NEEDHAM PLANNING BOARD MINUTES

May 1, 2017

The regular meeting of the Planning Board held in the Highland Room, Needham Town Hall, was called to order by Elizabeth Grimes, Chairman, on Monday, May 1, 2017, at 6:45 p.m. with Messrs. Jacobs and Owens and Ms. McKnight, as well as Planning Director, Ms. Newman.

Correspondence

Ms. Grimes noted there was no correspondence.

ANR Plan – Joan Alden, Petitioner (Property located at 380 Grove Street, Needham, MA).

Ms. Newman noted this is a division of the existing lot. It creates 2 lots with an existing house that has been rendered nonconforming with the new lot line. The applicant has indicated the house is going to be razed. Without the house being razed, if either lot were to be conveyed individually, it would create a zoning violation. It is fine as both lots have required frontage on the way. Ms. McKnight commented on the build factor calculations. There is a note with regard to the build factor but she is not sure the build factor is necessarily a concern with regard to ANR. Ms. Newman stated it is a zoning issue and needs to be compliant. Ms. McKnight asked if the Planning Director was satisfied that it is compliant. Ms. Newman stated she is satisfied.

A motion was made to approve the plan. Mr. Jacobs noted the hatched area and asked if Parcel A was one single lot. Mikhail Deychman stated there are 2 lots – 10 and 14. Parcel A is currently part of Lot 10 and is becoming part of Lot 14. He described the current conditions and the proposed lots. Ms. McKnight suggested an amendment to the motion. The ANR plan says "endorse" not "approve." The motion should be to "endorse the plan." The amendment was accepted.

Upon a motion made by Mr. Owens, and seconded by Mr. Jacobs, it was by the four members present unanimously:
VOTED: to endorse the plan as Subdivision approval not required.

Reorganization

Upon a motion made by Ms. McKnight, and seconded by Mr. Owens, it was by the four members present unanimously:
VOTED: to accept Ms. Grimes resignation as Chairman and appoint Mr. Jacobs as Chairman until the Board reorganizes again.

Discuss Town Meeting Warrant Articles

Ms. Newman stated she listened to what Marc Gluesing said on the powerpoint and she can write something up. She is not sure she will use the uphill slide. She may just use the slide showing the downhill lot. Mr. Owens stated she may need to be prepared to discuss the uphill slide as Louise Miller lives on an uphill lot and this is her issue.

Minutes

Ms. McKnight gave her changes to Planning Director Lee Newman.

Report from Planning Director

Ms. Newman stated she will get draft motions to amend to the Planning Board members tomorrow. Ms. McKnight asked if the chronology will be on the table for Town Meeting members. Ms. Newman stated the chronology would be on the table along with other informational handouts. Ms. Grimes stated she would prefer not doing any motion to amend. Ms. Newman noted she is not putting the draft motions to amend on the table with the handouts but wants them ready to go in case they are needed. The Board discussed the possible motions to amend. Ms. Grimes stated she is fearful of introducing motions to amend.

Ms. Newman explained, in the table, how amendments would work if certain articles were withdrawn or defeated. In the zoning now, for new construction, is a footnote defining lot coverage. That phrase is in the rewrite the Board did under Article 23 but not in Articles 27 or 29. In Article 27, that sentence gets deleted and there is a new definition so that phrase no longer needs to be in the footnotes. The definition will be the same for all the footnotes. The Board has changed the definition. In the rewrite for new construction that definition is there but it is not in Tables 4.21 or 4.22. Mr. Jacobs asked if it was just that one sentence. Ms. Newman stated it was. In Article 23, it is there for new construction and in Article 27 it will be deleted and put in the definition section.

The Board recessed the meeting at 7:12 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Paul Alpert, Vice-Chairman and Clerk