



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

Planning Board Agenda

June 1, 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/85794837838?pwd=MzhSbHp1dVZnOE9WVjF3ZXJ6UGtPUT09>

Password: 210879

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: 857 9483 7838

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 18, 2023

II. 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-06-23 – 26 Pearl Street**, Application of Charles Zammuto, for Major Site Plan Review, a Special Permit for mixed use >30,000 ft², Special Permit for Parking regulation dimensions and landscaping, Special Permit for Reduction in parking, Special Permit for Public open space enhancement, Special Permit for Residential composition, and a Special Permit for Mixed use waiver setback. The applicant proposes to construct a six-story, mixed use building with the ground floor consisting of commercial space to accommodate 2 existing nonprofits offering food services as well as 2 additional nonprofit organizations. The other floors will contain 40 residential apartment units with 20% of the units to be affordable.
- **PB-07-23 -- 597 Old Connecticut Path**, Application of PSI Atlantic Framingham MA, LLC for a Special Permit for Use; Site Plan Review; Special Permit for Parking Reduction; Special Permit for Land Disturbance and Stormwater Management; Waiver for Landscape Buffer; Waiver for Landscape Off Street Parking; Waiver for Landscape Adjacent to Building; and a Special Permit for Exception Loading Bay. The applicant proposes to construct a self-storage facility pursuant to Dimensional Variances issued by the Framingham Zoning Board of Appeals in Case #22-14.

III. Other Business

IV. Staff and Business report

V. Adjournment