

NEEDHAM PLANNING BOARD MINUTES

May 24, 2016

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building, was called to order by Jeanne McKnight, Chairman, on Tuesday, May 24, 2016 at 7:00 p.m. with Messrs. Jacobs, Alpert and Owens and Ms. Grimes as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Recording Secretary, Ms. Kalinowski.

Reorganization

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

VOTED: to nominate Elizabeth Grimes to be Chairman of the Planning Board.

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

VOTED: to nominate Paul Alpert to be Vice-Chairman of the Planning Board.

No other nominations being made, Ms. Grimes was elected Chairman and Mr. Alpert was elected Vice-Chairman.

Correspondence

Ms. Grimes noted the following correspondence for the record: a Needham Times article, dated 5/19/16, regarding the Large House Review Study Committee holding a workshop on 6/1/16 at 7:30 p.m.

Mr. Jacobs noted the letter from Deborah S. Pryor, dated 5/5/16, regarding 1361 South Street Trees Tagged for Removal. Ms. Newman noted she went out to the site. She commented if the wall is touched it would need to be reconstructed under the Scenic Road Act.

Ms. Grimes noted additional correspondence for the record: a Wicked Local article, dated 5/5/16, regarding Multi-family residences; a 5/11/16 article regarding the Urge to Tear down in Needham and a license agreement for Central Avenue.

Public Hearing:

1242 South Street Definitive Subdivision: Richard S. Raisman & Lynn H. Raisman, 1242 South Street, Needham, MA, Petitioner (Property located at 1242 South Street, Needham, MA).

Ms. Grimes noted a letter from Attorney George Giunta Jr., dated 5/23/16, confirming the hearing will be continued until the 6/28/16 meeting and requesting the applicable action deadline be extended.

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

VOTED: to continue the hearing to 6/28/16, at the first available time, and the applicable action deadline be extended accordingly.

Committee Reappointment (Transportation Committee).

Ms. Newman requested the Board reappoint Justin McCullen to the Transportation Committee.

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

VOTED: to reappoint Justin McCullen to the Transportation Committee for a 3 year term.

Update on Senate Bill No. 2144 (the Zoning Reform Act).

Ms. Newman noted it looks like this bill may go to a vote in the Senate the second week in June. The Bill is changing daily. She will retain Judy Barrett to give an analysis of the pros and cons and how it will impact Needham. She stated she may involve Denise Garlick if necessary. She thinks the Bill overall is balanced. It will impact fees and votes. It is not clear what form the final bill will be in but she wanted the Board to be aware of it.

Ms. McKnight stated the Mass. Municipal Association (MMA) seems to have some concerns but the Mass. Municipal Lawyers Association has signed on to it. Mr. Jacobs stated he felt the letter from the MMA was most helpful to him. The variance standard is a pretty dramatic change. He would not be in favor of either. He discussed the possibility of form based codes. He went to a meeting with Assistant Planner Alex Clee. The slide show was very interesting. He feels a copy should be given to each Board member. He noted instead of a minimum lot frontage the idea is to have a build-to line to have a consistent line. He thought it was a good idea if the Board wants a consistent streetscape. This form based code is in terms of form rather than in terms of use.

Request to extend Temporary Occupancy Permit: Major Project Site Plan Special Permit No. 2013-02: Needham Solar, LLC, 40 Walnut Street, Suite 301, Wellesley, MA 02481, Petitioner (Property located at 1407 Central Avenue, Needham, MA).

Ms. Newman stated she has no letter from the applicant but the temporary permit will expire soon. She feels the Board should extend for 2 months. The applicant has not finished the As-Built plan, which is the only outstanding issue. A motion was made to extend the temporary Occupancy Permit for a period of 2 months from the current expiration date.

Ms. McKnight stated she recalled a concern for site plan security. The high voltage wires were encased in metal tubes that go from the solar panels down the hill to the generator. Beside the road in some places is a jersey barrier. There are high voltage signs and a makeshift gate. She stated it is not secure by any means. She has a concern with the lack of safety for the high voltage line. It is so close to the ground with a few jersey barriers around. The jersey barriers do not go all the way around.

Ms. Grimes suggested the Board ask the Planning Director to inquire with Building Inspector David Roche and to look at the plans to make sure that it is safe. Ms. Newman stated she will look at the plans and talk with Building Inspector Roche.

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

VOTED: to extend the temporary Occupancy Permit for Major Project Site Plan Special Permit No. 2013-02, Needham Solar, LLC, for a period of 2 months from the current expiration date.

Minutes

Ms. McKnight noted in the minutes of 5/2, 5th line, it should say "where does the subdivision approval stand if Town Meeting does not vote to approve the easement?" Ms. McKnight noted in the minutes of 5/4/16, the word "advocating" should be used rather than "pushing." Ms. Grimes stated she is fine with it as is.

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

VOTED: to approve the minutes of 5/2/16 and 5/4/16 with the one change requested.

Board of Appeals – May 26, 2016.

Mele Management Co. Inc. -- 9 Ridgeway Avenue.

Ms. Grimes noted this is a continuation and the Board has already commented.

John and Neila Whitbeck – 348 Manning Street.

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

VOTED: “No comment.”

Brian Millerick – 1361 South Street.

Ms. Newman stated she does not understand Town Counsel David Tobin’s opinion on this. The Zoning Board of Appeals voted against this.

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

VOTED: “No comment.”

Greendale Village – 900 Greendale Avenue.

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

VOTED: “No comment.”

Report from Planning Director and Board Members.

Ms. Newman stated the Large House Study Committee is meeting 6/1/16 in Powers Hall at Town Hall. The invitation went out to all Town Meeting members, all Board members, it has been in the papers and it went to the schools. She is hoping for good attendance and hopes all members can attend. She noted there will be maps available with coverages and where teardowns have been. There will be a questionnaire that will come out of this and cable will be there to cover it. Mr. Alpert stated he cannot make the meeting. He will check with the cable company for when he will be able to see it. Mr. Owens will be there. Mr. Jacobs will also be there.

Ms. Grimes stated she and Ms. Clee met informally with the Tree working group. The working group meets about one time a month and includes Selectmen Moe Handel and Matt Borrelli, Tree Warden Ed Olsen and the Building Inspector. Two representatives from Hartney Greymont were there today to talk about how Wellesley is implementing their Tree By-Law. She felt it was invaluable. The representatives made it quite simple for them. As a group they decided they would like to hold a public hearing in the fall. The working group will discuss what the issues are that are trying to be resolved, clear cutting of lots or a tree fund, and what is the point. The working group will talk about it over the summer then get input from the public as to what the public wants. She noted the working group is heavily focused on the Wellesley Tree By-Law. It seems to be the easiest By-Law to comprehend. She feels they are making progress.

Ms. McKnight stated she feels there is an issue when a lot is clear cut prior to a plan even being submitted. This worries the abutters. Part of the Wellesley By-Law is that an arborist has to sign off on a plan. Wellesley also has an 18 month look back period. Ms. Grimes stated the Lexington By-Law would not work here. She does not recall why the Tree working group did not like Newton’s By-Law. Wellesley was the simplest. She wants the Tree Warden and the Building Inspector involved. Mr. Alpert stated he is in favor of encouraging preservation as

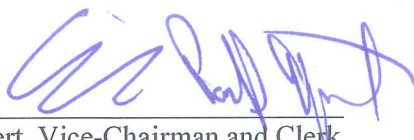
much as possible. Ms. Grimes stated the fees are high enough to make an impact on the builders. The fees are scaled by caliper.

Mr. Owens asked about the Panera Bread issue. Ms. Newman stated she spoke with Mike Moskowitz and he is going to speak with the vendor.

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

VOTED: to adjourn the meeting at 8:00 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Paul Alpert, Vice-Chairman and Clerk