

NEEDHAM PLANNING BOARD MINUTES

May 6, 2015

The regular meeting of the Planning Board held in the Highland Room at the Needham Town Hall, was called to order by Martin Jacobs, Chairman, on Tuesday, May 6, 2015 at 7:12 p.m. with Messrs. Eisenhut and Alpert and Mss. McKnight as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee. Ms. Grimes arrived at 7:20 p.m.

DeMinimus: Major Project Site Plan Special Permit No. 2013-02: Town of Needham, 500 Dedham Avenue, Petitioner (Property located at 1405 Central Avenue, Needham, MA).

Greg Smith, Superintendent of Recycling at the Transfer Station, noted a temporary trailer is to be located next to the existing transfer station. The trailer will be 52 feet by 4 feet wide. It will be delivered to the site later this fall. It will be put on a concrete pad and will have all utilities. He stated the intention is it will be temporary for no longer than 5 years. There will be no change in the traffic patterns, number of parking spaces or operation of facilities. Mr. Smith noted the 2 staff in the scale house will be relocated. He added this was authorized at Town Meeting last year. Ms. Grimes arrived at 7:20 p.m.

Mr. Jacobs clarified it will be temporary for up to 5 years. He asked if there are any plans to replace it within 5 years. Mr. Smith noted his intention is to have a master plan within 2 years which will require a vote of Town Meeting. Mr. Jacobs asked if this will transition to something more permanent. Mr. Smith stated it would.

Mr. Jacobs noted the following correspondence for the record: an email from Assistant Town Engineer Thomas Ryder with no comment and an email from Police Lt. John Kraemer noting no safety concerns.

Mr. Alpert noted the letter stated the project is ADA compliant but it appears the only way to get in the trailer is up the stairs. He asked how it is ADA compliant. Mr. Smith stated, according to the Town Engineer, the trailer will be setting flush to the ground. They will need a slight ramp right to the door.

Mr. Eisenhut stated he does not think the Board has gone this far with a temporary before. Ms. Newman stated she will add a condition that limits it to the 5 years. Mr. Smith asked the Board not do that. He has no control over Town Meeting. He does not know how long it will take and would hate to have to come back and ask for an extension. Mr. Jacobs stated the limit may help him. Ms. Grimes commented she does not think a limitation is necessary.

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

VOTED: to deem this change as deminimus.

A motion was made, and seconded, to approve the deminimus change as requested. Ms. McKnight stated the 5 year limit was not in the decision as of now. She would like that as a condition. The amendment was accepted.

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

VOTED: to approve the deminimus change as requested with a 5 year limit.

Mr. Smith stated he understands the decision gives jurisdiction over the full RTS site. He noted he wants to work with the Board and reviewed some changes that will be done soon such as the repaving of some platforms, restriping, underground water line, barrier fencing, brush clearing and revamping of the entire composting operation. He stated he would be willing to come back and discuss this with the Board when there is more time. Mr. Alpert stated he remembers some areas of the RTS are under the Conservation Commission. Mr. Smith stated he is working closely with them.

Report from Planning Director

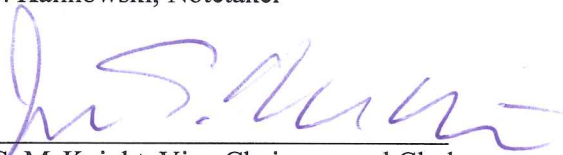
Ms. Newman stated she will circulate a draft decision on the Temple project. Attorney Robert Smart has prepared a draft but she has not had time to review it. She noted she has a procedural question. Trader Joe's wants to have an event cookout on 3 parking spaces in the parking lot to thank the customers. It will be one Saturday afternoon for 5 or 6 hours. She did not see it as a big deal. Trader Joe's is flexible and will work with the Board on times. Mr. Jacobs stated he feels it should be daylight hours and not at dusk or dark.

Ms. McKnight clarified it will be a one-time event. No Board members had any issues with it. Mr. Alpert commented it is only 3 parking spaces but people will be milling around in the parking lot. Ms. McKnight asked if the Board could request a police officer be there during the event. Mr. Eisenhut stated he feels it is a Selectmen issue. Mr. Alpert agreed.

Mr. Jacobs stated it matters a lot which 3 spaces they are talking about as that parking lot is trouble. Ms. Clee stated she got the impression if the Board suggested spaces they would be fine with it. Mr. Jacobs suggested 3 that cause the least disruption. Ms. Clee stated the goal is to not impede traffic. Ms. Newman suggested the spaces behind Citizen's Bank as the bank will be closed.

The meeting was adjourned so the Board could attend Town Meeting.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Jeanne S. McKnight, Vice-Chairman and Clerk