

NEEDHAM PLANNING BOARD MINUTES

May 6, 2019

The regular meeting of the Planning Board held in the Highland Room, Needham Town Hall, was called to order by Paul Alpert, Chairman, on Monday, May 6, 2019, at 7:00 p.m. with Messrs. Jacobs and Owens and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Discuss Town Meeting Warrant Articles.

Mr. Alpert noted the definition of caregivers in the last sentence of Section 3.15.3(c) in the Accessory Dwelling Unit (ADU) Article. He feels the language should go back to what it was originally. Ms. Clee will edit the article. Ms. McKnight noted in the third line, it says "and such persons.." She feels "person" is such a broad term. This is talking about the caregiver. Mr. Alpert clarified it was the caregiver or any person who is a member of the family.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by four of the five members present (Ms. Grimes voted in the negative):

VOTED: to accept the motion to amend the article with the addition of language inadvertently left out regarding the definition of caregiver.

Mr. Alpert commented on the email that Jeff Heller sent. Mr. Heller wants to propose ADU permissions be renewed each year and not every 3 years. Mr. Alpert commented it was originally drafted as 5 years. The other change Mr. Heller would like is for the renewal applications to go to the Zoning Board of Appeals (ZBA) rather than the Building Inspector. Mr. Alpert commented he informed Mr. Heller he was personally in favor of annual renewals but the Building Inspector did not want annuals. He also stated he was opposed to ZBA renewal. The Building Inspector is charged with enforcing the Zoning By-Laws and he does not feel people should have to pay additional fees for annual renewals. He would like to have the Board vote in anticipation of this whether it is to support or not. Ms. Grimes stated annual renewals are very difficult for the Building Inspector to keep up with. Mr. Owens feels Mr. Heller's proposal reflects a fear of the unknown. He wants to see how it works.

Ms. McKnight, Ms. Grimes and Mr. Owens all noted they were against annual renewals. Mr. Alpert and Mr. Jacobs are in favor of annual renewals. All members were unanimously against ZBA approval for renewals.

Mr. Alpert stated the Board voted on the Stretch Code at the last meeting. He did not vote because he had not reviewed the material. He has reviewed it now and would like another vote.

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

VOTED: to support the Stretch Code.

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

VOTED: to vote against Joshua Levy's article.

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

VOTED: to reduce the number of units in the TODD from 150 to 110.

Board of Appeals – May 16, 2019

Myles Walker -- 320 Charles River Street

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

VOTED: "No comment."

Michael J. Fucci -- 73 Highland Avenue

Ms. McKnight stated she went and looked at the sub shop. The applicant is asking for relief under a certain section of the Zoning By-Law. The request does not show zoning compliance figures or setbacks and is very sloppy. The site plan should address compliance. To exit from the parking spaces cars need to go into the private way. She is not clear on how many spaces are at the front of the building but when you back up you are on the abutter's property. She would like to see the reason why the parking lot cannot be redone to be in compliance. Ms. Grimes feels it should be discussed by the ZBA as there is going to be a massive taking in front of there so there will be no parking. Mr. Alpert request this discussion be deferred until the Wednesday meeting. Ms. McKnight will write something up for discussion purposes. Ms. Grimes asked that the takings be mentioned.

The Lofts at Charles River Landing, LLC. – 300 Second Street.

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

VOTED: "No comment."

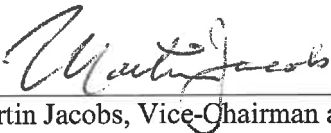
Mr. Owens commented the hospital parking lot across the street has let the landscaping go to seed. Ms. Newman stated it has deteriorated. She noted Tree Warden Edward Olson has received some complaints. It is not clear what was originally approved. Some of the landscaping has died, some has been cut down or damaged and some of the plants are not allowed any longer because they are invasive. She will call the hospital and speak with them about this.

Report from Planning Director.

Ms. Newman noted she is working on the workshop for the 28th. She is waiting for confirmation from Town Manager Kate Fitzpatrick on that date.

The Board members recessed to go to Town Meeting at 7:25.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Martin Jacobs, Vice-Chairman and Clerk