NEEDHAM PLANNING BOARD MINUTES

July 12, 2022

The Needham Planning Board Virtual meeting using Zoom, was remotely called to order by Adam Block, Chairman, on Tuesday, July 12, 2022, at 7:00 p.m. with Mr. Crocker and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held remotely per state guidelines. He reviewed the rules of conduct for Zoom meetings. He noted this meeting does not include any public hearings and there will not be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Decision: Amendment to Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 1471 Highland Avenue, Needham, MA). Regarding minor design changes to the proposed renovation of the Town Common.

Ms. Newman noted the relief was voted at the last meeting. The members need to vote the decision.

Upon a motion made by Mr. Crocker, and seconded by Ms. Espada, it was by a roll call vote of the four members present unanimously:

VOTED: to accept the Major Project Site Plan Special Permit No. 2009-06 amendment.

Decision: Amendment to Major Project Site Plan Special Permit No. 2005-02: Babson College, 231 Forest Steet, Needham, MA, Petitioner (Property located at 0 Olin Way, Needham, MA, Assessors Plan No. 309, Parcel 17). Regarding request to construct a baseball batting building to be located at Govoni Field.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a roll call vote of the four members present unanimously:

VOTED: to grant (1) the requested Major Project Site Plan Special Permit Amendment pursuant to By-Law, Section 7.4 and (2) Section 4.2 of the Decision, dated May 3, 2005; subject to the following plan modifications, conditions, and limitations, pertaining to Babson College at 231 Forest Street.

Ms. McKnight noted on page 2, Exhibit 3, it says Conservation Commissioner. She asked if it should be Commission. Ms. Newman will look at it and will change if necessary. Mr. Crocker stated the Commissioner is the agent and actually gives the approval. Ms. McKnight noted on page 4, paragraph 1.13, last line it should say "set back" and not "setback". She noted the vote should be 4-0 and not 5-0. On page 5, section 3.9, she does not understand "the Petitioner shall secure a sewer connection permit or impact fee." It should say "or pay an impact fee." Ms. Newman will change it. Ms. McKnight noted on page 7, the reference to compliance includes the Board of Selectmen. She asked if that was standard wording and if it should be changed to the Select Board. It will be changed.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of the four members present unanimously:

VOTED: to approve the decision granting the requested Major Project Site Plan Special Permit Amendment with regard to Babson College, located at 231 Forest Street, for a baseball batting building as set forth in the draft decision before us tonight.

Decision: Amendment to Major Project Site Plan Special Permit No. 99-2: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership, 800 Boylston Street, Suite 1900, Boston, MA, Petitioner (Property located at 140 Kendrick Street, Needham, MA). Regarding proposal for outdoor roof deck.

Ms. Newman noted the relief was voted at the last meeting and they need to vote the decision. Mr. Crocker noted the Board had needed some clarity on the egress. Ms. Newman stated the Board had asked the plan to be modified to show the 2 egress doors and the applicant has done that.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to approve the decision dated 7/12/22 with respect to the Major Project Site Plan Special Permit No. 99-2.

Minutes

Ms. McKnight noted on the minutes of 5/3/22, page 2, was the comment to the Design Review Board or the Zoning Board of Appeals? Ms. Newman noted it should be the Zoning Board of Appeals. Ms. McKnight noted there was a reference to the Historical Society, which should be the Historical Commission. On page 6, second paragraph, Mr. Block stated that "it is not clear." Mr. Block noted it should be deleted. Ms. McKnight noted on page 7, in the Report, fourth paragraph, Ms. Espada stated "this needs to be revised pre-zoning." She is not sure what that means. Mr. Block stated this needs to be revised but it should be by Special Permit. The words" pre-zoning" will be deleted.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of the four members present unanimously:
VOTED: to accept the minutes of 5/3/22 as redlined with the changes discussed tonight and accept the minutes of 5/17/22 as redlined.

Report from Planning Director and Board members.

Ms. Newman stated she is trying to set up a planning meeting for the Housing Plan Working Group. After a short discussion, it was decided to plan on 7/20/22 at 10:00 a.m. Ms. Newman will check with Karen Sunnarborg to make sure she can make that time. Mr. Block noted he is working on plan initiatives to work on in the Fall. Ms. Espada left the meeting at 7:36 p.m.

Correspondence

Mr. Block noted an email from Tom Harkins, who spoke on breweries at the public meeting. He had additional comments. Ms. Clee will include it in the packet for the hearing on breweries.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a roll call vote of the three members present unanimously:
VOTED: to adjourn the meeting at 7:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Jeanne S. McKnight, Vice-Chairman and Clerk