

NEEDHAM PLANNING BOARD MINUTES

May 9, 2018

The regular meeting of the Planning Board held in The Highland Room, Needham Town Hall, was called to order by Ted Owens, Chairman, on Wednesday, May 9, 2018, at 7:00 p.m. with Messrs. Alpert and Jacobs and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman.

Correspondence

There was no correspondence.

Discuss Town Meeting Warrant Articles.

Ms. Newman noted the handouts for graphics for Article 25 changed. Mr. Owens asked if it would make sense to put a letter on the table Monday night to explain why the Planning Board withdrew the Articles on the Chestnut Street rezoning. Ms. Newman stated she included something in the guide. She could also do something separate. Mr. Owens noted it should be a simple one paragraph explanation.

Ms. Newman noted Article 25. All are comfortable with going forward with the Article. She noted she checked the layout on GIS maps. Route 128 comes up Highland Avenue to Gould Street and to Wexford Street. There is a 50 foot rule currently which is causing a deeper setback on the Muzi property than the underlying zoning. Muzi currently has a variance that was issued in 1961. There are 4 residences across the street and she feels there may be questions at Town Meeting. She wanted the Board to be aware.

Minutes

There were no minutes.

Report from Planning Director.

Ms. Newman stated she had a request from Steve Venincasa regarding Rockwood Lane. The developer did not do the landscaping in front as they were supposed to but put grass and mulch. The Board asked the developer for supplemental drainage calculations. The information still demonstrates a significant improvement from pre-construction drainage. All houses have been released for occupancy except for two. She told the developer the Board would meet to approve the change. She asked if the Board would like to do it as a de minimus change or a formal hearing.

Mr. Jacobs asked what was represented to the abutters. Ms. Newman noted a garden style subdivision to affect drainage leaving the site. Mr. Owens commented, from a substantive standpoint, the grass accomplished what is needed. Ms. Newman stated Town Engineer Anthony Del Gaizo is comfortable with the conclusions. Mr. Alpert noted, with all the issues, he feels the abutters should be given notice so they know the Planning Board is bringing it up and they can have some input. Mr. Jacobs feels Mr. Alpert is exactly right. It could be done as a de minimus change but with broad notice to the abutters.

Ms. Grimes stated one of the other 2 homes is under contract to sell so there could be a time frame. Ms. Newman spoke with Mr. Venincasa and asked if the June 12 meeting would work for him. He was fine with that date. Ms. Grimes stated she went to Rockwood Lane and it looks bad. There is not much lawn. It is mostly mulch. Ms. Newman will do a de minimus change with notice to the abutters. All agreed.

Ms. Newman stated that Stuart Henry from The James restaurant (formerly Center Café) inquired about putting outdoor seating along the edge of the building facing the tracks. She feels he could probably fit the tables but not the chairs. The regulations anticipated any outdoor seating be totally on your land or town owned land with

Selectmen approval. This is MBTA land. Accessing the site would be on MBTA land. Ms. Clee noted there is no survey plan. Mr. Owens stated the Board needs more information and time to think about it. He needs to know how much space there is and have a survey plan.

Ms. Grimes stated she has been there and does not see how it is physically possible to put chairs there. Mr. Alpert suggested the applicant get a letter from the MBTA saying they are ok with the plan. Mr. Jacobs noted the applicant could reduce the number and size of the tables but a letter would be best. All agreed.

The Board recessed to go to Town Meeting at 7:19 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Paul S. Alpert, Vice-Chairman and Clerk