

NEEDHAM PLANNING BOARD MINUTES

April 26, 2011

The regular meeting of the Planning Board held in the Webster Room at the Public Services Administration Building, was called to order by Ron Ruth, Chairman, on Tuesday, April 26, 2011 at 6:15 p.m. with Messrs. Eisenhut and Warner and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Donna Kalinowski.

Correspondence

Ms. Newman noted there is a street acceptance on the warrant. It is Great Plain Avenue by Harris Avenue at the MBTA lot. The parallel parking along Harris is sitting outside of the right-of-way. They are moving the right-of-way to correct this. The Board needs to make a recommendation within 45 days.

Ms. McKnight stated they should have the plan before them. Ms. Newman is not sure they are done. Ms. McKnight noted they need to be here 7 days before Town Meeting and reiterated she does not know what it is without the plans. Ms. Newman stated they will do this Monday night.

Ms. Newman noted Farley Pond Road was not accepted in 1989 but is ready now to be accepted. She will get the plans from Town Engineer Tony DelGaizo.

Mr. Ruth noted a letter from Maric, dated 4/21/11, expressing support for the zoning on the New England Business Center.

Deliberation:

Article 1PB: Amend Zoning By-Law – Personal Fitness Service in an Industrial District.

Mr. Ruth noted there was a typo. He feels the reference to 5.1.1.6 should not be there.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Warner, it was by the four members present unanimously:
VOTED: to recommend adoption of Article 1PB as amended.

Mr. Ruth noted Scott Ravelson had called him. Ms. Newman noted he had called her also.

Article 2PB: Amend Zoning By-Law – New England Business Center.

Ms. Newman noted the Council of Economic Advisors had a presentation by the consultants who recommended the town not go forward with the dimensional adjustments currently. They need to fix the height issue or they are not going to hit the maximum FAR. Effectively, if you look at all you come up with an FAR of 1.0. Missing from the analysis, and what they did not get from the consultants, was an incremental analysis and what would happen, independent of height, if you begin to get rid of the lot coverage requirement.

Ms. Newman noted there was a 4-3 vote not to go ahead with the dimensional components and only go with the use related to medical and an expansion of medical uses. She stated all of 4.8 goes away. Paragraph 1 disallows group practices by right but allows 2 or fewer by right. There is a 15,000 square foot cap in paragraph B on multi-story buildings. Ms. Bailin will make the changes discussed at the last meeting and at the CEA meeting this morning.

Ms. Newman noted under Section 2(a) she will add “drive through” after “other” and in Section 2(b) she will add “as defined above” after “Group Practices.”

Upon a motion made by Ms. McKnight, and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to approve subject to reviewing the final draft.

Article 12PB: Amend Zoning By-Law – Reconstruction of Two-Family Dwellings.

Ms. Newman noted she put new language in a and b. Accessory buildings can be no more than 575 square feet and be located to the rear of the principle structure, etc.

Mr. Eisenhut stated accessory buildings should be behind the front plane. Mr. Warner suggested behind the back wall. Mr. Eisenhut added to be located to the rear of the back wall. Mr. Ruth stated he would be interested in getting the opinion of people interested in this before going to the floor with it. Ms. Newman will send it to George Giunta Jr. for his review.

Ms. McKnight asked if they could say not more than 575 square feet per dwelling? Mr. Ruth feels there should be "per vehicles" associated with it. Ms. McKnight suggested 575 square feet per 2 vehicles and to the rear of the back wall of the principle structure. She noted she wants it worded in such a way you could get the 575 foot exemption. Mr. Ruth suggested "except not more than 575 square feet except as otherwise allowed."

Ms. McKnight noted a total of not more than 2 vehicles or enclosed garage space for not more than 1 car per dwelling unit and located in an accessory unit if not more than 575 square feet per 2 vehicles where the accessory building is not in front of the house. Mr. Ruth agreed. Mr. Eisenhut agreed it makes it consistent. Ms. Newman will draft it.

Ms. Newman stated she needs members to speak on the articles. Mr. Ruth will do Articles 6, 9, 10 and 1; Ms. McKnight will do Article 7, 10 and 12 if Mr. Jacobs is not here; Mr. Eisenhut will do Articles 8 and 11; Mr. Warner will do Article 13 and Ms. Bailin will do Article 5.

Mr. Ruth gave an Article 10 update. It will be referred back to the Planning Board. The article will be in the paper on Thursday. May 2 there will be a meeting at 6:30 p.m. before Town Meeting.

Parking Determination – Joshua M. Bows, Merrill Associates, Inc. for the Digital Realty Trust, Petitioner (Property located at 128 First Avenue and 72 A Street.

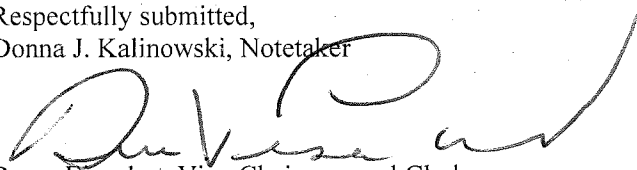
Ms. Newman noted they are constructing a new building. The consultants recommend one parking space for 3,000 square feet of project. Our engineering department agreed with this so the recommendation is for 18 spaces.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Warner, it was by the four members present unanimously:
VOTED: to recommend one space per 3,000 square feet.

Ms. McKnight stated she would like time to review this. Ms. Newman stated they will review it Monday night.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Warner, it was by the four members present unanimously:
VOTED: to adjourn the meeting at 7:30 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker


Bruce Eisenhut, Vice-Chairman and Clerk