



MEMORIAL BUILDING – ROOM B14
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PLANNINGBOARD@FRAMINGHAMMA.GOV



KRISTINA JOHNSON, CHAIR
JOSEPH NORTON, VICE-CHAIR
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ERIKA OLIVER JERRAM, ACTING DIRECTOR

**Planning Board Agenda
October 21, 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/84569247236?pwd=Q2luazBMK3d2UzhGbEw5UHNaL3haUT09>

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Meeting ID: 845 6924 7236

International numbers available: <https://us02web.zoom.us/j/84569247236?pwd=Q2luazBMK3d2UzhGbEw5UHNaL3haUT09>

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 – October 7, 2021**
- II. **Shopper’s World Sign Application**
Public Lands- 1 Worcester Road
- III. **Continued Public Hearings from October 7, 2021 Meeting**
61 Tripp Street, Continued hearing for Application of 705 Plantation Street Realty Trust, for Minor Site Plan Review. The applicant proposes to construct an addition of 3,600 s.f of single-story space to an existing building of 24,300 s.f.
- IV. **New Public Hearings**
 - 1. **300 Pleasant Street**, Application of NextGrid, Inc. on behalf of Temple Beth Am for Limited Site Plan Review under the Dover Amendment. The applicant is proposing the installation of roof mounted solar panels on two of the existing buildings, and installation of one (1) solar canopy within the existing parking lot area.
 - 2. **25 Prospect Street, 571 & 575 Worcester Road**, Application of Crosspoint Associates, Inc for a Modification to Site Plan Approval decision dated June 10, 1997 as previously and further modified, Modification to a Special Permit decision for Reduction in Parking dated June 10, 1997 as previously and further modified and a Special Permit for Accessory Drive-Thru Facility for a Financial Institution. The applicant proposes to construct a bank and ATM drive-thru facility as well as to make parking and landscape modifications.

3. **350-382 Waverly Street and 16 South Street**, Application of Boghos Properties, LLC for a three-lot preliminary subdivision.
4. **1 Worcester Road**, Application of Site Centers Corp. for a Modification to a Planning Board decision dated January 10, 1994 for Special Permits for Site Plan Review, Off-Street Parking Plan Approval and a Special Permit for Reduction in the Required Number of Parking Spaces, as subsequently modified on June 25, 2002; March 19, 2015; February 22, 2016; March 22, 2018; July 26, 2018; April 11, 2019; and July 22, 2021, Modification to a Planning Board Decision dated August 10, 1994 for a Sign Review Approval in conjunction with a Special Permit Site Plan application before the Planning Board (also modifying the above-referenced Jan 10, 1994 decision, as subsequently modified on February 22, 2019 and April 11, 2019, a Special Permit for Land Disturbance and Stormwater Management, and Waivers per Section III.E.10.c from Highway Overlay District Standards and Section III.E.8.i for landscaping adjacent to building. The applicant proposes a redevelopment at the southwest corner of Shopper's World including demolition of existing retail and construction of new retail and grocery space.
5. **162 Howard Street**, Application of A. Vernon Woodworth on behalf of Fabio Silva for Limited Site Plan Review under the Dover Amendment. The applicant is proposing to convert a portion of the existing building into a church.

V. Other Business

- 2022 Planning Board Schedule Draft
- Special Meeting in November?

VI. Staff and Business Report

VII. Adjournment