

NEEDHAM PLANNING BOARD MINUTES

February 19, 2014

The regular meeting of the Planning Board held in the Charles River Room at the Public Services Administration Building was called to order by Bruce Eisenhut, Chairman, on Wednesday, February 19, 2014 at 7:30 p.m. with Messrs. Warner and Jacobs and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski.

Correspondence

Ms. Newman noted a copy of a memo that went out to the St. Mary Street residents from Stephen Rafferty and Phaldie Taliep of CDM Smith. She noted they are keeping the abutters in the loop. There is also an invitation to the Community Council dinner and articles that were in the newspapers regarding medical marijuana dispensaries.

Request to release bond: 198-200 Nehoiden Street Subdivision (Armen Way).

Ms. Newman noted this is a subdivision where there was some controversy. It is intruding on the conservation land in the back. The Conservation Commission and the Park and Recreation Departments are dealing with this. The Board of Health currently holds a \$41,000 bond. The engineering department has done an inspection and they are satisfied that it is appropriate to release the street component of the subdivision. The Board of Health has signed off on the 3 lots of the subdivision and is recommending release of the \$10,500 from the Off-Street Drainage Bond. She would like to close this out from the Planning Board's perspective.

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

VOTED: to release all surety bonds for the Armen Way subdivision, which total currently \$41,000.

Board of Appeals – February 27, 2014.

Christian and Sara Iantosca – 84 Whittier Road.

Ms. Newman noted they want to add a 2-car garage. She stated they need to look at this. They used to allow 5 feet off the property line. Now they are adding second stories. Mr. Jacobs noted the second floor is labeled as unfinished.

Ms. McKnight stated it is useful space for storage but she does not see it as useful for much else. She commented she does not like garages in the front. This is a large house and the garage pokes out in the front. Mr. Eisenhut stated they need to clarify no habitation in the space over the garage. Mr. Jacobs noted they could recommend denial of the second garage space.

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

VOTED: to recommend no habitation on the second floor.

Sara Bryant and Joseph A. Mara, Jr. – 74 Hillcrest Road.

Ms. Newman noted they are lifting the house up, putting in a full basement and adding a second floor. Ms. McKnight asked if they were already that far out to the lot line. Ms. Newman stated she cannot tell. Mr. Eisenhut stated they should ask them to come back with more information. Mr. Jacobs noted the plan shows existing conditions and the proposed second story addition. He cannot tell what is being measured. Mr. Eisenhut

reiterated they need to comment they should come back with clearer information. Ms. McKnight stated it is not clear what the current set back is and if they are making it worse or not.

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

VOTED: to comment if existing condition comes no closer to the sideline the Board has no comment.

Needham Oil & Air, LLC – 355R Chestnut Street.

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

VOTED: “No comment.”

Maureen Nephew – 18 Maple Terrace.

Ms. Newman stated she tried to encourage the woman not to file. She will need a variance. It is non-conforming. The addition will be 5.1 feet from the back. Ms. McKnight stated an argument could be made she needs a variance.

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

VOTED: to comment that although it appears to be innocuous the By-Law calls for a variance.

Public Hearing

7:45 p.m. – Major Project Site Plan Special Permit No. 2014-02: Needham Bank, 1063 Great Plain Avenue, Needham, MA 02492, Petitioner (Property located at 214 Garden Street, Needham, MA 02492).

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

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

Nathan Ketchel, Civil Engineer for Garcia, Galuska & DeSousa, Inc., stated they are proposing an office building on 214 Garden Street. They will demolish the 2 existing buildings, office, garage and the 2 wood sheds. They will construct an approximate 16,500 square foot building over 2 stories above a basement. There will be a new parking lot to the north and east. The setback will be 20.32 feet. The current building is set back 40 feet. There will be 47 parking spaces – 43 for office use and 4 for utility storage use on site. There will be 2 handicap spaces. They are connecting the sidewalks. There will be east, northeast and west entrances.

Ms. McKnight stated the Design Review Board recommended a front walkway. Mr. Ketchel noted it will be incorporated. They will provide a new drainage system with a 36 inch pipe set in a bed of stone. All discharge will be to a recharge system in the north to the municipal drainage system. There will be significant reduction in what is discharged to the municipal system.

Mr. Ketchel stated they will have a pad mounted transformer and new lighting with a one foot candle. There will be downspouts to a recharge system. New water and fire services will be provided. There will also be sewer and natural gas services. He noted they received the DPW comments yesterday. He reviewed the comments and noted how they dealt with each issue.

Mr. Eisenhut asked if the parking lot was traditional paving, landscaping and pervious surface. He asked if there were any aesthetically pleasing aspects. Mr. Ketchel stated it is a high impact parking lot with the same people coming every day. Mr. Eisenhut noted that is why they can use traditional pavement in the driving lanes and more pervious type material in the driving stalls. There is a large range of pervious surfaces out there that do just

fine. Mr. Ketchel stated the recharge system is sized to recharge through the 25 year storm. He stated under Mass DEP Requirements they need to recharge 1358 cubic feet and they are beyond that.

Dan Bradford, of KBA Architects, stated the net amount of pavement is a decrease to what is there now. They are using the building to screen the parking lot. Parking is to the rear of the parking lot so there is not a high visual impact. Mr. Eisenhut asked if there will be a landscape presentation for the parking lot. Mr. Bradford stated there is landscaping on the site. There is a 10% minimum requirement and they have 6,468 square feet total of which 578 square feet is for the internal area.

Christine Monaghan, of KBA Architects, stated there is a variety of growth cover and shrubs along the railroad tracks and large trees. Mr. Warner stated he would like more trees. Ms. Monaghan stated the Design Review Board asked for more trees along the edge. They are looking at it. Ms. McKnight stated she gives the bank a lot of credit for taking care of the trees in the parking lot. The plan looks good but if they could add one more tree she would like that. Mr. Bradford noted they are looking at adding trees per the DPW request. Mr. Warner suggested a tree on either side of the entrance would be nice. Mr. Eisenhut noted there is a very large area of grass. It would be a good location for a garden swale. Mr. Ketchel stated there is a 2 to 3 foot grade differential there. They will consider a swale.

Ms. McKnight stated she likes that the building gives a residential appearance. She does not want wood chips and that sort of thing. She wants something that looks nice. Mr. Jacobs noted the site layout plan has a 6 foot high stockade fence. Mr. Ketchel noted there is an 8 foot fence on site now and it will be replaced with an ornamental fence. Mr. Jacobs stated he would like to see what it looks like. They will need a note on the drawings that the stockade fencing will be removed.

Ms. McKnight clarified the sidewalk will be in the public way and not on the banks property. Mr. Bradford stated yes, it is a bituminous sidewalk. Ms. McKnight stated it is an improvement. Mr. Ketchel stated a new concrete sidewalk will be installed. Ms. McKnight asked who was responsible for plowing the sidewalk. Vic Taylor, representative for Needham Bank, stated the bank is responsible. Ms. Newman asked Mr. Taylor if they have looked at the connection between this lot and the other lot. Mr. Taylor stated they have. He stated they plan a pedestrian path for employees and not the public. There is no gain in parking. They want the building to stand alone from the project. They took an extensive look at overhead parking but it is an \$850,000 job.

Mr. Eisenhut commented the town was hoping for a sidewalk from Town Hall to Garden Street. Ms. Newman noted the lighting detail and asked if they were using the same as the other bank lots. Mr. Taylor stated that lighting the same as the other bank lots was too expensive. Ms. McKnight noted the entrance and asked why not consolidate it with the abutting lot and have one entrance. Mr. Taylor stated they will lose parking spaces to make the connection. Christine Moneghan, of KBA Architects, stated they are separate buildings and they want to keep them separate. This is designed for access from Garden Street and the parking lot.

Ms. Moneghan noted the roof lines are low and blend in with the abutting residences. They are blending in with the residences for materials and are working on signage for Garden Street. She noted they will be installing a stone wall. The roof lines vary and break up the lines. She stated there will be a slate roof.

Mr. Eisenhut asked if the project will be LEED certified or if there are any environmental concerns. Ms. Moneghan stated they are still talking with the bank about it. They will practice due diligence with a sustainable design. Mr. Taylor stated they will look at it.

Mr. Jacobs noted the Garden Street elevations and asked how they will light it at night. Ms. Moneghan noted they are not planning on uplighting the building. There will be some subtle lighting for signage. Mr. Warner asked if it will be on a timer. Mr. Taylor stated they will do that. Ms. McKnight commented she likes chimneys and asked if they could put faux chimneys. Ms. Moneghan stated they will look at that.

Mr. Jacobs clarified the owner of the property is Eaton Square Realty LLC. Peter Zahka, attorney for Needham Bank, stated it is as of 2012.

Mr. Eisenhut noted the following correspondence for the record: a letter from Bruce Claflin, of 229 Garden Street; a letter, dated 2/14/14, from the DPW; a letter, dated 2/19/14, from Consulting Engineering in response to the DPW letter; an email from Fire Chief Paul Buckley, dated 1/30/14; an email from Janice Berns of the Board of Health, dated 1/16/14; an email from Police Lt. John Kraemer, dated 1/23/14; a consent and authorization of Eaton Square Realty LLC; an updated consent and authorization; comments from the Design Review Board and engineering changes they have agreed to make.

Ms. Newman requested they ask the applicant to solve the issues and submit revised drawings. Mr. Eisenhut stated he raised some issues he would like them to look at such as parking and the turf area and doing something aesthetic with that. Mr. Jacobs stated they should put a note on the plan regarding the 6 foot fences being removed and show them what the ornamental fence might look like. Ms. McKnight stated there should be clarity on the front if there are 2 trees or 3 trees. Mr. Eisenhut stated if there is a decision on LEED certification he would like to know that or, if not, he would like details as to what the energy components of the building will be.

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

VOTED: to continue the hearing to 3/4/14 at 8:00 p.m.

8:30 pm. – Major Project Site Plan Special Permit No. 2014-01: NA-BOS 2001 LLC, 125 Summer Street, Suite 1800, Boston, MA 02110, Petitioner (Property located at 200 First Avenue, Needham, MA 02492).
Please note: This hearing is continued from the January 28, 2014 Planning Board meeting.

Mr. Eisenhut stated this is continued from the 1/28/14 meeting. He noted the following correspondence for the record: a letter from Tetra Tech, dated 2/11/14, with responses to Engineering's comments; a letter from Maric Incorporated, dated 2/19/14, in support; a letter from Cabot, Cabot and Forbes, dated 2/11/14, with a summary of the revisions and a letter, dated 2/18/14, from the DPW with comments and recommendations.

Michael Boujoulian, representative for Cabot, Cabot and Forbes, reviewed the changes to the waiver requests. He noted in Section 5.12, there will be 211 spaces. They lost 3 more spaces increasing the landscaping. In Section 5.0.1.3, they are requesting a waiver due to the odd shape of the lot. He stated they have over 2.5 times the landscape area.

Ian Rainey, architect for Shadley Associates, noted all pedestrian pathways outside the sidewalk are pervious pavers. They looked at the depth of the parking stalls. They changed them from 18.6 feet to 18 feet. They picked up a space but with the landscape aisles they lost 2 spaces but picked up a significant amount of open space. They have curbed it and put 2 shade trees and more shrubs at the ground level. They have changed the sugar maples to freeman maples. Mr. Eisenhut stated he has an appreciation for what they have done. He thinks this is fabulous. Ms. McKnight agreed.

Glenn Dougherty, of Tetra Tech, reviewed the comments from the Town Engineer. He noted they had submitted an initial lighting plan when they were here last time. Since then they have received the lighting fixture from the Planning Director the town wants them to use. That lighting design plan is in process right now. They will submit that plan as soon as they get it back. He noted they have increased the recharge design. He added this is a redevelopment project. They have increased the volume of the recharge and met Standard 3 of the DEP Storm Water Standard. They have provided a recharge system. He noted there is a 40% reduction in runoff. They are more than meeting the intent of recharge.

Ms. Newman noted the town says they have to meet the most practical standard. Mr. Boujoulian stated he would like them to consider this the practical standard. They are reducing the water by 40% to the town system. They have presented a comprehensive environmental program. They feel a 40% reduction, over and above what is required, is practical.

Ms. McKnight stated they have 48 chambers and it will be doubled to 80 chambers. The Town Engineer wants 209 chambers. Ms. Newman clarified Town Engineer Anthony DelGaizo said this is the standard they have imposed across the town. Mr. Jacobs asked if the question is if the solution is practical or should they vary from the others. Ms. Newman stated they need the Engineering Department to answer that. Mr. Jacobs stated he would like to understand better from the Town Engineer and would like to see the DEP standard.

Mr. Boujoulian stated the lot consolidation plan is completed and he has the plan number. Ms. Newman noted a condition of the occupancy permit is the plan being done. Ms. McKnight asked if they had a railroad easement. Mr. Boujoulian stated the railroad is now defunct. There is no rail there now.

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

VOTED: to close the hearing.

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

VOTED: to direct the Planning Director to draft a decision regarding our discussion.

**Minor Project Review No. 2014-02: Hillcrest Development Inc., 70 Hillcrest Road, Needham, MA
Petitioner (Property located at 27 Curve Street, Needham, MA).**

Ms. Newman stated they will make a recommendation to the ZBA who will be hearing this case. George Giunta Jr., on behalf of Hillcrest Development, noted this is a curved private way that runs between Mark Tree Road and Great Plain Avenue. The property is on the left on the curve. The property is 16,000 square feet with 140 feet of frontage on the curve. The existing building is 2 stories. The land drops off in back. There is 2,400 square feet of usable space on each floor. The footprint is larger but the walls are thick. It has been used since 1925 for commercial use. It is a novelty brokerage and distribution firm currently, which is a low key business. The owner of the property wants to sell. He noted it is a good size building for commercial purposes.

Mr. Giunta Jr. stated they will demolish the building, tear out the parking areas and replace it with a new 3 unit, triplex townhouse style residential building. It meets all lot requirements and all drainage requirements. He noted engineering has not reviewed the revisions yet. They were submitted today. He feels they have met the drainage requirement at one inch. They are reducing from 7,000 to 6,000 square feet the impervious surface. The roof water will go to an infiltration system to a recharge system. There will be 3 driveways pitched to the street. Currently there are 2 driveways there.

Mr. Giunta Jr. stated he feels this is an improvement to the drainage on site. It fits with the neighborhood. He stated he thinks the design is a good design. They have varied the roof lines and entry porches. Each unit is stepped. He noted they will be before the Zoning Board of Appeals next week. Mr. Eisenhut noted they are proposing 3 driveways and asked within what distance of each other they are. Mr. Giunta Jr. stated they are about 15 feet apart and each is 18 feet at the street.

Mr. Eisenhut commented 3 driveways concerns him. Mr. Jacobs noted they have 2 abutters who think it is most objectionable. Ms. Newman stated the Police have reviewed it and are ok with it. Ms. McKnight stated the detriment is the massiveness of the structure. They are replacing one building with 3 attached buildings. She asked what the height is. Mr. Giunta Jr. stated it would not be over 35 feet. Mr. Warner noted the documentation is deficient. It has no numbers on the plans. Ms. McKnight stated it is a 3 story house and it should have 2 stories. It is too massive. Mr. Eisenhut stated they should know what the height of the current building is.

Mr. Eisenhut noted the following correspondence for the record: an email from Police Lt. John Kraemer, dated 1/22/14, regarding parking; an email from Fire Chief Paul Buckley, dated 1/15/14, with recommendations; an email from Janice Berns of the Board of Health, dated 1/16/14, with comments; 2 memos from Matthew Varrell, of the Conservation Commission, dated 1/17/14 and revised 1/24/14, with comments; a letter from neighbors Anthony and Julie Goodness, dated 1/8/14, with comments; a letter from Priscilla Murray, dated 1/16/14, with

comments; a letter from George Giunta Jr. to Sheila Page, dated 1/16/14 and correspondence from the Town Engineer dated 2/14/14.

Mr. Jacobs made a motion to comment that it be the judgment of the Planning Board that the proposal does not meet the requirements of Section 1.1.10 in that the proposed placement does not appear to be less objectionable and detrimental to the neighborhood or any property in the neighborhood due to concerns about the mass of the proposed building and the existence of 3 driveways and 6 new cars. Ms. Newman stated they should be commenting on site plan issues such as curb cuts and building mass. Ms. McKnight noted there are inadequacies in the site plan as it does not show the height of the building. She is very concerned about the mass and the curb cuts with people backing out at the curb.

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

VOTED: to make a recommendation that the Board is concerned with inadequacies in the site plan such as it does not show the heights of the building and with massing and curb cuts.

Proposed Zoning Amendments for 2014 Annual Town Meeting.

Ms. Newman noted Article 1 – Exercise Facilities -- she added a footnote that it only applies to Industrial Districts located within 200 feet of the Route 128 boundary otherwise it is a no. It basically picks up the 2 Industrial Districts at Reservoir Street and in all other districts it does not open up the use. It will be in the chart. Mr. Jacobs clarified when it says 250 feet it means 250 feet in the whole district. Mr. Eisenhut stated it should be to the border of the district. Mr. Jacobs stated “as long as any portion of which is located within 250 feet of the Route 128 boundary.” Mr. Warner and Ms. McKnight agreed. It will be allowed in all of Industrial 1.

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

VOTED: to forward this article to the Selectmen for purposes of holding a public hearing and to start the process.

Ms. Newman stated Ms. McKnight made some language changes and she emailed them out to all members. Mr. Eisenhut noted in Section 5 they should delete “in other words.” Mr. Jacobs stated he finds the “notwithstanding” sentence hard to understand in Section 5.1.1.1. He feels it should be simple. They should have a heading in front of the first 2 sentences that says “General Rule” then after those 2 sentences have another heading that says “Exceptions to the General Rule.” He does not feel it changes anything. Ms. McKnight commented she worked on it so much she thinks it is ok as it is. Ms. Newman stated they need to get it advertised and they can tinker with it later. Mr. Jacobs stated that was fine. She will take out “in other words” in both. She will put it in warrant form and create 2 articles – one for the Design Review Board for site plan changes and one for the changes in parking.

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

VOTED: to send the 2 zoning articles to the Selectmen regarding the exemption for small increases in parking set out in the changes before us tonight in Section 5 and Section 7 Zoning By-Laws.

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

VOTED: to also refer to the Selectmen the proposed changes in dealing with façade changes in downtown by the Design Review Board as set out in those changes to Section 7 before us tonight.

Minutes

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

VOTED: to accept the minutes of 11/19/13.

Ms. McKnight noted there were a couple of wording changes for the 12/3/13 minutes. Mr. Jacobs noted on the 2nd page Ms. Newman gave the update. He stated on page 3, they should change "clarified" to "asked." Ms. McKnight stated on page 5, they should change "would" to "could."

Report from the Planning Director.

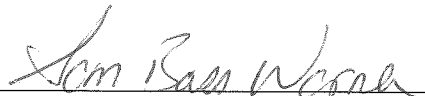
Ms. McKnight noted the commercial owners in the Heights do not clear snow from their sidewalks. Mr. Jacobs stated it has been a real problem in the center the last couple of storms. Ms. Newman will send Town Manager Kate Fitzpatrick an email. Mr. Warner stated there was also an issue on Chestnut Street. Ms. McKnight stated trucks plow the snow and leave large banks on the sidewalks.

Ms. Newman stated the Superintendent has agreed the parking will go away in front of Pollard School in the summer. She noted the Downtown Streetscape Study has worked for a year and will be presenting to the Selectmen at their next meeting. She informed the Board the Housing Planner has started. They have started a Large House Study Committee and she met with Selectman Daniel Matthews about a housing production plan.

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

VOTED: to adjourn the meeting at 10:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Sam Bass Warner, Vice-Chairman and Clerk