

NEEDHAM PLANNING BOARD MINUTES

May 8, 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 Wednesday, May 8, 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 a new email from Jeff Heller. It was not sent to all members or the Planning Director. Mr. Alpert forwarded it. He noted Mr. Heller has changed his amendment for Accessory Dwelling Units (ADUs). In Section 3.15.3(j) he would like to delete 3 years and replace it with one year. At the end of the 4th sentence he would like for new owners applications for Special Permit be submitted to the Zoning Board of Appeals (ZBA)

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

VOTED: to state the Board would not be in favor of this amendment in its entirety.

Mr. Alpert noted the Stretch Code and the Joshua Levy Articles. It was determined Mr. Alpert would speak on these Articles. Mr. Alpert noted an email from Matt Borelli regarding stepparents. Mr. Alpert feels stepparents are related by marriage. Ms. Grimes and Mr. Jacobs agreed. Friendly divorces can be revisited if it becomes a problem. Mr. Jacobs stated the Board needs to make it clear that the Board is not trying to prevent people from living in the house. This has nothing to do with that. This is only creating an ADU space and does not prevent your children or a nanny from living in the house with you. That is not changing.

Mr. Owens commented he was offended by Selectman Bulian's entry on Facebook today stating the Select Board is opposed to any development at 433 Chestnut Street as it is no benefit to the Town.

Ms. McKnight stated she went to the neighborhood meeting on the 1180 Great Plain Avenue property. The main concern is the traffic going in and out but generally it was a positive mood. Selectman Bulian spoke at the end of how in favor of this he is. Ms. Grimes stated her friend lives 2 houses down on Great Plain Avenue and is in favor of this. There have been issues with day care parking in the past.

Ms. McKnight mentioned the Chef Mike Trattoria. She stated there was no mention of By-Laws in the legal notice but it did mention the waivers requested. She listed the detail needed. She is concerned how cars would have to go out on Highland Circle in the public way in order to get out. There are 6 parking spaces that need to go out through Highland Circle. One parking space is on the abutting property.

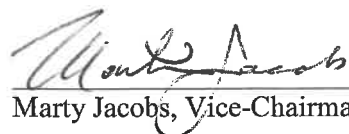
Upon a motion made by Mr. Owens, and seconded by Ms. Grimes, it was by the five members present unanimously:

VOTED: to send Ms. McKnight's memo to the ZBA.

Ms. Newman stated she has had a conversation with Natasha Espada regarding the Muzi site. She would be willing to talk about alternatives. She is looking at some models in Wellesley. The members were fine with this.

The Board members recessed to go to Town Meeting at 7:26.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Marty Jacobs, Vice-Chairman and Clerk