

TED COSGROVE, CHAIR
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RECEIVED

By City Clerk at 10:38 am, Aug 04, 2025

Planning Board Agenda

August 7, 2025 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/83278770570?pwd=UwmebQclKCOXCCRRg9SGZrZCRyiv6.1>

Password: 149376

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), +1 929 205 6099 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Meeting ID: 832 7877 0570

*Public comments will be accepted during the public comment periods designated by the Chair.
Some items may not be discussed in the order listed. All topics may be subject to deliberation and vote.*

- I. **Planning Board Meeting Minutes – July 17, 2025**
- II. **Appointment of Planning Board representative to the Community Preservation Committee**
- III. **Sign Applications**
 - **1 Worcester Road – Atlantic Poké**
[Case File Link](#)
- IV. **Other Business**
 - **1 Worcester Road –** Painting of façade and roof at Chipotle and façade at Visionworks to coordinate with Sweetgreen's façade approval
[Case File Link](#)
- V. **Public Hearings**
 - **PB-06-25 - 70 & 84 Worcester Road**, Continued public hearing for Application of Bank of America c/o CBRE for Major Site Plan Review and a Special Permit for a financial drive-thru. The applicant proposes to use the existing building as a bank and add a drive-up ATM to the structure. **(The applicant has requested a continuance)**
[Case File Link](#)
 - **Zoning Amendments to the City of Framingham Zoning Ordinances**, Continued public hearing to review proposed amendments to the City of Framingham Zoning Ordinances to add the City Council as a Special Permit Granting Authority for multifamily, mixed-use buildings, mixed-use complexes, assisted living facilities, neighborhood cluster developments and open space cluster developments for construction of building, buildings or structures having a total gross floor area of 75,000 or more square feet. **Vote to close the hearing and vote on a recommendation.**
[Case File Link](#)
 - **PB-07-25 - 92 Concord Street**, Application of 100 Concord Street LLC for a Special Permit for Mixed Use > 30,000 SF and a Special Permit waiver, Parking Requirement Reduction. The applicant proposes to renovate the existing retail/office building into a mixed-use structure with retail space on the 1st floor and 21 residential units to occupy the 2nd and 3rd floors.
[Case File Link](#)
- VI. **Discussion on Framingham Planning Board goals for 2025-2026 regarding future zoning amendments and regulations**

VII. Staff and Business report

VIII. Adjournment