

NEEDHAM PLANNING BOARD MINUTES

May 14, 2008

The regular meeting of the Planning Board, held in the lobby of the Newman Elementary School, was called to order by Martin Jacobs, Chairman, on Wednesday, May 14, 2008 at 6:45 p.m. with Messrs. Eisenhut, Handel and Ruth as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski.

Request to authorize the Planning Director to review and approve plans for Major Project Site Plan Review No. 2008-01: Frozen Custard New England LLC d/b/a Abbotts Frozen Custard, 2 Thoroughbred Lane, Sherbourne, MA, Petitioner (Property located at 934 Great Plain Avenue, Needham, MA).

Roy Cramer, representative for the applicant, noted they were requesting the Planning Director be given authority to review and approve the plans and issue a temporary occupancy permit per the specifications on the plans when the dumpster is up, the lock put on and the DPW has inspected until such time as the Board can reconvene and issue a permanent.

Upon a motion made by Mr. Handel, and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to authorize the Planning Director to issue a temporary occupancy permit per the specifications on the plans once the dumpster is up, the lock put on and the DPW has inspected and approved.

Appointments

6:45 p.m. – Informal discussion: Roy Cramer and Tom Trudeau to discuss new option for Duncan Drive.

Ron Ruth disclosed to the Board Rich Robinson is an investor with Northbridge and he has been a referral on occasion. Roy Cramer, representative for the applicant, noted Sharon McCarty, Rob Gatnik and Vincent Norton want to buy the property and build a nursing home for Alzheimer patients. They feel it is a good site and want to get a sense of the Board. There are 4½ to 5 acres. There will be up to 60 residents with a maximum staff of 12. It will be one story with 48,000 square feet. The zoning by-law requires 36 parking spaces. They do not need that many but have shown 36 on the plan. There will be 4 internal courtyards for a safe environment. They feel with a maximum of 60 there will only be one or 2 visitors per week. There will be 3 or 4 people other than staff at any given time such as clergy, visiting nurses, therapists, etc. It will be a closed facility with 7:00 a.m. to 3:00 p.m., 3:00 p.m. to 11:00 p.m. and 11:00 p.m. to 7:00 a.m. shifts. Aides will have these hours and administrative staff different hours for rolling hours. During the night shift change some leave and others arrive. There will be a smaller staff. The back of the property is wooded for a buffer. The first floor is only operational and the rest is aesthetic to blend with the residences around. They feel the Single Residence B zone is not going to work but they think this will. It is quiet and unobtrusive. Mr. Handel noted the use and location may be compatible. It is a busy street and they will need the maximum vegetation. The Tippet House is the model for him. He feels it has a nice placement. Mr. Ruth commented the Tippet House was stormy when it was going in but it may be a precedent. They should learn the do's and don'ts from them. Mr. Handel suggested they talk to the abutters as soon as possible.

Mr. Ruth asked if it was non-profit or for profit. He was informed it was a for profit with Northbridge as the operator. Mr. Eisenhut asked if there would be walking paths. Mr. Trudeau noted there were on the top property but they do not touch his property. Mr. Jacobs stated he had no questions but this seems to answer a lot of concerns of the neighbors. He feels it may be fortuitous. Mr. Cramer stated they want to avoid a 40B. Mr. Handel suggested they do not use the spector of a 40B. They should show what can be done on site by site so people know. Mr. Cramer noted they can get 4 lots by right. Ms. Newman asked where they are getting their frontage. Mr. Cramer noted Old Greendale Avenue is public. Part of the frontage is on Greendale and the rest on the part of Old Greendale that is not constructed. Mr. Handel asked if Old Greendale is currently accessible and was informed it was. Ms. Newman noted it needs to be accessible and constructed. This is something to look at. Mr. Cramer stated he would look at it but they do not want to take down any more trees than necessary. Ms. Newman noted it needs to be practical access. Mr. Cramer reiterated he would look at it again but they brought Old Greendale up to road standards. Mr. Trudeau stated the frontage was originally on Old Greendale. Mr. Jacobs asked if there were any streets across from the property. Mr. Cramer stated Kenney was further down. He asked

if they need to study this. Ms. Newman noted they will need a traffic study and stated the one from Wingate had an institutional used in a residential area. Mr. Cramer commented he thinks there are recent counts and will talk with Mr. DelGaizo. Ms. Newman asked if there were any other Special Permit requests or waivers other than use. Mr. Cramer stated they have enough space with a new parking area. They may need a waiver of the 5 foot landscape due to the circle in front coming to the building. Mr. Handel asked where the nearest residence was. Mr. Trudeau informed him it was about 1,000 feet away.

Board of Appeals Applications – May 15, 2008.

Terry Curtain, 87 Harris Avenue, Needham, MA – 87 Harris Avenue, Needham, MA

Mr. Eisenhut commented it was built into the side setback and they need a variance.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Handel, it was by the four members present unanimously:
VOTED: to comment they require a variance.

Ms. Newman noted she had 3 draft decisions from the meeting of March 29.

Review and Endorsement of Definitive Subdivision Amendment: Charles Flint, 250 Cedar Street, Needham, Massachusetts, Petitioner (Property located at 250 Cedar Street, Needham, MA).

Ms. Newman noted on page 4 it should say “Cedar Street Association to accept”. Mr. Cramer agreed. He noted it should say affirmatively they get to connect to the subdivision sewer system. He also noted he could not find the definition of lot or plan. Ms. Newman stated plan is defined and lot in the first paragraph.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Ruth, it was by three of the four members present (Mr. Jacobs abstained)

VOTED: to adopt the draft decision.

Review and Endorsement of Major Project Site Plan Special Permit Amendment No. 1986E: Three Hundred Realty Trust, Petitioner (Property located at 300 First Avenue, Needham, MA).

The Board signed the plans.

Review and Endorsement of Major Project Site Plan Special Permit Deminimus Change No. 2006-02, Needham, Cooperative Bank, 1063 Great Plain Avenue, Needham, MA, Petitioner, (Property located at 1055 Great Plain Avenue, Needham, MA).

The Board signed the plans.

Upon a motion made by Mr. Handel, and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to adjourn the meeting at 7:25 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne McKnight, Vice-Chairman and Clerk