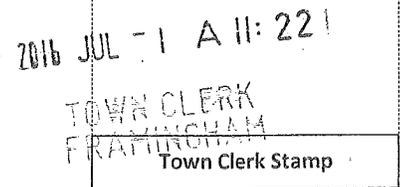
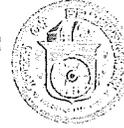


**Framingham Planning Board**

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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  
RAPHAELA MORAIS-PEROBA, COMMUNICATIONS OUTREACH COORDINATOR

**Planning Board Meeting Minutes  
Thursday, June 16, 2016  
FINAL**

Planning Board members present on June 16, 2016: Christine Long, Chair, Lewis Colten, Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti. Also present, Amanda Loomis, Planning Board Administrator and Raphaela Morais-Peroba, Communications Outreach Coordinator.

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. Approval Not Required – 40 Winter Lane**

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 40 Winter Lane. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED*

**II. Approval Not Required – 100 & 104 Summer Street**

Present: John McNulty, Applicant and Joseph Norton, Project Contact

Christine Long, Chair, stated that the plan had been reviewed and signed-off by the Town Engineer. Ms. Long stated that the taxes had been paid for 100 Summer Street, but were outstanding for 104 Summer Street for the 4<sup>th</sup> quarter. Thomas Mahoney requested that the Planning Board endorse the plan subject to the taxes being paid. Mr. Norton stated that the owner of 100 Summer Street had recently paid the taxes.

*Thomas Mahoney moved that the Planning Board endorse the Approval Not Required Plan of Land for the property located at 100 & 104 Summer Street subject to the taxes being paid for the property at 104 Summer Street. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED*

**III. 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, 1062A Grove Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR.**

Christine Long, Chair, continued the public hearing for the project at 1060, 1062, 1062A Grove Street, and 36 and 40 Winch Street, and 40 Winch Street RR without testimony to June 30, 2016 at 7:00pm.

- IV. **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 to consider the application of Ellingwood Construction, Inc. for a Preliminary Subdivision of the property located at 145 Meadow Street. The applicant proposes to construct 10 new house lots.**

Present at the June 16, 2016 public hearing were William Ellingwood, Applicant and Brian Nelson, Engineer, Metrowest Engineering, Inc.

Christine Long, Chair, opened the continued public hearing for the Project at 145 Meadow Street for the preliminary subdivision.

Mr. Nelson provided a brief presentation of the revisions made to the preliminary subdivision plan, dated April 26, 2016, revised through June 8, 2016. Mr. Nelson noted that he had worked with the Department of Public Works (DPW) to address the request made by the Planning Board regarding the design of the intersection off-set between Meadow Street, Fox Creek Lane, and the proposed subdivision roadway. Mr. Nelson stated that DPW found no issue with the 25' off-set as presented in the revised plan.

Ms. Long requested that the Planning Board Administrator provide an update on the project. Ms. Loomis presented the draft decision for the preliminary subdivision plan to the Planning Board.

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

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

***Lewis Colten moved that the Planning Board grant the requested waivers to allow a reduction in the minimum centerline radius to 125-feet where 200-foot minimum is required; a reduction in the minimum street width to 40-feet where 60-foot minimum is required; and a reduction in the minimum distance between entering streets not opposite each other to 75.8 feet where 275 feet is required as outlined in Section VII.B.1.g of the Rules and Regulations Governing Subdivision of Land in the Town of Framingham, March 2008. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED***

*Lewis Colten moved that the Planning Board grant approval for the Preliminary Plan entitled "145 Meadow Street" presented in the April 26, 2016 plan, revised through June 6, 2016, with the appropriate modifications as outlined herein. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED*

- V. Public hearing pursuant to Section IV.B, V.F, VI.E, VI.F of the Framingham Zoning By-Law 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 bed) assisted living community consisting of a single building with associated exterior gardens, landscaping, parking and associated site improvements.
- VI. Public hearing pursuant to Section IV.B, V.F, V.I, VI.E, VI.F of the Framingham Zoning By-Law 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.

The public hearings for the Assisted Living application and the Active Adult application proposed at the property located at 518 Pleasant Street were opened by Christine Long, Chair, and then heard together.

Present at the June 16, 2016 public hearing were Attorney Paul Galvani, Brendon Giblin, Brendon Homes, Eric Gardener, Benchmark Senior Living, and Justin Dufresne, Project Manager, VHB. Present for the Planning Board as traffic peer review was Jeffery Dirk, Vanasse & Associates, Inc.

Attorney Galvani and Mr. Dufresne provided a brief update on the revisions made to the plans since the May 23, 2016 public hearing. Mr. Dufresne stated that the plans were revised to address the Planning Board's request for more side entry garages, increasing the total from 14 to 21.

Ms. Long turned the floor over to Mr. Dirk, the Planning Board traffic peer review consultant. Mr. Dirk stated that he provided peer review services for the Assisted Living Special Permit for Use approved earlier by the Zoning Board of Appeals. Mr. Dirk presented the Applicant's traffic report along with his review comment letters commenting that he would be happy to answer any request for additional information.

Mr. Dirk stated that the project was considered to be a low traffic generator particularly since any traffic generated by the project would be spread over multiple roadways. Mr. Dirk further stated that the focus of the study was on Pleasant Street, Temple Street and Route 9. Mr. Dirk discussed his findings regarding additional items concerning Pleasant Street that were requested to be reviewed including the decrease in the height of the hill and the mid-block crossing, in addition to the traffic queuing backup on Temple Street and Route 9.

Ms. Long asked for Planning Board member comments. The Planning Board presented the following questions/concerns/inquires.

Thomas Mahoney requested clarification on the different types of traffic mitigation measures that are in place and being proposed for the project since mid-block crosswalks are not usually preferable. Mr. Dirk stated that the Applicant is considering the installation of rapid flashing beacons as a result of his review. Mr. Dirk further stated that the Applicant is considering requesting that MassDOT reduce the existing speed limits upon Pleasant Street to mitigate the situation.

Ms. Long requested that Mr. Dirk define mid-block crosswalk for the public. Mr. Dirk provided a brief definition for the term mid-block crosswalk.

Victor Ortiz requested clarification relative to the Fire Department's access to the site. Mr. Ortiz stated his concern for the sharp angle required to enter and gain access to the Active Adult community reiterating that he wanted to be certain that the Fire Department could safely access the site. Mr. Dufresne stated that VHB had run the Town's fire truck template through the project to ensure the largest fire truck could maneuver the projects.

Lewis Colten asked whether the Applicant had agreed to petition MassDOT to decrease the posted speed limit sign. Mr. Colten requested information on the different types of enhanced safety signage/markings that were being proposed as part of the project. Mr. Dirk stated that the project would include advanced signage that has been proven to catch the attention of motorists resulting in decreased vehicular speed. Mr. Colten further requested clarification as to what traffic impact the project is expected to have town-wide. Mr. Dirk discussed the lines of sight, queuing, design capacity, and the overall design of the project.

Mr. Colten further requested clarification on the access to the site. Mr. Dufresne stated that the project was designed to have two means of access. Mr. Dufresne further stated that the project includes grass pavers and gates to detour cut-through traffic but does provide for emergency access and a staging area.

Stephanie Mercandetti questioned the Applicant about the proposed grass pavers and circulation of the two projects. Ms. Mercandetti wanted to ensure that the gates would have an Opticam, specifically for the purposes of emergency safety. Mr. Dufresne stated that the grass pavers would be strong enough to hold large vehicles and that the gates would have an Opticam.

Ms. Long requested information regarding improvements intended to slow down traffic. Ms. Long questioned whether consideration was given to other impacts that could occur as possible unanticipated consequences resulting from of the project's mitigation designed to slow down traffic. Ms. Long asked Mr. Dirk to consider if the measures being proposed will cause a greater traffic impact on other surrounding roadways. Mr. Dirk responded that the proposed mitigation is intended to slow down traffic by making drivers aware that there is something ahead, rather than actually causing traffic to completely slowing down. Mr. Dirk further stated any slowdowns on Pleasant Street will be for the purposes of safety. Ms. Long stated that she did not want any physical obstructions in the roadway which could potentially cause more problems than it would solve.

Ms. Long asked for public comment. The following public comment was made.

- Comments by an abutter regarding daily traffic activities within the neighborhood noting associated landmarks.
- A request for clarification related to the mid-block crosswalk in proximity to a local school.
- A question as to whether a mid-walk crosswalk on Temple Street was a viable and safe option.
- Statements of worry about detouring traffic away from one area, and creating cut-through traffic through the existing neighborhoods.
- A request for clarification relative to the request for a reduction in the number of off-street parking spaces.
  - Attorney Galvani stated that the Applicant's request for the reduction in off-street parking is based on Benchmark's experience at their other locations. Attorney Galvani further stated that the Zoning By-Law requires 82 off-street parking spaces for an assisted living use, while the plan has been designed to provide 62 off-street parking spaces. It was further stated that Benchmark's off-street parking needs are between 50-52 off-street parking spaces based on their experience operating other assisted living facilities.
- Concerns regarding the lines of sight relative to the hill were made. A resident stated past efforts to reduce the height of the hill stating that it was good that the applicant was not proposing this as a viable option.
- A statement of concern was made relative to the proposed lighting citing possible light pollution.
- Statement that the Planning Board should require the plan to meet the zoning by-law especially since the Commonwealth is moving towards requiring that assisted living facilities provide nursing services which may require more parking.
- A request for clarification relative to the rapid flashing signs. How does someone get a sign on a state road, is there a process, or can anyone just put a sign up?
- A request for clarification as to whether every room in the assisted living facility will have its own individual bathroom.
  - Mr. Gardener provided clarification to the question
- Concerns about the traffic at Route 9 and Temple Street.
- Question if a tall, vegetated berm was considered abutting the Turnpike to mitigate noise or possibly fencing

Mr. Colten questioned if a traffic light model was prepared for the project. Mr. Dirk stated that a traffic light model was not done since the project did not meet the threshold or criteria for the installation of a traffic light.

Attorney Galvani provided the Planning Board with a copy of the conditions contained within the decision of the Special Permit for Use for Assisted Living granted by the Zoning Board of Appeals.

Ms. Long continued the public hearings for the Assisted Living and Active Adult applications at 518 Pleasant Street to June 30, 2016 at 7:00pm.

**VII. Any other business**

• **Brimestone Lane Discussion**

Ms. Loomis briefly discussed the existing project plan at Brimestone Estates stating that the owner was requesting input from the Planning Board regarding the possible change in the plan to an active adult site which would require a reconfiguration of the roadway circulation. Ms. Loomis stated that the owner was requesting clarification as to whether the Planning Board would be amendable before plans were developed.

The Planning Board briefly discussed the requests and agreed that they were amendable to reviewing a revised roadway circulation plan and an Active Adult application.

**VIII. Approval of Minutes – May 16, 2016**

Christine Long, Chair, determined that there were enough eligible voters to vote the meeting minutes of May 16, 2016. No Planning Board member comments were made.

*Lewis Colten moved that the Planning Board approve the Planning Board meeting minutes of May 16, 2016 as presented. Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 3-0-2 (Stephanie Mercandetti and Victor Ortiz abstaining as they were absent on May 16, 2016). MOTION PASSED*

**IX. Approval of Minutes – June 2, 2016**

Christine Long, Chair, asked for Planning Board member comments for the meeting minutes of June 2, 2016. No Planning Board member comments were made.

*Victor Ortiz moved that the Planning Board approve the Planning Board meeting minutes of June 16, 2016 as presented. Lewis Colten seconded the motion. The Planning Board voted in favor of the motion 4-0-1. (Thomas Mahoney abstaining, absent on June 2, 2016). MOTION PASSED*

**X. Administrator's Report**

Ms. Loomis introduced Raphaela Morais-Peroba, as the new Communications Outreach Coordinator for the Planning Board Office.

Ms. Loomis noted that there is a Community Access Monitor Workshop flyer in the Planning Board packets.

**XI. Planning Board member report**

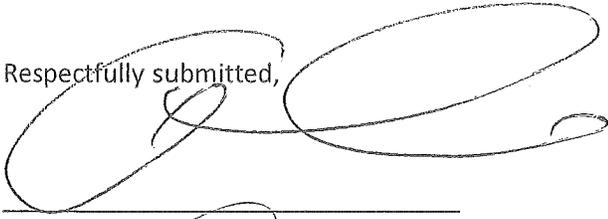
Mr. Colten discussed the recent success of a MAPC workshop that he attended.

**XII. Adjournment**

*Victor Ortiz 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.*

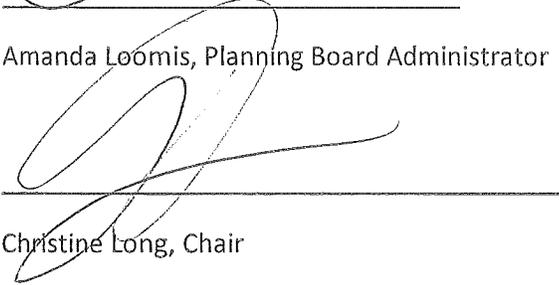
*The meeting was adjourned at 8:37p.m.*

Respectfully submitted,

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Amanda Loomis, Planning Board Administrator

A large, stylized handwritten signature in black ink, similar in style to the one above, with a prominent loop and a long horizontal stroke.

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Christine Long, Chair