NEEDHAM PLANNING BOARD MINUTES

April 1, 2014

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building was called to order by Marin Jacobs, Acting Chairman, on Tuesday, April 1, 2014 at 8:15 a.m. with Mss. McKnight and Grimes as well as Planning Director, Ms. Newman and Acting Recording Secretary, Ms. Clee.

Review of Proposed Zoning Article for transmittal to Selectmen.

Ms. Newman explained that the proponents for the Solar Installation at the Town's capped landfill site would like the option of not adding the fence around the installation. Currently, the zoning requires that a fence be installed; there is no discretion. The Town, through Hank Haff of Public Facilities, has received comments from both the Fire and Police Departments stating that they are okay with no fence being installed. The Town would recommend that it be installed if the necessity arises, but not be required to be installed from the beginning.

Ms. Grimes asked why the proponent does not want to put in the fence. Ms. Newman replied that it is the cost; it is their installation that they would be securing. Ms. Grimes added that it is the Town's land. Ms Newman noted that both the proponent and the Town don't seem to think it's necessary.

Mr. Jacobs asked what model by-law our solar installation zoning came from. Ms. Newman noted it is based on the State's model by-law. At the time it was originally proposed, the Public Facilities Department reviewed it and did not see a problem.

Ms. McKnight stated if Police and Fire are okay with not having a fence, she would be, at that location. Ms. Newman stated the change would just make it discretionary. The permit would say that if at any future point a security issue came up, the Town could then request the fence.

Mr. Jacobs stated he may not like the idea of there not being a fence, but he can deal with that at the time the application is before the Planning Board.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to recommend this Article for the Special Town Meeting warrant.

Appointment to Future School Needs Committee

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to appoint Ismael Dambolena to the Future School Needs Committee.

Mr. Jacobs received a call from a Selectmen asking if he would raise with the Board whether the Board would reconsider giving a minority report. Selectmen Handel does not want a precedent to be set with the minority report; Planning Board members Eisenhut and Warner could still give their opinions but not officially as a minority report. The Board will discuss this at a future Planning Board meeting.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to adjourn the meeting at 8:30 a.m.

Respectfully submitted,
Alexandra Clee, Temporary Notetaker

~~Sam Bass Warner,~~ Vice-Chairman and Clerk
Jeanne S. McKnight