



MEMORIAL BUILDING – ROOM B14
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JOSEPH NORTON, VICE-CHAIR
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ERIKA OLIVER JERRAM, ACTING DIRECTOR

Planning Board Agenda

August 19, 2021 at 7pm

Blumer Community Room, Lower Level, Memorial Building and Via Zoom

If you are looking to watch the hearing online, please follow this weblink to participate via the Zoom software:

<https://us02web.zoom.us/j/83393729471?pwd=UUlHZ2czWWFOTi9tNzRpeHpoU1ZDdz09>

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Meeting ID: 833 9372 9471

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Public comments will be accepted during the public comment periods designated by the Chair.

Application and plan documents submitted by applicants are available at:

<https://www.framinghamma.gov/2278/Project-Development-Library>

I. Planning Board Meeting Minutes – August 5, 2021

II. Shopper's World Sign Application

- Spirit Halloween – Shopper's World Sign Application – 1 Worcester Rd

III. Agenda Items (continued)

- **790-816 Worcester Road**, Continued for Application of Universal Property Management, for Major Site Plan Review, a Special Permit for Fast Food, a Special Permit for a Drive Thru Facility, a Special Permit for Car Wash Use, a Special Permit for Land Disturbance and Stormwater Management, a Special Permit for Public Way Access and Waivers. The applicant is proposing to build a carwash and drive-thru fast food (coffee) restaurant. (Public hearing has closed for 790-816 Worcester Road) Public Hearing Closed at 8/5/2021

IV. Public Hearings

- **575 Pleasant Street**, Continued public hearing for Application of Solect Energy on behalf of the City of Framingham School District, for Limited Site Plan Review under the Dover Amendment. The applicant is proposing the installation of 3 solar canopies within the parking lot of the Brophy School.

- **162 Edgell Road**, Application of Saint Demetrios Monastery for Limited Site Plan Review under the Dover Amendment. The applicant is proposing to add a chapel building to an existing monastery.
- **Zoning Amendments to the Framingham Zoning Ordinance-** Corporate Mixed-Use, to review and make recommendations on amendments to Section II.J. CORPORATE MIXED-USE DISTRICT and Section II.B.G. Table of Uses, and footnotes thereof, and Section I. E. Definitions relative to Assisted Living and Congregate Living Housing, of the Framingham Zoning Ordinances. The public hearing is to consider allowing Assisted Living facilities in the CMU District.
- **Zoning Amendments to the Framingham Zoning Ordinance** SPGA, to review and make recommendations on amendments to the Zoning Ordinance pursuant to Section VI. E. SPECIAL PERMITS and Special Permit Granting Authority, and Section II.B. Table of Uses, and footnotes thereof, of the Framingham Zoning Ordinances. The public hearing is to consider adding the City Council as the Special Permit Granting Authority for certain applications including mixed use, mixed use complex and assisted living facilities, and any other such uses as determined by the City Council. Such amendments are in accordance with Article II Section 9.c. of the City Charter.

V. Other Business

Discussion on Violation of Scenic Road Act – 108 Parker Rd
ADU Ordinance Update – Survey Results as of 8/18/21

VI. Staff Report

VII. Adjournment

THE ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR, WHICH MAY BE DISCUSSED AT THE MEETING. NOT ALL ITEMS LISTED, IN FACT, MAY ALSO BE BROUGHT UP FOR DISCUSSION TO EXTENT PERMITTED BY LAW