NEEDHAM PLANNING BOARD MINUTES

May 8, 2017

The regular meeting of the Planning Board held in the Highland Room, Needham Town Hall, was called to order by Martin Jacobs, Chairman, on Monday, May 8, 2017, at 6:45 p.m. with Messrs. Alpert and Owens and Mmes. McKnight and Grimes, as well as Planning Director, Ms. Newman.

Correspondence

There was no correspondence.

Request for Change to the Phasing Plan: Major Project Site Plan Special Permit No. 2015-05: Normandy Real Estate Partners, 99 Summer Street, Boston, MA, Petitioner (Property located at 77 A Street, 156 B Street, 189 B Street & 0 A Street, Needham, MA 02494).

Request to authorize the Director of Planning And Community Development to authorize a temporary or permanent occupancy permit: Amendment to Major Project Site Plan Special Permit No. 2012-07: Normandy Real Estate Partners, 99 Summer Street, Boston, MA, Petitioner (Property located at 66 B Street, 360 First Avenue, 410 First Avenue and 37 A Street, Needham, MA 02494).

Request to authorize the Director of Planning and Community Development to authorize a temporary occupancy permit: Major Project Site Plan Special Permit No. 2015-05: Normandy Real Estate Partners, 99 Summer Street, Boston, MA, Petitioner (Property located at 77 A Street, 156 B Street, 189 B Street & 0 A Street, Needham, MA 02494).

Mr. Jacobs stated the 3 hearings would be treated all together. Roy Cramer, representative for the applicant, stated the applicant is asking to modify the phasing plan for 128 East. Phase 1 was 77 A Street, Phase 2 was the hotel and Phase 3 was B Street. He noted the hotel was lost due to the litigation. Now NBC is interested in redeveloping the B Street site and the applicant wants to do that first. Phase 1 is still being done. Phase 3 and Phase 2 will be switched. The other issue is the applicant does not want to deal with the parking lot in Phase 1. The applicant would like to change the line so the parking area is part of Phase 2.

Mr. Jacobs asked why the Board should care except in so far as it affects parking. Mr. Cramer noted the Board should not care. The decision says the applicant can set the phases. There is more than enough parking for Phase 1. There are over 1,000 available parking spaces. The project needs 868 and there are 1,063 spaces. Ms. McKnight asked what Phase 1 is now. Mr. Cramer noted 77 A Street, which is the Shark Ninja Building. It is 99% complete and the target is to open in June. Some landscaping is left to be done.

Upon a motion made by Ms. Grimes, and seconded by Mr. Alpert, it was by the five members present unanimously:
VOTED: to approve the proposed rephrasing of the project as requested.

Mr. Cramer noted the applicant is finishing up 77 A Street. He will be asking for a temporary Certificate of Occupancy. Landscaping is not yet done. The applicant will post a bond. Ms. Newman stated there is no problem as there is a site plan. There are 2 unusual components to the project. The parking easement document needs to go on record and there is no copy of the Transportation Demand Management Plan for 77 A Street. Mr. Cramer noted Kevin Daly should have the Transportation Plan available tomorrow or Wednesday.

Ms. Newman stated she was not sure if the Planning Board would like to see the 2 documents. Mr. Jacobs stated he would like to see them. Mr. Cramer described the parking easement document. He noted it was thoroughly negotiated as to who has what responsibilities and also protection for the number of spaces in the garages so it is not overparked. Mr. Cramer noted he submitted 2 letters. Ms. McKnight asked if 66 B Street was the garage and was informed it was. She noted there was an issue of brilliance of the lights. She has observed the brilliance of the lights seems to have been dealt with. Mr. Daly stated the applicant has relighted the whole garage. Some light are on motion sensors.

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

VOTED: to grant authority to the Director of Planning and Community Development to authorize a temporary occupancy permit with regard to Special Permit No.2012-07 when she is satisfied all conditions have been met for a temporary occupancy permit.

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

VOTED: to grant authority to the Director of Planning and Community Development to authorize a temporary occupancy permit with regard to Special Permit No. 2015-05 when she is satisfied all conditions have been met for a temporary occupancy permit.

Decision: Cartwright Road Definitive Subdivision: Mary Stare Wilkinson and Bradley Wilkinson, 260 & 267 Cartwright Road, Needham, MA, Petitioner (Property located at 260 and 267 Cartwright Road, Needham, Norfolk County, MA, Assessors Plan No. 218 as Parcel 1).

Ms. Newman noted this is not ready yet. It will be ready for Wednesday's meeting.

Discuss Town Meeting Warrant Articles.

Mr. Owens asked, if asked for an opinion on Article 64 -- food trucks, does the Planning Board have a position. Ms. Grimes stated she has some comments. She feels there needs to be zoning around these trucks. She does not feel the Planning Board has looked at it all. She has asked the owner of one of the food trucks how many people are coming to the truck but he has not answered her.

Ms. McKnight stated the land within a public way is not subject to zoning so it is under the Board of Selectmen. Mr. Jacobs asked what position the Selectmen are taking. Ms. Newman noted they will refer it back. Mr. Alpert stated the Selectmen may not be referring it back. Selectman John Bulian told him the Board may just say they are opposed to it. Ms. McKnight stated she feels the Board should take a position on this. They need to consider the adequacy of parking for other uses in town and have granted waivers for parking. Also, the general movement of vehicles in downtown needs to be considered.

Mr. Alpert stated he is in favor of supporting the Selectmen's position if they refer it back or vote it down. The other Board members also agreed.

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

VOTED: to support the Selectmen's position.

Ms. McKnight informed the Board she intends to offer a motion to amend Article 32 as a Town Meeting member for Precinct F. She wants the taking for the Rosemary property to be for the specific purpose that it is to be used for.

Upon a motion made by Mr. Alpert, and seconded by Ms. Grimes, it was by the five members present unanimously:
VOTED: to adjourn the meeting at 7:17 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Paul Alpert, Vice-Chairman and Clerk