

ONEEDHAM PLANNING BOARD MINUTES

September 25, 2007

The regular meeting of the Planning Board, held in the Performance Center at Broadmeadow School, was called to order by the Chairman, Devra Bailin on Tuesday, September 25, 2007 at 7:30 p.m. with Messrs. Eisenhut and Jacobs as well as Recording Secretary, Ms. Kalinowski. Planning Director Ms. Newman arrived at 8:15 p.m.

Public Hearings

7:30 p.m. – Definitive Subdivision Plan Approval: Petrini Corporation, Petitioner, (Property located at 708 South Street, Needham, MA). Note: This Public Hearing will not be opened on September 25, 2007 but will be continued to the Planning Board meeting of Tuesday, October 2, 2007 at 8:30 p.m.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to continue the hearing to October 2, 2007 at 8:30 p.m.

Appointments

7:35 p.m. – Tom Trudeau: Discussion of a re-zoning some or all of the land between Greendale Avenue and Route 128 as either a Single Residence B District or an alternative zoning concept permitting townhouse development. (Property located at Duncan Drive off of Greendale Avenue, Needham, MA).

Roy Cramer, representative for the applicant, noted Mr. Trudeau received subdivision approval for Duncan Drive. This will be a 4-unit subdivision on Greendale Avenue. It is a one-acre zone and they have built a roadway. It is all Single Residence B, 10,000 square foot zone. The west side of Hunting and Greendale are Single Residence A, one-acre zone. There is a little sliver of land before 128 then all is Single Residence B. Ms. Bailin reminded Mr. Eisenhut there are 2 houses, 10,000 square foot lots in this Single Residence A. The Board rezoned those 2 lots to Single Residence B. The railroad is used as a dividing line. Ms. Bailin questioned where they were going to draw the line as it is problematic if drawn for only the client. Mr. Trudeau noted a considerable amount of the land is owned by the Town. Mr. Cramer stated all the area is developed between Cheney and Hunting. Ten thousand square feet will make it conforming if the zoning is changed. They are preliminarily running it by the Board to get their input. One acre zoned with one acre lots is not feasible. The area is not conducive to those large houses. The proposal is to rezone some part into Single Residence B and do a regular subdivision with 10,000 square feet. They could go to 14 units. Ms. Bailin noted a discussion on Central was how many lots there would be. She stated you can not arbitrarily choose a line. There needs to be a rationale. Mr. Cramer stated they would work with Ms. Newman. They have the assessor's maps and will figure out what parcels will be affected. They would like to rezone Hardy Street south to the railroad. They may be able to argue between Cheney and Hardy but it is too close to 128 and they should leave it as one acre.

Ms. Bailin stated they need to know how many lots will be impacted and the remnants of zoning impacted by 128 and not changed. Mr. Cramer clarified Single Residence B is only on certain sides of the road. Some other zones will allow cluster developments, etc. Mr. Eisenhut questioned what would allow cluster zoning and was informed special zoning. It could be a 40B rather than rezone. There is no economic incentive with cluster. The option they like best is small empty nester houses. Mr. Eisenhut noted it would need to be townwide to allow cluster zoning. Mr. Cramer stated 14 units on 4.6 acres is the same number of units as a regular subdivision but they would prefer this. They could get 36 to 38 units under a 40B. Ms. Bailin noted in 1948 that entire side of town was all Single Residence B. In 1952 the one acre zoning created around 128 came in. Mr. Cramer noted before the industrial park came in they may have been concerned Cutler Pond could be filled in, etc. He is looking for guidance and rezoning looks attractive. Ms. Bailin noted they should look at the number of units potentially maxed out and where the line would be. It may be easier to fly with certain preservation issues. They should work on what the impact of rezoning would be. Mr. Cramer stated they would make everything up to 128 Single Residence B, the way it used to be. They all looked like small lots. Ms. Bailin reiterated they need to see what the impact would be. Targeting down scaling may have more impact than simple rezoning. Mr. Cramer would like to be able to work with Ms. Newman and help her do research. There is already a buffer behind Mr. Trudeau's area. He asked if there were any sense of what other factors are needed. Mr. Eisenhut noted the more inclusive it is the more logical it would be. Ms. Bailin suggested they figure out the potential for development. She does not see a natural

stopping line. They should remember it is a very vocal part of town. Ms. Bailin will talk with Ms. Newman regarding assisting Mr. Cramer.

8:00 p.m. – Scenic Road Approval: Petrini Corporation, Petitioner (Property located at 708 South Street, Needham, MA). Note: This Public Hearing will not be opened on September 25, 2007 but will be continued to the Planning Board meeting of Tuesday, October 2, 2007 at 8:45 p.m.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to continue the hearing to October 2, 2007 at 8:45 p.m.

Release of Performance Bond and Issuance of Permanent Certificate of Occupancy: Major Project Site Plan Review Special Permit No. 2005-07, Needham Gateway, LLC, 66 Cranberry Lane, Needham, MA, Petitioner (Property located at 120 Highland Avenue, Needham, MA).

Ms. Bailin noted there was no memo from the DPW.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to authorize the Planning Director to authorize the issuance of a permanent Certificate of Occupancy upon receipt of a satisfactory letter of approval from the DPW.

Plan Endorsement: Major Project Site Plan Review No. 2007-11: Kenneth L. Mackin, Manager, MMM Property, LLC, Brookline, MA, Petitioner (Property located at 916-032 Great Plain Avenue, Needham, MA).

Ms. Newman noted this plan has already been approved and voted.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to endorse Major Project Site Plan Review No. 2007-11.

The Board signed the plan.

8:15 p.m. – Major Project Site Plan Review No. 2005-09: Josephine d'Angelo, d/b/a Café Muca Blu, 1498 Highland Avenue, Needham, MA, Petitioner (Property located at 1498 Highland Avenue, Needham, MA). Note: This Public Hearing will not be opened on September 25, 2007 but will be continued to the Planning Board meeting of Tuesday, October 2, 2007 at 8:15 p.m.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to continue the hearing to October 2, 2007 at 8:15 p.m.

Ms. Newman arrived and Ms. Bailin filled her in on the meeting.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Eisenhut, it was by the three members present unanimously:
VOTED: to adjourn the meeting at 8:30 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne McKnight, Vice-Chairman and Clerk