

NEEDHAM PLANNING BOARD MINUTES

December 18, 2007

The regular meeting of the Planning Board, held in the Media Room of the Broadmeadow School, was called to order by Moe Handel on Tuesday, December 18, 2007 at 7:30 p.m. with Messrs. Eisenhut and Jacobs as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski. Vice-Chairman Jeanne McKnight arrived at 7:40 p.m.

Appointments

7:45 p.m. – Emmanuel Belibasakis: Discussion regarding proposed amendment to Major Project Site Plan Special Permit No. 2004-04: Emmanuel G. Belibasakis, 84 Dedham Avenue, Needham, MA, Petitioner (Property located at 1-45 Chapel Street, Needham, MA).

Ms. Newman noted she had invited Mr. Belibasakis to come in. He owns Fresco Restaurant and it is open for breakfast and lunch. He wants to stay open until 10:00 p.m. for dinner. Ms. Newman informed him there is a parking problem at the noon hour and requested he come in. Mr. Eisenhut commented there are trains at 4:40 and 5:20. Mr. Belibasakis noted the restaurant on the corner is closed and that is 100 seats. Mr. Jacobs questioned when the most traffic was and was informed around lunch and breakfast on weekends. Mr. Belibasakis believes it is mostly walking traffic but is not sure. He does feel people will drive for dinner. Mr. Handel noted the real estate office is closed at night. He does not feel they need a lot of documentation. Mr. Eisenhut stated he was concerned with 5:00 to 6:00 or 5:00 to 7:00. He asked if they want weekends also and was informed they do. Mr. Eisenhut suggested they survey the Kinko lot and Chapel Street and do an informal count for a couple of weeks. Mr. Handel suggested they do 2 Thursdays between 5:00 p.m. and 6:00 p.m. Ms. Newman noted she needs an application to modify the site plan and include the survey. She will schedule it for a public hearing.

Public Hearings

7:30 p.m. – Definitive Subdivision Plan Approval: Joseph J. and Patricia Foley, Petitioner (Property located at 516 and 530 Central Avenue, Needham, MA).

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the three members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Ms. McKnight arrived at 7:40 p.m. and took over as Chairman. She noted the following correspondence for the record: a memo from the Health Department, dated 12/4/07, with comments; a memo from the DPW with no comments or objections; a memo from the Conservation Officer, dated 12/12/07, regarding the site visit; a memo to the Planning Director from Lt. Kraemer, dated 12/12/07, noting no safety concerns; the application; the plan; a letter from Carl Young, dated 11/23/07, regarding a waiver of the requirements and a one page lotting plan submitted. Jessica Young bought 516 Central Avenue and put an addition on the back with a bulkhead on the side. The bulkhead is 1½ feet too close to the lot line. The Building Inspector would not allow it to be covered and the basement has flooded. Mr. Foley at 530 Central Avenue has offered to give to Jessica Young a strip of land 7 feet by 1½ feet wide so she can conform. She can then get the building permit. The land will be deeded over. There are no other changes. Mr. Eisenhut questioned if it was pre-existing, lawful, non-conforming and was informed it was. The lot that is non-conforming is having land added to it. Mr. Jacobs commented it was 5 feet on the plan. Mr. Young corrected it was 5 feet by 1½ feet.

Upon a motion made by Mr. Handel and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to close the hearing.

Upon a motion made by Mr. Handel and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to grant the relief requested and adopt the decision of the subdivision dated 12/18/07 as drafted and before us as their own.

ANR Plan, John Muzi Associates, 557 Highland Avenue, Needham, MA.

This is off the agenda.

Extension of Temporary Occupancy Permit: Major Project Site Plan Special Permit No. 2000-07, Muzi Motors, Inc., Petitioner (Property located at 557-561 Highland Avenue, Needham, MA).

This is off the agenda.

Minutes

Upon a motion made by Mr. Handel and seconded by Mr. Jacobs, it was by the four members present unanimously:
VOTED: to accept the minutes of November 27, 2007.

Endorsement of Decision: Minor Modification to Major Project Site Plan Special Permit No. 1995-09, Highland/Montrose LLC, Petitioner (Property located at 902-910 Highland Avenue, Needham, MA).

Ms. Newman noted there was a draft decision to sign. At the request of Ms. Bailin she added paragraph #4 on page 3 at the bottom regarding the installation of appropriate signage.

Upon a motion made by Mr. Handel and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to adopt the decision as written and edited by Ms. Bailin.

Request for temporary occupancy permit for Phase 3 and extension of Phase 1 and Phase 2 temporary occupancy permits: Major Site Plan Review No. 2004-01: Permanent Public Building Committee for the Needham High School, 609 Webster Street, Needham, MA 02492, Petitioner (Property located at 609 Webster Street, Needham, MA).

Ms. Newman noted they want an occupancy permit for the gym. They will submit an interim As-built. They want authorization for a temporary occupancy permit when she receives notice of approval. They will hold back part of the contract to cover unfinished work. Steve Popper informed the Board he was requesting they grant Ms. Newman the authority to direct the Building Inspector to proceed with temporary occupancy of the gym area. They would like to occupy it on January 2. The paperwork is in and the As-built provided. They are getting ready to have the gym fitted out. Tony DelGaizo has not reviewed the interim As-built yet and needs to approve it. He is requesting they issue a temporary certificate of occupancy for the gym component only until September 2008. Phase 1 and Phase 2 have received temporary permits. Phase 2 expires at the end of December and they would like to extend it to September 2008. The completion is scheduled for September 2008. Mr. Jacobs requested an explanation of the different phases and Mr. Popper reviewed them. He noted they have finished Phase 2 and Phase 3 is almost complete.

Upon a motion made by Mr. Handel and seconded by Mr. Eisenhut, it was by the four members present unanimously:
VOTED: to authorize the Planning Director to review the documents and plans (particularly the As-built) where needed to be submitted and approved so an occupancy permit for the gym can be granted until September 2008 and extend the occupancy permit date for Phase 2 to September 2008.

Upon a motion made by Mr. Handel and seconded by Mr. Eisenhut, it was by the four 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