

PLANNING & DEVELOPMENT BOARD MEETING MINUTES

September 10, 2019



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Rachel Powers
CD & HOME
Program Manager
Planning & Development

Members

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
Sonia Parisca, Vice Chair
Chris Steele, Member
Barney Heath, *ex officio*
Kevin McCormick, Alternate
James Robertson, Alternate

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Full Members Present:

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Sonia Parisca, Member
Chris Steele, Member
Kevin McCormick, Alternate
James Robinson, Alternate

Staff Present:

Amanda Berman, Director of Housing and Community Development
Rachel Powers, CD/HOME Program Manager
Danielle Bailey, Grants Manager
Malcolm Lucas, Housing Planner
Eamon Bencivengo, Housing Development Planner
Tiffany Leung, Community Development Planner

Meeting held at Newton Senior Center, 345 Walnut Street

1. Approval of August 5, 2019 Meeting Minutes

Upon a motion by Mr. Steele, seconded by Mr. Brown, the August 5, 2019 minutes were approved 4 in favor and 2 abstentions.

2. Public Hearing on Consolidated Annual Performance and Evaluation Report

The public hearing was opened upon a motion by Mr. Steele, seconded by Mr. Brown and unanimously approved. The Director of Housing and Community Development and member of the housing and community development then presented a PowerPoint presentation of the most recently completed FY19 (July 1, 2018 -June 30, 2019) program year accomplishments under the CDBG HOME, and Emergency Solutions Program. The PowerPoint presentation is attached to these minutes as reference. With no public comment, upon a motion by Mr. Steele, seconded by Mr. Brown, and unanimously approved, the public hearing was closed.

3. FY21-25 Consolidated Plan Discussion

Ms. Powers indicated that work has begun on developing a new five-year plan. There will be a total of three needs assessment meetings to received community input on the five-year goals. In addition, Planning staff will meet with subrecipients and City boards and commissions.

4. Board of Survey Discussion

Ms. Powers indicated that some amended language on "Approval Not Required" was provided in the packet. Mr. Doeringer requested that the DPW be at the next Planning Board meeting.

5. Northland Discussion

Mr. Doeringer provided an overview of issues related to the Northland project. Mr. Brown relayed that what's best for the appropriateness of the rezone request can be evaluated against the project proposed. Mr. McCormick and Mr. Robertson expressed some concern that the zoning will be enacted but another, different project could be built that conforms. However, Mr. Brown indicated that all projects would still require a Special Permit. Attorney Alan Schlesinger argued that the proposed BU-4 zoning should be approved, separate and apart from the project specifics, on the grounds that the current zoning will not produce developments consistent with the City's mixed-use vision outlined in the Needham Street Vision Plan. There was general discussion by the Planning Board around traffic considerations and the best method for monitoring.

Then discussion focused on a draft letter on recommending the rezoning but with some specific recommendations to be considered as part of the final Special Permit. Mr. Doeringer agreed to finalize a letter for the Board's consideration at the September 11 public hearing. It would be the intention of the Board to close the public hearing at the September 11th Land Use meeting and potentially vote on the Planning Board's rezoning recommendation.

6. Officer Elections

Upon a motion by Mr. Robertson, seconded by Mr. Steel moved that the current group of officers be elected for another year. The motion passed unanimously 6-0.

7. Adjournment

The meeting adjourned at 9:10 p.m.