

NEEDHAM PLANNING BOARD MINUTES

October 19, 2010

The regular meeting of the Planning Board held in the Public Services Administration Building, was called to order by Ronald Ruth, Chairman, on Tuesday, October 19, 2010 at 7:30 p.m. with Mr. Eisenhut and Ms. McKnight as well as Planning Director, Ms. Newman.

Minutes

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

VOTED: to accept the minutes of 6/29/10 with the changes discussed.

7:30 p.m. – In-Lieu Parking Fee Schedule

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

VOTED: to waive the reading of the public hearing notice.

Mr. Ruth noted there were a limited number of members present and they plan to continue this hearing to the next meeting. Mr. Eisenhut asked if there was a hypothetical project they could run through to get an idea of the numbers. Mr. Eisenhut commented it is easier to understand the variables.

Robert Smart stated there is nothing about residential spaces in the draft. Has the Board made a decision to deal with that. One of the main purposes of the downtown re-zoning was to have residential. He also noted phased projects help with financing. He is not sure how the payment schedule would work with a phased project. If a project is approved in 2 phases but only one phase is done is he going to be required to pay the full in lieu fee assuming he is going to do the second phase or will it be pro-rated. Mr. Smart noted for credited parking spaces the regulations could be simplified and administration less difficult. He suggested the number of spaces of new parking demand less parking spaces provided less credited parking spaces, with a number of spaces credited with a cap. He also noted the abandonment analysis is not appropriate here. The policy of zoning to gradually bring use into compliance does not make sense here. If you look at the plan, the documents echo what the Planning Board policy has been. They have been granting waivers for redevelopment without a fee. He noted if you make people reuse existing vacant space you are pushing them away from the overlay and creating a disincentive to use the overlay.

Michael Zafiropoulos stated he just received this and is not prepared to comment but all should be treated equally. It would make a lot of sense to have a hypothetical project for people to look at within the text of the rule that includes all issues to be taken into account. It would be a lot easier for people to relate to. He asked if the Board is closing this tonight. Mr. Ruth clarified it will be continued to the next meeting. Mr. Eisenhut noted total number of spaces or most recent use as of the date of filing. He asked if this was what Mr. Smart referred to as abandonment and was informed it was. Mr. Zafiropoulos clarified if there was no use for 2 years the credit would be zero and was informed yes. Mr. Zafiropoulos asked if that would create an incentive to abandon the property. Ms. Newman stated it would be the opposite. Ray Green asked why not base it on only use. Mr. Smart noted they should replace a lot of language in this section with samples and give a credit for square footage. Mr. Eisenhut noted they are taking use out of the equation. Mr. Smart stated they should apply retail standards unless the use was restaurant. Ms. McKnight noted they should disregard if the property was vacant and how long and use one square foot standard unless it was restaurant. They should say "unless the most recent use was restaurant." Mr. Zafiropoulos commented on the waivers sought by tenants on the top of page 2. He asked if you have a building such as Mocha Blu with waivers, but the balance of the structure does not have waivers, how do you deal with it. Mr. Ruth noted demand created by the structure and subtract any available spaces on site. Mr. Zafiropoulos noted the demand takes into account the waivers.

Stu Rothman stated for a development to occur the in lieu parking fee is wonderful but you need to create opportunities to create parking such as structure garage, etc. Without that development would not occur. This is an important component not being discussed here. Structured parking is something that would be attractive from his standpoint. Ms. McKnight noted the fee should be paid at approximately half the cost it would be to develop the parking. She asked is it really feasible to acquire land and stripe it at anything close to \$5,000 per space. Mr. Green noted it was more like \$20,000 per space. Mr. Zafiroopoulos stated partnership is an essential component between the town, residents and developers.

Ms. McKnight stated she is not inclined to give any special reduction for residential. She noted demand is demand and that is what it is. Mr. Ruth suggested Ms. Newman think more about the project. Mr. Eisenhut stated they need to have language for phased projects.

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

VOTED: to continue the hearing to Monday, 11/1/10 at 7:30 p.m.

Request for Extension of the Temporary Occupancy Permit: Major Project Site Plan Review No 2007-10: Beth Israel Deaconess Hospital Needham, 148 Chestnut Street, Needham, MA, Petitioner (Property located at 148 Chestnut Street, Needham, MA).

Dennis Monty, representative for Beth Israel Deaconess Hospital Needham, noted they are working with the engineer on signalization, there is a small amount of striping left and a do not enter sign was not installed for parking. They have the As-builts to be developed when all is complete. They have another meeting on Monday. They continue to move forward and are holding money against their vendors to get it done. Ms. McKnight stated they have a letter from Roy Cramer noting the traffic signals are operating as designed but asked if they were working. Mr. Monty noted they need to get it peaked with traffic, see how the traffic flows, how they change with the crosswalk, lighting, etc. It is a matter of coordination with other lights, especially the one at Oak Street.

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

VOTED: to grant an extension to 1/1/11.

Request to release off-street drainage and performance bonds: Sachem Road Definitive Subdivision.

Mr. Ruth noted the following correspondence for the record: a memo from Assistant Town Engineer Thomas Ryder with bond estimates. They are holding \$67,314 and \$20,000 in off street drainage.

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

VOTED: to grant a release of \$37,314.35.

8:30 p.m. – Major Project Site Plan Special Permit No. 2010-04: The Mackin Group, LLC, 7 Harvard Street, Brookline, MA 02445, Petitioner (Property located at 916-932 Great Plain Avenue and 36-58 Dedham Avenue, Needham, Massachusetts) Note: This hearing is continued from the September 28, 2010 Planning Board meeting and will be further continued to the November 1, 2010 Planning Board meeting.

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

VOTED: to continue to 11/1/10 at 8:30 p.m.

Request to release off-street drainage bond: Riverview Estates Subdivision.

Ms. Newman noted she has met with Mr. Piersak regarding completing this project this year. He has given her a schedule. The Board of Health has recommended 3 lots of the 5 be released.

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

VOTED: to release a total amount of \$12,000 from the off-street drainage bond for lots 10, 11 and 14.

Request to authorize the issuance of a Permanent Certificate of Occupancy: Amendment to Major Project Site Plan Review No. 2001-02: Finitumus Associates Limited Partnership, c/o Petrini Corporation, 187 Rosemary Street, Needham, Massachusetts, Petitioner (Property located at 464 Hillside Avenue, Needham, MA).

This is an office building with structure parking. They have affidavits and As-builts and are ready for the issuance of a permit.

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

VOTED: to authorize the issuance of a Certificate of Occupancy for Finitumus Associates Partnership at 464 Hillside Avenue.

Board of Appeals – October 21, 2010.

Michael and Irina Taytslin, 31 Walker Lane, Needham, MA 02492 – 31 Walker Lane.

Ms. Newman stated she does not think this is a Special Permit. It is extending into the setback and she thinks this is a variance. Ms. McKnight noted presently there is no non-conformity. Ms. Newman stated if the landing has 5 feet from the structure, and is less than a certain square footage, it needs a variance.

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

VOTED: to comment if the landing has 5 feet from the structure, and is less than a certain square footage, it needs a variance.

Yanhong Xiong, 215 Brookline Street, Needham, MA 02492 – 215 Brookline Street.

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

VOTED: “No comment.”

Brookline Street Development, LLC, 349 Brookline Street, Needham, MA 02492 – 354 Brookline Street.

It was noted there is a garage on site.

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

VOTED: “No comment.”

Lisa D. Sweeney, 129 Edgewater Drive, Needham, MA 02492 – 130 Dedham Avenue.

Mr. Eisenhut noted they need to make sure the new construction standard does not kick in.

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

VOTED: to make sure the new construction standard does not kick in otherwise make no comment.

Needham Community Council, Inc., 51 Lincoln Street, Needham, MA 02492 – 570 Hillside Avenue.

Ms. McKnight commented it seems to be an unsafe parking layout with cars backing into the street. Mr. Ruth noted it is an existing condition. Ms. Newman suggested the Engineering Department look at it to see if there is a better way to organize it. Ms. McKnight noted there is no green area at all. She asked if they could request they do some plantings. Mr. Eisenhut noted he would rather see safer parking. He is not sure planting are feasible. Ms. Newman noted they should see when delivery and dumpster times are.

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

VOTED: to comment there is a safety issue with backing onto the street and ask the Town Engineer to see if he could find a more rational and safe parking area.

Norfolk Lodge A.F. & A.M. – 1132 Highland Avenue, Needham, MA.

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

VOTED: “No comment.”

Discussion – Sweet Basil Parking Study.

This is on hold.

Review of parking studies for restaurant uses within Needham Center.

This is on hold.

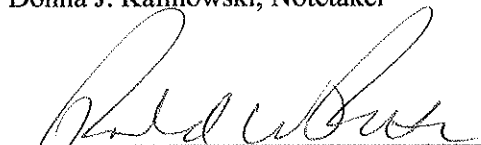
Review of Trail Master Plan.

This is on hold.

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

VOTED: to adjourn the meeting at 9:05 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker


Ronald W. Ruth, Chairman