

NEEDHAM PLANNING BOARD MINUTES

December 7, 2010

The regular meeting of the Planning Board held in the Needham High School Media Center, was called to order by Ronald Ruth, Chairman, on Tuesday, December 7, 2010 at 7:15 p.m. with Messrs. Warner, Eisenhut, Jacobs and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski.

Mr. Ruth announced the 7:30 p.m. hearing scheduled for tonight will be continued. The applicant has requested it be continued. He noted there will be a hearing on the in-lieu parking fee schedule as scheduled tonight.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the five members present unanimously:

VOTED: to continue the hearing on the Major Project Site Plan Special Permit No. 2010-04 to 1/4/11 at 8:00 p.m. at the interim Town Hall.

Request to extend action deadline: Major Project Site Plan Special Permit No. 2010-04: The Mackin Group, LLC, 7 Harvard Street, Brookline, MA 02445, Petitioner (Property located at 916-932 Great Plain Avenue and 36-58 Dedham Avenue, Needham, MA).

Ms. Newman stated the law interprets the action deadline from the close of the public hearing for 90 days. She has asked the applicant to request an extension. They have not closed the public hearing yet. Ms. McKnight stated there was no reason to act on that yet. A motion was made to extend the deadline to 1/31/11 or a later date as the law may allow. Mr. Jacobs clarified they should interpret 1/31/11 without prejudice of a later date. All agreed to the amendment.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Warner, it was by the five members present unanimously:

VOTED: to agree to extend the deadline to 1/31/11 as discussed.

7:15 p.m. – In-Lieu Parking Fee Schedule. Note: This hearing is continued from the October 19, 2010, November 1, 2010 and November 16, 2010 meetings of the Planning Board.

Louis Wolfson read a letter he wrote and submitted it for the record. He stated he feels the Board would be neglecting their fiduciary obligations unless they 1) identify and secure locations, 2) have a fixed cost to secure locations and 3) have a fixed cost to build structures if they are required. He noted there is a finite amount of parking. He believes the Board should put a moratorium on downtown development under the new zoning that was passed at Town Meeting.

Ruby Iantosca asked they explain the parking in lieu proposal. Mr. Ruth explained and noted people would pay a fee for parking that is not satisfied on their lot. There is an obligation to pay for some waivers. Ms. Iantosca asked how people are going to get parking that is not there. She feels the citizens should have more say. Mr. Ruth explained the options. Bob Stark noted in the past waivers have been granted and he asked who had received them. Mr. Ruth informed him they were all businesses. Mr. Wolfson asked if those businesses had parking on site. Mr. Ruth noted they had but it ranges. Paul Iantosca noted he is a developer in Boston. He stated the standard is set for a reason. They should have taken property by eminent domain and put a senior center on it. There is plenty of land for parking. They are maximizing units and maximizing profits. He added they said they would open the theater but they did not. They have not discussed going underground. He feels they should be forced to adhere to town standards. That is why they have them. This is a large parcel of land. He feels others should not have to bear the burden. Mr. Ruth clarified they are only discussing the parking fee, not the cinema.

Louise Condon, of the Needham Business Association, noted the CVS lot was a no brainer. They traded land with Mr. Greymont. There is a shortage of parking today even with the buddy parking. She stated people in town

did not want a parking garage 20 years ago. Parking is an issue and she feels they do not need to grant waivers. George Giunta Sr. stated this hearing is too soon. Until they determine what the requirements are going to be they cannot set the fee. He stated his belief that there will be 2 cars per unit in reality. They need to determine what the final count will be. He noted a majority of waivers given were for restaurants. Mr. Ruth clarified the regulations are not unique to the cinema site. The same regulations are for all of downtown. They establish a rate for waivers on how the site is being developed. This will establish a rate for all of downtown. Bob Larsen, of Precinct H, commented he does not know how they can set a fee in lieu when they do not know the extent accommodated. There is a 1/31/11 deadline but the fee schedule cannot be established by then and be viable. He would like to hear specifics on how they will formulate the fee schedule. Mr. Ruth stated the process of developing the schedule is what they are engaged in here. They have hired an outside consultant for input on parking and they are having the hearing process. They have draft regulations that set out the formula.

Ms. McKnight stated she wants to point out when the concept of a parking fund was voted in it was not a great departure from what the Planning Board has done for years in the downtown. They ask for parking studies when people ask for waivers and they are not departing from that. That is the first thing the applicant would have to show. She commented what is new is the applicant needs to show them studies that there is still available parking in downtown. That is the only way to get a waiver. Mr. Eisenhut noted the fund should not be viewed as a short term fix. It may be decades not years. He added applicants do have opportunities such as acquisition of land, etc. Mr. Jacobs stated the 1/31/11 date only refers to Mr. Mackin's proposal. The Board has agreed to 1/31/11 or sometime later but that does not govern this hearing at all.

Stuart Rothman noted he owns the abutting property. He stated they are creating a vehicle for people to develop downtown but are not going to be able to collect any money from others. He commented that unless a study is done that parking can be made available to his building he is not going to pay for it. He asked if the Board was ever going to generate any funds for this. It is unclear why pre-existing, non-conforming uses are not given a complete waiver. He feels giving him a 10 or 20 space credit is arbitrary.

Fred Hartman, of the Vita Needle Co., noted this hearing is the cart before the horse. Payment in lieu does not solve the problem. The problem is there is no parking. He asked how they can assess without knowing what the cost to the quality of life is. It is a dangerous precedent having a schedule set up. He is concerned the schedule could vary depending on the project, etc. There are many variables.

Mr. Iantosca asked if there are any sites in Needham with available parking. He does not feel there are any. Mr. Ruth clarified, on the contrary, there is substantial potential. Mr. Iantosca stated he feels this site would be a great parking lot. He wants to know the Board's feeling of in lieu in this case. Mr. Ruth stated he was out of order. Mr. Iantosca stated if they grant in lieu they would be in court. Mr. Giunta Sr. stated they need to go beyond 1½ parking spaces per residential unit and go to the maximum. They are going to have people in spots during the day and visitors. They need a maximum number of units in the area during daylight hours. He stated they cannot come up with a fee until they determine what the total might be. Mr. Iantosca stated if they grant the project with waivers and a fee paid then people will need to wait until parking becomes available. That could be 5 years. Ms. McKnight explained again they need to make sure there is sufficient parking in the area to meet the demand. Mr. Wolfson stated this is shortsighted. They need to figure the maximum build out in the master plan.

Ms. Condon asked when they are granting the waivers and how many spaces have they granted waivers for. Ms. Newman noted Marsala Art was the largest to get a waiver. They need 43 but have only a few. They are close to downtown parking. She noted most are pre-existing retail uses. Now they are seeing conversions to new uses and they need waivers. Ms. Condon asked when Town Hall opens where will people park. She feels there should not be this discussion as there is no parking.

Mark Olson, representative for Gil Cox, stated they would like the basis for the sliding scale. Mr. Ruth informed him a consultant did a study of what were the various costs for parking off-site. Each approach has a different cost. They have adopted the approach a fee should not be burdened so as not to generate 100% of the cost but a component. The Board feels the incremental approach is appropriate. Ms. Newman noted the base fee is the average cost of a parking space in the region. She explained the different elements of the fee levels, the threshold

numbers then graduated. Fred Hartman Jr., of 919 Great Plain Avenue Realty Trust, stated they need a firm plan. It is difficult to calculate what the cost of a structure would be. He commented he doubts this will happen. Mr. Ruth clarified the fee schedule ties to the space necessary for that project. Mr. Larsen commented it is onerous and subject to appeals by litigants. He does not think it bears merit.

Robert Smart stated the first full paragraph in Section 1 should be Zoning not By-Law. Section 1 should be if the applicant finds spaces within a certain distance of the project he should not have to pay into the fund. He suggested a language change that is also carried into Section 2. In Section 2, he suggested replacing "actual and effective waivers" with "total actual waived parking spaces and the effectively waived parking spaces." He feels the credited number of spaces should be 15 rather than 10. In the third paragraph in Section 2, he feels they should change "and" to "minus." Mr. Ruth noted for the record a letter from Robert Smart, dated 12/7/10, with suggested changes and a letter from Morrissey, Wilson and Zafiropoulos, LLP, dated 12/6/10, with concerns. Ms. McKnight asked where in the current Zoning By-Law does it speak of leased parking as a substitute for owned parking. Ms. Newman clarified it does not. Ms. McKnight stated the concept of leased parking would require a waiver. Ms. Newman agreed.

Mr. Iantosca stated when the applicant has the capacity to provide the required parking on site a waiver should not be discussed. It should be for people with no option.

Ms. McKnight stated they need calculations further presented to them. Ms. Newman clarified she required updated figures. There is a financial benefit for projects that had 20 or 15 credited spaces. Fees stayed the same for those with credit going down to zero. It is a greater financial benefit for those projects with a 20 or 15 credit. Ms. McKnight asked which scenario is more equitable. Ms. Newman noted she feels a 10 space example worked and a 12 space example does not take them too far off the mark. Mr. Smart stated they need a definition of existing parking available on site. It is not clear. Mr. Ruth clarified the intent of the language is to address situations where there was an unstriped area on site that had been used as parking.

Mr. Hartman commented he was concerned about establishing payment in lieu. It seems a larger number of waivers should have punitive fees. Mr. Jacobs noted there were certain definitions with a formula and explained. Mr. Rothman asked for clarification the in lieu fee is only for projects in the overlay district. This is correct. The Board was asked if the fee was a one-time fee or yearly. The Board noted it was a one-time fee. Roy Cramer stated he was concerned with what the Board would do with the money. Mr. Ruth stated it would be put in a separate fund within the town that could not be used for anything other than parking issues. It was already established per the law. Mr. Cramer noted the goal is to construct spaces elsewhere. He asked what the ultimate goal was. Mr. Ruth stated it was premature to say what the plan would be. No proposal has yet been vetted. Ms. Newman stated the consultant has identified an array of opportunities. Mr. Jacobs stated the proposal has evolved dramatically over several meetings. He thanked all for their input. He asked what the next event would be. Ms. Newman stated they will deliberate on the draft at the next meeting. Mr. Jacobs noted he wants to spend time looking over the language.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Warner, it was by the five members present unanimously:

VOTED: to close the hearing.

Mr. Ruth stated they would deliberate on 12/21/10.

Approval Not Required Plan – 1051 South Street.

Ms. Newman noted they are changing the property line. Both lots have required frontage on a way. It is under a single ownership now and they are creating buildable lots.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the five members present unanimously:

VOTED: to endorse ANR.

8:00 p.m. – Major Project Site Plan Review No. 2010-01: The Needham Golf Club, 49 Green Street, Needham, MA 02492, Petitioner (Property located at 49 Green Street, Needham, MA).

George Giunta Jr., representative for the applicant, noted there have been a few modifications. Ms. McKnight recused herself from the hearing.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Eisenhut, it was by the four members present unanimously:

VOTED: to waive the reading of the public hearing notice.

Mr. Giunta Jr. reviewed the changes. The parking has been reconfigured. The handicap spaces have been slightly adjusted due to the need for one handicap accessible van space. They are down to 137 spaces. The walkway on the right side has changed to accurately reflect what would go in there. On the basement level they have installed an airway for ventilation intake below ground and the grate that covers it. Mr. Warner asked if the exhaust will make noise and was informed it would not. Mr. Giunta Jr. noted the electrical room has been moved to the front and stairs were closed off. Some interior changes do not affect the permit but he wants to point them out. First floor louvers were installed to provide ventilation for the cart area. On the second floor, the exterior rear door was moved slightly to pull down the attic stairs that were installed. The attic is 742 square feet of mechanical space. It is not occupied space but they are putting floors and walls. Mr. Eisenhut asked if these were the last changes in the rush to get permitted. Mr. Giunta Jr. commented he feels they are. He noted on the roof there are various penetrations for pipes for the kitchen, HVAC, etc. There is a note on elevators and the detail on the windows has changed to match the grill pattern, vents, etc. A railing system with curved iron has been added. He noted they need to check cost efficiency.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to close the hearing.

Ms. Newman noted she had made changes. She changed the parking to 137 on page 3. On page 5, she made 2 changes – the 137 spaces and clarified language as relates to the attic.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the four members present unanimously:

VOTED: to grant the relief to allow modification of the site plan by adjusting the handicap parking spaces and the walkway between the proposed new clubhouse and the northerly property line, add a ventilation well or areaway at the right front corner of the building, to install louvers at the left side of the first floor, to install vents and pipes on the roof for the elevator shaft, the kitchen exhaust and the HVAC system, to change certain window, door and railing details, to install an attic of 742 square feet to provide safe and convenient access to the mechanical systems in that area and to reduce available parking by one space as set forth in the draft decision.

Ms. McKnight returned to the meeting.

8:30 p.m. – Amendment to Major Project Site Plan Review No. 2010-02: Town of Needham, 470 Dedham Avenue, Needham, MA and the Needham Historical Society, 1155 Central Avenue, Needham, MA, Petitioners (Property located at 1155 Central Avenue, Needham, MA) Note: This hearing is continued from the November 16, 2010 meeting of the Planning Board.

Mr. Jacobs noted he listened to the tape of the last meeting and feels he is well versed in the hearing so far. Steven Popper, representative for the applicant, noted they discussed a few issues at the last meeting. They needed to make modifications to the drawings. They have been submitted to Ms. Newman and that should satisfy all requirements. Ms. Newman stated she has reviewed them, Conservation has reviewed them and engineering has issued an order of conditions. She stated engineering would like asphalt rather than landscaping due to snow

plowing. Mr. Popper stated they would like the Board to approve conditional to an evaluation. He does not know if the Conservation Commission would approve the engineering request. Ms. Newman stated she will add it to the draft.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by the four members present unanimously:

VOTED: to close the hearing.

Ms. McKnight noted the photometric plan is not listed in exhibit 15 or 14. Ms. Newman stated it was replaced with a more current plan. Ms. McKnight noted on page 2, exhibit 2, it should be memorandum not memo's. Ms. Newman noted on page 8, the hours of construction. Mr. Jacobs stated they did not discuss interior work hours. Ms. Newman stated they should just recognize exterior construction that may cause issues. They will add something that allows them to eliminate the triangle space with the Conservation Commission approval.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the four members present unanimously:

VOTED: to approve the draft decision with the proposed alterations with regard to the traffic island alteration and one spelling error.

Request for Extension of Temporary Occupancy Permit: Major Site Plan Review No. 2004-01: Permanent Public Building Committee for the Needham High School, 609 Webster Street, Needham, MA 02492, Petitioner (Property located at 609 Webster Street, Needham, MA).

Steven Popper, representative for the applicant, is requesting an extension for another 6 months. They are not at the point to request a final occupancy permit.

Upon a motion made by Ms. McKnight, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to grant the request for a temporary occupancy permit for the Needham High School project.

Diminimus Change: Decision: Major Project Site Plan Review No. 2009-07: Treat LLC, d/b/a Treat Cupcake Bar, 45 Stonecrest Drive, Needham, MA, 02492, Petitioner (Property located at 1450 Highland Avenue, Needham, MA).

Roy Cramer, representative for the applicant, noted they are expanding by 307 square feet to add storage and a prep room. The J. Gregory retail space is being reduced. He stated they are not increasing seat. There is a net loss of the parking requirement of one space for the building. They would like the right to move things around in the room without coming back. Mr. Warner noted a letter from the Board of Health regarding some equipment. Mr. Cramer stated they are all set. The Board of Health is happy now. He commented they are happy with the proposal. Mr. Jacobs asked if they had rights in the common corridor. Mr. Cramer stated it was all closed off and they had no rights. By expanding and putting a door in it is a common corridor. They can exit there and go out the door. Mr. Jacobs stated he would like to see the part of the lease that explains what the rights are in the common area. Mr. Cramer stated he would look but he is not sure there is anything mentioned at all. Ms. Newman noted all deliveries were through the front door. David Liberte, applicant, stated that is correct and it seems to work well. Ms. Newman noted on page 3 and 4, paragraph 3 should be deleted. A motion was made to approve the decision but if the applicant has a problem recording the decision they would substitute a new page 3 with language. Mr. Ruth clarified they should leave the sentence in. It is fine.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the four members present unanimously:

VOTED: to approve the decision for Site Plan Special Permit minor modification with the additional section reinserted.

Request for Occupancy Permit: Major Project Site Plan Review No. 2008-08: V.S.A., LLC, 1105 Massachusetts Ave., Suite 11G, Cambridge, MA 02138, Petitioner (Property located at 225 Highland Avenue, Needham, MA).

Ms. Newman noted they are not considering the occupancy at this time. The engineer wants to do an inspection. Things are different than they approved. Sidewalks with ramps, parking spaces, one landscape island was not built and they put in 3 parking lot lights and in different locations. They leveled the area in front of the stores and they do not meet ADA requirements. The applicants were told they need to come back with a new plan and see what happens. The Town Engineer said it is not ready for any occupancy.

Release of remaining performance bond and off-street drainage for Lot 4, Meadow Woods Subdivision: Pam Shaw, Petitioner.

Ms. Newman stated the subdivision is complete. Mr. Petrini has received all his money and the only money left is to go back to Pam Shaw. She would like authorization to release the money back to Ms. Shaw. There is one passbook with \$16,727 and accrued interest and separately there is \$3,800 on deposit with the treasurer.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by the four members present unanimously:

VOTED: to approve release of the remainder of the performance bond and off-street drainage bond for Lot 4, Meadow Woods Subdivision when satisfied all legal documents are in place.

Sign Appointments for Central Avenue at Charles River study Committee.

Assistant Planner Alexandra Clee, suggested the following people should be appointed to the study Committee: Sam Warner, Ron Ruth, Moe Handel, Chad Riley, Paul Alpert, Sandy Tobin, Peter Pingatore and Karen Price.

Upon a motion made by Ms. McKnight, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to approve the members listed above for the Central Avenue at Charles River study Committee.

Minutes

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to approve the minutes of 11/1/10 with changes discussed.

Review of Trail Master Plan.

Mr. Warner sent a letter to all suggesting taking the trails off the agenda for a few months.

Report of the Planning Director and/or Board Members.

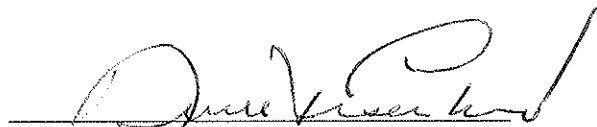
Ms. Newman noted a doggy day care use came in. She feels it is similar to a vet which is a use allowed by Special Permit. Building Inspector Dan Walsh said it is not allowed and the use cannot go forward. She feels the use tables may need to be updated for uses provided. Devra Bailin has suggested adding the use in commercial districts. They may allow a use similar to a use in the table or by Special Permit. It used to say the Planning Board could give a Special Permit for a use not in the tables. She noted the use tables are antiquated and different uses pop up. She asked if they want to create a way for them to go forward with uses that are similar but not exact. Mr. Jacobs stated he liked the idea but they may get an overrun of requests and they may let Dan Walsh refer people to the Planning Board. He is not sure how much of a concern it is. Ms. Newman feels as of right may be a revolving door here. Ms. McKnight stated they should do by right or not. She feels the as of right piece should come out. They may allow by Special Permit a use similar in intent. Mr. Ruth stated his only concern is if it makes the code vulnerable. Mr. Jacobs stated they should keep it up to date. Ms. Newman noted her second

question is that Waltham has a provision that the Planning Board may waive given the particular location and/or configuration of a project in relation to the surrounding neighborhood for the New England Business Center. She noted anything goes in Waltham. Ms. McKnight stated she could see an advantage with a dimensional problem not to come to the Planning Board and also the Zoning Board of Appeals for a dimensional variance. She commented this is like one stop shopping. Mr. Jacobs noted there is no standard here. He feels it is very dangerous. He is really asking if the Board itself would be comfortable with this language with no standards at all. This would allow someone to throw out all the rules. Mr. Warner stated he would not be comfortable with this. Mr. Ruth stated he is not worried about setbacks there. He feels there are certain dimensional things the Board could deal with. Maybe they should have something like this but put an outside limit on it. Mr. Jacobs stated that is what they discussed. There seems to be a consensus they are willing to discuss flexibility with some boundaries. Ms. McKnight noted the definition of a half story in the By-Law is an issue. Mr. Ruth suggested they have a draft regulation for the next meeting for the public. It was decided the 12/21/10 meeting would be canceled. The next meeting will be 1/4/11.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to adjourn the meeting at 10:35 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Bruce Eisenhut, Vice-Chairman and Clerk

Exhibit A

Based on a review of the tape recording of the Planning Board meeting of December 7, 2010 below sets forth the exchange wherein the speaker was identified or identified himself as Paul Iantosca.

Minute 18.15 of audio recording

Paul Iantosca: My name is Paul Iantosca, I'm a developer in Boston. And standards and requirements are set up for a reason. You have 1.5 parking spaces per unit set as a standard for a reason, because that's proven to work in cases. This particular parcel, I won't go into too much of a juxtapose right now, but they haven't been very good to the town. They've closed our theater and said they were going to reopen it and they didn't. I think you should've taken the property by eminent domain and put the senior center there, that would have been perfect for everybody, but that's beside the point. The requirement required 1.5 spaces per apartment, you should stand to it. You have no reason to give them a waiver on this, they have plenty of land to have enough parking, what they're doing is maximizing the amount of units there, they'll maximize their profit, they've factored in giving you \$45,000 in lieu of, it's less expensive and more profitable for them to build more living units. They haven't even addressed going underground to put a garage underneath the building, because it's expensive. They should be forced to adhere to the Town's standards, because that's why you have them. The waivers were set up when a property owner doesn't have an option. Many of the buildings in Needham have no parking, and yet you require them to have parking; well obviously we wouldn't have a lot of the restaurants that we have in Needham if you didn't give them a waiver. But this is the reserve situation. They have a very large parcel of land and there's no reason why they can not adhere to all the requirements the Town has set. And for you to give into them and give them a waiver and let them have their way, you're selling yourselves short, you're selling the Town of Needham out short, and other business people who have been here for years who are struggling with parking shouldn't have to bare the burden so these out of town developers can walk out with suitcases full of money and we're left with the problems. That's just on the parking issue.

Ron Ruth: Right, and if I may, I want to clarify, that going forward this is a testimony about the parking fee not about the cinema parcel.

PI: I understand.

RR: The cinema parcel has been continued to January 4th, and so as we go forward with testimony, please make your remarks generally about the parking regulations because we're frankly not focused at this moment about that parcel.

PI: But you understand what I'm saying about the parking.

RR: I think we heard you.

PI: Thank you. I'll be back on the 4th.

Minute 39.28 of audio recording

RR: Others? Mr. Iantosca.

PI: yes, have you identified any sites in Needham for parking? (*pause*) none available really, right?

RR: No, actually, much to the contrary. There are a number of sites that have been identified where consolidation, reorganization, better management of sites could generate substantial sites and that's something that our consultant did identify and has identified substantial potential without building a ramp.

PI: okay, well, I think this site would make a great parking lot. Mackin's site, it's centrally located...

RR: If you remember, we're not talking about the cinema site please.

PI: No, but we're talking about parking in lieu. I'm just referring to this.

RR: Let's keep focused on that.

PI: I'd like to ask the Board members opinion of granting in lieu of in this particular project, because we are talking about in lieu of.

RR: I'm ruling that out of order. Sir. We are talking not about the cinema.

PI: You rule that out of order? If you grant in lieu of parking to them, you'll be in court. I'll guarantee it.

1 hour 7.55 minute of audio recording

RR: Yes, Mr. Iantosca.

PI: Lastly, I would just like to say that waived parking is wonderful to allow businesses to do what they have to do, however when any applicant has the capacity to provide the required parking on his development site, you shouldn't even be talking about waivers. It's not necessary for him. The purpose of waivers was to help people with a preexisting building stay in business and rent their space. An applicant that can build their own parking as required by the Town, why would you even give them a waiver? There's no need to. Those waivers should be saved for people who need them, who don't have an option. Take that for thought, please. Thank you.

RR: Understood, thank you.