

## PLANNING AND DEVELOPMENT BOARD MINUTES

December 1, 2008 City Hall, Planning and Development Department Rm 222, 7:30 p.m.  
1000 Commonwealth Avenue, Newton, Massachusetts 02459

### Full Members Present:

Tabetha McCartney, Chair  
Joyce Moss, Vice Chair  
David Banash  
Carol Beard  
Scott Wolf

### Alternate Members Present:

Leslie Burg  
Felix Zemel

### Staff Present:

Lou Taverna, City Engineer  
Kathleen Cahill, Community Development Senior Planner

### Public Present:

Robert Flaherty, Lasalle Developers LLC  
Phil Mastroianni, Jr., Resident  
Antonio Mastroianni, Resident

T. McCartney, Chair, called the meeting to order at 7:37 p.m.

### Board of Survey

1. **Discussion Item:** Pine Meadow Drive Extension, discussion of conditions for issuance of building permits. Mr. Peter Harrington representing the applicant.

See Board of Survey Minutes.

### Community Development Board

1. **Action Item:** Approve the minutes of the November 3, 2008, meeting of the Planning and Development Board acting as the Board of Survey, Planning Board and Community Development Board.

On request of T. McCartney for a motion to approve the minutes, C. Beard so moved. J. Moss seconded the motion. The Board voted 5-0-0 to approve the minutes.

2. **Discussion Item:** Home Business Ordinance.

D. Banash reported that at the November 17<sup>th</sup> Board of Alderman meeting the Home Business Ordinance was chartered for the December 1<sup>st</sup> meeting of the Board of Aldermen. During the interim between the November and December meeting D. Banash connected with several members of the Zoning and Planning Committee as well as Alderman Salvucci and Mansfield. Based on these conversations D. Banash does not believe that the Ordinance will be voted on favorably, primarily because it provides the Planning and Development

Board Special Permit Granting Authority. Instead, he believes the Ordinance will be sent back to the Zoning and Planning Committee for discussion. D. Banash stated that if this happens it will give him another opportunity to spend some additional time on the Ordinance, particularly to construct persuasive arguments in support of the regulation. L. Burg stated that she would be inclined to let the Board of Aldermen sort out the issues on their own instead of withdrawing the Ordinance. D. Banash is concerned the Ordinance will not pass without more persuasive arguments, which is effectively the same thing as withdrawing it. L. Burg pointed out that Aldermen in support of the Ordinance will make these persuasive arguments. Newton's Comprehensive Plan calls for streamlined permitting and the Home Business Ordinance is one step in that direction. L. Burg believes that if the Board of Aldermen do not approve this Ordinance with the Planning and Development Board as the Special Permit Granting Authority it will be difficult to obtain approval for anything that streamlines the permitting process.

According to D. Banash Alderman Mansfield does not believe that the Home Business Ordinance process will become more streamlined by changing the Special Permit Granting Authority. D. Banash plans to speak further with him about this issue. L. Burg will put Ted Hess-Mahan in touch with D. Banash. Alderman Hess-Mahan has worked on the Housing Action Plan Initiative and is also a member of the Land Use Committee.

3. Discussion Item: Recommendations to the Mayor for a full Board member to replace Carol Beard.

The members of the Board expressed their appreciation for C. Beard's service. Several Board members also stated that it would be important for her replacement to have some background in human services, since she acted as the liaison to the Human Service Advisory Committee. F. Zemel stated that his previous job involved human service work. C. Beard will mention the opening to members of the Human Service Advisory Committee at the next meeting.

The meeting adjourned at 9:05pm.

Respectfully submitted,

Stephen D. Gartrell  
Secretary