

Framingham Planning Board

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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, AICP, PLANNING BOARD ADMINISTRATOR

**Planning Board Meeting Minutes
Thursday, May 12, 2016
FINAL**

Planning Board members present on May 12, 2016: Christine Long, Chair, Lewis Colten, Vice 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 6:30 p.m. and read the agenda into the record.

I. Approval Not Required – 10 Thayer Street

Present for the discussion was Attorney Roger Dowd and Joseph Sullivan, Sullivan Surveying Company, LLC

Attorney Dowd and Mr. Sullivan provided a brief overview of the proposed division of land into two buildable lots. Christine Long, Chair, verified that taxes were up to date and the plans had been signed-off by the Town Engineer.

Lewis Colten moved that the Planning Board endorse the Approval Not Required Plan of Land for the property located at 10 Thayer Street. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

II. Approval Not Required – 27 Cherry Street

Present for the discussion was Joseph Sullivan, Sullivan Surveying Company, LLC

Mr. Sullivan provided a brief overview of the proposed division of land into two buildable lots. Christine Long, Chair, verified that taxes were up to date and the plans had been signed-off by the Town Engineer.

Lewis Colten moved that the Planning Board endorse the Approval Not Required Plan of Land for the property located at 27 Cherry Street. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

III. Approval Not Required – 518 Pleasant Street

Present for the discussion was Attorney Paul Galvani, Galvani Law Offices, P.C.

Attorney Galvani provided a brief overview of the proposed division of land into two lots for the purposes of a larger project. Christine Long, Chair, verified that taxes were up to date and the plans had been signed-off by the Town Engineer.

Lewis Colten moved that the Planning Board endorse the Approval Not Required Plan of Land for the property located at 518 Pleasant Street. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

IV. **6:30 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, read the legal ad for the Project into the record.

Attorney Galvani provided a brief overview of the project. Zoning Board of Appeals granted a variance to convert the existing building to a 9 unit apartment building prior to the rezoning of the Central Business (CB) District. Mr. Nelson provided a brief overview of the proposed site plan, drainage work, and architectural renderings.

Ms. Long requested that the Planning Board Administrator provide an update on the project. Ms. Loomis provided a brief overview of the Technical Review Team meeting questions and comments.

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

- A request for clarification regarding the parking lot as presented in the application package. The Applicant presented the existing parking conditions relative to the Arcade Building, specifically stating that the Arcade has a total of 280 parking spaces, of which roughly 200 are vacant during the evening and night hours.
- Discussion regarding the existing fence that separates 29/31 Frederick Street from the Arcade parking lot. The Applicant stated that the fence has been removed to create connectivity between the Arcade parking lot and the buildings on Frederick Street.
- A request that the Applicant provide a photometric plan prior to the next meeting.

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

Ms. Long continued the public hearing to Monday, May 23, 2016 at 7:00pm.

- V. **6:30 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.

Christine Long, Chair, read the legal ad for the Project into the record. Ms. Long also read a brief statement outlining the permitted review for the Project as a Dover Amendment Use (Article 20 of the Planning Board Rules and Regulations).

Attorney Barbieri provided a brief overview of the Project, further stating the Project's compliance as required for a Dover Amendment Use project. Attorney Barbieri presented a report on the traffic, height and bulk of the building, hours of operation, landscaping, public way access, and other site improvements. Attorney Barbieri stated that the use is beneficial, in that it's off peak traffic hours of operation would present limited impacts to existing traffic.

Mr. Corey provided an overview of the project and the existing conditions of the site. Mr. Corey explained the use of the existing curb cut with a slight expansion in width, in addition to the circulation of the site. Mr. Corey further discussed the layout of the parking lot, noting that there would be 10 handicap parking spaces. Mr. Corey further detailed, the proposed walkway layout. Mr. Corey briefly presented the stormwater retention system.

Mr. Rankin presented the architectural renderings for the project.

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

- Questions regarding the locations of the two proposed playgrounds were made and if the Applicant intended on using the cart paths located throughout the site.
- There was a brief discussion regarding the intent to remove ledge and the procedures for blasting per the Fire Department.
- A request for the Applicant to provided additional information and details regarding the drop-off and pick-up of students. The Applicant's project team stated that there would be roughly 40-50 school buses utilized for the purposes of student pick-up and drop-off.
- A request for additional information regarding fire safety and the proposed fire system.
- A question as to why trees were being removed from the site, especially since this activity was not permitted during the permitting phase.
- Questions as to whether an alternative architectural rendering would be presented.

Ms. Long asked for public comments. Public comments received:

- Comments regarding concern for safety, specifically relative to pick-up and drop-off. There were further questions regarding whether the Applicant had discussed and/or coordinated these times with the Hemenway School.
- Concerns for fire access to and from the site were stated. The public specifically questioned how emergency vehicles would access the site if traffic was backed up as it typically does in the area.
- Concerns and questions were stated regarding potential blasting activities on site and how this would be handled.

Ms. Long continued the public hearing to Monday, May 23, 2016 at 7:00pm.

VI. Approval of Minutes – April 28, 2016

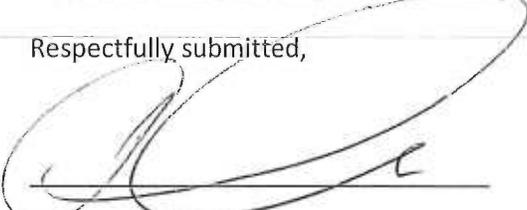
Lewis Colten moved that the Planning Board approve the Planning Board meeting minutes of April 28, 2016 as presented. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

VII. Adjournment

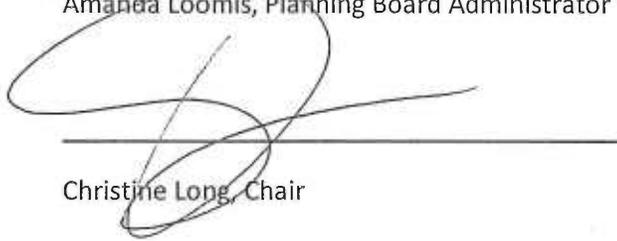
Stephanie Mercandetti moved that the Planning Board adjourn. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED.

The meeting was adjourned at 7:31p.m.

Respectfully submitted,



Amanda Loomis, Planning Board Administrator



Christine Long, Chair