



KRISTINA JOHNSON, CHAIR
JOSEPH NORTON., VICE-CHAIR
SHANNON FITZPATRICK, CLERK
AARON BOBER, P.E.

NATHANIEL EAMES, ASSOCIATE PLANNER

Minutes of the Framingham Planning Board
Held on March 26, 2020, remotely via WebEx 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, opened the hearing by thanking the previous Planning Board Chair, Christine Long and presenting her with flowers. The Chair then read the agenda into the record and called the Planning Board meeting to order at 7:00 p.m. on Thursday, March 26, 2020.

I. Planning Board Reorganization

Shannon Fitzpatrick called for the reorganization of the Planning Board. Shannon Fitzpatrick nominated Kristina Johnson for the role of Chair. Joseph Norton seconded. Through a rollcall vote, Joseph Norton voted aye, Aaron Bober voted aye, Kristina Johnson voted aye, and Shannon Fitzpatrick voted aye. Nomination passed 4-0-0

Kristina Johnson, then assuming the role of chair, asked for nominations for vice-chair. Aaron Bober nominated Joseph Norton for the role of Vice-Chair. Joseph Norton seconded. Through a rollcall vote Aaron Bober voted aye, Joseph Norton voted aye, Shannon Fitzpatrick voted nay, Kristina Johnson voted aye. Nomination passed 3-1-0

Joseph Norton then nominated Shannon Fitzpatrick for the role of Clerk. Aaron Bober seconded. Through a rollcall vote Aaron Bober voted aye, Joseph Norton voted aye, Shannon Fitzpatrick voted aye, and Kristina Johnson voted aye. Nomination passed 4-0-0

II.Minutes – March 26, 2020

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

III. 7:00pm Public Hearings

- **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; Gary Killfeather, PMG; Jesse Cokely, PMG; Jeff Fiore, PMG

Kristina Johnson, Chair, opened the public hearing, asked the Applicant to introduce himself and provide overview of the project.

Brian Levey provided a powerpoint presentation. Mr. Levey gave a brief overview of the history of the site. He then reviewed the existing conditions of the site, and then provided a summary of the proposed changes. Mr. Levey reviewed the coordination with DPW that has taken place. Mr. Levey also discussed the landbanking of the side parking spots. Renderings were provided to give a more accurate idea of what the site will look like.

Kristina Johnson, Chair, requested Board comments. The following comments were provided:

Shannon Fitzpatrick said that she can't support this project. She noted that the project does not meet the Nobscot design guidelines. She believes the project should be designed to be more walkable and streetfront. She noted that the design guidelines are not optional. At this time some of the audio became difficult to discern, but Shannon was able to note that the design guidelines are mandatory, the building needs to be moved to the street with the frontage on the street. She believes that with a redesign they can fulfill this while also avoiding putting in a curb cut on Edmands so close to the intersection. Ms. Fitzpatrick noted that she will submit these comments for the record, but that she cannot support this project.

Aaron Bober noted that the orange coloring shown on the renderings should be closely reviewed for their compliance with the village bylaw. He also noted that he would wait for DPW's feedback on their issues before granting any waivers. Mr. Bober likes the landbanking idea, and he said that the project as it is now would still be an improvement over what is there now. Mr. Bober said he would defer to the city staff over whether the building should be moved closer to the street.

Joseph Norton noted that he would like to have the chance to review the input from Ms. Fitzpatrick, so he doesn't think the Board should vote on it this night. Mr. Norton noted that he agrees with Mr. Bober that it would be an improvement. He also said that the signage bothers him a bit and could use some work. Mr. Norton noted he doesn't typically see other gas stations oriented the way that Ms. Fitzpatrick is asking, and so he isn't sure he sees it necessary that they make the change.

Kristina Johnson noted that the project should make an effort to move closer to being in conformance with the village bylaw.

Attorney Levey noted he and his team, as well as DPW, believe moving the store closer to Edmands Road results in a more dangerous site. Mr. Levey noted the multiple safety issues that he and his team believe would be caused by moving the building. Mr. Levey then went through the sections of the village bylaw that they comply with. Mr. Levey then noted that his client would have to withdraw their project if the Board doesn't vote to approve the building's current location.

Kristina Johnson, Chair, asked for public comments. The following public comments were received:

One member of the public, the owner of the site, noted that his Nobscot gas station is the most difficult of his stations to operate. To improve its operation, he needs to be able to make changes on the site.

Kristina Johnson, Chair, then went to Joseph Norton for a comment. He noted that he would likely vote yes, but he wants to hear Ms. Fitzpatrick's comments. Aaron Bober echoed a similar sentiment. Kristina Johnson also noted she would like vote in the positive, but she doesn't think they are ready to take a vote tonight. Ms. Fitzpatrick noted that she isn't opposed to it outright, but there are certain aspects that need to be changed to be better in compliance with the guidelines and the bylaws. She also encouraged the rest of the Board to read the comments submitted by Christine Long. Ms. Johnson noted she agrees with that sentiment, and she suggested that planning staff should sit down with engineering staff to better understand the safety impacts of the designs. She said that if they are expecting a vote tonight, it is unlikely to work out for them.

Mr. Levey noted that he likes the idea of planning staff coordinating with engineering staff to review the project. Mr. Levey asked whether or not Ms. Fitzpatrick would approve of the project if the safety issues were addressed. Ms. Fitzpatrick noted that she would not vote for it, but then her audio became difficult to discern. Ms. Johnson noted that she thinks there is a way to make this work, and getting more input from Planning and Engineering staff would help to facilitate that. A continuance was then discussed between Attorney Levey and the Board.

Joseph Norton moved that the Planning Board extend the approval deadline for 876 Edgell Road till April 30, 2020. Aaron Bober seconded. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Aaron Bober moved that the Planning Board continue the hearing for 876 Edgell Road till April 23rd, 2020. Joseph Norton seconded. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- **3 Carlson Road**, Framingham Housing Authority application for Limited Site Plan Review under the Dover Amendment, MGL C. 40A, Section 3.

Present for the Public Hearing: Paul Landers, Framingham Housing Authority; John Juhl, Development Consultant; Bill McGrath, BETA Group

Kristina Johnson, Chair opened the public hearing, read the legal ad into the record, and requested a presentation from the applicant.

Paul Landers provided an overview of the project. The development was built in 1953 and currently has 125 total units over 31 buildings. There is currently a daycare and a playground area. Paul provided further information on the existing conditions of the site, and then showed renderings of the new proposed units. A new playground facility will be built as part of the project. Utilities will be put underground. 7 new family accessible units will be built. The project will be split into three phases: Phase 1 – individuals/families moved off site; Phase 2 – individuals/families move into Phase 1 complete units and some

off-site; Phase 3 – individuals/families move into Phase 3 completed units and some off-site. Community building and playground completed during Phase 3. The applicant's engineer, Bill McGrath, then provided an overview of the utilities, roadway, parking, and drainage improvements. The parking will be expanded from 186 to 195. The applicant has been working with the City to add a bus stop to the site. Bus stop would include sidewalk and bus shelter.

Kristina Johnson asked for Board comments. The following comments were received:

- Joseph Norton says he thinks the project is well thought out. His only question was on the number of parking spaces. Applicant noted it is currently 186 spaces but will be 195 under this project. Ratio of parking spaces is 1.49:1 and with the additional units and parking that ratio will stay about the same.
- Shannon Fitzpatrick approves of the project.
- Aaron Bober asked about any access issues for some of the new units, and asked if they'd met with City officials to review. Applicant said they met with the fire department and the buildings will be sprinkled. Architect noted that the buildings are separated far enough that they comply with building code.

The Planning Board then discussed voting to approve the draft decision. Mr. Juhl noted that he had a few requested changes. He asked that they be able to submit their Roads and Sidewalks plan with their landscaping and photometric plans. He asked they add an item as follows "Planning Board agrees to allow the Applicant to request from the City the elimination or reduction in DPW and other municipal fees in order to promote the redevelopment of this affordable housing project". He also asked that the Decision be allowed to be extended 2 years beyond the typical 2-year expiration period. The applicant would have to demonstrate to the Planning Board reasonable efforts to secure project financing and movement towards construction.

Joseph Norton moved that the Planning Board approve the Decision with the clause that the associate planner work with the applicant to include the minor amendment discussed here. Kristina Johnson seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- **Report of the Mayor's Bylaw Review Committee on Zoning Bylaws**, As requested by City Council Chair, the Planning Board shall review the document and make a recommendation to the City Council.

Kristina Johnson, Chair, opened the public hearing, read the legal ad into the record, and gave an overview of the topic.

Ms. Johnson noted there are no substantive changes in this edit, only updates for the transition from town to city. This comes to the Board from the City Council for their recommendation.

Joseph Norton moved that the Planning Board accept the changes shown in the Report of the Mayor's Bylaw Review Committee on Zoning Bylaws referred to the Planning