NEEDHAM PLANNING BOARD MINUTES

September 8, 2008

The regular meeting of the Planning Board, held in the Media Center of the Broadmeadow School, was called to order by Martin Jacobs, Chairman, on Monday, September 8, 2008 at 7:45 p.m. with Messrs. Eisenhut, Handel and Ruth and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski.

Public Hearings

7:45 p.m. – Winter Street Architects informal discussion with Board re: Public Facilities Building.

Mark Meche, of Winter Street Architects, noted this is an informal presentation prior to the formal proceedings. Their client, the PPBC, has a strict timeline so they will submit shortly. There are a lot of constraints on the building so they are still juggling. Dana Weeder noted they want to see if they are going in the right direction. They have done a parking analysis assuming the Town Hall, DPW and water building are all occupied at once. They did a 300 foot radius and need no waivers. Seventy three spaces are required. The water building adjacent to the new building requires 6 spaces. The DPW requires 42 spaces. There are no zoning issues regarding parking during the transition time. The DPW building was 9,500 square feet going down to 500 square feet of office space. They only require 22 spaces. They may require a striping waiver if not conforming. The new lots meet design and landscape requirements. Mr. Ruth asked how much more impervious surface there would be. He feels there is a sea of parking 600 feet away and he would be hard pressed to add parking here due to the increase in impervious surface. Mr. Weeder noted the issue is the reservoir has a 25 foot setback up to 50 feet. They will push the parking up to that line. There is a 100 foot buffer from the pond, a 200 foot river front buffer and a 100 foot buffer from Alden Brook. The existing road has a constraint they are trying to maintain. They are increasing the impervious surface by ¼ acre. Mr. Meche clarified this is on 3 parcels, all owned by the town. Mr. Weeder stated there will be a waiver for a setback of 20 feet rather than 25 feet. They are 22 feet away from the property line to account for the roof overhang. Ms. McKnight asked why not an ANR plan to combine the lots. Mr. Meche stated they lose some grandfathering – not more than one lot or structure on a lot, etc. Mark Piermarini, of Hemway Engineering, noted they did soil testing. They propose drainage and grading, catch basins to the storm septer to the retention basin. There will be no increase in pavement. The sewer connection water taps to Dedham Avenue. The dumpsters are by the water building. They may move the basin closer to the street to save the grove.

Mr. Handel asked if there were 5,000 square feet of offices in the old building. Mr. Merson noted it will be reduced to 500 square feet with the emergency management operation center. The other 9,000 square feet are going to the new building. Mr. Handel asked if integrating the water building into the new has been discussed. Mr. Meche noted it has but it is over the property line, there are accessibility issues, etc. Ms. McKnight asked they clarify if the water building will be offices or equipment. Mr. Weeder stated there will be 1,200 square feet of offices and the rest will be storage and equipment. Mr. Meche noted the Town Engineer suggested a barrier so they will put a small retaining wall behind the parking area. Mr. Handel noted the new building space is tight. He suggested they put the server in the old DPW building as it may free up some space in the new building. Mr. Meche stated he could bring it up but assumes the technology people will have issues. Mr. Jacobs asked why it is 2 stories only and not 3 stories. Mr. Meche noted they looked at ways to make it less expensive. Two stories is more expensive than one. They would need extra stairs and an elevator. He noted they did the calculations early on and it was definitely more expensive. They are trying to keep the costs down. It was considered and rejected. Ms. McKnight noted the trees across the front to cover from the street may be better with respect to drainage options. They should try to preserve the grove. Mr. Ruth noted they could reduce parking to get more pervious surface. Ms. McKnight stated the entire area should be shown on the site plan -- the area between the building and DeFazio where the equipment is kept. Mr. Merson noted the DPW building is a separate issue. He added major issues are to be dealt with separately later. Ms. McKnight noted the lot lines should be shown stronger. Mr. Handel stated the Board would be sympathetic to an increase in pervious surface but they should try to reduce the amount of parking that needs to be constructed on impermeable surfaces. Ms. McKnight noted the 6 parking spaces for the DPW building need to be shown. Ms. Newman clarified the entire lot needs to be shown.

Mr. Meche stated most of the interior is set. Mr. Weeder stated there is a long corridor from the entrance. There will be the Building Department, conference room, baths and public facilities. On the first floor will be the Conservation Commission, Planning and server room. There will be standard size stairs with windows. The second floor has a waiting area, Administration, Highway, Park, Water & Sewer, Engineering, conference areas and kitchen area. Mr. Handel noted the shared meeting areas are less than desirable. He suggested they make one large room a little smaller and it frees up some space. Mr. Jacobs stated they want to make sure there is enough space for the Planning Department. Ms. McKnight added they need space to spread out large plans to work on. Mr. Ruth asked what type of materials they would be using. Mr. Weeder noted there are 3 types of metal they are looking at with some more permanent masonry. There will be aluminum windows and lots of glass on both ends of the corridors. It needs to be high performance and affordable. They will have open ceilings for larger open spaces.

The meeting was interrupted for the Needham Bank item. They will continue after this decision.

Decision: Major Project Site Plan Review No. 2008-07: Needham Bank, Needham, MA, Petitioner (Property located at 10 Eaton Square, 1055 & 1063 Great Plain Avenue, Needham, MA).

Ms. Newman noted the decision she prepared incorporates the comments.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Handel, it was by the five members present unanimously:
VOTED: to approve the draft decision.

Peter Zakka, attorney for the applicant, noted the decision refers to a 24 hour machine. The approval in the 2006 decision was for 2 ATM machines operating 24 hours.

Upon a motion made by Mr. Handel, and seconded by Ms. McKnight, it was by the five members present unanimously:
VOTED: to approve as a deminimus change and incorporate into the decision.

7:45 p.m. – Winter Street Architects informal discussion with Board re: Public Facilities Building. – Continued

The Board returned to this discussion. Mr. Weeder noted they are looking at green roofs. They feel they are good environmentally and will not impact drainage. Mr. Handel wanted to clarify he was not advocating reducing parking just relocating the existing supply.

Endorsement of Decision: Deminimus Change: Major Project Site Plan Review Special Permit No. 1992-02: Walgreen's Corporation, Petitioner (Property located at 1478 Highland Avenue, Needham, MA).

Ms. Newman noted she has prepared some deminimus changes of previous permits ie. façade change as they gave her a new plan with brick.

Upon a motion made by Mr. Handel, and seconded by Mr. Eisenhut, it was by the five members present unanimously:
VOTED: to accept the conflagration of changes.

The Board signed the plans.

Endorsement of Decision: Deminimus Change: Major Project Site Plan Review Special Permit No. 2007-08: Highland Montrose, LLC, 159 Cambridge Street, Allston, MA 02134 and Aronson Insurance, 345 Boylston Street, Newton, MA 02459, Petitioners (Property located at 922-958 Highland Avenue, Needham, MA).

Ms. Newman noted there is the elevator addition. The authorization allows them to use the buildings second floor without public access. On page 2 of the decision it should state "*but* modified as follows" not "*except*". This was agreed and the Board signed.

Endorsement of Decision: Deminimus Change: Major Project Special Permit No. 2007-06: First Parish in Needham – Unitarian Universalist, 23 Dedham Avenue, Needham, MA, Petitioner (Property located at 23 Dedham Avenue, Needham, MA).

Upon a motion made by Ms. McKnight, and seconded by Mr. Eisenhut, it was by the five members present unanimously:
VOTED: to sign the amended decision for the First Parish Church.

Plan Endorsement: Major Project Site Plan Review No. 2008-06: Petite Robert Needham, LLC d/b/a Petite Robert Bistro, 468 Commonwealth Avenue, Boston, MA, Petitioner (Property located at 45 Chapel Street, Needham, MA).

Ms. Newman stated they have dropped the idea for exterior storage. Mr. Eisenhut suggested Ms. Newman call to discuss the fence in the rear. Mr. Ruth asked Ms. McKnight if she would be satisfied with a rail. She noted she would be. Ms. Newman will call and see how they can clean it up.

Endorsement of Decision: Deminimus Change: Major Project Site Plan Review Special Permit No. 1992-02: Walgreen's Corporation, Petitioner (Property located at 1478 Highland Avenue, Needham, MA).

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Handel, it was by the five members present unanimously:
VOTED: to request Ms. Newman send a letter to Walgreen's regarding the banner on the building.

Reappointment of Design Review Board members.

Upon a motion made by Mr. Handel, and seconded by Mr. Eisenhut, it was by the five members present unanimously:
VOTED: to reappoint all the expiring members – Steve Tanner, Eugene Bollinger and Deborah Robinson.

Minutes

The minutes of May 22 need some changes. Page 1, paragraph 1 states "they meet all requirements." Add the word "parking" to read "they meet all parking requirements." Page 3, paragraph 1, notes there is a conservation restriction on about 10 acres. Add "held by the Trustees of Reservations." Ms. Newman will change language regarding the aquifer district. Second to last line delete "Conservation Commission" and note "they will have to go back to the trustees." Page 3, last paragraph, first sentence, "Mr. Cramer gave a quick recap of the meeting" not "Mr. Cramer gave Ms. McKnight a quick review."

Upon a motion made by Mr. Handel, and seconded by Ms. McKnight, it was by the five members present unanimously:
VOTED: to approve the minutes of May 22, 2008 with changes discussed.

Upon a motion made by Mr. Handel, and seconded by Ms. McKnight, it was by the five members present unanimously:
VOTED: to approve the minutes of June 3, 2008 as written.

The minutes of June 16 had some changes. Page 1, paragraph 1, 2nd item, correct the typo. Page 2, paragraph 2, remove sentence "Mr. Ruth clarified that remedies have to be fixed…"

Upon a motion made by Mr. Handel, and seconded by Ms. McKnight, it was by the five members present unanimously:
VOTED: to approve the minutes of June 16, 2008 with changes discussed.

Discussion of November Planning Board Meeting Dates.

Ms. Newman clarified the October meeting will be on Thursday the 23rd instead of Tuesday the 21st. After discussion it was decided to have the meetings November 5 and 25.

Reports of the Planning Director and Board Members.

Ms. McKnight will present the report on the Town Hall to the Board of Selectmen. She reviewed the report and asked if they would have a separate motion to recommend to the Selectmen Option 4. She noted another meeting of the Town Hall Committee is set and reported Option 4 was unanimously adopted by the members at the meeting. The benefits to the town were reviewed and tinkered with. All agreed on this. It makes it available for civic and community events. Mr. Eisenhut suggested it should go on the website now to get it out.

Mr. Jacobs brought up the By-Law regarding Wind Energy. Ms. Newman got a copy of the By-Law from Chesterfield. His thinking is he does not know if Needham is good for wind energy but a By-Law should be in place. He noted if someone was interested it would be good to have a By-Law in place. Mr. Handel agreed. Mr. Ruth noted he also has a couple of models at his office. He wants a goal to foster wind and not squelch it. Mr. Handel noted the visual may be an issue with people.

Upon a motion made by Mr. Handel, and seconded by Mr. Ruth, it was by the five members present unanimously:
VOTED: to adjourn the meeting at 9:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne McKnight, Vice-Chairman and Clerk

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Donna J. Kalinowski, Notetaker

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