



MEMORIAL BUILDING – ROOM B14
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CHRISTINE LONG, MCPPO, CHAIR
SHANNON FITZPATRICK, ESQ., VICE-CHAIR
KRISTINA JOHNSON, AICP, CLERK
JOSEPH NORTON
AARON BOBER, P.E.

NATHANIEL EAMES, PLANNING BOARD ADMINISTRATOR

***Minutes of the Framingham Planning Board
Held on March 5, 2020, in the Ablondi Room at 7:00pm***

Present: Shannon Fitzpatrick, Acting Chair; Kristina Johnson, Clerk; Joseph Norton and Aaron Bober. Also present Nathaniel Eames, Interim Planning Board Administrator

Shannon Fitzpatrick, Acting Chair, read the agenda into the record and called the Planning Board meeting to order at 7:00 p.m. on Thursday, March 5, 2020.

I. Minutes - February 27, 2020

Joseph Norton moved that the Planning Board approve the minutes of February 27, 2020. Kristina Johnson seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

II. 7:00pm Public Hearings

- **1 Worcester Road**, Simon Hornung, Onyx Creative, Applications to amend the Planning Board Decisions for Shoppers World dated January 10, 1994; August 9, 1994; February 23, 2016; and March 23, 2018, and a Sign Permit Application

Present for the Public Hearing: Jeffrey Thompson, Site Centers

Shannon Fitzpatrick, Acting Chair, opened the public hearing, asked the Applicant to introduce himself and provide overview of the project. Jeffrey Thompson gave a brief overview of the project.

Shannon Fitzpatrick, Acting Chair, requested Board comments. The following comments were provided:

No comments were provided.

Shannon Fitzpatrick, Acting Chair, asked for public comments. The following public comments were received:

No comments were provided.

Joseph Norton moved that the Planning Board approve the requested modification of the Planning Board Decisions for Shoppers World dated January 10, 1994; August 9, 1994; February 23, 2016; and March 23, 2018, and a Sign Permit Application for the property located at 1 Worcester Road. Kristina Johnson seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- **1060 Grove Street, 1062 Grove Street, 1062A Grove Street, 2 Winch Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR**, Winch Millwood Realty Trust II application for Site Plan Review; Special Permits for Land Disturbance and Stormwater Management and Active Adult Housing; Public Way Access Permit; and a Modification to a Scenic Roadway Permit

Present for the Public Hearing: Jeffrey Roelofs, esq., Sean Malone, Oak Consulting Group

Shannon Fitzpatrick, Acting Chair opened the public hearing, read the legal ad into the record, and requested a presentation from the applicant.

Jeffrey Roelofs provided overview of the changes made in the new plan set and gave a review of similar projects approved under the same iteration of the Adult Housing Bylaw. He then gave an overview of how this project meets the bylaw. Attorney Roelofs noted that the alternative to this project, would be a by-right 40 lot subdivision.

Shannon Fitzpatrick asked for Board comments. The following comments were received:

- Kristina Johnson asked about the Conservation Commission meeting the previous night and if anything of concern came up during the hearing. Attorney Roelof gave detail on the Commission member's feedback. The Commission is still waiting for their peer review to be completed.
- Joseph Norton asked whether there are restrictions on the number of bedrooms if the project were to go to a subdivision. Attorney Roeloffs noted that there is not.
- Aaron Bober noted that the construction of the project will be more complex due to the current conditions of the site.
- Shannon Fitzpatrick noted her concerns about the level of blasting that would be required for the project to be completed. The hill would have to be leveled. Ms. Fitzpatrick also asked about the Grove Street entrance and whether it could be moved. She noted that she'd like to request a peer review to see if any alternatives are viable.

Shannon Fitzpatrick, Acting Chair, asked for public comments. The following public comments were received:

- A comment was given about the sight distances at the Grove Street entrance and whether it could be moved or not. Same commenter expressed dissent about the payment for screening on the abutters across the street from the Grove Street entrance. This member of the public strongly disagrees with the approach suggested by the applicant.
- A question was asked about the angle of approach to the road at the Grove Street entrance. Additionally, a question was asked about the maturity of the plantings that are to be used as a screen/buffer to the houses closer to Grove Street.
- Brian Levey made comments on behalf of two of the abutters. Mr. Levey described the outcome of the conservation commission the previous night. Mr. Levey noted that the Board has broad authority under special permits to reduce density based on certain

conditions, such as “keeping with neighborhood character”, protecting natural resources, setbacks, etc. Mr. Levey also noted the active adult bylaw was changed after the previous active adult communities for a reason, and that the board shouldn’t compare this project to the older ones.

- Comments were given by abutter about access to the natural resources of the project site. Abutter also noted that the previous Chair, Christine Long, had asked about side-loading units. It was also noted that the traffic studies are stale, approximately 2 years old. Last, the abutter was against the property owner using the easement that exists on the abutting property.
- Member of public gave comments about permitting history, and raised concerns about entrance near school.
- An abutter noted some of the history of the permitting of the project. The applicant resists making changes for a long time till they finally make the change (e.g. the second site entrance). Applicant should be allowed to build something, but they’ll be making a fair amount of money off project, so they can afford to accommodate neighbors.

Joseph Norton moved that a peer review perform an alternatives analysis to the Grove Street entrance. Kristina Johnson seconded the motion. Motion passed, 4-0-0.

Kristina Johnson moved to continue the hearing till March 26, 2020. Joe Norton seconded the motion. Motion passed, 4-0-0.

Shannon Fitzpatrick, Acting Chair, continued the public hearing to March 26, 2020 at 7:00 p.m.

- **876 Edgell Road**, Petroleum Marketing Group, Inc. application for Major Site Plan Review, Special Permit for Use, Special Permit for number of parking spaces, and Public Way Access Permit

Present for the Public Hearing: Brian Levey, Beveridge & Diamond; Jeffrey Fiore, Maser Consulting; Gary Colefeather; Petroleum Marketing Group, Inc; Ron Lazad; Maser Consulting

Shannon Fitzpatrick, Acting Chair opened the public hearing, read the legal ad into the record, and requested a presentation from the applicant.

- Brian Levey provided an update to the project. He noted that the two issues that were discussed previously were the layout, and the special permit to increase parking lot 4 spaces. They took the two layout plans and brought them to the TRT for their review. DPW and the applicant’s traffic engineer both had objections to the alternate plan where the building is pushed closer to the road. They also completed a traffic study. Applicant’s team presented alterations that were made to plans since last meeting. Applicant reviewed the traffic study. They saw 19 cars parked on site at peak hours. Additionally, in their opinion the applicant sees the gas station as a retail service instead of a service station. Under retail service use their parking requirement would be 20 spaces.

Shannon Fitzpatrick asked for Board comments. The following comments were received:

- Ms. Fitzpatrick noted that the proposed layout plan that the applicant favors is not in compliance with the Nobscot Village zoning. Ms. Fitzpatrick noted the point of the nobscot guidelines is to make the area more walkable, so disagrees about the need for extra parking. She believes this area should not be held to the vehicle centric standards.

- Mr. Norton noted that he doesn't see the benefit of moving the building towards the street. He is glad to see the changes made to the proposed layout plan, and believes they soften the site. Mr. Norton also agrees with their assessment of the parking and the need for extra spaces.
- Ms. Johnson agreed with Mr. Norton and noted that she agrees some accommodations need to be made. She noted that adding plantings or other site improvements can help to improve the applicant's favored plan.
- Mr. Bober noted he agrees with Ms. Johnson and Mr. Norton, and he noted that the traffic study was completed during February break, so he imagines it might be underestimating the traffic out on site and sees the need for extra parking.

Brian Levey noted that they may have to pull the project if their special permits are not approved. Ms. Fitzpatrick does not like the project layout, but isn't adamantly opposed to it. She could see it being acceptable if the pocket park is approved or something. Mr. Norton suggested landbanking being an acceptable compromise. Brian Levey said they will go back and review, and that he will work with the Associate Planner on coming up with what the triggers would be to un-landbank the spaces. The other open issue they have is that they have been going back and forth with DPW over the mitigation. The site signage was also discussed. Ms. Johnson asked if the proposed signage could be added to the site rendering.

Shannon Fitzpatrick, acting Chair, continued the public hearing without testimony to March 26, 2020 at 7:00 p.m.

III. Approval Not Required

- 586 Pleasant Street

Joseph Norton moved that the Planning Board endorse the ANR plan for the property located at 586 Pleasant Street as presented. Kristina Johnson seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

IV. Any Other Business

- 571 & 575 Worcester Road – Informal Meeting

Jim Hanrahan, Bowditch & Dewey introduced the project team. Jonathon Hueper, Crosspoint Associates; Jay McSweeney, Crosspoint Associates; Kerry McCormick, Project Manager; Brandon Lee, Kelly Engineering

Jim noted they have the TRT meeting the following day. Jonathon reviewed the history of the shopping center and noted that recently Whole Foods has been looking for a larger building. Whole Foods will be moving to Natick if the changes they need can't be accommodated. Kerry noted that the site currently accommodates Starbucks, TD Bank, a Pilates studio, and a waxing salon, as well as Whole Foods, the liquor and wine outlet which closed, and the Nissan Dealership. Project has been before MassDOT and received positive feedback. The project plans to reduce the current TD Bank / Starbucks building, and add a new building for just Starbucks to the right of the Whole Foods. The Whole Foods building will expand in the back, and the Nissan Dealership will also receive some expansion. New parking layouts are proposed across site to improve traffic flow. They also plan on closing one of the curbcuts on Route 9.

Board members gave brief comments about current parking and site layout and noted the positives they see in the project.

V. Administrators Report

No Administrators Report

VI. Member Reports

No Member Reports

VII. Adjournment

*Kristina Johnson moved that the Planning Board adjourn the meeting of March 5, 2020.
Joseph Norton seconded the motion. The Planning Board voted in favor of the motion 4-0-0.
MOTION PASSED.*

The Planning Board adjourned the meeting of March 5, 2020, at 9:44 p.m.

Nathaniel Eames, Associate Planner



Dated: 03/28/2020