

NEEDHAM PLANNING BOARD MINUTES

February 1, 2011

The regular meeting of the Planning Board held in the Charles River Room, first floor of the Public Services Administration Building, was called to order by Ron Ruth, Chairman, on Tuesday, February 1, 2011 at 7:30 p.m. with Messrs. Warner and Ms. McKnight as well as Planning Director, Ms. Newman.

Diminimus Change: Major Project Site Plan Review No. 2010-02: Town of Needham, 470 Dedham Avenue, Needham, MA and the Needham Historical Society, 1155 Central Avenue, Needham, MA, Petitioners (Property located at 1155 Central Avenue, Needham, MA).

Hank Haff, of the DPW, noted he had previously presented 2 sets of drawings. The ones dated 1/24/11 included 3 civil engineering drawings and one site lighting drawings. All reflect the requested changes from the amendment dated 12/7/10 and all changes are minor. They are paving a small triangular space on the south side rather than putting plantings to facilitate the removal of snow. That change is reflected in C4.0, C5.0 and C6.0 and is the only change on the civil plan.

Ms. McKnight asked why there were 2 sets of plans. Mr. Haff noted the 11/23/10 revision date was left off in the revision key. All information is identical but for that date. He noted the site lighting drawing SPE 1.0 has 0.0 around the property lines indicating no spillage to other properties. There are a series of actual lights that are circled. All are either removed or adjusted to make the photometric work. There are more lights along the edge and 12 feet is the new height. Mr. Ruth asked if that was high enough to avoid being vandalized. Mr. Haff noted they think it is.

Hal Olson, architect from DRA, reviewed the diminimus changes. There have been 2 upgrades. The loading dock outside technology was basically only used during the summer for deliveries. It was a concrete stoop with no foundation. They have taken that out, reworked the guardrails and added stairs. He noted it is really an egress only except during the summertime for deliveries.

Mr. Olson noted the other issue is doors. They are trying to minimize exits to the outside but the safety of the children is more important. They have put a door in back but it will probably not get that much use. It is not an entry to the building. Some of the rooftop units have been reduced in size and the tonnage is smaller. He stated basically the bumps on the building are smaller.

Ms. Newman noted the letter from Engineering noting they are satisfied the plan has been revised in accordance with the previous decision. They have no problem with the diminimus changes.

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

VOTED: to accept the diminimus changes.

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

VOTED: to authorize the Planning Director to sign the drawings to allow the issuance of the building permit.

Mr. Ruth acknowledged Carlyn Uyenoyama, of 73 Evelyn Road. She noted she was here for the 8:00 p.m. Wingate hearing. Mr. Ruth noted the hearing was to be continued. The Board had an informal discussion with Ms. Uyenoyama.

8:00 p.m. – Major Project Site Plan Review No. 2011-01: the Continental Wingate Development Company, 63 Kendrick Street, Needham, MA, Petitioner (Property located on the westerly side of Gould Street between the Wingate at Needham Nursing Home at 589 Highland Avenue and the MBTA Right of Way).

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

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

A motion was made to continue the hearing to 2/8/11 at 7:30 p.m. Ms. McKnight noted the reason she would like this continued is due to the stormy conditions the applicants engineer could not be here tonight. Mr. Warner added the letter from Town Engineer Tony DelGaizo requesting additional time for review be offered was also a consideration.

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

VOTED: to continue the hearing to 2/8/11 at 7:30 p.m. with the reasons discussed.

8:15 p.m. – Amendment to Major Project Site Plan Review No. 1993-03: the Continental Wingate Development Company, 63 Kendrick Street, Needham, MA, Petitioner (Property located at 589 Highland Avenue, Needham, MA).

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

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

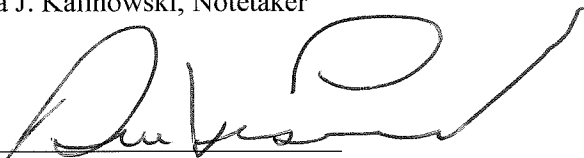
Upon a motion made by Ms. McKnight, and seconded by Mr. Warner, it was by the three members present unanimously:

VOTED: to continue the hearing to 2/8/11 at 7:45 p.m. for the same reasons as discussed earlier.

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

VOTED: to adjourn the meeting at 8:25 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Bruce Eisenhut, Vice-Chairman and Clerk