

## NEEDHAM PLANNING BOARD MINUTES

January 8, 2008

The regular meeting of the Planning Board, held in the Performance Center of the Eliot School, was called to order by Devra Bailin, Chairman, on Tuesday, January 8, 2008 at 7:30 p.m. with Messrs. Eisenhut and Jacobs and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Ms. Kalinowski.

### Appointments

#### **7:30 p.m. – Mark Allen Catrambone, Cats Restaurant Group LLC d/b/a Pazza – informal discussion regarding the new restaurant (Property located at 45 Chapel Street, Needham, MA).**

Mr. Catrambone noted this is an upscale northern Italian restaurant. He used to own a restaurant in Newton Highlands. Ms. Bailin noted Indigo required a parking waiver and got rid of their take-out. Ms. Newman stated it has been at least 5 years since a study was done. Ms. Bailin noted Apocrypha had no lunch, only dinner. They probably need a parking analysis for lunch as to availability during lunch time. They should take a look at the Indigo permit as 100 seats may be an issue. Mr. Catrambone commented take-out is a small percent – maybe about 3% -- and mostly in the evening. There is a possibility of delivery service. Roy Cramer noted the Fresco owners did their own count for breakfast and lunch. Ms. Bailin suggested Mr. Catrambone get a hold of the Fresco report. She does not have strong feelings if it is a formal survey or not but would like to see the Indigo decision and a plan for employee parking. She added there is a lot of buddy parking in the other lot. Mr. Eisenhut commented they need specific information on these issues. Ms. Bailin stated the issue is during the day. Night is not such a problem.

#### **7:45 p.m. – Tom Trudeau & Roy Cramer – informal discussion regarding the rezoning of the strip of land between Greendale Avenue and Route 128.**

Mr. Cramer noted they have additional information regarding the strip from Greendale/Hunting to 128. In 1952 it was rezoned to Single Residence A. He reviewed the history of Greendale/Hunting. He noted Greendale/Hunting was a circumferential highway. Ms. McKnight questioned if there was a water supply near there. Mr. Cramer informed her there was a huge water pipe that went under Charles River to give water to Newton. It has since been abandoned. Mr. Jacobs questioned the total acreage of the strip. Mr. Cramer noted 45 private parcels. Thirty five are non-conforming for lot size and 29 are non-conforming because of frontage. This will make a number of non-conforming lots conform. If they go to Single Residence B they can not create many new lots – maybe 15 or 16 new parcels or it may be as many as 18 or 19. It is just under 5 acres for a 4 lot subdivision so they can get 14 units. The land is not feasible as one acre lots. They can do a 40B but would like it rezoned. He reiterated it would make a lot of lots conforming and noted Tom could get 10 lots. It has already been approved as a 40B with 28 lots. A discussion ensued regarding how many lots could be created. Mr. Cramer noted Krawiecki and Church are unlikely to subdivide. The Hardy Road residents may have rights in the road but he is not sure. He gave 3 alternatives. He noted this is not a wealthy section of town and Tom would make affordable housing stock. It will be smaller houses on smaller lots. It is consistent with that area of town. Mr. Eisenhut commented they could not enforce small houses. Ms. Bailin suggested they say the area got stranded when 128 went in. All else are 10,000 square feet and the rest are actually 10,000 square feet non-conforming. They should not talk overlay as they will lose everyone. Being as straightforward as possible is the way to go. They may consider a PRD change. Ms. Bailin suggested they explain why they would like to modify the area. She added the problem with a PRD is the smaller lots are in front. Mr. Cramer stated he knows it needs to be vanilla for Town Meeting. With a PRD it is slightly more lots. They did not want to include Krawiecki or Church. Ms. McKnight noted the only objection she could see people would have would be the overcrowding of the schools. She feels it is just what the town needs though. Mr. Eisenhut stated it is an opportunity to create more diverse housing. Mr. Cramer noted they would like to ask the Planning Board to be the sponsor of the article. Ms. McKnight questioned if there was any historic property that may be torn down. Mr. Cramer did not know of any. Mr. Jacobs noted he feels it would be open to criticism and some people may feel it is just a gift to Mr. Trudeau. Ms. Bailin stated Central Avenue was a citizen petition with Planning Board support. She suggests meeting with the people who would be impacted by the change and get their support. She noted the Board would normally not sponsor something like this. They should start with a hearing to get the opinion from others. The Board could be the host to a public hearing. Ms. Newman will work with Mr. Cramer and Mr. Trudeau to coordinate this.

**Approval of final plans for building permit: Major Project Site Plan Special Permit No. 2007-10: Beth Israel Deaconess Hospital – Needham (Property located at 148 Chestnut Street, Needham, MA).**

Mr. Cramer noted the appeal period has ended. There were a few minor changes they made for cost reasons but they did not affect anything. It has been approved by the Design Review Board. Ms. Newman noted a few things are missing. They still need to have a consolidation plan done. Mr. Cramer noted he would get it to the Board as soon as possible. They would like to apply for a building permit as soon as possible. He asks they sign the plan tonight and Ms. Newman could hold it until they get all the plans and exhibits 15, 16, 18 and 19 are missing and 19 needs to be substituted for floor plan drawings. Ms. Newman noted she would need evidence the 81X drawing is recorded.

Upon a motion made by Mr. Eisenhut, and seconded by Mr. Jacobs, it was by the four members present unanimously:  
VOTED: to authorize the Planning Director to review and approve the plans and documents related to Phase 3 and send a letter to the Building Inspector once all the plans are submitted and she has evidence an 81X drawing is recorded.

**Approval of final plans: Minor Modification to Major Project Site Plan Special Permit No. 1995-09, as amended, Highland/Montrose LLC, owner of 902-910 Highland Avenue, Needham Massachusetts.**

Mr. Cramer noted they would like the Board to approve and sign the decision. Ms. Newman stated she would like the plans to show the location of the gate.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Eisenhut, it was by the four members present unanimously:  
VOTED: to authorize the Planning Director to review and approve the plans once they have added the proposed gate and noted emergency access only from the gate and courtyard.

**Release of Off-Street Drainage Bond for the Andrea Circle Subdivision Lots 1-11. Release of Off-Street Drainage Bond for Gerber Circle Lots 1-6.**

Ms. Newman noted the Board of Health has recommended they release \$28,000 of the \$38,500 being held for Andrea Circle. They have also recommended release of \$10,500 of the \$21,000 being held for Gerber Circle.

Upon a motion made by Ms. McKnight, and seconded by Mr. Eisenhut, it was by the four members present unanimously:  
VOTED: to authorize release of the Off-Street Drainage Bond for Andrea Circle in the amount of \$28,000.

Upon a motion made by Ms. McKnight, and seconded by Mr. Eisenhut, it was by the four members present unanimously:  
VOTED: to authorize release of the Off-Street Drainage Bond for Gerber Circle in the amount of \$10,500.

**Request to authorize the Planning Director to review and approve plans and documents relating to Phase 3 so that a temporary occupancy permit may be granted: 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 would like her to authorize a temporary upon receipt of the final affidavits from the architect. She noted the roof is not completed in the gym. The pitched roof had interim materials on it that are only good and guaranteed for 60 days. The Building Inspector gave a temporary permit and they are finishing the roof. They would like the Planning Director to be able to authorize a temporary for the next phase when it is complete. Ms. Bailin questioned if they ever corrected the affidavit document from Phase 1. She does not think they did. Ms. Newman stated she told David Tobin. They have an As-Built for Phase 2 that included Phase 1. Ms. Newman will check to make sure it was done.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the four members present unanimously:  
VOTED: to authorize the Planning Director to review and approve the plans for a temporary occupancy permit.

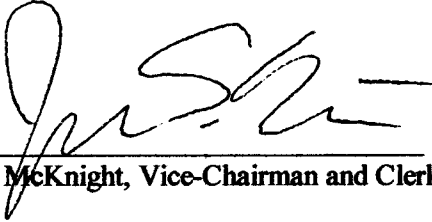
**Report of the Planning Director and Members.**

Ms. Newman informed the Board they are proceeding with the downtown plan. They will give an update of the draft zoning around January 20. Ms. McKnight suggested the Board keep an ear out for the Transportation Study regarding a Quiet Zone or no train whistles.

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

VOTED: to adjourn the meeting at 9:10 p.m.

Respectfully submitted,  
Donna J. Kalinowski, Notetaker

A handwritten signature in black ink, appearing to read 'Jeanne McKnight', written over a horizontal line.

Jeanne McKnight, Vice-Chairman and Clerk