NEEDHAM PLANNING BOARD MINUTES

February 11, 2022

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Friday, February 11, 2022, at 8:16 a.m. with Messrs. Jacobs and Block and Ms. McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Alpert took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. He reviewed the rules of conduct for zoom meetings. He noted this meeting does not include any public hearings and there will be no public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Decision: Major Project Site Plan: Needham Enterprises, LLC, 105 Chestnut Street, Suite 28, Needham, MA, Petitioner (Property located at 1688 Central Avenue, Needham, MA). Regarding proposal to construct a new child-care facility of 9,966 square feet and 30 parking spaces, that would house an existing Needham child-care business, Needham Children's Center (NCC).

Mr. Alpert noted correspondence received last night at 10:42 p.m. from the law firm of Hemenway & Barnes LLP, representing Gregg Darish. He noted this correspondence has not yet been placed on the town's website, but it will be in due course. Mr. Alpert recused himself as Chair of the meeting and Mr. Block resumed the hearing as Chair. Mr. Block noted the Board continues to receive written submissions. In fairness to those still interested, he is going to allow anyone to send final comments no later than 2/18/22. The Board will not review nor consider any submission after that date. He feels it is the most reasonable and fair thing to do. He noted, after discussion of scheduling, that the next meeting will be 12:00 p.m. on Friday 2/25/22. At that meeting the Board will continue deliberations and will consider all submissions made prior to 2/18/22.

Mr. Alpert resumed the meeting as Chair.

Report from Planning Director and Board members

Ms. Newman talked about the special meeting in March. It will be Monday, 3/28/22, at 7:00 p.m., to discuss breweries and outdoor seating applications. She reviewed the outdoor seating application for Stone Hearth. Building Inspector David Roche noted one dining table was too close to another for ADA requirements, and the applicant turned the one table; she will reference that document in the decision. The applicant has submitted a revised plan. Mr. Jacobs asked if April 1 was still the deadline to discontinue Zoom meetings. Ms. Newman believes that deadline is still applicable. She has asked if there will be hybrid meetings but has not heard back. She will follow up with Katie King.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to adjourn the meeting at 8:32 a.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Adam Block, Vice-Chairman and Clerk