

NEEDHAM PLANNING BOARD MINUTES

November 1, 2016

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building, was called to order by Elizabeth Grimes, Chairman, on Tuesday, November 1, 2016 at 7:00 p.m. with Messrs. Alpert, Jacobs and Owens and Ms. McKnight, as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Recording Secretary, Ms. Kalinowski.

Correspondence

Ms. Grimes noted the following correspondence for the record: an article in the Banker and Tradesman, dated 10/2/16, comparing Needham favorably versus Newton as to the development in each municipality's section of the N2 Innovation district; a 10/13/16 letter from Sam Bass Warner in the Needham Times regarding the loss of small houses; a 10/20/16 article in the Needham Times regarding the new café, Boony Bunz; and an article in the Needham Hometown Weekly, dated 10/20/16, regarding Rosemary pool in favor of a no vote.

Public Hearing:

7:05 p.m. – Amendment to Major Project Site Plan Special Permit No. 2005-06: CATZ Sports Training LLC, 114 First Avenue, Needham, MA, Petitioner (Property located at 58-83 Fourth Avenue, Needham, MA).

Chris Jantzen, representative for the applicant, stated the gym is looking to move to a space that used to be a gym. In the New England Business District this is a permitted use. The one concern is parking. The applicant has submitted a document calculating that 55 spaces are required. The project has 60 spaces. It is an appointment only gym not like Gold's Gym. The hours start at 5:00 a.m. and go until 8:00 p.m. There are no major changes from the 6/4/13 site plan. Mr. Jantzen noted there will be minor changes. The project will add a few walls, some showers and will add some turf in back. This does not affect the neighbors. He noted he has all the approvals.

Lucio Trabucco, architect for NT Architects, showed the existing space. He noted all stays the same. The project will keep the toilets for handicap accessibility and 3 shower areas are being added. There will be offices and a dividing wall, the same entrance and cubicles are being added for people to change. Ms. McKnight stated it says dedicated parking spaces in the lot. Mr. Trabucco noted there are 60 spaces for this use but none are dedicated. Ms. McKnight noted the project is adding turf. Mr. Jantzen noted that is within the exercise area.

Ms. McKnight stated the Board needs to look at what extent landscaping was provided and whether it has been maintained. Mr. Trabucco stated the landscaping is there and is maintained. There are trees, bushes and grass. Ms. McKnight stated the plan calls for a 4 foot wide minimum landscape area in back and all the way to the corner. She stated there is junk and equipment in the back. Mr. Trabucco noted there is a strip. Ms. McKnight stated there is nothing but mulch there and no one is maintaining it. Mr. Jantzen stated he will be happy to address this with the landlord. Ms. McKnight commented this New England Business Center area is Needham's jewel. Mr. Jacobs stated the Planning Board has come under criticism for discussing things that have nothing to do with the applicant but the owner. Yet, this is the only opportunity to get the landlord to comply.

Ms. Grimes noted the following correspondence for the record: a letter from Matt Varrell of the Conservation Commission, dated 10/11/16, with no comment; a letter from Police Lt. John Kraemer, dated 10/11/16, with no safety concerns; a letter from Fire Chief Dennis Condon, dated 10/18/16, with no issues; a letter from Tara Gurge of the Health Department, dated 10/24/16, with comments; a letter from Assistant Town Engineer Thomas Ryder, dated 10/26/16, with no comment or objection and a letter from Bob Hentchell, a Needham resident, in support of the application.

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

VOTED: to close the hearing.

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

VOTED: to grant a Special Permit for an indoor athletic facility in the New England Business Zone pursuant to Section 5.1.1.5 to waive strict adherence to the parking requirements provided landscaping at the rear of the property is restored as called for in the original decision and the waivers granted are waivers granted in the original decision.

Endorsement of Tripartite Agreement: Rockwood Lane Definitive Subdivision: Wayside Realty Trust, Chris Kotsiopoulos, Owner and Trustee, 36 Rockwood Lane, Needham, MA, Petitioner (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.)

Ms. Newman noted this is off the agenda.

Minutes

Ms. McKnight noted on page 2 of the 9/1/15 minutes it should be “inclusionary.”

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

VOTED: to approve the minutes of 9/1/15 with the one change.

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

VOTED: to accept the minutes of 11/2/15.

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

VOTED: to accept the minutes of 8/9/16.

Mr. Jacobs noted on the minutes of 9/13/16, 2nd paragraph on the first page, it should say “application should be signed by the LLC.”

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

VOTED: to accept the minutes of 9/13/16 with the one change discussed.

Report from Planning Director and Board members.

Ms. Newman gave an update on the Large House Committee. She noted the working group has finalized the zoning language. The plan is to have a full committee meeting on 11/15/16 and close out with a vote for a recommendation to the Planning Board. She noted at the next meeting the Board will need to see how to move forward and it will be formalized for the meeting on 12/6/16. Ms. McKnight stated she feels the Committee members should be brought in on this. Ms. Grimes noted Marc Gluesing should be invited. She feels it would be helpful. Ms. Newman will put together a more formal meeting for 12/6/16.

7:30 p.m. – Amendment to Major Project Site Plan Special Permit No. 2016-01: 57 Dedham Ave LLC, 471 Hunnewell Street, Needham, MA, Petitioner (Property located at 15 & 17 Oak Street, Needham, MA).

Please note: This hearing was continued from the September 27, 2016 and October 18, 2016 Planning Board meetings.

Michael Tedoldi, Manager of 57 Dedham Avenue LLC, reviewed the revisions to the plan. The width of membranes in the top and bottom left of the plan has changed from 6 mil to 20 mil. Ms. Grimes noted that was what engineering wanted. Mr. Jacobs stated that was correct. Engineering wanted that change and the 7 foot height. Mr. Tedoldi stated the other issue is transformers. He is not sure what the project will need yet. He will be happy to come back with a revised plan once he knows what he needs. Ms. Newman stated it can be linked with the building permit. Mr. Tedoldi stated there is a transformer there now that will be abandoned. The 7 foot clearance for the garage has been added. Ms. Grimes noted a letter from Assistant Town Engineer Thomas Ryder, dated 11/1/16, that clears up the issues the Planning Board had.

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

VOTED: to close the hearing.

Mr. Jacobs noted at the end of Section 1.13, it should be "within the 10 foot buffer" not "with." Ms. Newman stated in Section 1.23 the reference should be to Section 3.2.2 and the paragraph at the end of Section 1.24 needs to come out. Mr. Alpert noted on the first page, the meeting was called to order by Ms. Grimes not Ms. McKnight. Ms. Newman noted she will call out the transformer.

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

VOTED: to grant a Major Project Site Plan Special Permit under Section 7.4 of the Needham Zoning By-Law for the project at 15 & 17 Oak Street; to grant a Special Permit under Section 3.2.2 for apartment or multifamily dwelling use on the second floor and half story directly above; to grant a Special Permit under Section 3.2.2 for more than one non-residential use on a lot; to grant a Special Permit under Section 5.1.1.5 to waive strict adherence with the requirements of 5.1.3 (Parking Plan and Design Requirements) and to grant a Special Permit under Section 4.4 to exempt the floor area of underground parking from being counted as floor area for purposes of determining maximum floor area ratio.

A motion was made to accept the decision first amended and restated with change modifications as discussed. Mr. Jacobs asked if the Board needs to call attention to parking on the street during construction. Mr. Tedoldi noted he hoped to talk to the abutters about using some of their spaces. He noted he will need to excavate the entire lot.

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

VOTED: to accept the decision first amended and restated with change modifications as discussed.

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

VOTED: to adjourn the meeting at 7:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Paul Alpert, Vice-Chairman and Clerk