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**By City Clerk at 10:35 am, May 11, 2023**



MEMORIAL BUILDING – ROOM 121  
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KRISTINA JOHNSON, CHAIR  
JOSEPH NORTON, VICE-CHAIR  
THOMAS BUJE  
MITCHELL MATORIN  
JEFFREY JOHNSON

**Planning Board Agenda  
May 18, 2023 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/87604930743?pwd=ZHR6bThKa1E5OEN1YVJ5aU1wbmZtdz09>

Password: 960853

You can also participate via phone by dialing one of the following numbers:

Dial by your location +1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago), +1 646 558 8656 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Meeting ID: 876 0493 0743

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

Applications and plan documents submitted by applicants are available at:

<https://www.framinghamma.gov/69/Planning-Board> Under Case Files

- I. **Planning Board Meeting Minutes – May 4, 2023**
- II. **Informational Update**
  - Informal discussion/update on Nobscot Zoning from the applicant, Steven Cucinatti
- III. **Sign Application**
  - **CAVA - 1 Worcester Road** – Shopper’s World Sign Application
- IV. **Public Hearings**
  - **PB-02-23 -- 1020, 1060, 1062, 1062A Grove Street AND 36, 40 AND 40RR Winch Street**, Continued public hearing for Application of 1060 Grove Street LLC, for a Special Permit for Active Adult Housing, Major Site Plan Review, Special Permit for Land Disturbance Permit, Allowed uses (proposed 6-unit), Scenic Roadway Modification and a Public Way Access Permit. The applicant proposes to develop a 63-unit Active Adult Housing development with 7 affordable housing units, community gardens, pastures and other open spaces. Continued farm activities on separate parcel with grazing activities extending through portions of the Active Adult Housing parcel.
  - **PB-03-23 -- 65 & 75 Fountain Street**, Continued public hearing for Application of 63 and 75 Fountain Framingham Manager LLC, for a Special Permit for multifamily >30,000 ft<sup>2</sup>, Major Site Plan Review, Special Permit for 2 way circle aisle width, Special Permit for Land Disturbance and Stormwater Management, Bicycle parking requirement reduction, Special Permit for Inclusionary Housing Units, Special Permit for pole mounted fixture reduction, Minor Site Plan Review, as well as waivers for pedestrian walkway width and waivers for landscaping design standards. The proposed project includes a two-phase multi-family residential development including demolition of the existing building at 75 Fountain Street and construction of a 280 multi-story residential building including two levels of garage parking and five levels of residential and amenity space. The proposed project also includes the renovation of the existing building at 63 Fountain Street into 60 residential loft-style units.

- **PB-05-23 – 208 Waverly Street & 22 Beaver Street**, Continued public hearing for Application of New Creek II LLC for a Mixed Use Special Permit; Major Site Plan Review; Waiver for walkway width; Waiver for landscape buffer; Waiver for landscape buffer adjacent to the building; Waiver by special permit for FAR; Waiver by special permit for front set back; Special Permit for reduction in parking; Special Permit for off street parking design, including drive aisle width and compact spaces, parking location, pole light location, crosswalk width, Special Permits per IV.B.4.e; and a Special Permit for Land Disturbance and Stormwater Management. The applicant proposes to demolish the existing retail plaza on the project site and construct a mixed-use development comprised of residential and retail space. The project would contain approximately 224 apartment units of which at least 11% would be affordable. The project would be served by 375+/- parking spaces with more than 85% of those located in a subsurface garage.

**Subdivision Applications**

- **SD-01-23 – 208 Waverly Street & 22 Beaver Street**, Continued public hearing for Application of New Creek II LLC for a Minor Definitive Subdivision Plan. The proposed project includes the creation of 3 lots, one proposed roadway with a cul-de-sac, and one unregistered parcel.
- **SD-02-23 – 63 & 75 Fountain Street**, Continued public hearing for Application of 63 & 75 Fountain Framingham Manager LLC for a Major Definitive Subdivision Plan. The proposed project includes the creation of 3 lots and a way with a cul-de-sac.

**V. Other Business**

- 120 Leland Street – Release of 2-year maintenance landscape bond
- Draft Accessory Dwelling Unit discussion

**VI. Staff and Business report**

**VII. Adjournment**