

NEEDHAM PLANNING BOARD MINUTES

March 1, 2022

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Tuesday, March 1, 2022, at 7:15 p.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 includes two public hearings and there will be 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.

Public Hearings:

7:15 p.m. – Major Project Site Plan Special Permit No. 2022-01: Needham Farmer's Market, Inc., 28 Perrault Road, Apt. #1, Needham, MA 02492 and Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioners (Property located at Greene's Field, Needham, Massachusetts, shown on Assessor's Plan No. 50 as Parcel 31-02 containing 108,278). Regarding request to operate a farmers market on a portion of Green's Field on Sundays during the renovation of the Town Common.

A motion was made to waive the reading of the public hearing notice. Mr. Jacobs asked for discussion. The notice says there will be a maximum of 16 vendors. He understands it should be 18 vendors. Is it such a defect that it would require re-notice? Mr. Friedman stated it was an erroneous mistake. The license agreement correctly states 18 vendors. Mr. Alpert is not sure reading the notice would correct the deficit. It is a de minimus error. Ms. McKnight agrees. Mr. Alpert feels the Board should proceed as sufficient legal notice was given.

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 waive the reading of the public hearing notice.

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 note the number of vendors as noticed for 16 was a de minimus error and the intent was to be 18 instead of 16 and continue with the hearing. The Planning Board finds the notice of hearing gives sufficient notice of the requested relief.

Jeffrey Friedman, President of Needham Farmer's Market, noted Lisa Cherbuliez is in charge of the vendors. This is the 11th season. The season will be 6/12/22 through 11/20/22 on a small portion of Greene's Field this one year only due to the renovation of Garrity Way. Park and Recreation has approved the use of the field. Two letters sent to the Board give the details of the operations. They have a license agreement with the Town. There are a few changes but basically it is the same as the license agreement they had with the Town the last 5 years. There have not been any problems and they have complied completely with all requirements. The Needham Farmer's Market is a community-based 501c3 non-profit. There is local food and local musicians and artists. The market needs to relocate due to renovations.

Mr. Friedman noted they have spent \$700 on the application process and have expenses for new tents and new yard signs due to the change in location. He is requesting the Board waive the \$1,000 application fee. It has been done before many times.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of the four members present unanimously:

VOTED: to, in consideration of service to the Town by the market, waive the \$1,000 application fee.

Ms. Cherbuliez feels the market has increased in popularity due to the location. She feels the market is a good service to the community. Mr. Alpert commented the license agreement is excellent and all inclusive. He thanked Mr. Friedman for his letters that were all inclusive. He asked if 6/12/22 was a later start-date than usual. Ms. Cherbuliez noted they opened in May and did not have enough fresh produce while they did have enough in June last year. Mr. Alpert stated the market was able to use outdoor electric outlets recently. He asked if they were able to continue that or have they lost the use of electricity? Mr. Friedman stated that was a concern and it is a necessity. He contacted the Director of Building Maintenance for the Town regarding the installation of electrical outlets for Greene's Field. He was assured by the Town Electrician he would install outlets in all locations the vendors will be. Mr. Block commented he was glad the market found an alternate venue. He asked for clarification as to whether, during hours of operation, Park and Recreation has no demand for that space. Ms. Cherbuliez stated the market is Sunday 11:00 a.m. to 3:00 p.m. There are no organized events and no indication of any conflict. Mr. Block asked what effort would be undertaken to make sure there is no queue of cars backed up on neighboring streets. Mr. Friedman noted there is a public walkway from the Dedham Avenue Municipal Lot directly to the Farmer's Market. People usually only spend 15 minutes at the market then leave. He will give notice to the public where they should park. The market is located very close to Great Plain Avenue. He does not foresee any problems. They will educate the public as they have done before.

Mr. Jacobs noted some may park in the YMCA parking lot because it is the closest. Ms. Cherbuliez stated she spoke with the YMCA and they are very supportive. Ms. McKnight asked if vendors bringing food to the site would need to use push carts to get the food from their vehicles to the site or would the vendors pull up, unload and then go park. Mr. Friedman stated they had this experience the last 5 years. Two produce vendors would unload on Garrity's Way and got extra insurance for that. Others unloaded next to the entrance and then went to park. The Market had an agreement with the Police and the Town they could use 2 parking spaces to unload. The previous location was unloading from the street. He does not believe it would be a safety issue but they are aware.

Ms. McKnight noted there will be a certain amount of use of on-street parking spaces during set up. Mr. Friedman stated the agreement with the Town and Police goes back a long way. Ms. McKnight asked about rubbish disposal. Is each vendor responsible for their own rubbish? Who deals with the grounds in general? Mr. Friedman stated it is the responsibility of the Market Manager who has done it for 2 years now with no problems. He is responsible to clean up after everyone leaves. Ms. McKnight asked if rubbish was taken off site and was informed it was. Ms. McKnight noted the Board of Health comments regarding toilets. She noted they must allow restroom access to the public, however, the closer stores allow restrooms to vendors only. Ms. Cherbuliez stated she has met with Paula at the YMCA, and she is willing to let anyone use their restrooms. She does not have that in writing yet, but she will.

Ms. McKnight stated at Town Hall there was a great place to set up musicians and a great place for dancing. Where will the musicians set up with this plan? Mr. Friedman stated it is a work in process. He needs to make sure the electrical outlets are near the flagpole at the intersection of the 2 walkways. He thought that would be a good location. Ms. McKnight stated she is concerned with damage to Greene's Field and the grass. Mr. Jacobs stated with 18 vendors, 80% should be food so 14 should be food or bakery and no more than 3 or 4 for non-food vendors. He noted Mr. Friedman wants 6 artists. Mr. Friedman stated he will have 2 artists in one tent as in the past. Mr. Jacobs asked if 18 vendors means 18 tents or tables? Mr. Friedman stated there is sufficient space for everyone. Mr. Jacobs commented he does not want to have a Farmer's Market with 2 food vendors and the rest artists. He wants 80% to be food vendors or bakers selling. Ms. McKnight stated they addressed concerns in prior special permits. The language could be copied from the previous special permits. Ms. Newman will pull the language from previous permits.

Mr. Jacobs thinks the Board should have a sketch plan of where the tables and tents will be. Mr. Friedman stated other locations had marked parking spaces, so it was easy to mark out. It is difficult to determine until close to the opening of the market. A discussion ensued. Mr. Jacobs stated they had talked about vendors driving up and unloading. He only sees 2 or 3 spaces on Great Plain Avenue and maybe 2 on Pickering Street. Maybe that is enough but what if the spaces are taken. Ms. Cherbuliez stated the vendors will unload and then move the car. This has not been an issue and was never an issue on Garrity Way. Mr. Friedman stated they put cones out early with the agreement of the police. He did the same at Garrity Way. He has not discussed cones with the Town Manager or police yet. Mr. Jacobs stated he is a lot more concerned about this than Mr. Friedman. This needs more planning to see what parking spaces are available and if they can block off an area with cones. These discussions need to be had sooner rather than later. Mr. Friedman stated the Market has great support from the Town Manager's Office and the police. Mr. Jacobs would be more comfortable with details prior to approving the Special Permit.

Mr. Alpert stated there should be a condition that a plan with the layout of tables and tents, as approved by the Town, be filed with the Planning Board by 5/31/22. Mr. Friedman stated this is the first time dealing with turf, electrical outlets and benches. They may not know some details until the day they open. He has in the past asked vendors to come early to prepare the layout. Sometimes vendors sign up at the end. A lot cannot be determined until the end. Ms. Cherbuliez stated they could create a plan with what they know now. She has a good idea and could sketch it out. Ms. McKnight wants to see, on the plan, the parcel of land the Special Permit is for. She wants a line drawn on the plan that shows the area. Mr. Block feels this should be continued. Mr. Friedman will prepare a sketch layout and, if they need to change it after the market opens, he will prepare another one. Mr. Jacobs stated the sketch is for the Board's approval.

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 continue the hearing to 3/15/22 at 8:00 p.m.

The Board took a 5-minute break.

7:30 p.m. – Amendment to Major Project Site Plan Special Permit No. 93-3: Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494, Petitioner (Property located at 589 Highland Avenue Needham, MA) Regarding the conversion of the existing 142-bed skilled nursing facility to 50 Independent Living Units.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:

VOTED: to waive the reading of the public hearing notice.

Attorney Evans Huber, representative for the applicant, noted this is currently a skilled nursing facility on 2.5 acres. The plan is to change the use to independent living. The use is allowed by special permit in the Elder Services District. The property complies with all requirements. The applicants are also asking for approval for a change in ownership. A condition was originally in the 1993 permit that ownership cannot be changed without coming back. Wingate at Needham, Inc. left in 2016 and the applicant did not come back to seek approval. David Feldman, Vice-President of Real Estate, notified the Massachusetts Public Health Department they were closing the skilled nursing facility. It was a difficult decision, but they could no longer provide a level of care with the current environment. They are working with families to place the residents. Nursing is not in a good place right now with staff shortages. He said there is a continuing erosion of the occupancy across the state, noting there are 8,400 open beds per the 2/13/22 data. There are 1,100 open beds in Norfolk County alone. There is competition for staff. The home companies provide the same services in the home. They looked at a couple of different senior housing options and feel independent living is the right use.

Mr. Feldman noted there will be 50 units with a mixture of large studios and 1-bed and 2-bed units. There will be full kitchens and laundry facilities. There will be social and economical solutions with amenity spaces, a fitness center and roof decks. There will be a full-time concierge, basic amenities, and other activities a la carte. Andrew Stebbins, of The Architectural Team (TAT), showed the existing site plan. There are 2 stories above grade. It has a block and plank construction system. The plank space will be removed, and the 2 now-separate rooms will become a bedroom and living room. There will be outdoor patios and an upper-level roof terrace.

Mr. Feldman noted on the proposed 1st floor, the exterior wall will have 25 units, common areas, concierge, a coffee center, and elevator. The 2nd floor is similar but with a theater, chef's kitchen, club room and roof terrace. The basement has an elevator, program space, fitness, and yoga, maybe a golf simulator and a wash area. The 1-bed units have full kitchens. It works very well with the existing conditions. There are differing unit sizes and a range of housing options. There will be 4 studios and very little exterior work. There will be a few new openings in the exterior wall, new windows, and a new roof. There may be some skylights added on the upper floor.

Scott Cameron, of R. E. Cameron and Associates, Inc., noted there are no changes to the site. He showed the existing site. There are no changes to the footprint of the building, and it is dimensionally compliant in all respects. Bicycle racks will be added in the southwest area of the walkway. Mr. Huber stated the parking meets all requirements for skilled nursing, which is higher than independent living. The parking significantly exceeds the requirements. The only non-compliance is the absence of bicycle racks, and they will be installed. Kristen Braun, of Ron Muller & Associates, stated she looked at

the traffic generation. There will be 260 fewer trips on weekdays. There will be 7 to 34 fewer trips during weekday and Saturday peak hours. She looked at the parking demand and used the ITE parking generation ratios. The independent living would require 34 parking spaces. There is less activity with the change in use. Mr. Huber stated he knows there is a concern with closing the skilled nursing facility.

Mr. Alpert noted the following correspondence for the record: the traffic study, an email from Fire Chief Dennis Condon noting he is ok and with comments; a letter from Acting Town Engineer Thomas Ryder with no comments or objections; an email from the police with no comments and an email from Timothy McDonald, Director of the Public Health Department, noting he does not support the change and the potential closure of the skilled nursing facility will exacerbate a challenging situation and other comments. Mr. Alpert stated he wanted more detail as to where they are in the closure process. He asked if there is any chance of reversing the process.

Mr. Feldman stated there is no potential of reversing the decision. The commonwealth is over-bedded, and staffing is a huge issue. Covid exacerbated the situation. They had hoped coming out of the unemployment payments people would come back. They raised the rates and are paying companies to provide care, which is not ideal. They can no longer provide good care. The final decision on where to go rests with the families. He noted there is a 4-step process, and he ran through the process. The final decision is always the families. Closing a nursing home is not an easy decision. Consolidating staff is helping everyone but there are unintended consequences. There has been a big push over the last 5 years for more affordable care. They have been pushing home care which is growing in popularity. Covid accelerated everything. Mr. Alpert noted Needham is close to Middlesex County also. Mr. Feldman stated Newton has facilities that are closing, and Weston had some that have closed. There are a lot of watch lists due to staffing issues. There will be minimum staffing levels that will not be able to be met.

Mr. Block noted it is a difficult transition for people, but the applicants seem to have laid out extensive care to help with the process. He asked how many beds are vacant now? Mr. Feldman noted they were at 69.5% occupancy when the process started, and they are now down to 66 occupied beds. Mr. Block asked when the transition would be completed. Mr. Feldman responded 60 to 90 days. Some residents are going home with support from home care companies. Mr. Block asked what they intend to do with the extra parking. Mr. Feldman stated they will leave it as is for the current time. They will come back to the Board in the future possibly to take out some spaces and add green space. They intend to do it, but it would be a financial determination. They will make the building solid then work on the exterior. Mr. Block asked if the change of owner was an affiliated entity. Mr. Feldman stated they are the owner/operator. Wingate at Needham was the licensed operator since 1997 when the building opened. Mr. Block stated the applicant is proposing 5 affordable units or 10%. The town policy would be 6.25 units. He would like to see that number be 7 affordable units.

Mr. Alpert stated he wants Mr. McDonald to speak if he wants to. Mr. McDonald stated when Avery Manor and Avery Crossing closed it left a lot of families unsatisfied and frustrated. There are more than a dozen families he worked with because the state system did not help them. Moving has a real impact on the resident and the family. There are challenges with people in Needham as they age. People need to be able to age safely in the community. Ms. McKnight asked if Briarwood is the only skilled nursing facility in town. Mr. McDonald noted North Hill also operates skilled nursing. Ms. McKnight stated she is concerned the skilled nursing facility provided both long-term care and rehab. She asked if that was being lost also. Mr. Feldman noted they ran a great rehab. The average stay was 21 days, but fewer people are going into rehab.

Ms. McKnight stated she is concerned for the very poor people whose services are paid for through Mass Health. Some will be paid for in-home services, but the family will still need to be there for 24-hour care. What Medicare and Medicaid pay for is quite limited. She asked if it was realistic that patients now at Wingate, being paid for by Medicaid, would be able to go home and get these services. Mr. Feldman stated those who need 24-hour skilled care would be dealt with. A large percentage of the population is going home. Mr. Jacobs stated he totally gets what Mr. McDonald is saying. It is not a valid exercise to try to keep someone in business he sees no future in. He is uncomfortable with the idea of doing that. He heard from the new developer at the Carter Building who wants to do away with independent units and put in skilled nursing. Ms. McKnight noted that will be memory care and assisted living, not skilled nursing.

Mr. Jacobs is uncomfortable with the idea of keeping them in a business they think will fail. Mr. Feldman stated they tried to hold on and weather the storm. It was a great business but times change. There are medical advances. They need to come up with something to serve the community. He understands memory care and assisted living. There are smaller

apartments for memory care. With independent units a full kitchen needs to be supplied. The average person next door at 1 Wingate Way is 86 years old. People do not need to pay for all the services because they do not need all the services. This is an opportunity to serve an underserved segment. It was not an easy decision. Wingate is part of the community and wants to be here another 25 years.

Mr. McDonald stated it is not realistic, or appropriate, to compel a business to continue to operate. Could Wingate make a commitment to a better, more comprehensive placement for residents? Mr. Alpert asked if Mr. Feldman was operating both facilities at 1 Wingate and was informed he was an affiliate operator. Mr. Feldman noted independent living does not provide any care. Services are brought in from outside. He noted it is a financial decision by individuals and their families to go to assisted living. They are working hard with families including social services, to assist with the transfers. There are regular meetings through phone and Zoom to make it as easy as possible. Ultimately, the family decides where the residents end up. They support them and make it as less stressful as possible. Mr. Block asked how many properties does Wingate have in total. Mr. Feldman noted they have 12 to 15 properties. They are not shutting down all the skilled nursing. Some are owned and some are operated. The ones they operated they have gotten out of operating. Some do not have staffing challenges. There is one property that is not great but not as bad. Mr. Block asked how many skilled nursing facilities will be maintained. There will only be the one in Kingston, MA. Mr. Block asked how many beds are there. Mr. Feldman stated there are 160 beds. They provide a full continuum there.

Mr. Alpert reminded the members this is a special permit application for independent living. Ms. McKnight stated she is confused regarding the ownership. Who owns the 2½ acre property now, who will own it and what is SVP RE Development? Mr. Feldman stated Wingate at Needham, Inc. has been the owner since 2016 and will remain the owner and operator. Wingate Development LLC is the developer who will do the conversion. He explained the role of the developer. Mr. Block noted SVP RE Development is an acronym for Senior Vice President of Real Estate. Ms. McKnight agrees with Mr. Block on the affordable number. She thinks 20% is too high. The town moved to 12½%. She realizes the Zoning By-law calls for 10%. She would like 12½% on this site. That gives a little over 6 units so it would be 6 or 7 affordable units. Mr. Feldman noted 7 units could be done if that is what the Board wants.

Ms. McKnight noted, living as she does in multi-family housing, there are a couple of things people want – open space and more benches outside. She asked if the parking lot, when entering from Gould Street, could be open space. Mr. Feldman noted there is a walking path beyond the parking lot with 3 benches and a sitting area at the rear near Putnam Street. They would consider taking out some parking. The cost of reclaiming asphalt is very expensive and there is worry about drainage and sewer. He will come back before the Board to take out parking and add green space at another time. He will have a landscape plan. Ms. McKnight stated she is ok with putting in the decision that a certain number of parking spaces could be converted to green space at some point. She noted the chef's kitchen and room next to it are pretty limited. She noted the applicant should consider expanding and not having storage at that location. Mr. Feldman stated the space is actually flex space with pocket doors between the chef's space and club room. It will provide space for 20 to 25 people, which is important. Ms. McKnight commented they should have storage space indoors for bikes. Mr. Feldman stated there is an area that is a covered loading dock that can be converted to outdoor covered bike storage.

Ms. McKnight asked why the applicant is doing rental rather than a condominium. Mr. Feldman stated the model has always been the rental and not selling. This provides more flexibility to people. Paying rental fees is easier for most. Terrance Ryan, of 79 Evelyn Road, stated he has worked with Mr. Feldman in the past. He is good to work with and a good neighbor. He noted there was a meeting for the abutters last night. The site plan shows Lot B, which would be adapted. It does not show Lot A parking and the covered area. It also does not show Lot Cs driveway and parking spaces. He feels it is important to show all the Lots. Lot C and A should be shown with the existing conditions. Currently there are dumpsters on the border of Lots A and C and a backup generator on Lot C. He is surprised there are no electronic As-Builts. He would like the Board to request the site plan be updated prior to approval so the whole campus can be looked at.

Jill Kahn stated she has experience with Wingate. Her mom lived there for 8½ years. Not every place has the openings that Wingate has. Some have long waits, so it is not across the board. This one has lower ratings than some others, which contributed to the bed issue. Newbridge in Newton has a one-year wait. She stated Mr. Feldman said rental units are not that expensive. She would like a rough idea of the cost of a studio and up to a 2-bed unit. Mr. Feldman stated the cost would be \$3,000 to \$4,000 per month, which is reasonable for the amenities they get. Ms. Kahn commented that is not inexpensive. She is a 23-year Town Meeting member. There is a huge need for people 50 and up who raised their family here and want to stay. She agrees with Ms. McKnight that this should be condos. The life spans are increasing. People will

see their equity decreasing each year. She knows more than 100 people who want to move into a condo but \$3,000 is not an affordable option for Needham. She noted the comment that many people can just go home. The vast majority cannot go home. Her mother was at Wingate because there was no place else for her to go. She takes exception to that comment. Ms. McKnight encouraged Ms. Kahn to stay involved with the housing plan. The Housing Plan Working Group has a meeting coming up soon. She feels she has good ideas.

Michael Ruddy, of 69 Melrose Avenue, stated he has a site-related comment. Wingate never plows the snow from the sidewalks. He would like a condition that Wingate plow the sidewalks. It is quite dangerous. Ms. McKnight noted there is an Article on the Annual Town Meeting Warrant that would require multi-family housing to plow the sidewalk outside their property. This would qualify. Mr. Ruddy stated that is not enforced. Mr. Jacobs stated he would like to pick up on Mr. Ryan's suggestion to get a site plan for the whole campus. Mr. Block agreed.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:

VOTED: to close the hearing subject to getting an updated site plan in existing infrastructure and building with Lots A, B and C.

Ms. Newman will prepare a decision draft for the next meeting.

Review of Brewery Zoning for 2022 Town Meeting.

Mr. Alpert asked if this is ready to vote to send to the Select Board so they can refer it back to the Planning Board for a hearing and inclusion for the May Town Meeting. Ms. McKnight suggested expanding the area a microbrewery may be allowed to Highland Commercial 128. It is not included now. Mr. Block stated he would like to have both uses in that area. Ms. McKnight noted there is the possibility of a certain distance from the Charles River or between Charles Street and the Charles River. Mr. Block would like to include both uses north of Highland Avenue up to Central Avenue and west from the highway to the river. Ms. Newman noted the Highway Commercial 1 District is across the highway from the Charles River. Mr. Block proposed both uses in that area between the highway and the river along the entire Highland Commercial 128 and Industrial strip.

Ms. Newman stated the question was if a brewery use was more directed to be close to the Charles River itself and not the whole corridor. Mr. Block wants microbrewery included in that geography. Mr. Jacobs feels it should be included. The Select Board can send it back, the Board can talk about it and can change it later if needed. Ms. McKnight stated she is content with the way it is now. Ms. Newman stated a microbrewery pub is not allowed in that district. It can be added under paragraph 6. The other issue is Needham does not allow alcohol to be served absent the presence of food. Changing that rule would require Town Meeting action. She put a sentence in the brew pub definition to deal with a bar kind of use so it could be served without the use of food. She would like to delete that sentence. All agreed.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:

VOTED: to adopt Article 1 relating to brew pubs as written with the addition of microbreweries in paragraph 6 as an allowed use and remove the sentence that begins "To the extent permitted by its license..." in the definition of Brew Pub in Article 1 and send it to the Select Board.

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 2 small typos in the decision. On the 1st page, there is no sub paragraph 2. Sub paragraph numeral 1 should be removed. In Section 3.14, the Board agreed to a police detail for 45 days rather than 60 days. It was changed in Findings but not here. Ms. Clee noticed 3 emails that came in after the hearing were not included in the Exhibits. She will add them.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the four members present unanimously:

VOTED: to grant the requested Major Project Site Plan Review Decision under Section 7.4 of the Needham By-Law subject to, and with the benefit of, the following Plan modifications and limitations as set forth.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the four members present unanimously:

VOTED: to approve the decision as drafted with the 2 minor changes and 3 additional Exhibits.

Minutes

Ms. McKnight noted on the 12/8/21 minutes, page 5 in the middle, Mr. Abruzese referred to the proposed setback of 64 feet and 1/3 acre. Later it says 3 1/3 acres. Mr. Alpert said that sounds right. Ms. McKnight noted on page 7, Mr. Turk said to look at WAZE. Mr. Jacobs stated that is correct. Ms. Newman noted on page 8, it says the Temple has a 213-foot footprint. It should be setback.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:

VOTED: to accept the minutes of 12/8/21 with the changes discussed.

Correspondence.

Mr. Alpert noted a memo to the Planning Board from Town Manager Kate Fitzpatrick regarding the Select Board's discussion regarding the proposed changes to the Carter Mill Building. There was also a letter from the Attorney General's Office to the Town Clerk advising that the Attorney General had approved the 10/25/21 Warrant Articles 4 and 5. Ms. Clee noted the Articles were now part of the Zoning By-Law and it will be reprinted at some point. Ms. McKnight noted an email from Jon Schneider, of the Zoning Board of Appeals, to her regarding 3 car garages needing a special permit in all circumstances. He is interested in pursuing the issue of 3-car garage zoning. She noted it is too late for this Town Meeting, but the Board should take it up again.

Report from Planning Director and Board members.

Ms. Newman stated she has been working with Katie King on the DHCD (MA Department of Housing and Community Development) regulations. They have prepared a memo for the Select Board and Planning Board describing what the law is, an overview of the program requirements, preliminary analysis and minimum size for district. She had GIS do some preliminary mapping.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:

VOTED: to adjourn the meeting at 11:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Adam Block, Vice-Chairman and Clerk

