



MEMORIAL BUILDING – ROOM 121
 150 CONCORD STREET, FRAMINGHAM, MA 01702
 508.532.5450
 PLANNINGBOARD@FRAMINGHAMMA.GOV



KRISTINA JOHNSON, CHAIR
 JOSEPH NORTON, VICE-CHAIR
 THOMAS BUJE
 MITCHELL MATORIN
 JEFFREY JOHNSON

REVISED
 1:03 pm, Sep 17, 2024

**Planning Board Agenda
 September 19, 2024 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/84133924351?pwd=LhyZnOTQBTfRjGrQkMC7jKSSOpEibG.1>

Password: 606634

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: 841 3392 4351

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.

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** – August 29, 2024 and September 5, 2024
- II. **ANR (Approval Not Required)**
 - **ANR-24-04** – 121 Union Avenue
[Case File Link](#)
 - **ANR-24-05** – 1154 Worcester Road and 29 Mayhew Street Extension
[Case File Link](#)
- III. **Discussion on MBTA Zoning**
 - Continued discussion that will primarily focus on how the city can extend its compliance with the MBTA Communities Act. Under the MBTA Communities statute, also referred to as 3A, 177 cities and towns that are in the Massachusetts Bay Transit Authority’s service area need to approve new zoning to permit multifamily housing near public transportation options. Discussion also on other transportation hubs throughout the city. This would help meet the state’s urgent demand for more housing and was enacted in January 2021 as part of the state’s economic development bond bill.
[Case File Link](#)
- IV. **Public Hearings**
 - **PB-05-24 – 63 & 75 Fountain Street**, Continued public hearing for Application of 63 & 75 Fountain Framingham Manager LLC, for Special Permit Multifamily >30,000 ft², Special Permit Land Disturbance & Stormwater Management, Major Site Plan Review, Waiver by Special Permit residential composition less than 20% units <600 ft², Special Permit relief from minimum parking stall dimensions, Special Permit mixed use building >30,000 ft², Waiver by Special Permit separation residential/non-residential, Special Permit mixed use complex >30,000 ft². The proposed project involves a two-phase construction of a mixed-use complex, including a multi-family residential development, café, community/gallery space, and expansion of the existing daycare. The first phase would include demolition of the existing building at 75 Fountain Street and construction of a 211-unit residential building including two levels of garage

parking and five levels of residential and amenity space. The second phase would include the renovation of the existing building at 63 Fountain Street into 39 loft-style units.

[Case File Link](#)

- **PB-17-23 – 1 Howard Street & 38 Park Street**, Continued public hearing for Application of One Howard, LLC for Major Site Plan Review, Special Permit for Use for multi-family housing in the CB District, Special Permit for Land Disturbance and Stormwater Management, Special Permit for Reduction in Parking, Special Permit for Dimensional Reduction in Parking and Inclusionary Housing. The applicant is proposing to convert the existing vacant parking lot into multi-family residential apartments consisting of a 6-story building containing 135 dwelling units with a first floor at-grade parking garage.

[Case File Link](#)

V. Closed Public Hearings – Continued Deliberation

- **PB-08-24 – 597 & 601 Old Connecticut Path**, Continued deliberation for Application of Colbea Enterprises for Major Site Plan Review; Special permit, reduction in parking; Special permit, auto carwash; Special permit, fast food; Special permit, drive-thru; Special permit, retail > 8,000 SF; and Special permit, Land Disturbance & Stormwater Management. The applicant is proposing to raze the existing structure and construct a new convenience store, coffee shop with drive-thru, carwash, and fueling canopy with pumps. **(The public hearing has been closed)**

[Case File Link](#)

VI. Staff and Business report

VII. Adjournment



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9:12 am, Sep 16, 2024

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