

NEEDHAM PLANNING BOARD MINUTES

October 28, 2019

The regular meeting of the Planning Board held in the Highland Room, Needham Town Hall, was called to order by Martin Jacobs, Chairman, on Monday, October 28, 2019, at 7:04 p.m. with Mr. Alpert and Mmes. Grimes and McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Discuss Town Meeting Warrant Articles.

Mr. Jacobs noted this was a meeting prior to the Special Town Meeting. Ms. Newman stated all members have copies of the presentation that Ms. Grimes will be doing. She has also prepared a number of backup slides including all the diagrams from the traffic report and all the work Natasha Espada did with the buildings imposed on it and with streetscapes.

Ms. Grimes stated she has incorporated the comments from Ms. McKnight that were sent earlier. She thinks what she has written is all she needs to say. She stated she will call on the experts to respond to questions. The Board will have to ask the Moderator if he would allow the experts to speak and the Town Meeting will have to consent to that. In her updated presentation she addresses the Finance Committee's concern with what it believes was a lack of information and the lack of getting a traffic study and fiscal analysis well in advance. She feels she should address that head on. Ms. Newman stated the study was done in 2015. The Board did not know what the mix would be until after the presentation was done. A build out analysis was done when the rezoning was looked at.

Mr. Jacobs stated the responses are accurate. The Board does not have the money to do a new study with each project and the mix was not finalized until the last few months. He suggested Ms. Grimes might say the Finance Committee received the information late in the process but still had time to review it and comment. Ms. McKnight suggested Ms. Grimes could mention the date the reports were provided. Ms. Grimes noted the 2015 report has been available.

The Board discussed parking information and setbacks. Ms. Newman stated if there are questions about parking Ms. Grimes should talk about the restrictions the Board is putting on the garage and parking. It should be made clear the parking is being treated no differently than any other district. Ms. McKnight clarified that the Board had agreed if someone proposes additional relatives for the ADUs the Board would not object.

The Board went up to Town Meeting at 7:20 p.m. The meeting remains open.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

A handwritten signature in dark ink, appearing to read "Jeanne S. McKnight", with a horizontal line extending to the right.

Jeanne S. McKnight, Vice-Chairman and Clerk