never enough.
- A request for clarification as to where visitors and/or special event attendees would be required to park.
- Concerns about traffic associated with the Assisted Living application.
- Statements of support for Brendon Homes and their project.

Ms. Long continued the public hearing to Thursday, June 16, 2016 at 7:00pm.

- V. **7:00 p.m. Public Hearing** to consider the application of RCS Learning Center, Inc. for Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3 and a Public Way Access Permit for the properties located at 82 Edmands Road and 874 (Rear) Edgell Road. The applicant is proposing to construct a two-floor school with a basement, in addition to: stormwater improvements, off-street parking, and other associated site improvements.

Present: Attorney, Peter Barbieri, Fletcher Tilton, P.C. and Bert Corey, Engineer, Schofield Brothers of New England, Inc., and Richard Rankin, Ci Design Inc., and Vinod Kalikiri, Senior Project Manager, VHB

Attorney Barbieri provided an overview of the status and the updates made since the last public hearing. Attorney Barbieri stated that the project team is in receipt of the numerous staff reports and will be making the requested changes, as applicable.

Mr. Kalikiri provided an overview of the project specifically as it relates to traffic. Stephanie Mercandetti made a point of information regarding the Planning Board's jurisdiction and traffic review. Ms. Long stated that the Applicant wished to present traffic information to ease concerns of the residents and that it is being provided for informational purposes only so it will not be discussed. Ms. Long read the Dover Amendment into the record to reiterate the point. Attorney Barbieri stated that the traffic information provided is outside of the preview but is being provided as a courtesy.

Ms. Long asked for Planning Board comments. The Planning Board discussed their comments and/or concerns.

- A request for clarification relative to the post- development taxes being stated in the Impact Statement.
- A request that a black wrought iron decorative fence surround the property rather than a chain link fence.
- A question to clarify whether there was a deep sump pump being used or whether it was supposed to be a deep sump catch basin being referenced in the storm water management reports.
- A request for clarification relative to the stacking of buses, and whether the buses would be staggered or would the buses arrive/exit the site all at once. The Applicant's project team stated that there would be roughly 40-50 school buses during drop-off and pick-up times. Mr. Kalikiri stated that the arrival and release of school buses would be on a staggered schedule. Attorney Barbieri noted that RCS provided information relative to their current busing operations in Natick and that the proposed stacking plans provided by RCS are more than accurate.

Ms. Long asked for public comments. The following public comment was provided:

- A statement that the neighbors are not against the proposed use, but rather concerned with traffic and safety of the neighborhood.
- A statement of concern that the school is being located in an area that reduces open space.
- A question as to whether a connection between RCS Learning Center and Nobscot Park could be established.
- A request that the Applicant have a discussion outside of the public hearing process with the neighbors.
- A request for clarification relative to which Best Management Practice (BMP) features would be used on-site and if the project utilized pervious pavement.
- A question relative to the detention basin and if there will be standing water, which could breed mosquitos. A request for mosquito control was made.
- A request that the 6' high chain link fence be replaced with a more aesthetically pleasing fence.
- Statements relative to concerns regarding traffic and safety within the neighborhood.
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- Statements of the existing RCS Learning Center observations in Natick.
- Statements made for the concern of emergency vehicles and safety of the site.
- Concerns and requests for additional information regarding blasting procedures.
- A question as to whether the Applicant had considered having the access point from Edgell Road instead of Edmand Road.
- A request for clarification relative to possible future expansion of the school on the property. Ms. Long responded that the project would not be able to expand since it is at its maximum allowable size for the site.
- A statement that RCS Learning Center provides community education and vocational training space for residents of Framingham and surrounding communities.

Ms. Long requested clarification and/or response from the Applicant's project team relative to the statements, questions, and comments made during the public hearing. Mr. Corey provided a brief overview of the BMP being used for the stormwater system including deep sump catch basins, a stormseptor and 6 recharge systems. Mr. Corey stated that there would be 2 detention basins in the front of the property along Edgell Road. Mr. Corey further stated that there would be no standing water and if there were to be standing water due to a large storm event then the water would drain into a sub drain. Mr. Corey further stated that they had looked into the use of permeable pavement, however, permeable pavement is better suited for properties with different soils and no ledge. It was stated that the Department of Public Works had reviewed the proposed stormwater system and had

limited comments, which would be addressed. Ms. Corey stated that the Applicant will be using a black vinyl fence to surround the property.

Ms. Long continued the public hearing to Thursday, June 2, 2016 at 7:00pm.

- VI. Approval of Minutes – May 19, 2016
Christine Long, Chair, asked for Planning Board member comments for the meeting minutes of May 19, 2016. No Planning Board member comments were made.

Thomas Mahoney moved that the Planning Board approve the Planning Board meeting minutes of May 19, 2016 as presented. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED

- VII. Administrator’s Report

Administrator Report was provided

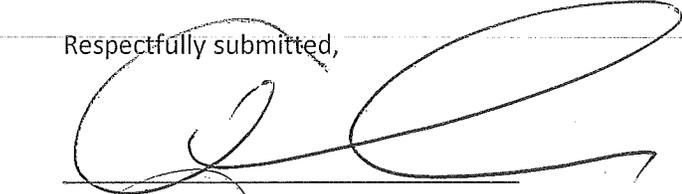
- VIII. Planning Board member report
A brief conversation about Special Town Meeting and the order the articles would come up.

- IX. Adjournment

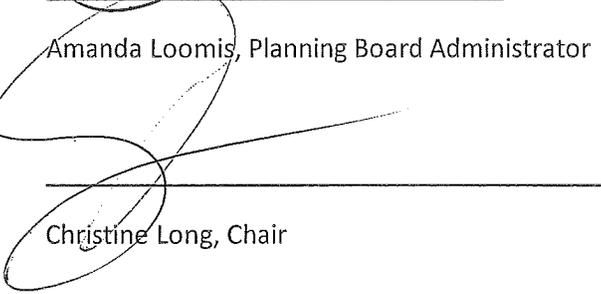
Stephanie Mercandetti moved that the Planning Board adjourn. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,



Amanda Loomis, Planning Board Administrator



Christine Long, Chair