



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

PLANNING

NEEDHAM PLANNING BOARD

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

Tuesday January 21, 2020

7:00 p.m.

1. Boston Development Group: 629-661 Highland Avenue, proposed development.
2. Discussion: Boston Children's Hospital.
3. Minutes.
4. Correspondence.
5. Preparation for Needham Heights Neighborhood Association community meeting.
6. Report from Planning Director and Board members.

(Items for which a specific time has not been assigned may be taken out of order.)

FUTURE DATES: Planning Board Meetings: February 4, 2020, February 18, 2020, March 4, 2020, March 17, 2020.

NHNA Community Meeting: January 27, 2019.

PROPOSED REDEVELOPMENT:

629-661 HIGHLAND AVENUE, NEEDHAM [+ 2 REAR LOTS]

PRESENTATION TO:

NEEDHAM PLANNING BOARD

PRESENTATION BY:

MICHAEL A. WANG, AIA, LEED AP
FORM + PLACE, INC.

ROY CRAMER, ESQ.

FRIEZE, CRAMER, ROSEN & HUBER, LLP

ON BEHALF OF:

JODIE ZUSSMAN, PRESIDENT
BOSTON DEVELOPMENT GROUP

21 JANUARY 2020



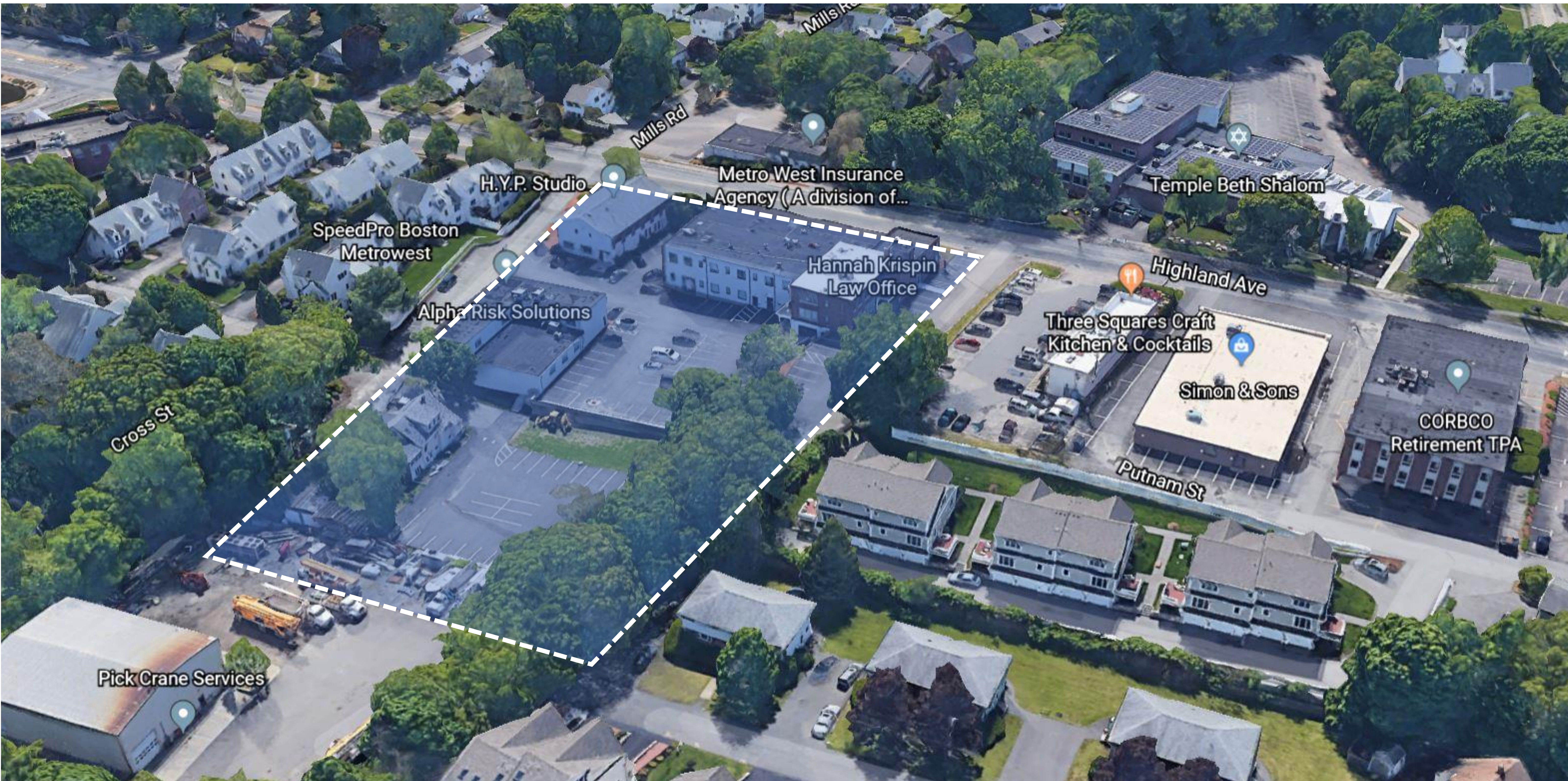
AERIAL VIEW OF SITE



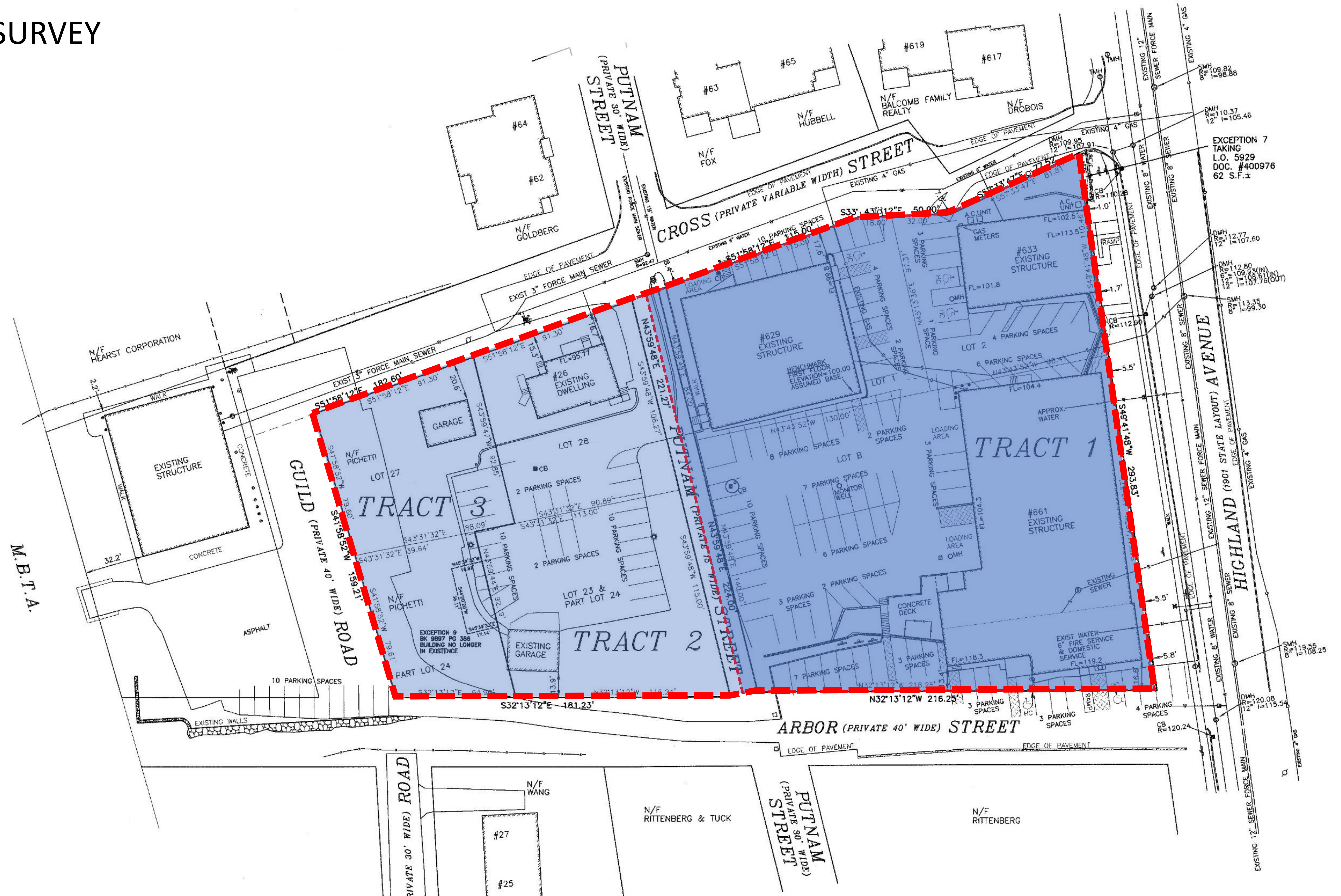
AERIAL VIEW OF SITE FROM THE SOUTHWEST

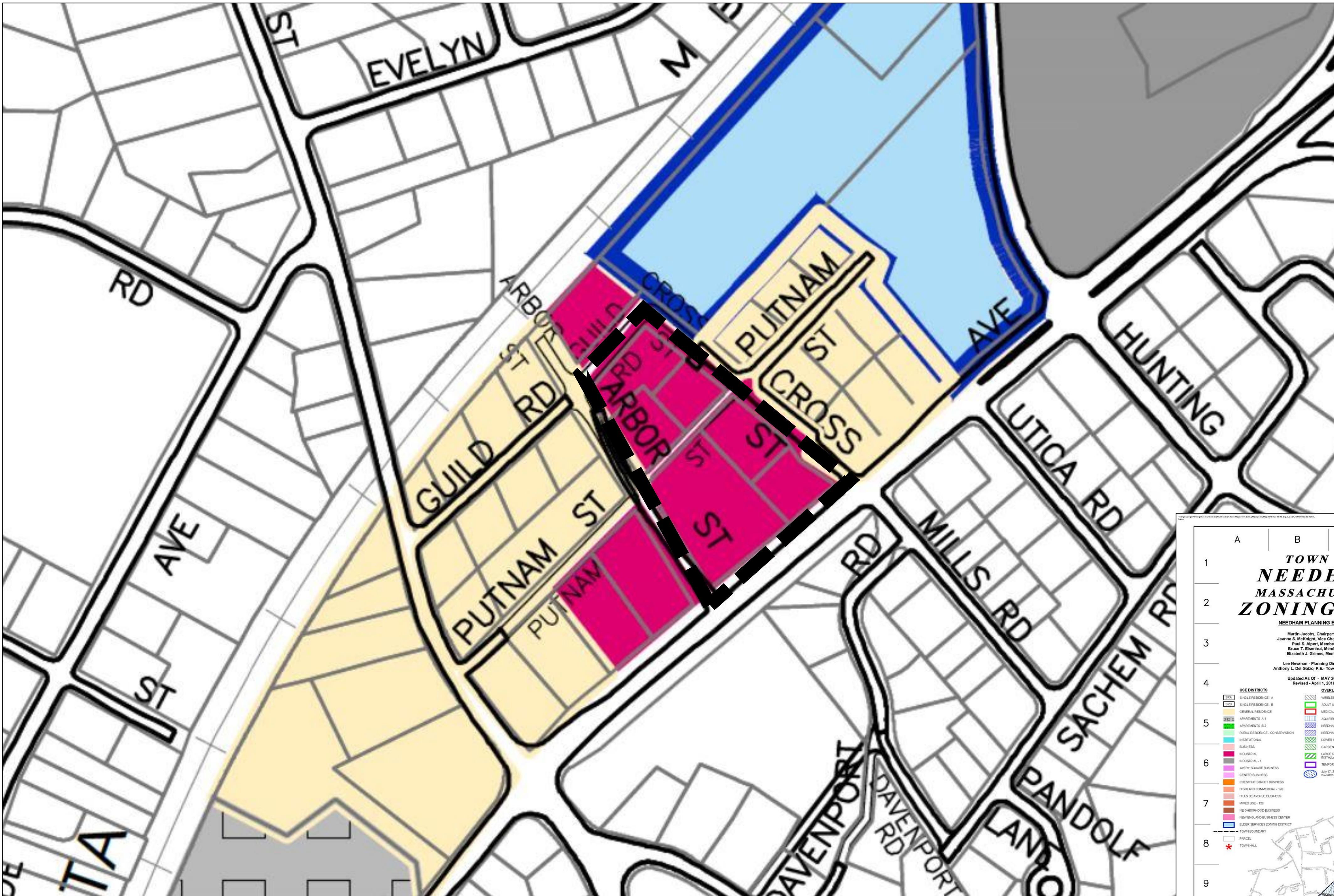


AERIAL VIEW OF SITE FROM THE NORTHWEST



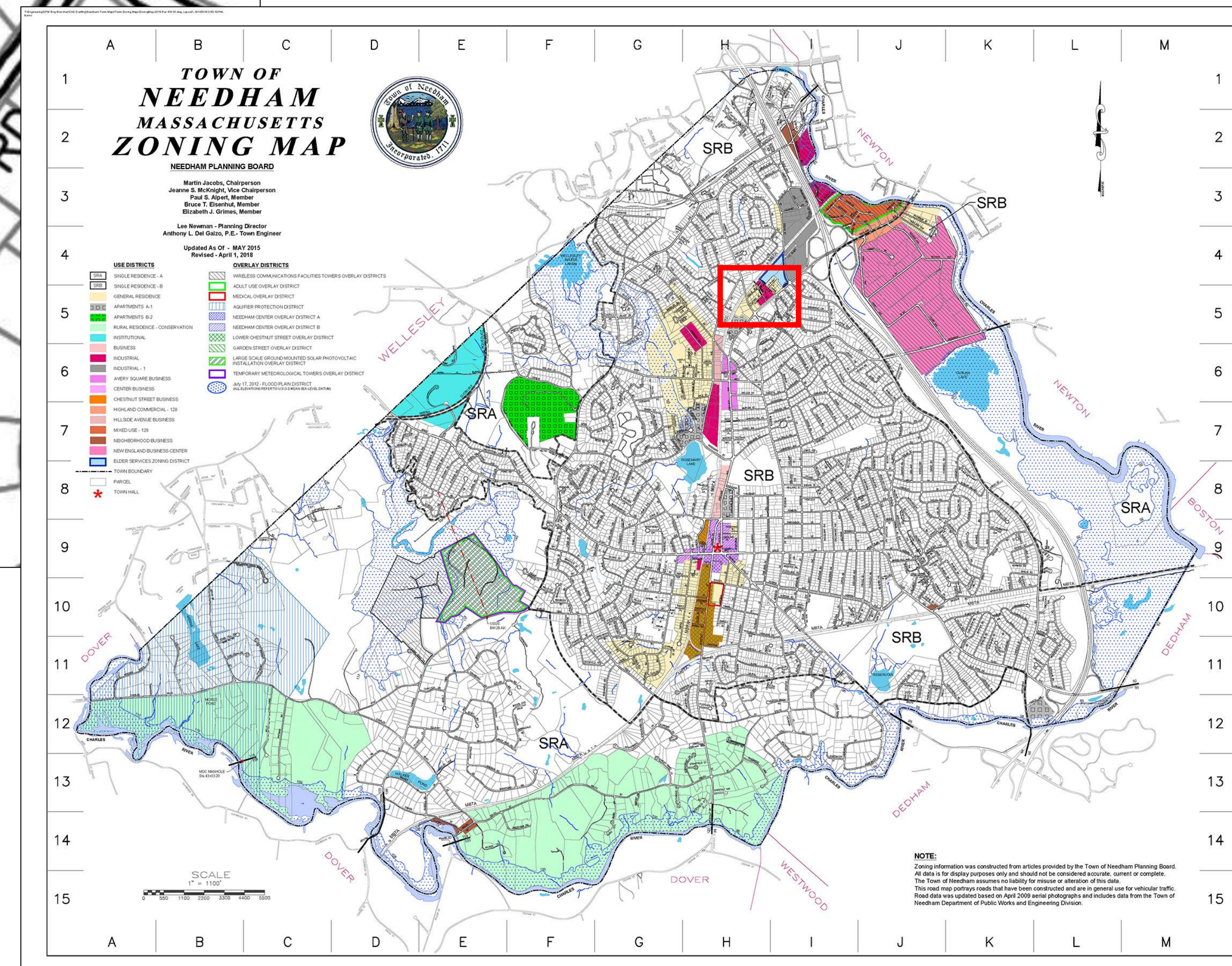
SITE SURVEY





USE DISTRICTS	
	SINGLE RESIDENCE - B
	SINGLE RESIDENCE - B
	GENERAL RESIDENCE
	APARTMENTS A-1
	APARTMENTS B-2
	RURAL RESIDENCE - CONSERVATION
	INSTITUTIONAL
	BUSINESS
	INDUSTRIAL
	INDUSTRIAL - 1
	AVERY SQUARE BUSINESS
	CENTER BUSINESS
	CHESTNUT STREET BUSINESS
	HIGHLAND COMMERCIAL - 128
	HILLSIDE AVENUE BUSINESS
	MIXED USE - 128
	NEIGHBORHOOD BUSINESS
	NEW ENGLAND BUSINESS CENTER
	ELDER SERVICES ZONING DISTRICT

 Use District: Industrial

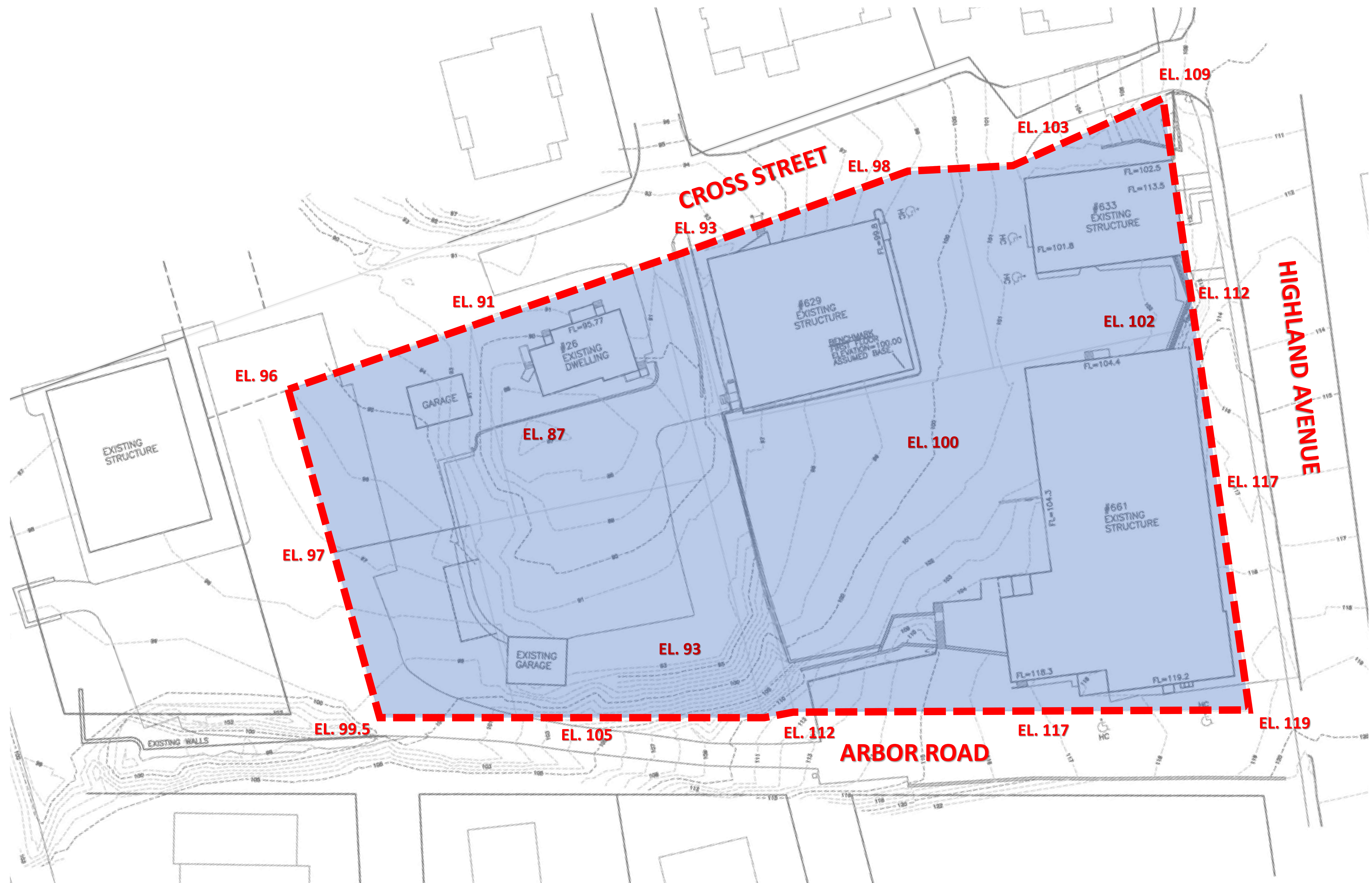


I-2 ZONING SUMMARY

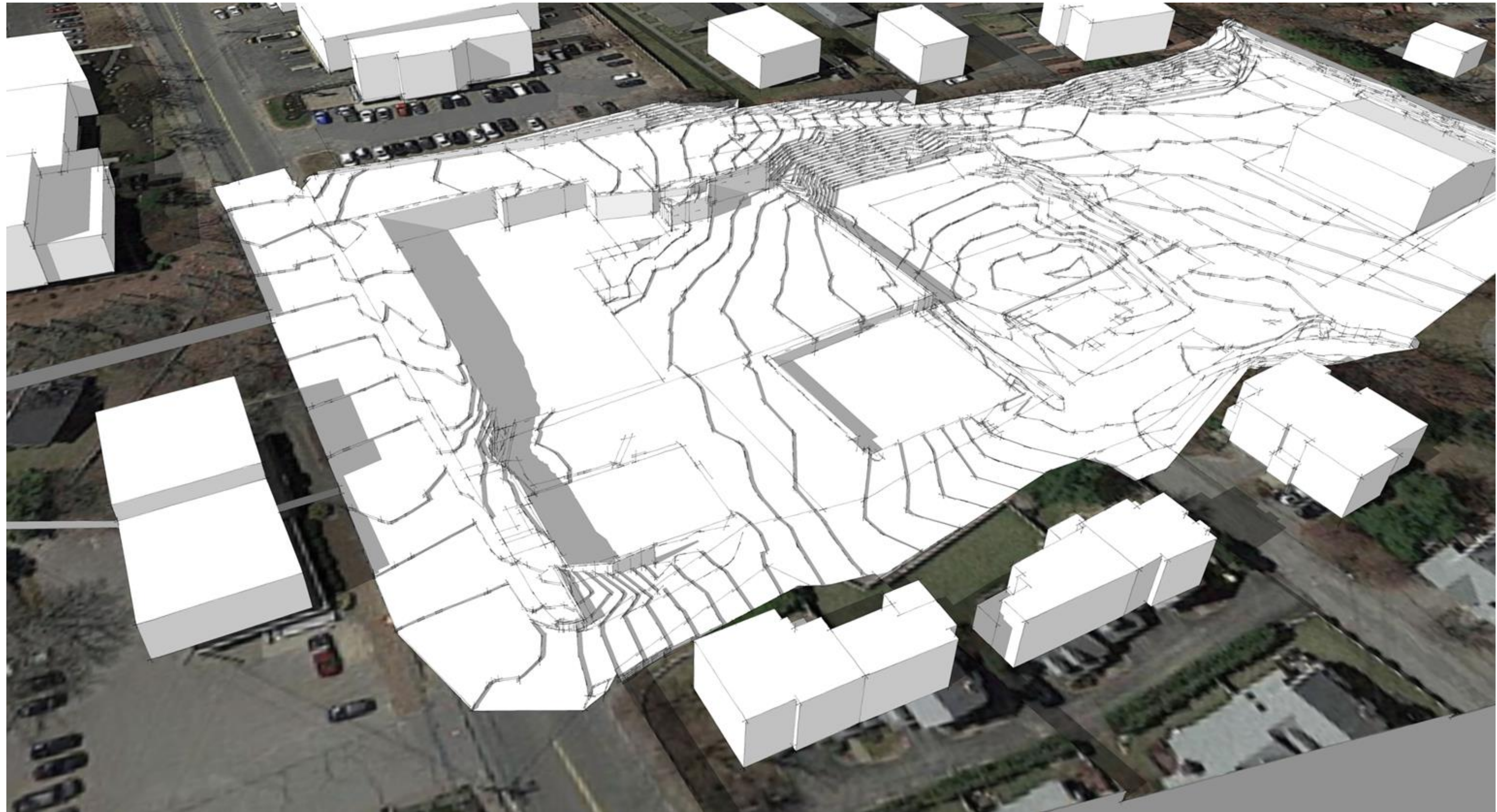
Including Determinations from Conversations with Dave Roche

- **4.6.2 Front and Side Setbacks:** minimum front setback of 10 feet. **Site determined to have three fronts on Highland Ave., Cross Street and Arbor Road.** Per **4.7.1 Specific Front Setbacks**, Highland Ave. is required to have a 20-foot setback
- **4.6.4 Height Limitation:** 3 stories / 40 feet max.; **Garage levels determined to be more than 50% below grade and therefore not included in height calculation**
- **4.6.3 Maximum Lot Coverage:** limited to 60% lot coverage only if a manufacturing use on a corner lot; however, per **4.4.7 Business Use in Other Districts**, must adhere to Table 1 in **4.4.2 Maximum Building Bulk**, which stipulates that a 3-story building on a corner lot is limited to 35% lot coverage. **Two-level garage determined to be underground and, per the definition of Lot Coverage “underground buildings or structures devoted solely to parking are exempt from the definition of lot coverage”**

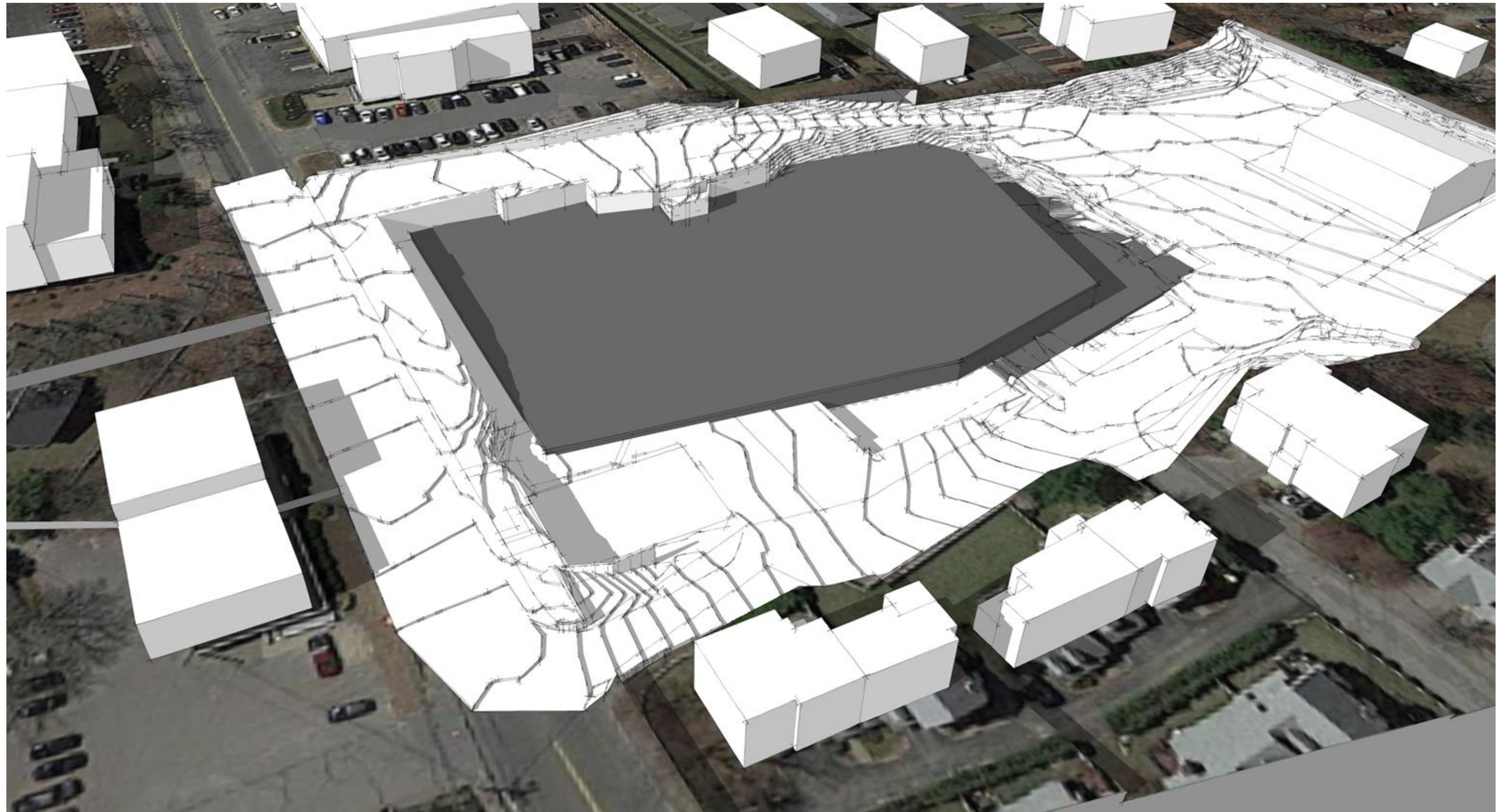
SITE TOPOGRAPHY



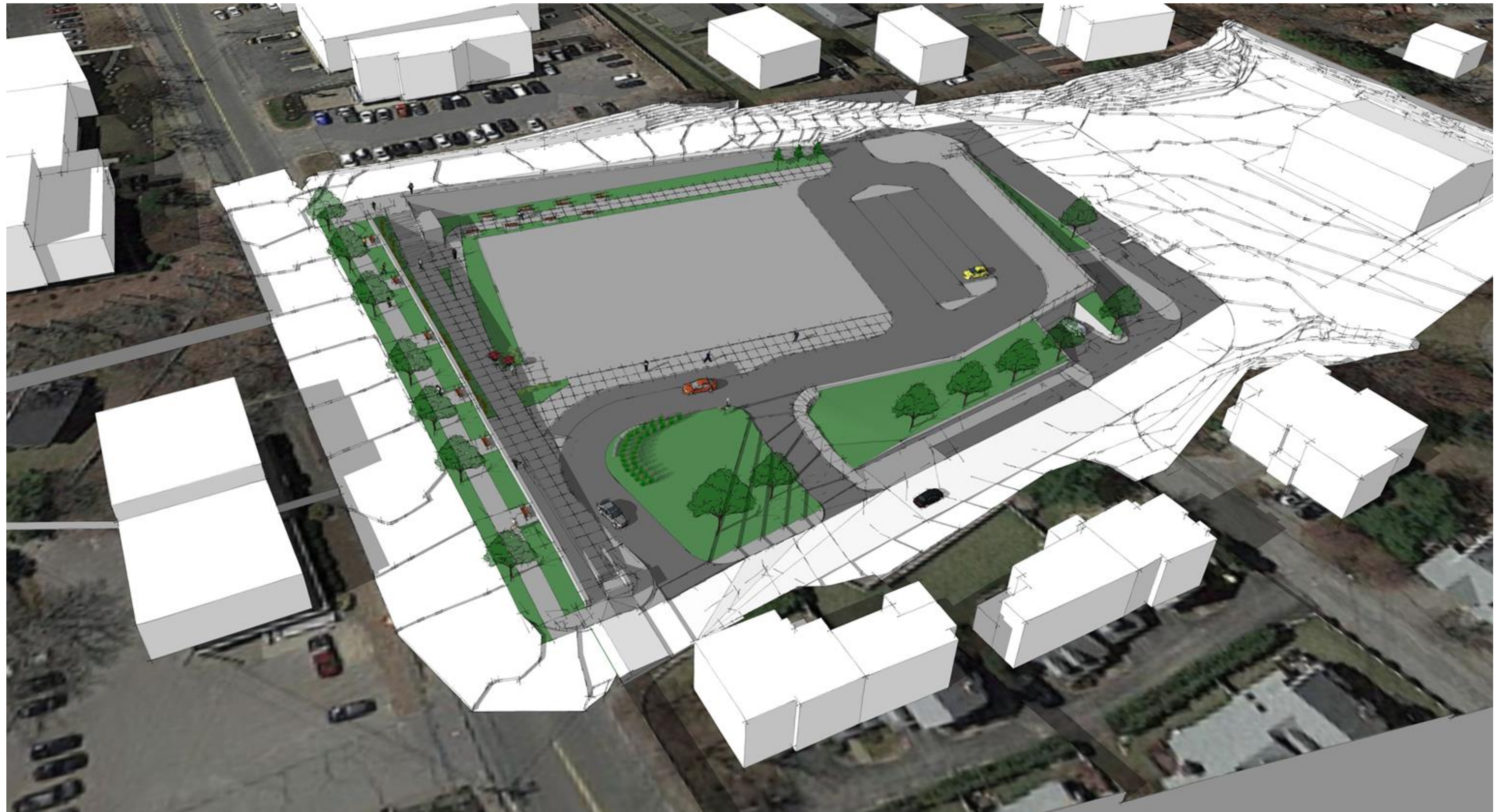
SITE BASE MODEL EXISTING TOPOGRAPHY



SITE BASE MODEL PROPOSED GARAGE

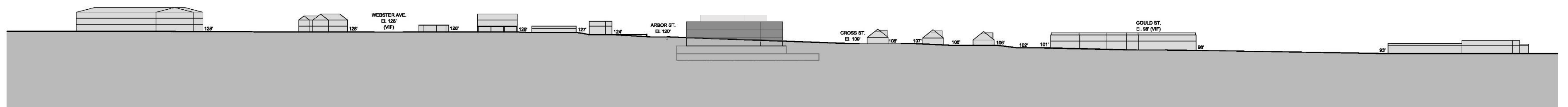
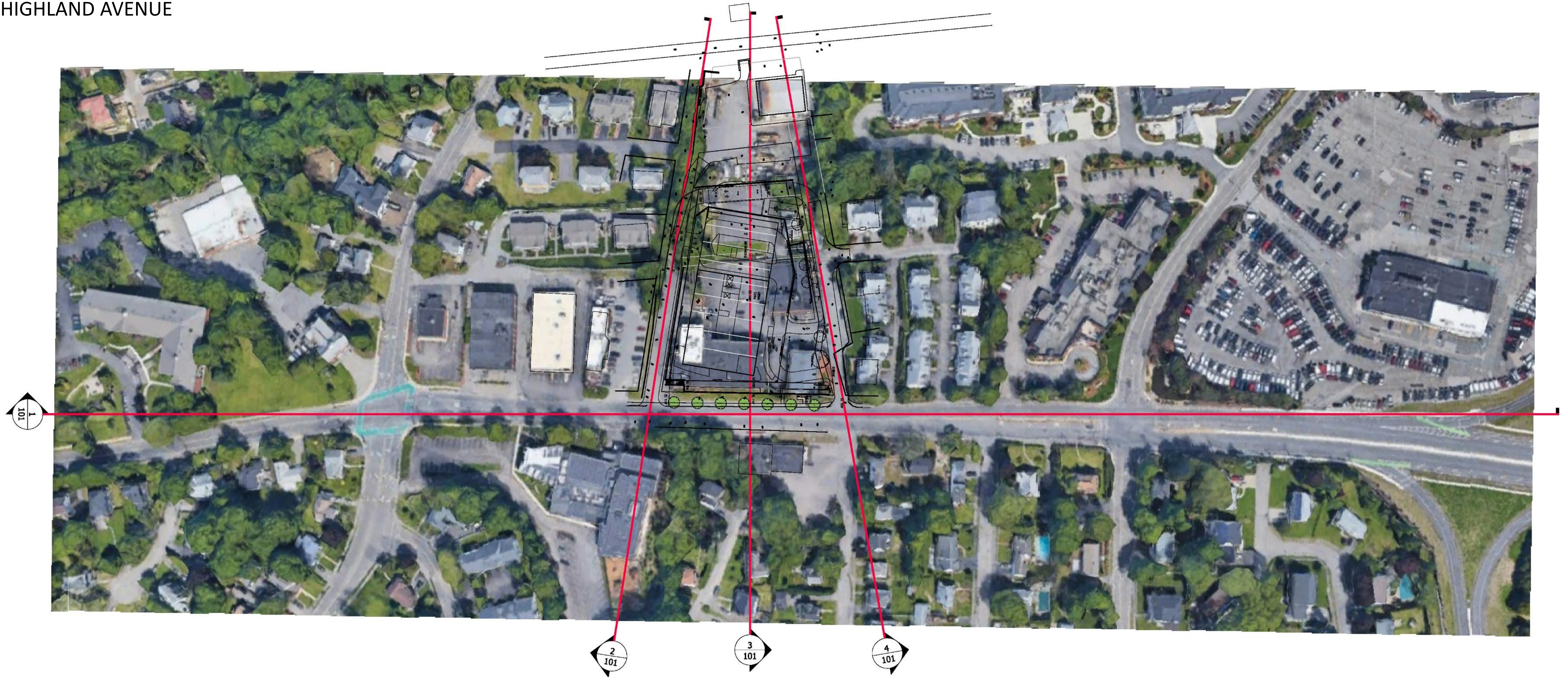


SITE BASE MODEL PROPOSED LANDSCAPED GROUND PLANE



DIAGRAMMATIC SITE SECTION

HIGHLAND AVENUE



SECTION 1/101 — HIGHLAND AVE.

COMPOSITE SITE PLAN

El. 105'



SITE SUMMARY:

Site Area	95,451sf
Building Footprint [typ. fl.]	32,500sf
Lot Coverage	34%

PROGRAM SUMMARY:

P-2	El. 81'
P-1	El. 92'
1st Fl:	El. 105'
2nd Fl:	El. 118'4
3rd Fl:	El. 131'8
Roof	El. 145'
	85,000sf

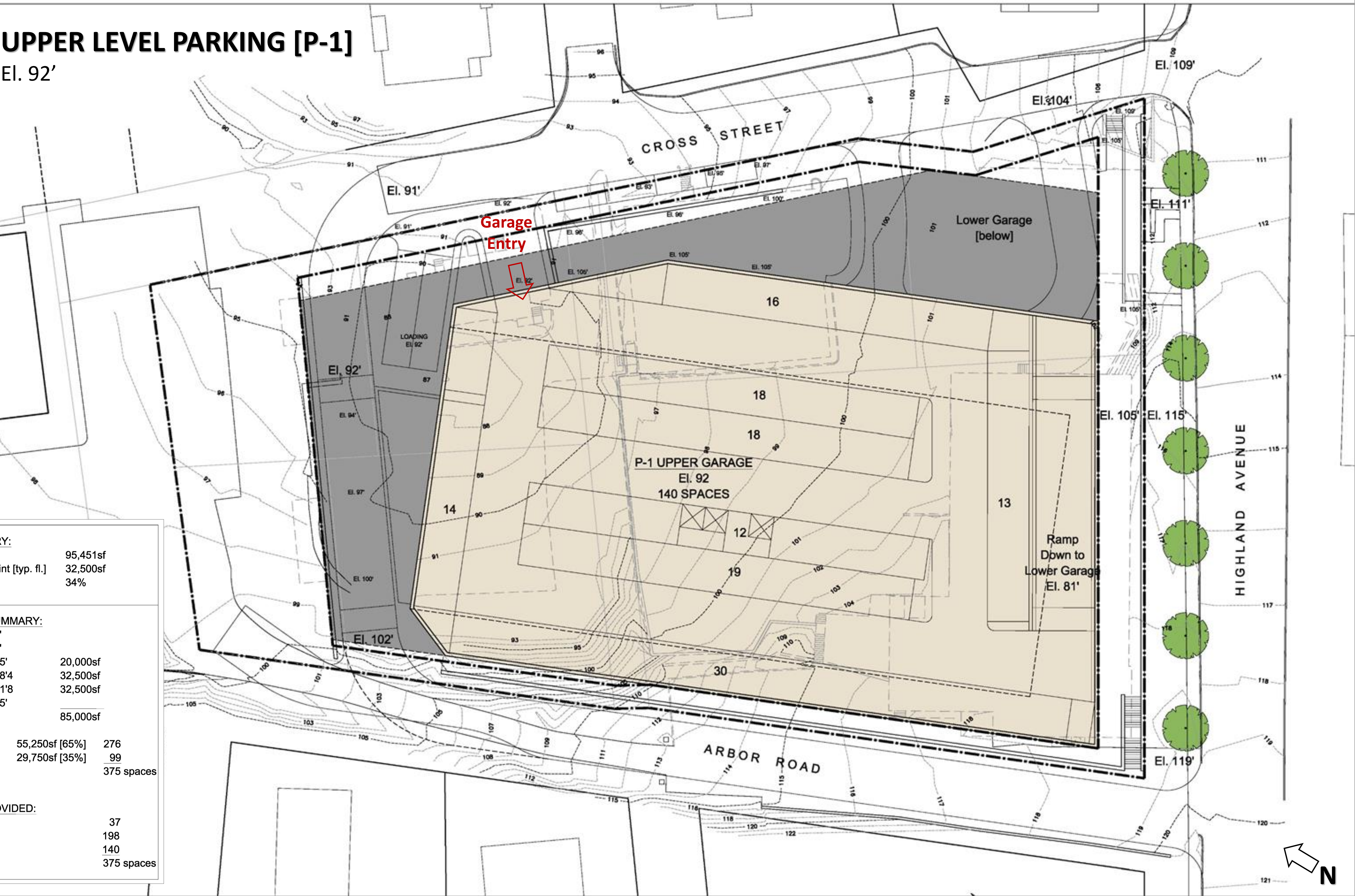
Medical Office	55,250sf [65%]	276
Prof. Office	29,750sf [35%]	99
		375 spaces

PARKING PROVIDED:

On Grade		37
P-2	El. 81	198
P-1	El. 92	140
		375 spaces

UPPER LEVEL PARKING [P-1]

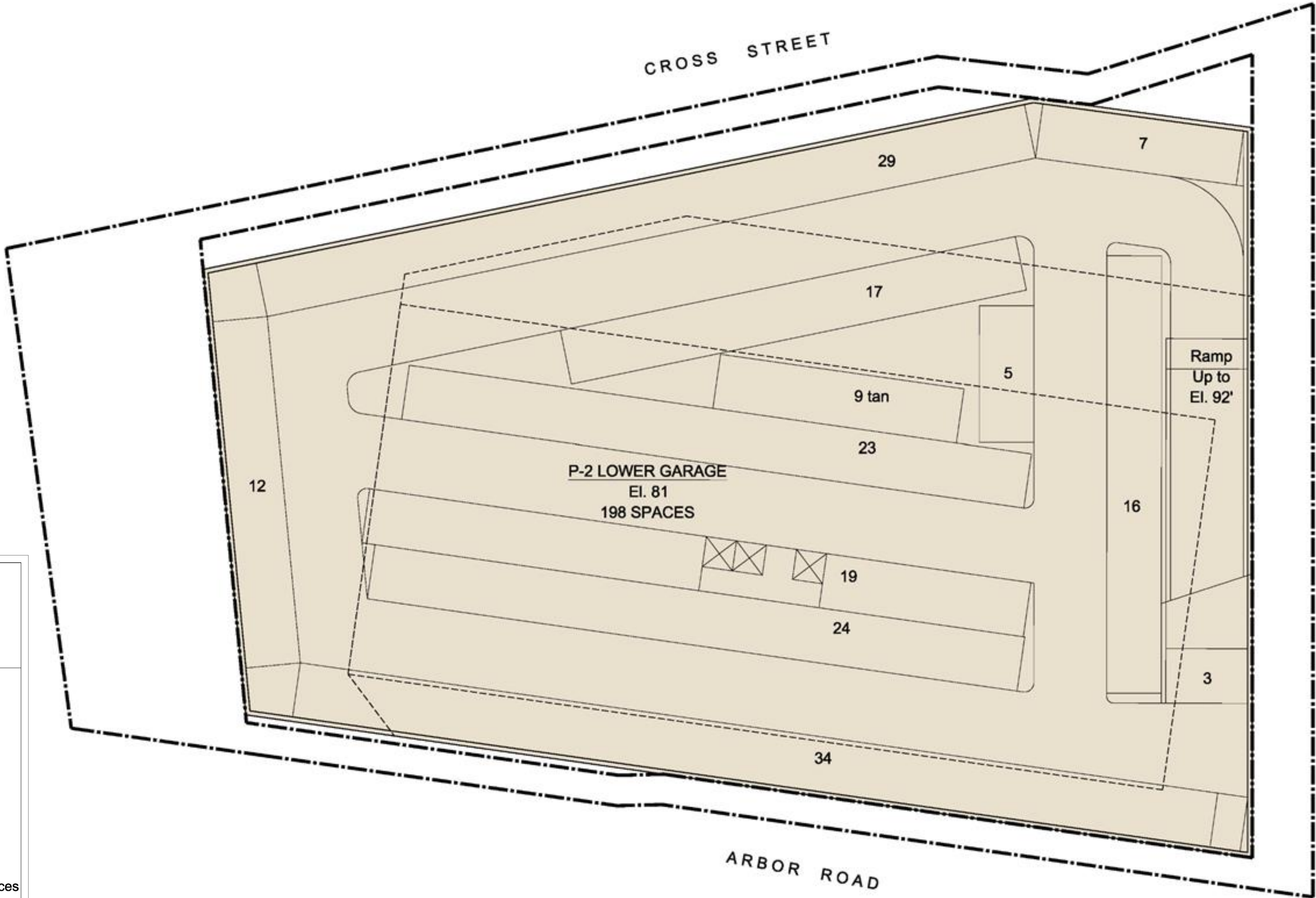
El. 92'



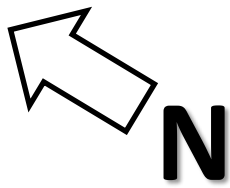
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PARKING PROVIDED:			
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P-2	El. 81	198	
P-1	El. 92	140	
		375 spaces	

LOWER LEVEL PARKING [P-2]

El. 81'

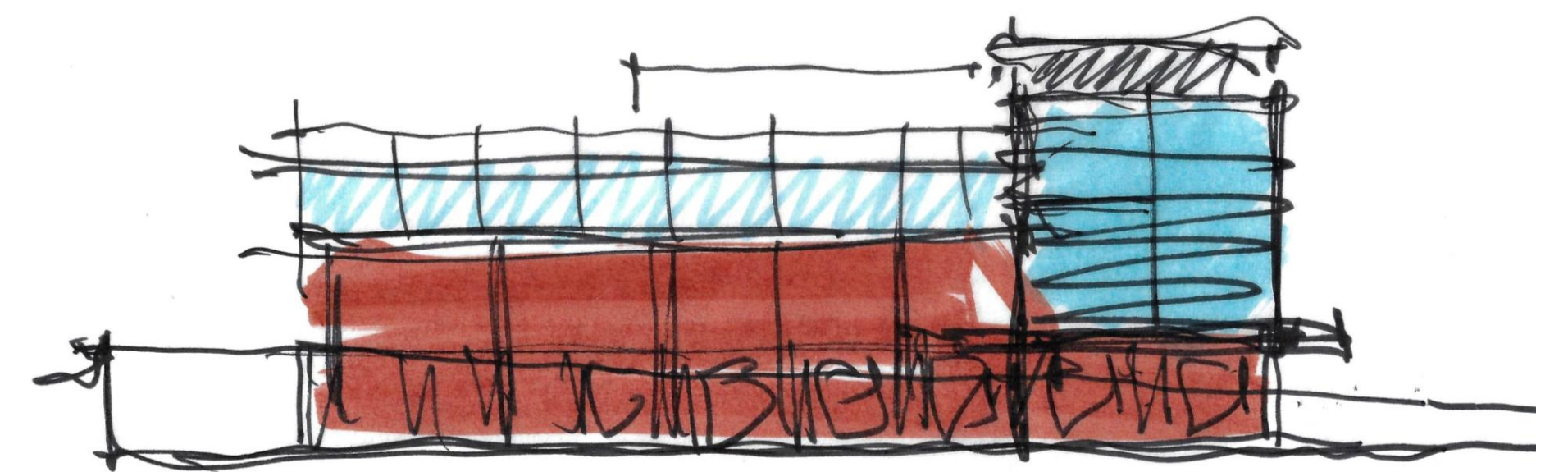
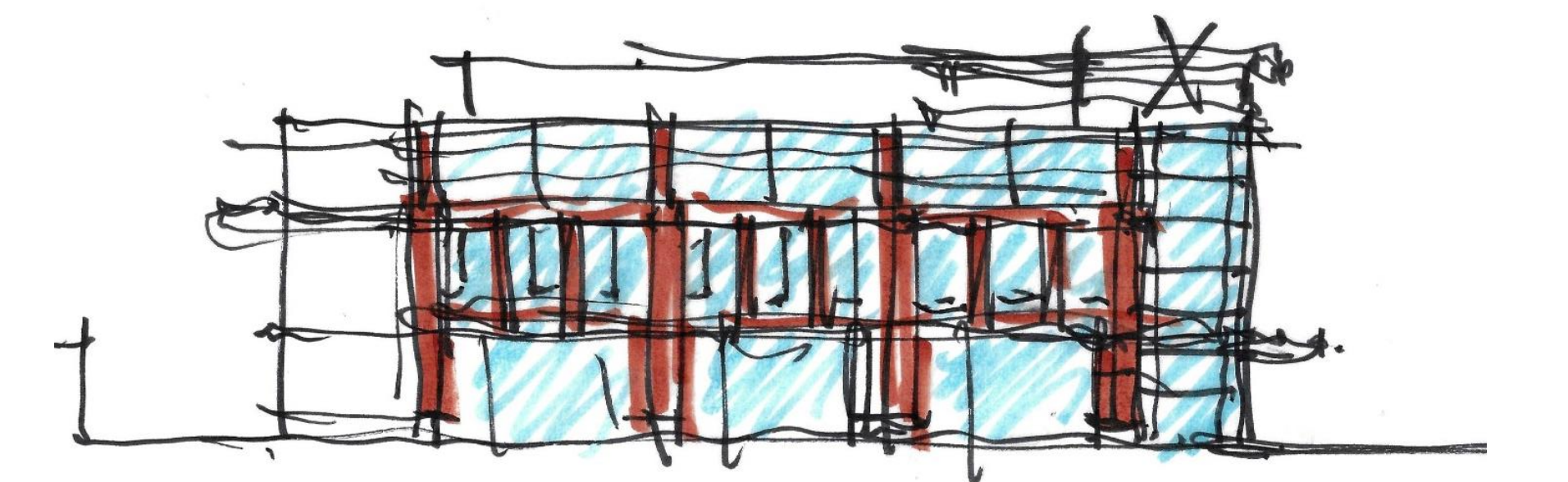
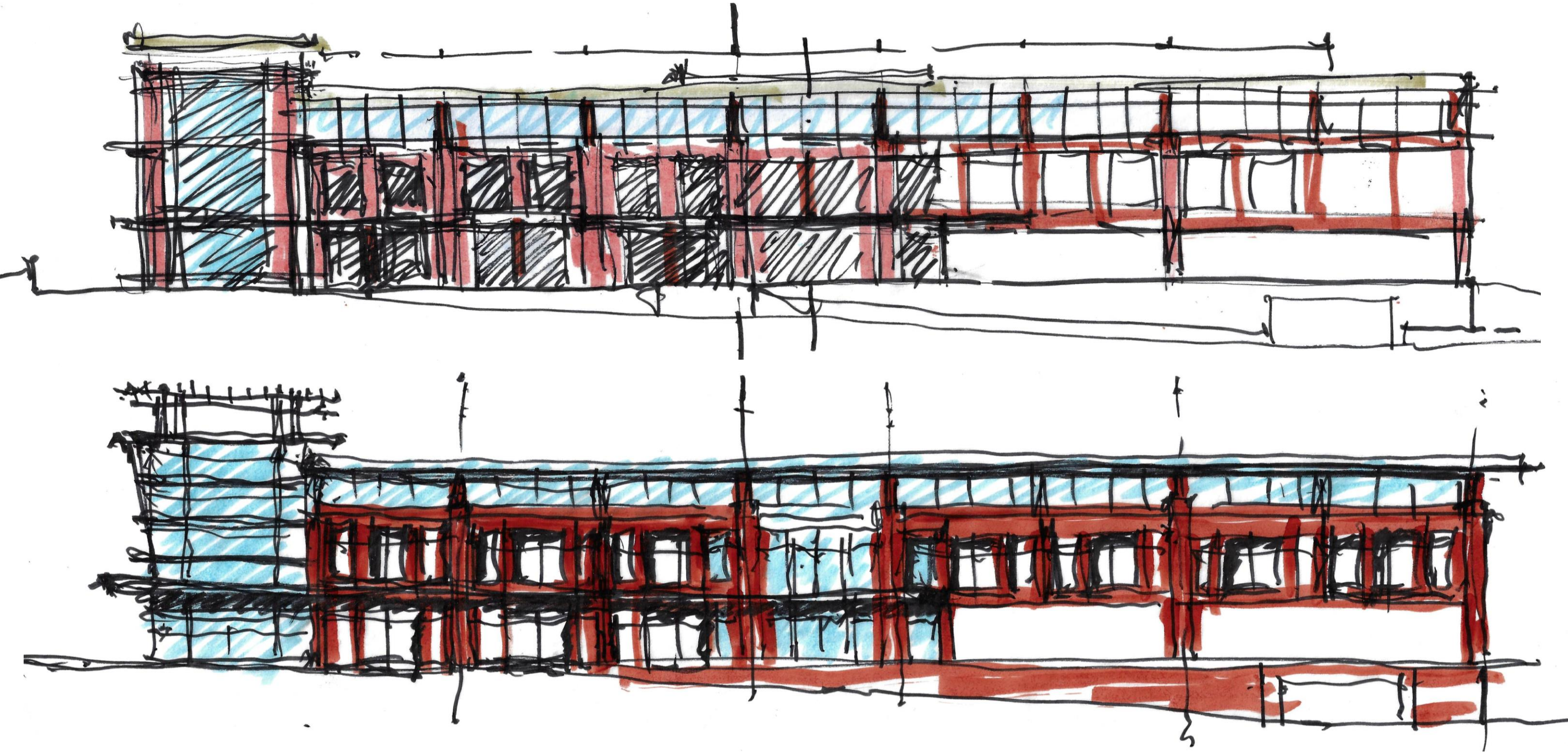


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ARCHITECTURAL VERNACULAR

PRECEDENT / CONCEPTUAL ELEVATION SKETCHES



PRELIMINARY MASSING MODEL

VIEW 1 FROM THE SOUTHEAST



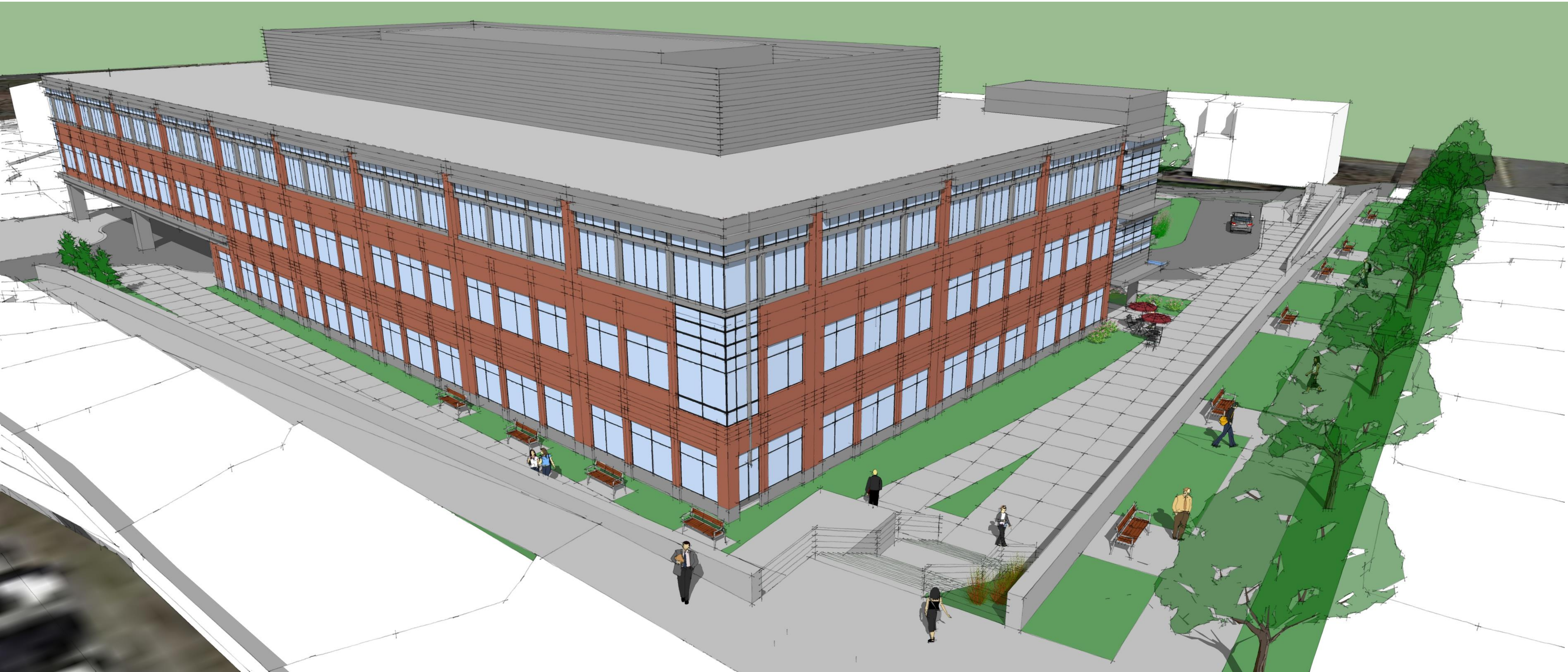
PRELIMINARY MASSING MODEL

VIEW 2 FROM THE SOUTHEAST



PRELIMINARY MASSING MODEL

VIEW 3 FROM THE SOUTHWEST



PRELIMINARY MASSING MODEL

VIEW 4 FROM THE SOUTHWEST



PRELIMINARY MASSING MODEL

VIEW 5 FROM THE EAST





NEEDHAM PLANNING BOARD MINUTES

November 6, 2019

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building, was called to order by Martin Jacobs, Chairman, on Tuesday, November 6, 2019, at 7:00 p.m. with Messrs. Owens and Alpert and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Discussion regarding Pediatric Medical Facility Zoning Article – Children’s Hospital.

Robert Smart, representative for the applicant, stated his client would like the Planning Board’s agreement to advance this article to Town Meeting. He noted the article has changed slightly. He has revised the version of the zoning article they presented at the last meeting and feel it ~~is-should be~~ an as of right use rather than a special permit. Lisa Hogart, of Boston Children’s Hospital, stated this is the same presentation as the last meeting. This is a third parcel. It is in front of ~~the~~ Trip Advisor ~~building~~ between Trip Advisor and Residence Inn. The hospital would like to buy all 3 sites – 2 B Street is the new parcel. The other 2 parcels are 380 First Avenue, which will be developed in Phase 1, and 37 A Street. The other 2 parcels are for future use ~~;~~ ~~Nothing-nothing~~ is planned as of now. The hospital would eventually like to make it a campus. There is an existing development site plan.

Tim Sullivan, ~~attorney foref~~ Boston Children’s Hospital, noted there is currently an existing special permit that allows a hotel and office but no medical. The applicant is proposing a parking standard for pediatric medical facility. He stated he started with the Building Inspector’s requirements and moved from there. He looked at the existing standard in the overlay district. He then proposed a ratio at the last meeting and has tweaked that a little. They are proposing a new defined use and an appropriate parking standard for that use.

Sean Manning, of Boston Children’s Hospital, looked at multiple variations. He looked at the uses of office and pediatric ambulatory. He explained the rationale for how he came up with the parking calculations of approximately 1542 spaces with all 3 parcels fully developed. He described the rationale for the determinations. With the uses, and where the uses are, the recommended parking number is 1484. This is lower than the zoning standard. He showed the comparables of Waltham, Brookline Place, which is not open yet, and Peabody, which he feels is the best comparable to Needham. He explained the estimated requirement summary and noted he is comfortable with 1,500 spaces as the zoning standard being applicable and relevant.

Mr. Jacobs noted the ~~proposed~~ parking garage ~~has-will have~~ 925 spaces. Mr. Sullivan stated there are 3,600 spaces available on the entire site. The garage is not built yet and spaces could be added. He noted 380 1st Avenue will have the 925 garage spaces and the other building will use the other spaces. Ms. McKnight stated many use a shuttle bus service in this area. She asked if the applicant would be proposing shuttle service for the employees. Ms. Hogart noted they will be and are already using a shuttle system in Waltham and will use one in Brookline.

Mr. Alpert asked if the other parking garages/lots filled up or is there a usage percentage? Mr. Sullivan noted the spaces are highly utilized. He feels all the spaces will be used so they will all be needed. Ms. Grimes stated she has been at Children’s Hospital Waltham. Most times she was able to get a parking space on the first floor. She feels the garage may be only half full most of the time. Mr. Sullivan noted there were 109 spaces available today at peak. Mr. Manning stated the project will be phased. The parking could be monitored as it goes along. Mr. Alpert stated the parking needs to be settled now for the proposed article.

Mr. Smart stated he is concerned with a Special Permit use. There is always the possibility of an appeal. He is hoping to do this as of right. The application could be turned down for a number of reasons. Any application for a pediatric medical facility ~~as of right~~ would ~~still~~ require a major project site plan review. The Board will have adequate control over the project without a Special Permit. Ms. Grimes commented, at Town Meeting, several people told her they would have voted yes ~~on a different rezoning proposal~~ if it was by Special Permit. Those people did not vote yes because it was as of right. Ms. McKnight stated she is not convinced the applicant ~~could~~

[should](#) have mere site plan approval. Mr. Smart stated he is hoping to limit the grounds for appeal as much as possible.

Mr. Sullivan stated this is a site that has a traffic report and conditions the applicant would need to abide by. Ms. McKnight commented the applicant feels the Needham parking standard is high. Mr. Jacobs stated the applicant spoke very carefully and did not actually say that. Mr. Sullivan clarified he gave the standard they think is appropriate. Mr. Manning noted the standard being proposed is very similar to what is in the By-Law. Mr. Owens asked if this has been presented to any other Boards or Committees or [isare](#) the Planning Board the only ones [so far](#). Mr. Smart had a meeting with Town Manager Kate Fitzpatrick and Select Board members John Bulian and Moe Handel. Then he met with the Planning Board members.

Mr. Owens stated the Planning Board would not be the challenge here. The issue is between substance versus perception. He commented on the [Route](#) 128 widening that caused issues for the abutters and the upcoming Highland Avenue construction project. He asked Mr. Smart why the use was not in the By-Law to begin with. He feels there is no reason to object on a substantive basis but he thinks it will be a tough sell.

Mr. Smart stated, if the zoning goes through, they will apply for a permit and ~~thet~~[there will be a](#) public hearing ~~which so the process~~ would probably be 2 years. He asked if the Highland Avenue project would be done by then. Ms. Newman stated the goal is to have it done within 2 years but that is not definite. Ms. McKnight asked if the property will be tax exempt. Mr. Sullivan noted the applicant would pay taxes and would enter into an agreement. Mr. Jacobs noted in Section 3.2.4, it notes “uses in the New England Business Center District.” He asked if the applicant wants this to be a permitted use throughout the New England Business Center. Mr. Smart stated that is the proposal. He is interested in hearing if the Planning Board would take this up as ~~their~~[its](#) article.

Mr. Smart asked who else they should be talking to. He thought the Finance Committee, Select Board and Superintendent of Schools. He will also continue to talk to the Beth Israel Deaconess folks. Mr. Jacobs suggested the applicant should talk to all of them. ~~Mr. Alpert noted it was made public at Town Meeting.~~ He suggested the Finance Committee should be informed sooner rather than later. Mr. Jacobs asked if they had talked with Trip Advisor. Ms. Hogart stated not directly. Trip Advisor has reached out to them and there will be a meeting in the next couple of weeks.

Ms. Newman suggested the traffic information be modified to have [a report](#) available at Town Meeting. Also, an updated fiscal analysis. She asked if it was possible for the applicant to fund a third party fiscal analysis. Mr. Sullivan stated this would be possible. Ms. Grimes commented she needs to think about this. Mr. Jacobs stated he will need more details like the as of right aspect. Ms. McKnight is generally positive. She is concerned with ~~not requiring a~~ special permit ~~aspect~~. If there is no substantive difference between the site plan review and the special permit she has no issue. Mr. Alpert stated he would like to reserve judgment. He is inclined to go toward as of right but wants to read the case Mr. Smart quoted. He originally thought why not expand the Medical Overlay District but he is ok with just this. Mr. Jacobs noted this will be discussed at the next meeting.

Request to Release Bond: Rockwood Lane Definitive Subdivision: Wayside Realty Trust, Chris Kotsiopoulos, Owner and Trustee, 36 Rockwood Lane, Needham, MA, Original Petitioner (current owners: Hillcrest Development, Inc., and Elite Homebuilders, LLC), (Property located at Rockwood Lane consists of the dwellings currently numbered 38, 45, 46, 52, 55, 58, 63, 64 and 69 Rockwood Lane and one adjacent parcel, Needham, MA, Assessors Plan No. 17 as Parcels 71, 72, 73, 79 and 80 and Plan No. 20 as Parcels 86, 87, 88, 89 and 63).

Mr. Jacobs noted the following correspondence for the record: a letter from George Giunta Jr., dated 10/21/19, requesting release of the bond; a letter from Assistant Town Engineer Thomas Ryder, dated 10/24/19, with no comments or objections and a memo from Tara Gurge, of the Board of Health, dated 10/28/19, with comments and requests. She noted there would need to be site visits at each lot and she would need information submitted. Mr. Jacobs asked if this has occurred. Mr. Newman stated the site visits have not occurred but the town is holding 2 forms of surety – a Tripartite agreement with \$379,000 and the Off-Street Drainage Bond with \$31,500. She noted the Board of Health would need to be notified.

Ms. Newman noted, based on [the Engineering letter](#), the Board could release the Tripartite agreement but retain the Off-Street Bond until the Board of Health is satisfied. She noted the Board should also retain the Tripartite funds until the appeal period is over and the decision is recorded at the Registry. Mr. Alpert asked if the Board of Health is satisfied \$31,500 is sufficient to address the concerns. Ms. Newman stated that is what was put aside and the Board of Health is ok with that. Ms. Grimes stated she is abstaining.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by four of the five members present (Ms. Grimes abstained):

VOTED: to approve release of the bond provided with the Tripartite agreement in the amount of \$379,023 once the decision is recorded at the Registry but not approve the release of the Off-Street Drainage Bond in the amount of \$31,500.

Belle Lane Subdivision Tripartite extension.

Ms. Newman stated this was voted earlier and the Board gave a one year extension. Attorney Roy Cramer had asked for 2 years. She had originally recommended one year but the project is not getting anywhere. The applicant has asked for a continued extension. Engineering is ok with that.

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

VOTED: to extend the Tripartite agreement for Belle Lane to 9/30/21.

Discussion regarding Green Communities Determination Application.

Ms. McKnight stated she felt it would be good for the Planning Board to be on record as in favor for applying for green communities. She was impressed with the report and feels the town could meet the goals. She would like the members to read the draft application and green communities information. Mr. Jacobs stated he agrees generally but has some small edits. He is not sure why there is talk about the Hillside Elementary School.

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

VOTED: to ask the Planning Director to prepare a letter for signature saying the Planning Board is in favor of applying for green communities designation and hope the Select Board would agree.

Minutes

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

VOTED: to approve the minutes of 3/5/19 with the changes discussed.

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

VOTED: to approve the minutes of 8/6/19 with the changes discussed.

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

VOTED: to approve the minutes of 9/3/19 with the changes discussed.

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

VOTED: to approve the minutes of 9/17/19 with the changes discussed.

Correspondence

Mr. Jacobs noted the following correspondence for the record: a memo from Jeremy Rosenberger in response to Assistant Planner Alexandra Clee's email regarding firearm use; and 2 New York Times articles about Airbnbs. Mr. Jacobs noted the Board may want to look at these. The articles are quite interesting and may be a potential issue for the Board to take up.

Ms. Newman stated the Board has not had a long-range planning meeting for a while. She feels the Board could do some planning the first meeting in December as there are no public hearings. All members agreed. Mr. Jacobs noted Steven Davis' correspondence regarding the Performing Arts Center. The project would need 7 acres. Ms. Newman stated that is a non-profit use and would not pay taxes.

Ms. Newman asked what the next steps on Highway Commercial 1 zoning would be. Ms. Grimes asked if the Board wants to bring the Muzi site back to Town Meeting. Her understanding is the Select Board would like ~~them to~~ the Board to. Ms. McKnight stated that is her understanding also. Mr. Jacobs will not go back with the same thing. Ms. Grimes stated she received a number of emails with feedback that people voted against it because it was brought up at the Fall Town Meeting. She feels it potentially makes sense to ~~do hold~~ a behind-the-scenes working group with someone from the Finance Committee because they would need to support this, some from the Select Board, Planning Board and Council of Economic Advisors (CEA). See what needs to be changed then decide if the Planning Board wants to do something with it. Mr. Jacobs feels it has to be different.

Mr. Alpert stated there needs to be a real and new traffic study. He is frustrated by people who wanted to have a developer on board first. He commented they should maybe wait until someone approaches Muzi. Ms. Newman stated a representative of Muzi called and would like to come in to talk to her. Ms. Grimes feels ~~she her~~ presentation to Town Meeting should have gone into an explanation of how a warehouse could go in now under the current zoning. Mr. Jacobs noted all members are ok with a Chair, Vice-Chair working group.

Ms. Newman stated she was called by the Historical Commission who approved a 6 month delay on the Great Plain Avenue property. The Chair and Vice-Chair would like to meet to talk about how the house could be saved and to see if there is any interest in saving it. Mr. Alpert stated the owner needs to be on board before anything is done. Ms. McKnight noted the owner said the house is not worth saving. Ms. McKnight handed out MCLE print out materials from a podcast on zoning.

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

VOTED: to adjourn the meeting at 8:35 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Elizabeth Grimes, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

November 19, 2019

The regular meeting of the Planning Board held in the Charles River Room, Public Services Administration Building, was called to order by Martin Jacobs, Chairman, on Tuesday, November 19, 2019, at 7:05 p.m. with Messrs. Owens and Alpert and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Recording Secretary, Ms. Kalinowski.

Public Hearing:

7:05 p.m. – Sunrise Terrace (formerly 1001 and 1015 Central Avenue) Definitive Subdivision Amendment: Hillcrest Development, Inc., 78 Pheasant Landing Road, Needham, MA, Petitioner (original owner and Petitioner RRNIR LLC, 20 Beaufort Avenue, Needham, MA), Petitioner, (Property located at 1001 and 1015 Central Avenue, Needham, MA).

Mr. Jacobs noted the following correspondence for the record: a legal notice; a letter from [Attorney](#) George Giunta Jr., a letter from Dainius Kuper, of Hillcrest Development; a letter from Daniel J & Alison M. Mazza, of 5 Sunrise Terrace; a letter from James Galagan & Kristine Schwenck, of 6 Sunrise Terrace; an email from Pavan Sekhar, prospective owner; an email from Fire Chief Dennis Condon with no issues; two emails from Tara Gurge of the Board of Health; an email from Police Chief John Schlittler and a letter from Assistant Town Engineer Thomas Ryder.

Upon a motion made by Mr. Alpert, and seconded by Ms. Grimes, it was by the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

George Giunta Jr., representative for the applicant, noted this parcel received subdivision approval in February 2016. [The plan](#) was amended in July 2016 and increased to 6 lots with a short cul-de-sac. It is 325 feet from Central Avenue to the back [of the subdivided parcel](#). ~~There~~ [The plan shows](#) a 40 foot [street](#) layout and 24 feet of pavement with a sidewalk on one side. Most of the infrastructure is in. Three houses have been sold. Hillcrest bought the last 3 lots and has agreed to complete the subdivision. The owners have asked if a sidewalk is necessary as they would not like one. It makes sense not to have a sidewalk because it is [a small subdivision](#) at only 6 lots. It is a cul-de-sac and there will never be roads off of it. He feels it is appropriate to waive the sidewalk requirement. He has letters from 2 owners and one prospective buyer requesting there be no sidewalk. He feels it is likely the only people on the street would be the owners.

James Galagan, of 6 Sunrise Terrace, stated the road has not had a sidewalk up to now and there have been no issues at all. It never occurred to him a sidewalk would be needed. He prefers to have the additional green space. Pavan Sekhar, of 20 Sunrise Terrace, stated he is a prospective owner. The sidewalk would only be on part of his property. He does not see the benefit of it. He would prefer the green space. Mr. Galagan stated he was not aware it was only ~~half~~ a sidewalk [on one half of the street](#) that went to nowhere. Ms. Newman [sought clarification](#) ~~thated~~ this request [for relief](#) was only for the cul-de-sac and not the sidewalk on Central Avenue and was informed that was correct. Mr. Sekhar feels the sidewalk on Central Avenue is satisfactory and a sidewalk [along the cul-de-sac](#) would not contribute anything.

Gary Kaufman stated this is a great opportunity to add green space. He feels green space is more valuable than sidewalk. Ms. McKnight asked if this was a private way and was informed it was. She noted it slopes up steeply in the back. She stated she does not understand the comment from the Police regarding the Charles River Center and children walking to school. She asked Mr. Sekhar if he would feel comfortable that his children could walk down [Sunrise Terraces](#) safely to Central Avenue for the bus. Mr. Sekhar stated he is comfortable with that. Ms. McKnight noted the police comment regarding plowing. A concern was expressed, but the only greenery that could be put in is grass. She is not sure about the concern with plowing. Mr. Giunta Jr. thought the snow banks were the issue.

Mr. Alpert stated he does not understand the reason for the petition. Why do the residents not want a sidewalk? Mr. Galagan stated it comes down to the utility of putting it in as opposed to green space. He does not feel it would be useful to them. Mr. Sekhar commented it is also for not even half of the cul-de-sac. Mr. Jacobs asked if there is a precedent for waiving a full sidewalk. Mr. Giunta Jr. stated [the requirement for sidewalks, has been waived on both sides](#) only the smaller single home subdivisions and there are at least 2 or 3 with no sidewalks. Ms. Grimes stated it is a small road and she does not feel there is a need for a sidewalk. Mr. Owens stated, in principal, he likes sidewalks, ~~but~~ ~~He~~ feels there is no practical reason for a sidewalk here.

Ms. McKnight stated she is prepared to vote for a waiver. She would like a condition that in the layout of the way only ground cover and grass would be planted. Mr. Alpert stated he would vote no. He lives on a street with no sidewalks. He feels it is safer walking along sidewalks. He sees a safety concern ~~with that~~ children learning to ride bikes could go downhill on to Central Avenue. Mr. Jacobs stated he is not in favor. He would not counter the police department safety concerns. There is no precedent to waive sidewalks on both sides. Mr. Owens and Ms. Grimes are ok with the waiver. Mr. Jacobs and Mr. Alpert are against the waiver. Ms. McKnight stated she cannot see a safety problem. As long as the road can be maintained and snow plowed she is not concerned.

Upon a motion made by Mr. Owens, and seconded by Mr. Alpert, it was by the five members present unanimously:
VOTED: to close the hearing.

ANR Plan – 766 Chestnut Street, LLC, Petitioner (Property located at 766 Chestnut Street, Needham, MA).

Ms. Newman noted a letter from Attorney Robert Smart requesting this be taken off the agenda for tonight. She noted the action deadline would need to be extended to 12/31/19.

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

VOTED: to extend the action deadline for the ANR Plan for 766 Chestnut Street to 12/31/19.

Discussion regarding Pediatric Medical Facility Zoning Article – Children’s Hospital.

Ms. Newman noted an email from Attorney Robert Smart noting Children’s Hospital would like to postpone this to the 12/3/19 meeting. This is off the agenda [for tonight](#).

Board of Appeals – November 21, 2019.

Chestnut Street, Inc. – 397-399 Great Plain Avenue

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

VOTED: “No comment.”

Highland Avenue Donuts, Inc. – 1201 Highland Avenue

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

VOTED: “No comment.”

ATC Watertown, LLC – 350 Cedar Street

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

VOTED: “No comment.”

Entravision Communications Corporation – 350 Cedar Street

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

VOTED: "No comment."

Westview Partners, LLC – 642 Webster Street

Ms. McKnight stated she likes it. The design is elegant and keeping within the context of the street. She likes the separate garage in the back. Mr. Alpert stated he is confused with a 2 family here but trusts the Zoning Board of Appeals to hear any concerns.

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

VOTED: "No comment."

Ms. McKnight noted that now that the new large house regulations ~~go into effect next summer~~ have been in effect for a little while. ~~She feels~~ the Board should compare the building permits issued prior to the change and those submitted after the change. She wants to see if what the Board worked so hard on was is working and is it effective. Mr. Jacobs agreed.

Minutes

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

VOTED: to accept the minutes of 7/16/19 with the one change discussed.

Correspondence

Mr. Jacobs noted a letter from Planning Director Lee Newman to Town Manager Kate Fitzpatrick regarding the Green Communities Determination; a 9/4/19 letter from Planning Director Lee Newman to Jon Schneider of the Zoning Board of Appeals with recommendations; a memo dated 11/18/19 to Steven Popper from Planning Director Lee Newman regarding the Temporary Police and Fire facilities stating that ~~they~~ they would like to have occupancy in the next week or so.

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

VOTED: to authorize the Planning Director to authorize a temporary or permanent occupancy permit.

Report from Planning Director and Board members.

Ms. Newman noted she and Ms. Grimes have a meeting on ~~the 128 District~~ proposal to talk about next steps in the Highway Commercial 1 Zoning District. Ms. Grimes stated she wants to see if they can come to a consensus with the Finance Committee or if it should be dropped. She was referring to the Muzi site. Mr. Owens feels they should stress if the zoning is left alone it could be a warehouse and that is not what the town wants.

Ms. McKnight stated members of the League of Women Voters told her they did not like the visuals that were presented at the Annual Town Meeting. They felt the buildings looked like boxes.

~~Ms. Newman~~ Ms. Newman stated she has a meeting on 1479 Dedham Avenue next Tuesday with the Historical Commission and Moe Handel to try to save the house. Building Inspector David Roche will speak with the owner. They have been told it is in great shape. Ms. McKnight spoke on the Town Pedestrian Safety Audit Report and her thoughts. She wants the Board members suggestions. She felt it was an excellent report with guidance for further studies ~~on~~ the town's website.

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

VOTED: to adjourn the meeting at 8:07 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Elizabeth Grimes, Vice-Chairman and Clerk

FYI

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
James E. O'Brien IV, Clerk
Jessica L. Porter
James F. McGrail, Esq.
Ralph I. Steeves, Associate

Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Phone: 781-751-9240

Jeremy Rosenberger
Planning Director



PLANNING BOARD

LEGAL NOTICE OF HEARING

Notice is hereby given that the Town of Dedham Planning Board will hold a public hearing on Wednesday, January 22, 2020, at 7:00 p.m., in the Lower Conference Room, Dedham Town Hall, 26 Bryant Street, Dedham, MA, on the application of Old Grove Partners LLC, requesting approval (and recommendation to Town Meeting) of a Planned Residential Development (PRD) as shown on comprehensive concept plans submitted in accordance with Section 7.1 of the Dedham Zoning By-Law. The proposed PRD consists of thirty (30) single family dwellings on +/- 62 acres. The properties are located at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road, Dedham MA, located within a Single Residence A Zoning District, and shown on Dedham Assessors' Map 105, Lots 17, 19, 23 and Map 118, Lot 31.

The submitted plans, application, and related documents are available for review at the Planning & Zoning Department, 26 Bryant Street, Dedham, MA, Monday through Friday, 8:30 a.m. to 4:30 p.m. Any person wishing to be heard or who is interested in this submittal should appear at the time and place designated.

As Needham considers zoning overhaul, Planning Board adds experience

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What the 2020 candidates are saying on Jan. 15, 2020

BUY PHOTO
HIDE CAPTION
The Mass Ford and Chevrolet dealership in Needham. The appointment of Bruce Eisenfeld to the town's Planning Board comes as the local elected body considers amending zoning laws for the anniversary of the Annual Town Meeting in April 2020. (Wicked Local/Needham) (Photo: Andrew Berman)

As Needham considers zoning

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BUY PHOTO
HIDE CAPTION
Needham Town Hall. (Wicked Local/Local Staff Photo / Trevor Blumberg)

As Needham considers zoning overhaul, Planning Board adds experience

By **Trevor Ballantyne**

Staff writer

Posted Jan 15, 2020 at 3:29 PM

Updated Jan 15, 2020 at 4:26 PM

Local officials in Needham voted to appoint Bruce Eisenhut to the Planning Board on Tuesday night.

A former member of the board for 15 years, Eisenhut will fill the position temporarily until the town holds elections April 14, 2020. He replaces a former Board member who resigned at the start of the year.

The unanimous decision was made by members of the Select Board and Planning Board during a joint session at Town Hall. Their vote comes as the Planning Board prepares to propose zoning articles aimed at updating allowed commercial uses for the area where Muzi Ford and WCVB-TV are located.

At the Town's Special Meeting in October 2019, a similar proposal met opposition from Town Meeting members concerned with over-development and traffic congestion. Some members of the Finance Committee also expressed concerns over the impact of congestion and the accuracy of traffic studies prepared ahead of the meeting.

Last month, the Planning Board received a \$30,000 transfer from the town's Reserve Fund, approved by the same Finance Committee and aimed at funding new impact studies, to support a new presentation of the zoning proposal at Town Meeting this Spring. Beginning in November, the Board also held several discussions around ways might can garner support for the zoning changes that many local officials say are desperately needed. According to Lee Newman, Needham's Planning and Community Development Director, the area was last rezoned by the town in 1986.

As the Board considers presentation of the zoning articles, Eisenhut's appointment adds a wealth of legal experience along with deep knowledge of the town's zoning bylaws.

During his previous three-term tenure on the Planning Board, the attorney supported zoning changes that allowed for a wider variety of commercial uses as a way to encourage development within targeted areas of Needham. In 2015, he was the lone vote against a zoning change that allowed a retail medical marijuana business to open in Needham - he said the dispensaries should be allowed in a wider area of town and local approval should not be limited to retail locations only.

After he decided not to run for a fourth term on the Planning Board in 2016, voters chose North Hill CEO Ted Owens to fill the open seat.

A resume, reviewed by Select Board members Tuesday night, shows Eisenhut got his law degree from Suffolk University in 1977. During his career, he gained experience in the public sector as legal counsel to the State Ethics Commission. In private practice, he focused on real estate, zoning and landlord and tenant issues. Most recently, Eisenhut spent 30 years as the Assistant Bar Counsel for the Supreme Judicial Court in Suffolk County.