

NEEDHAM PLANNING BOARD MINUTES

October 22, 2018

The regular meeting of the Planning Board held in the Chestnut Room, Public Services Administration Building, was called to order by Paul Alpert, Chairman, on Monday, October 22, 2018, at 8:45 a.m. with Messrs. Owens and Jacobs and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Decision: Major Project Site Plan Review No. 2018-09: Dr. Marcia A. Walker d/b/a Rx2Care Clinic, 660 South Street, Needham, MA, Petitioner (Property located at 1498 Highland Avenue, Needham, MA).

Ms. McKnight noted in Section 3.13, it should say the trash receptacles shall be provided if required "by the Board of Health." All agreed. Dr. Marcia Walker, applicant, noted she had asked for 60 days to meet certain conditions but is now requesting 90 days to get everything done. All members agreed.

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

VOTED: to grant (1) the requested Major Project Site Plan Review Special Permit under Section 7.4 of the Needham Zoning By-Law; (2) the requested Special Permit under Section 3.2.2 of the By-Law to operate a medical clinic in the Center Business District; (3) the requested Special Permit under Section 3.2.2 of the By-Law for more than one non-residential use on a lot; (4) the requested Special Permit under Section 1.4.6 of the By-Law, if applicable, for alteration or reconstruction of a non-conforming structure; and (5) the requested Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2 (required parking) and Section 5.1.3 (parking plan design requirements) of the By-Law.

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

VOTED: to accept the decision with the 2 changes discussed tonight.

Correspondence

There is no correspondence.

Report from the Planning Director and Board members.

Mr. Alpert noted the discussion the Board had about open windows on storefronts in downtown. He noticed the Music School on Great Plain Avenue has posters that are blocking all their windows. He asked if that was a violation of their permit. Ms. Newman will look at their permit to verify. Ms. Newman stated she is working with Karen Sunnaborg. She will take the use table and put it on the next agenda. She is working on a draft By-Law for Accessory Apartments and thinks the Board should have another planning meeting in November. After discussion, the Board members decided to have a meeting on 11/15/18 at 8:15 a.m.

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

VOTED: to adjourn the meeting at 8:56 a.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Martin Jacobs, Vice-Chairman and Clerk