

NEEDHAM PLANNING BOARD MINUTES

October 16, 2018

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building, was called to order by Paul Alpert, Chairman, on Tuesday, October 16, 2018, at 7:15 p.m. with Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Recording Secretary, Ms. Kalinowski.

Decision: Major Project Site Plan Review No. 2018-09: Dr. Marcia A. Walker d/b/a Rx2Card Clinic, 660 South Street, Needham, MA, Petitioner (Property located at 1498 Highland Avenue, Needham, MA).

Mr. Alpert noted there were not 4 members present. There was a quorum but there would not be enough votes for this decision.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to continue the hearing to 10/30/18.

Public Hearing:

7:10 p.m. – Amendment to Major Project Site Plan Review No. 2013-02: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 1407 Central Avenue, Needham MA).

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Mr. Alpert noted there were not 4 members present to vote.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to continue the hearing to 10/30/18 at 7:10 p.m.

ANR Plan – Washington-Bancroft LLC and Joseph White, Petitioners (Property located at 242 Bancroft Street, Needham, MA).

Ms. Newman noted the application has not been filed in the Town Clerk's office yet. She stated the Board should vote and the plan can be signed at a later date. Paul Beaulieu, of Field Resources, represented Mr. Joseph White. He noted Mr. White purchased a parcel with a house. The house has been razed already. Mr. White picked up a small piece of lot 29B at 0 Bancroft Street. There are 2 building lots with the remaining parcel to be combined at a future date. Ms. Newman stated the plan has been reviewed by Engineering and the DPW. All are ok with this.

Upon a motion made by Ms. McKnight, and seconded by Ms. Grimes, it was by the three members present unanimously:
VOTED: to endorse this plan for Subdivision Approval not Required.

Appointment:

7:40 p.m. – Minor Project Review: Town of Needham, 500 Dedham Avenue, Needham, MA, Petitioner (Property located at 187 Brookline Street, Needham, MA).

Michele Rogers, of Dore & Whittier, walked through the plans. She noted the pre-existing, non-conforming conditions and described the site. There are 17 acres with wooded areas. She noted the first area by the traffic circle is not feasible as a site for modular classrooms. Behind the existing modular would put the new building out of view of the administrative offices and is difficult to monitor. The applicant feels the site out front has the best soils and visibility. Modulares on this site can also be used for afterschool programs. She noted it is a flat site to a point and then drops off.

Ms. Rogers noted there are non-conforming parking spaces in the parking area. The project has the required number of spaces but the handicap spot is more than 150 feet from the new building. She described the waivers needed. She noted

Planning Board Minutes October 16, 2018

all work is to the right of the existing school building. There will be 2 modulars 104 feet from the main entrance. The applicant has submitted an application and appeared before the Conservation Commission who will be issuing an Order of Conditions. Some trees will be removed and some will be protected. She showed the Board the tree replacement chart and noted the tree replacement policy is 2 to 1. The project will remove 18 trees, add 8 trees and 56 shrubs. Ten of the trees to be removed are within Conservation jurisdiction, eight are non-jurisdictional. She noted this will look just like the other modulars with the same materials, colors, storm water management and the same one story height.

Ms. McKnight asked what the building will look like from the street and abutting home. Ms. Rogers noted the abutter will see woods. From the street there would be a combination of trees and shrubs. She added the applicant is going to the Zoning Board of Appeals (ZBA) on Thursday. Christopher Garcia noted there is 3,200 square feet in the area for the modulars. He showed the existing tree line and the trees being removed. He stated 22 trees will be coming down; of the eight Conservation non-jurisdictional trees, two have triple stems which together with the jurisdictional trees total 22. He showed the setbacks, impervious cover and lot coverage. There is 7.9% lot coverage.

Mr. Garcia noted there will be accessible walkways to the modulars. There will be new water service from Brookline Street and a new utility pole. There are existing sewer connections. The project will create a stone diaphragm for roof water through an outlet pipe to the ravine. Ms. McKnight requested Mr. Garcia verify the trees to be removed. Mr. Alpert commented the handicap parking space is a concern. The current handicapped space meets the requirements. Ms. Rogers stated they tried to get closer. The regulations are 150 feet and their space is 157 feet from the new building.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to recommend the reviewed project site plan is satisfactory.

Review of Proposed Self Storage Facility at 77 Charles Street.

This is off the agenda.

Correspondence

Ms. Alpert noted a copy of the Tripartite Agreement for Elite Home Builders, LLC and Hillcrest Development, Inc.; a letter from Stephen Gentile to Assistant Town Engineer Thomas Ryder regarding the Central Avenue Storage Project; a letter to the ZBA from Assistant Town Engineer Thomas Ryder regarding 187 Brookline Street and an article regarding the Zoning By-Law by Lynnfield that outlaws AirBnBs. This article was brought by Mr. Alpert for the members.

Request to Reduce Surety: Rockwood Lane Definitive Subdivision: Wayside Realty Trust, Chris Kotsiopoulos, Owner and Trustee, 36 Rockwood Lane, Needham, MA, Petitioner (current owners: Hillcrest Development, Inc. and Elite Homebuilders, LLC), (Property located at 36 Rockwood Lane and 5 adjacent parcels, Needham, MA, Assessors Plan No. 17 as Parcels 22, 23 and 24 and Plan No. 20 as Parcels 57, 60 and 61).

Mr. Alpert noted an email from Town Engineer Anthony DelGaizo to Planning Director Lee Newman noting he has not received the final As-Built and does not recommend a reduction. Ms. Grimes stated the applicant needs to come back to the Planning Board. Ms. Newman noted it is not easy to compare what was originally proposed with what was done. She stated Ms. Bernardo and Mr. DelGaizo both feel the recent changes are a significant improvement over what was done.

Ms. Grimes stated Mr. Jacobs wanted the applicant to fix the landscaping so it matched the plan or to show these drainage calculations are as good as or better. Mr. Jacobs was clear on that. Ms. Newman stated she does not think the applicant can show that. Mr. Alpert recommends that when the As-Built is filed and reviewed by the Town Engineer, it should get emailed to all Board members with the Town Engineers comments so the Planning Board members can review and comment. Ms. Newman will write a letter that the Board is not considering the reduction now and needs the As-Built plan.

Ms. Grimes stated they are in an awkward position, as a Board, to deviate from the approved plan. There are some things the Home Owner's Association have not done. She will verify that.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
Planning Board Minutes October 16, 2018

VOTED: to send a letter as discussed to Rockwood.

Public Hearing

8:00 p.m. – Major Project Site Plan Review No. 2018-07: Self Storage Group 11, LLC, 129 South Street, Boston, MA 02111, Petitioner, (Property located at 540 Hillside Avenue, Needham, MA). Please note: This hearing is continued from the September 25, 2018 and October 2, 2018 meetings of the Planning Board.

Mr. Alpert noted a letter from the applicant's attorney requesting the hearing be continued to 10/30/18. Lawrence Lipson, of 503 Hillside Avenue, stated this project will impact him. He feels he will have a loss of property value. He is almost directly across the street from this. Mr. Alpert asked if Mr. Lipson had been in any of the discussion with the Highland Avenue residents and was informed no. Mr. Alpert noted the hearing will be continued to 10/30/18 at 7:45 p.m.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to continue the hearing to 10/30/18 at 7:45 p.m.

Board of Appeals – October 18, 2018

Babson College (Facilities Management and Planning Department) – 37 Forest Street.

Ms. Grimes noted she is an abutter to 37 Forest Street. Ms. Newman will send a letter stating that Ms. Grimes recused herself.

Report from Planning Director and Board members.

Ms. Newman noted Karen Sunnaborg has identified a report that was prepared by The Pioneer Institute on accessory dwelling units, examining ADU bylaws in 101 communities. She will send the link out to members. This report updates the 2004 study of eastern Massachusetts cities and towns.

Upon a motion made by Ms. Grimes, and seconded by Ms. McKnight, it was by the three members present unanimously:
VOTED: to adjourn the meeting at 8:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker


Martin Jacobs, Vice-Chairman and Clerk