

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
THURSDAY, December 19, 2024 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID:820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
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Minutes Review and approve Minutes from November 20, 2024 meeting.

7:30 PM **37 Moseley Avenue - Saybrook Construction, LLC, (*Continued from November 20, 2024*)** applied for a Variance pursuant to Sections 7.5.3, and MGL40A, Section 10, from the following provisions of Section 4.2.3 and any other applicable sections of the By-Law to permit the demolition of a deteriorated single family residential dwelling with detached garage and shed and to allow the construction of a new single-family residential dwelling with a side setback of 13.8 feet where 25 feet are required and a front yard setback of 20 feet where 30 feet are required. The lot contains 35,726 square feet, less than the required 43,560 square feet. The property is located at 37 Moseley Avenue, Needham, MA in the Single Residence A (SRA) Zoning District. **Request for Withdrawal without Prejudice.**

7:30 PM **250 Highland Avenue – Rainbow Angel, Inc. (*Continued from November 20, 2024*)** applied for a Special Permit to allow the use for a dine-in restaurant with accessory take-out under Section 3.2.5.2 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable sections of the By-Law to allow the operation of a Taiwanese restaurant. The property is located in the Highland Commercial-128 (HC-128) zoning district. **Request for Continuance to January 29, 2025**

Revised from the December 16 Town Clerk Posting
Revision highlighted in yellow

Next ZBA Meeting – January 29, 2025

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, November 20, 2024 - 7:30PM**

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, November 20, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Valentina Elzon, Member, Peter Friedenberg, Associate Member (attended remotely).

BOARD MEMBER(S) ABSENT: Jonathan Tamkin

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

Howard Goldman, Acting Chair presided and opened the meeting at 7:37 p.m.

1. MINUTES OF OCTOBER 17, 2024

Mr. Ligris moved to approve the minutes of October 17, 2024. Ms. Elzon seconded the motion. The motion was unanimously approved.

2. 37 MOSELEY AVENUE

VARIANCE

CONTINUED TO DECEMBER 19, 2024

The Applicant requested that the hearing be continued until December 19, 2024 at 7:30pm; and that an Action Deadline Extension Agreement be granted to January 31, 2025.

Ms. Elzon moved to continue the Public Hearing to December 19, 2024 at 7:30 p.m; and to grant the Action Deadline Extension Agreement to January 31, 2025. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 77 CHARLES STREET

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant Elmo Fudburger, LLC, a Special Permit to allow the use for indoor athletic or exercise facility under Section 3.2.6.2 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law associated with the operation associated with Burn Boot Camp. A written decision will be prepared. Ms. Elzon seconded the motion. The motion was unanimously approved

4. 324 CHESTNUT STREET

SPECIAL PERMIT

APPROVED

Mr. Freidenberg moved to grant a Special Permit to Monsoon Indian Kitchen, Inc. to allow the use for a take-out establishment dispensing prepared foods, and more than one non-residential use on a lot under Section 3.2.2 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law associated with the operation of a take-out Indian restaurant. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

5. 250 HIGHLAND AVENUE

SPECIAL PERMIT

CONTINUED TO DECEMBER 19, 2024

The Board unanimously agreed to continue the meeting to December 19, 2024 to allow for the Applicant to conduct a parking study and to collect accident incidents data from the Police Department at the corner of Highland Avenue and First Avenue.

6. 378 MANNING STREET

SPECIAL PERMIT

WITHDRAWN WITHOUT PREJUDICE

The Applicant requested that the application be withdrawn without prejudice.

Mr. Friedenbergr moved to grant Driftwood Landing LLC a Withdrawal without Prejudice.

Mr. Ligris seconded the motion. The motion was unanimously approved.

7. 695 HIGHLAND AVENUE

PLAN SUBSTITUTION TO A VARIANCE

APPROVED

Mr. Freidenberg moved to grant DEI, Inc. a Plan Substitution to a Variance under section 7.5.3 and to waive strict adherence to the number of parking and parking plan and design requirements under sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law to allow the operation of Dedham Savings Bank. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

The meeting adjourned at 10:25 p.m.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. Copies of the Decisions are filed at the Board website linked here:

<https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=>

or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

December 17, 2024

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Saybrook Construction, LLC
37 Moseley Avenue, Needham, MA

Dear Ms. Collins,

In connection with the pending application of Saybrook Construction, LLC for zoning relief relative to the property known and numbered 37 Moseley Avenue, Needham, MA, please accept this letter as a request to withdraw said application, without prejudice.

If you have any comments, questions or concerns, or if you require any further information in the meantime, please contact me so that I may be of assistance.

Sincerely,



George Giunta, Jr.

Daphne Collins

From: George Giunta Jr <george.giuntajr@needhamlaw.net>
Sent: Tuesday, December 10, 2024 9:59 AM
To: Daphne Collins
Cc: Daniel Deychman
Subject: Re: 37 Moseley Avenue - Modifications Submittal Deadline

Good morning Daphne,

We had a Zoom meeting with the neighbors last night and won't be submitting any new materials. The most recent set, submitted prior to last month's hearing, is the set for consideration.

Let me know if you have any questions.

Thanks,
George

George Giunta Jr, Esq.
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Needham, MA 02492
Tel: 781.449.4520
Cell: 617.840.3570
Fax: 781.465.6059
george.giuntajr@needhamlaw.net

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

On Dec 10, 2024, at 9:43 AM, Daphne Collins <dcollins@needhamma.gov> wrote:

George and Daniel-
Reminder – Board requested materials due today.
Please provide six hard copies and an electronic copy no later than end of day today.
Thank you,
Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street

GEORGE GIUNTA, JR.
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281 CHESTNUT STREET
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TELEPHONE (781) 449-4520

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November 19, 2024

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Saybrook Construction, LLC
37 Moseley Avenue, Needham, MA

Dear Mrs. Collins,

In connection with the pending application of Saybrook Construction, LLC (hereinafter the Applicant and "Saybrook") concerning the property known and numbered 37 Moseley Avenue, Needham, MA (hereinafter the "Premises"), please be advised that the following further revised plans have recently been submitted:

1. Architectural plans prepared by RAV & Assoc., 21 Highland Avenue, Needham, MA 02494, consisting of five (5) sheets, as follows: i. First Floor Plan, with a most recent revision date of November 8, 2024; ii. Second Floor and Attic Plans, with a most recent revision date of November 8, 2024; iii. Basement Plan, with a most recent revision date of November 8, 2024; iv. Front and Rear Elevations, with a most recent revision date of November 8, 2024; and v. Side Elevations, with a most recent revision date of November 8, 2024; and
2. Proposed Plot Plan, dated September 21, 2024, stamped November 12, 2024.

The house depicted in these plans is generally the same design as previously proposed, but is substantially and materially smaller. Approximately three feet of building has been removed from the right side of the main portion of the house, resulting in a footprint that is approximately 111 square feet smaller. Moreover, due to the reduction in size on the right side of the house, the setback on that side will now be 21.5' at the closest point (the right rear corner), as opposed to the previous 17.6'. While this is a material increase in setback, it is still less than the applicable 25' minimum, and therefore the requested variance is still required.

In connection with the reduction in size of the house, the exterior and interior layout have also been modified. First, two windows on the right side of the front wall and one window in the rear wall have been removed. Second, two windows in the dormer in the half-story above the second floor on the right side have been altered to be smaller and located higher up on the wall. Third, to offset the loss of usable area on the first floor, second floor and half-story, access is now being provided to the basement, which will be partially finished.

The location of the house on the lot remains the same and is consistent with the location and layout approved by the Conservation Commission in connection with Order of Conditions, DEP No. 234-896. The exceptions being the garage portion, to the rear of the house, which has been shifted to the west / southwest three feet (to move it farther away from an existing tree that is being preserved) and the above described elimination of three feet of structure on the right side of the house.

The plans were submitted as soon as possible following discussions with the neighborhood. However, given the short time between submittal and the hearing, we understand and anticipate that a continuance to the December hearing may be necessary to afford ample time for review and comment. In such event, we would request an extension of the applicable action deadline through and including January 31, 2025, so as to provide sufficient time for final action.

Sincerely,

A handwritten signature in black ink, appearing to read "Giunta", with a stylized flourish at the end.

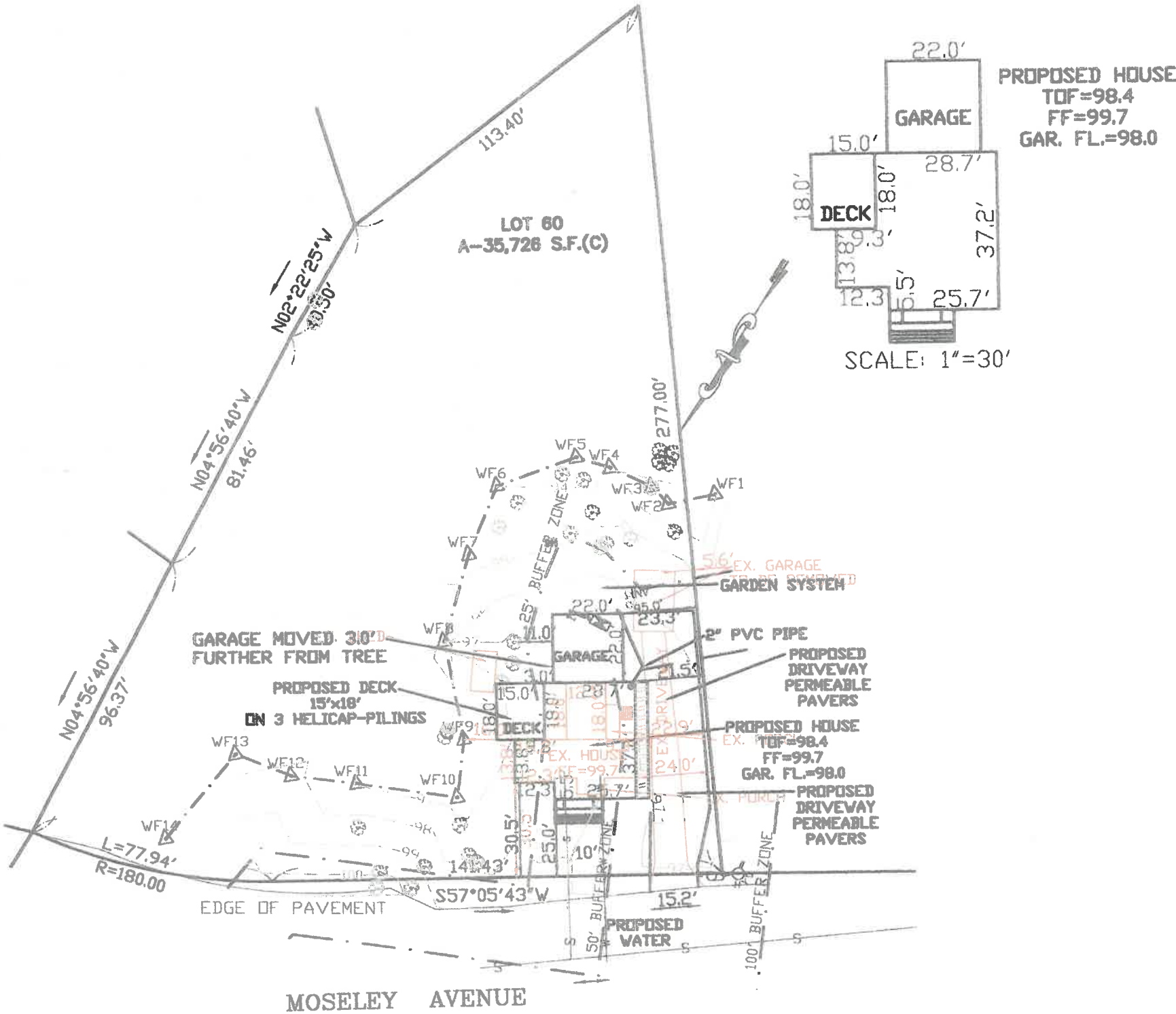
George Giunta, Jr.

TOWN OF NEEDHAM, MASSACHUSETTS
Building Inspection Department

Assessor's Map & Parcel Number: 213 LOT 60

Building Permit No. _____ Zoning District: SRA
Lot Area 35,726 S.F. Address: 37 MOSELEY AVENUE
Owner SAYBROOK CONSTRUCTION LLC Builder: MIKHAIL DEYCHMAN

DEMO/PROPOSED PLOT PLAN FOUNDATION AS-BUILT/FINAL AS-BUILT
40' Scale



RECEIVED
11/14/2024

HEIGHT OF DWELLING 35.0'
FROM AVERAGE GRADE
TO THE RIDGE OF ROOF



11/12/24

Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, sideline offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at streetline and existing and approved street grades shall be shown for grading along lot line bordering streetline. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in unserved area.
(*Accessory structures may require a separate building permit— See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.

The above is subscribed to and executed by me this 21 day of SEPTEMBER 20 24.

Name A. MATTHEW BELSKI, JR. Registered Land Surveyor No. 37557

Address 35 MAPLE ST. City W. NEWBURY State MA Zip _____ Tel. No. (978) 363-8130

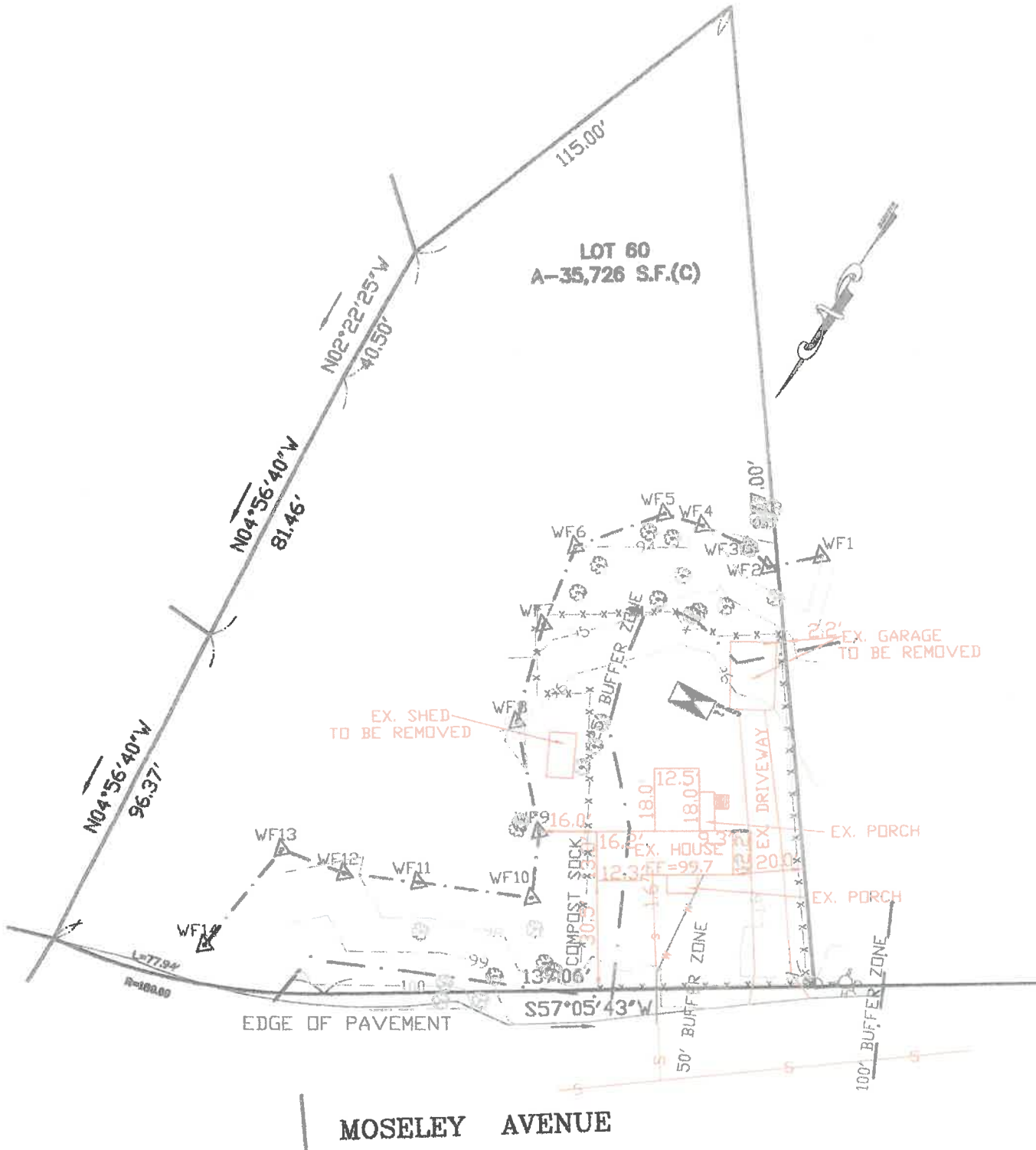
Approved _____ Director of Public Works Date _____

Approved _____ Building Inspector Date _____

TOWN OF NEEDHAM, MASSACHUSETTS
Building Inspection Department

Assessor's Map & Parcel Number: 213 LOT 60
Building Permit No. _____ Zoning District: SRA
Lot Area 35,726 S.F. Address: 37 MOSELEY AVENUE
Owner SAYBROOK CONSTRUCTION LLC Builder MIKHAIL DEYCHMAN

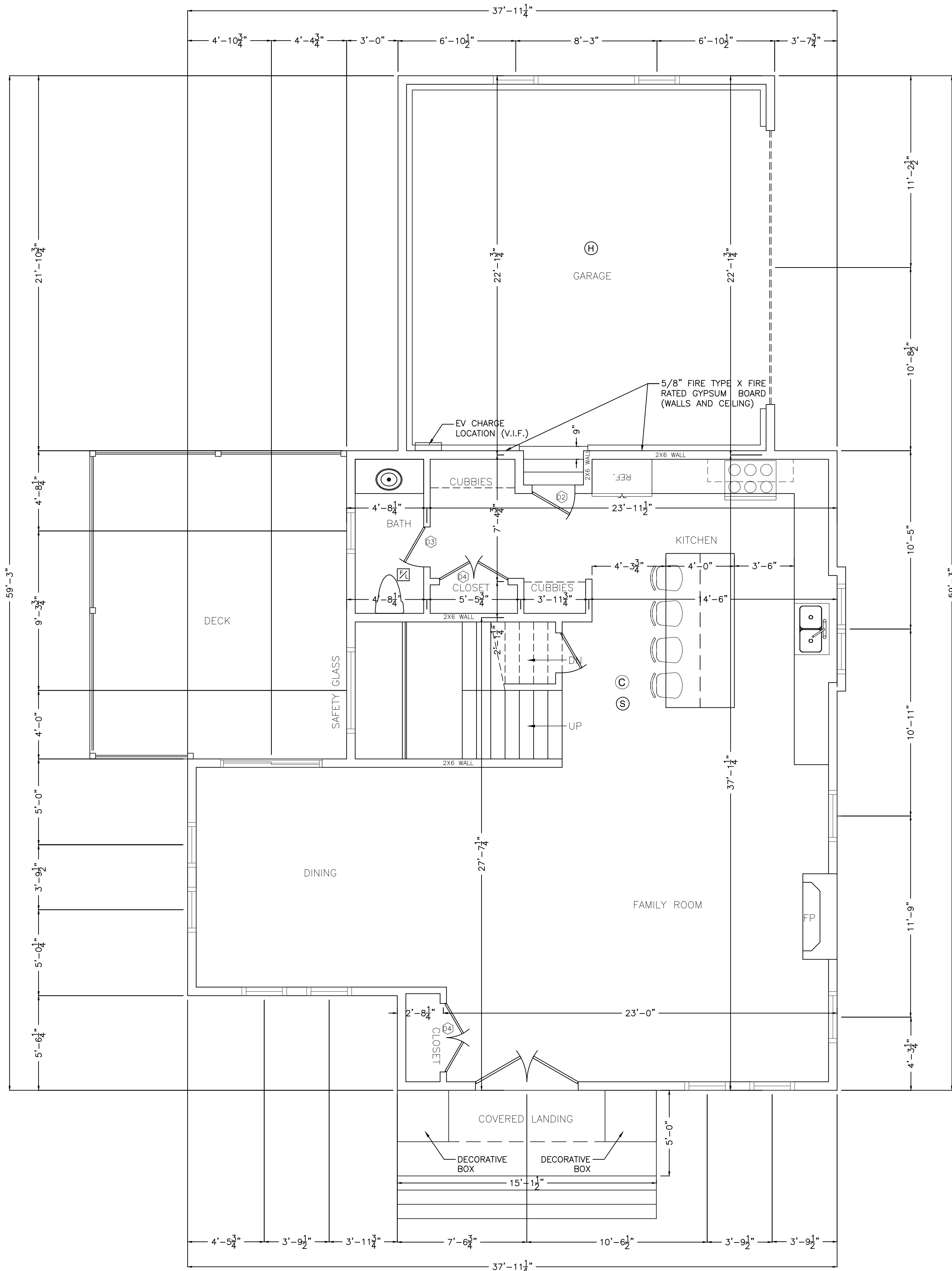
DEMO/PROPOSED PLOT PLAN/FOUNDATION AS-BUILT/FINAL AS-BUILT
40' Scale



RECEIVED
11/14/2024

Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, sideline offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at streetline and existing and approved street grades shall be shown for grading along lot line bordering streetline. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in unsewered area.
(*Accessory structures may require a separate building permit— See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.
The above is subscribed to and executed by me this 21 day of JULY 2022.
Name A. MATTHEW BELSKI, JR. Registered Land Surveyor No. 37557
Address 35 MAPLE ST. City W. NEWBURY State MA Zip Tel. No. (978) 363-8130
Approved _____ Director of Public Works Date _____
Approved _____ Building Inspector Date _____



FIRST FLOOR PLAN

GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND TOWN OF NEEDHAM LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

PROPOSED GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: SR-A

PROPOSED FLOOR AREA OF THE BUILDING:

- 1ST FLOOR: 1,175 SF
- GARAGE 489 SF
- 2ND FLOOR: 1,664 SF
- ATTIC: 665 SF (WITHIN 5' WALL) NOT INCLUDED IF FAR
- BASEMENT: 1,175 SF NOT INCLUDED IF FAR

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:

1,175 (1ST FL.) + 1,664 (2ND FL.) = 2,839 SF

INTERIOR DOORS SCHEDULE:

- ① 2'-6" X 8'-0"
- ② 2'-6" X 8'-0" FIRE RATED, 20M MIN
- ③ 2'-4" X 8'-0"
- ④ 4'-0" X 8'-0"
- ⑤ 5'-0" X 7'-0" UTILITY CLOSET

FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS

DOOR HEIGHT TO BE VERIFIED WITH OWNER PRIOR TO DOOR ORDERING AND FRAMING

NOTE:
ALL FIRST FLOOR DOORS ARE 8' HEIGHT.
ALL SECOND FLOOR DOORS ARE 7' HEIGHT.
ALL BASEMENT DOORS ARE 7' HEIGHT.

NOTES:

- ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR (DEMISING) WALL BETWEEN THE GARAGE AND THE BUILDING IS 2"x6" @ 16" O.C.
- DIMENSIONS TO THE OUTSIDE (PERIMETER) WALLS ARE TO FACE OF STUDS OR EXTERIOR FACE OF THE FOUNDATION WALL.
- INTERIOR DIMENSIONS SHOWN BETWEEN CENTERS OF THE INTERIOR WALLS.

① PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

☑ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE

② CARBON MONOXIDE DETECTOR

③ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

11/08/24	BUILDING REDUCED IN SIZE
10/07/24	FOOTPRINT REVISED, GARAGE SHIFTED BY 3', FAR REVISED
05/30/24	LAYOUT REVISED
05/06/24	STAIRCASE REVISED

DATE	REVISION
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FIRST FLOOR PLAN

37 MOSELEY AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.

DESIGNED BY: I.B.

DRAWING No.

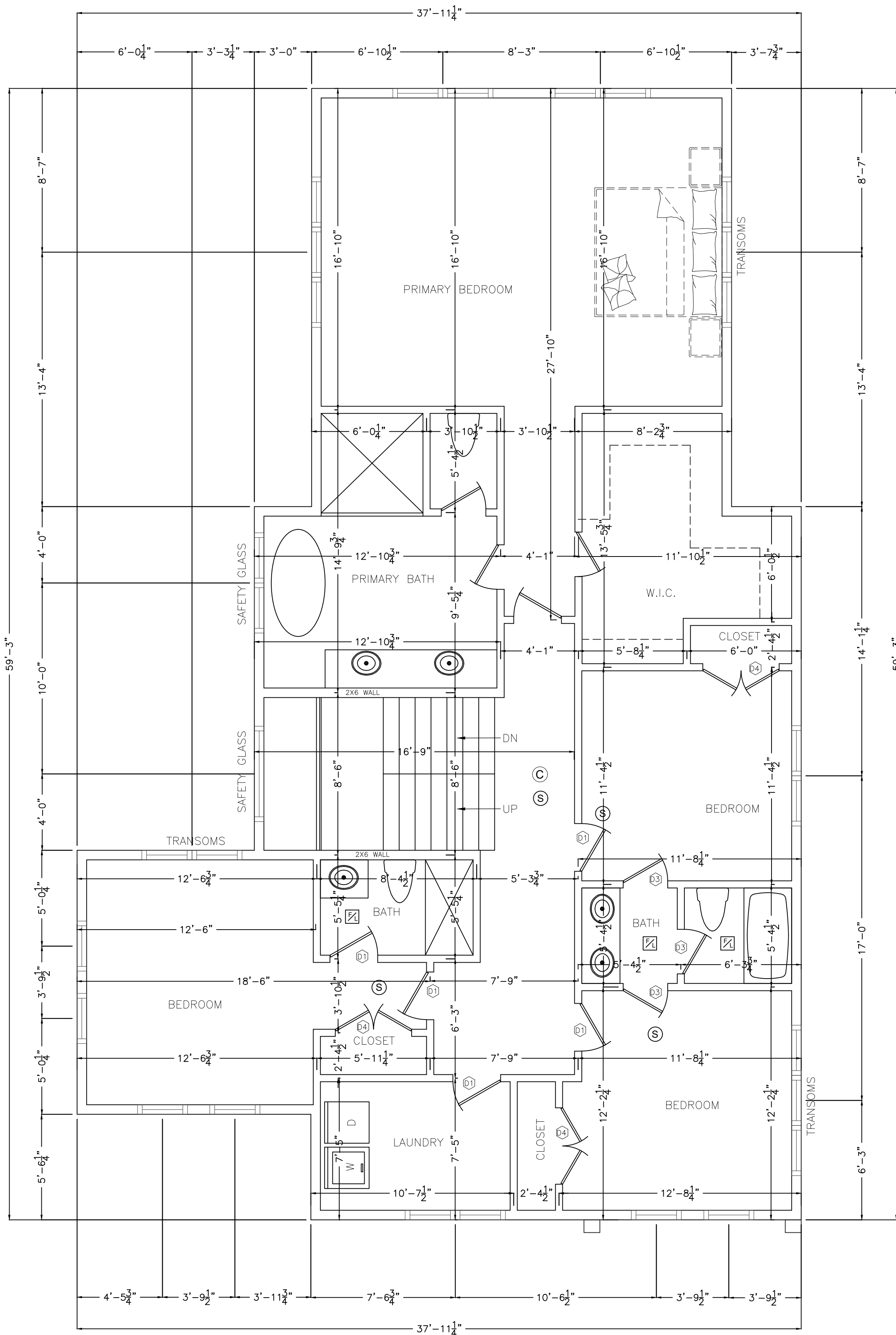
DATE: 11/30/2023

DRAWN BY: I.B.

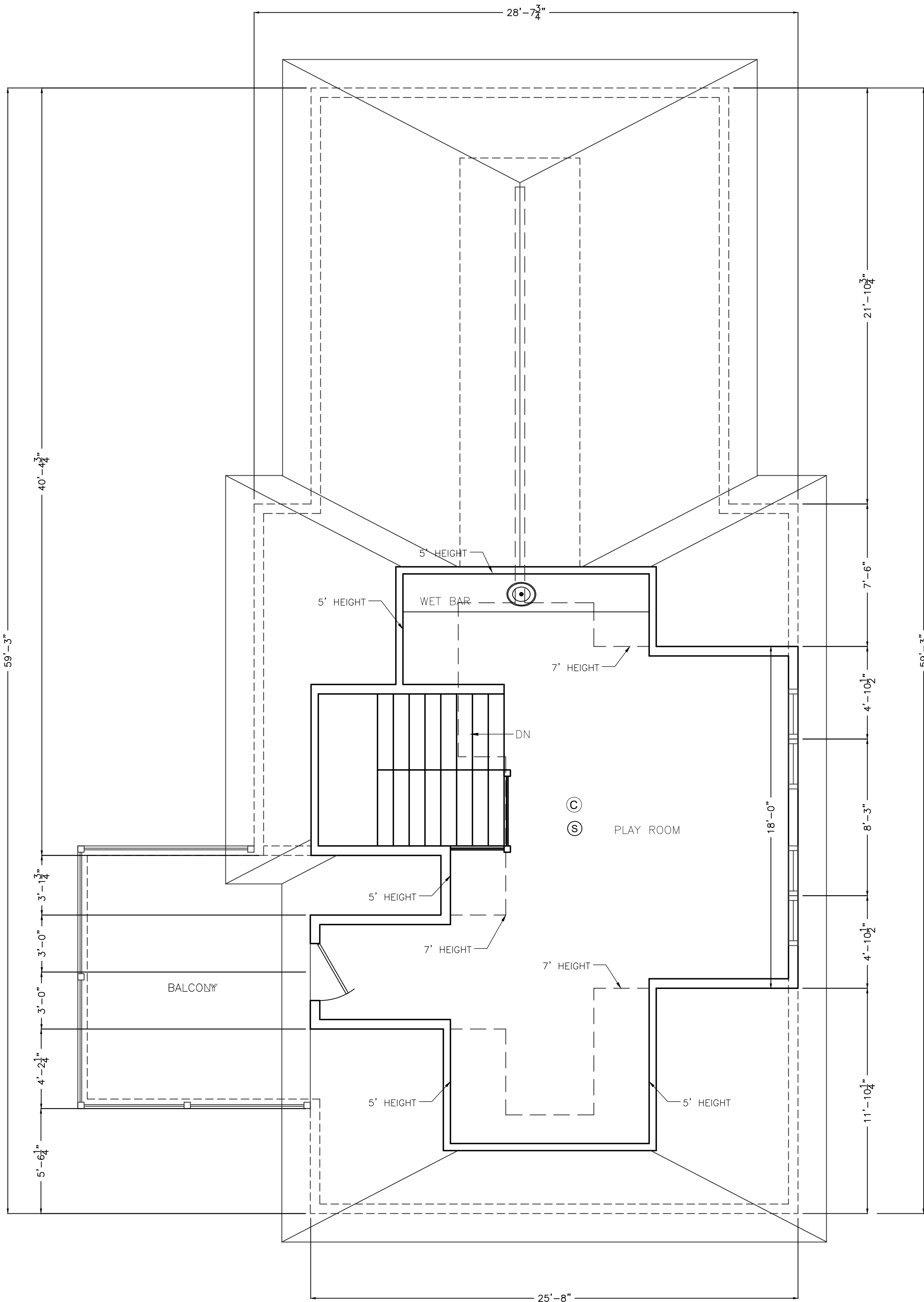
A-1

CHECKED BY: R.A.V.





SECOND FLOOR PLAN



ATTIC PLAN

- INTERIOR DOORS SCHEDULE:
- ① 2'-6" X 8'-0"
 - ② 2'-6" X 8'-0" FIRE RATED, 20M MIN
 - ③ 2'-4" X 8'-0"
 - ④ 4'-0" X 8'-0"
 - ⑤ 5'-0" X 7'-0" UTILITY CLOSET
- FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS
- DOOR HEIGHT TO BE VERIFIED WITH OWNER PRIOR TO DOOR ORDERING AND FRAMING

NOTE:
ALL FIRST FLOOR DOORS ARE 8' HEIGHT.
ALL SECOND FLOOR DOORS ARE 7' HEIGHT.
ALL BASEMENT DOORS ARE 7' HEIGHT.

- ⑤ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☑ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- ③ CARBON MONOXIDE DETECTOR
- ④ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

NOTE:
ALL ATTIC FLOOR WINDOWS TO BE EQUIPPED WITH CHILD-PROOF LOCK

11/08/24	BUILDING REDUCED IN SIZE
10/07/24	FOOTPRINT REVISED, GARAGE SHIFTED BY 3'
05/30/24	LAYOUT REVISED
05/06/24	STAIRCASE REVISED, ATTIC REVISED BASED ON NEW ROOF
DATE	REVISION

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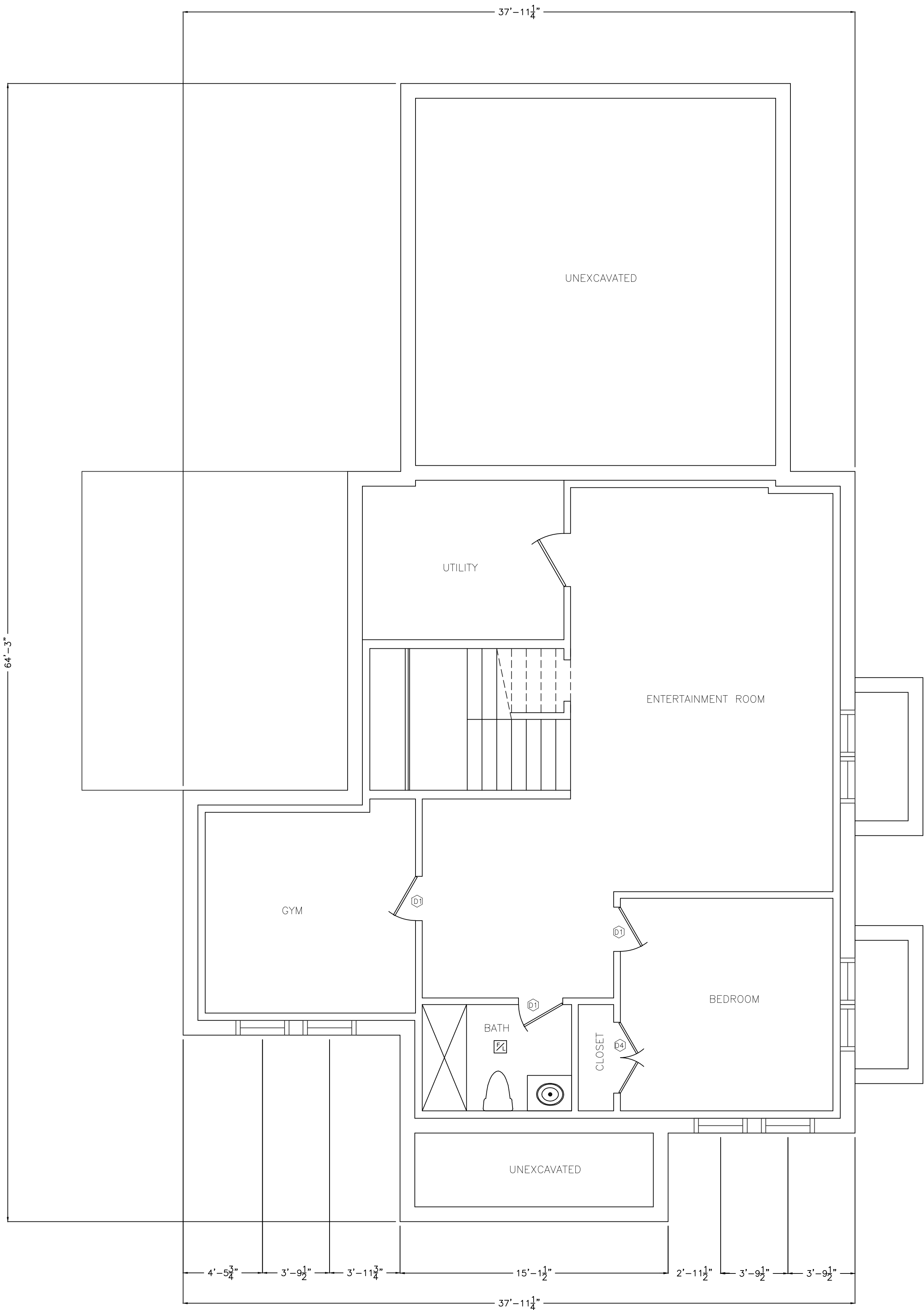
SECOND FLOOR AND ATTIC PLANS

37 MOSELEY AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"	APPROVED: R.A.V.	DESIGNED BY: I.B.	DRAWING No. A-2
	DATE: 11/30/2023	DRAWN BY: I.B.	
		CHECKED BY: R.A.V.	





BASEMENT PLAN

11/08/24	BUILDING REDUCED IN SIZE
DATE	REVISION
All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.	



BASEMENT PLAN		
37 MOSELEY AVENUE, NEEDHAM, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"		
APPROVED: R.A.V.	DESIGNED BY: I.B.	DRAWING No.
DATE: 10/07/2024	DRAWN BY: I.B.	A-3
	CHECKED BY: R.A.V.	

EXTERIOR DOORS AND WINDOWS SCHEDULE				
400-SERIES CASEMENT WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE				
No.	UNIT DIMENSIONS	MODEL		REMARKS
①	6'-0" x 8'-0"	CUSTOM		ENTRY DOOR
②	2'-7 1/2" x 5'-11 7/8"	CX16	*	
③	2'-7 1/2" x 5'-4 13/16"	CX155	*	
④	2'-7 1/2" x 1'-8 1/2"	AN281		TRANSOM WINDOW
④A	2'-7 1/2" x 1'-8 1/2"	AN281		TRANSOM WINDOW, SAFETY GLASS
⑤	2'-7 1/2" x 4'-11 7/8"	CX15	*	
⑤A	2'-7 1/2" x 4'-11 7/8"	CX15	*	SAFETY GLASS
⑥	2'-7 1/2" x 4'-0"	CX14	*	
⑦	2'-7 1/2" x 4'-4 13/16"	CX145	*	
⑧	16'-0" x 9'-0"	CUSTOM		GARAGE DOOR
⑨	5'-11 1/4" x 7'-11 1/2"	FWG6080		SLIDING DOOR
⑩	2'-11 15/16" x 1'-8 1/2"	AN51		TRANSOM WINDOW, SAFETY GLASS
⑪	4'-11 7/8" x 4'-11 7/8"	P5050		PICTURE WINDOW, SAFETY GLASS

* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"

Δ MEET CLEAR OPENING WIDTH OF 20" USING SILL HINGE CONTROL BRACKET W/ SPLIT-ARM OPERATOR SPECIFIED (BRACKET CAN BE PIVOTED FOR CLEANING POSITION) & MEET CLEAR OPENING WIDTH OF 22" WITH STRAIGHT-ARM OPERATOR SPECIFIED.



NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS.
VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA FOR ANY WINDOW EXCEPT OF DOUBLE HUNG WINDOW (3.3 S.F. OF CLEAR OPEN AREA FOR DOUBLE HUNG WINDOW).
VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

SPECIFIC LOCATIONS:

- GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
- GLAZING IN STORM DOORS;
- GLAZING IN UNFRAMED SWINGING DOORS;
- GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

NOTE:
ALL ATTIC FLOOR WINDOWS
TO BE EQUIPPED WITH
CHILD-PROOF LOCK

11/08/24	BUILDING REDUCED IN SIZE
10/07/24	FOOTPRINT REVISED, GARAGE SHIFTED BY 3'
05/30/24	ELEVATIONS REVISED BASED ON NEW ROOF
05/06/24	ELEVATIONS REVISED BASED ON NEW ROOF

DATE	REVISION
------	----------

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FRONT AND REAR ELEVATIONS

37 MOSELEY AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.

DATE: 11/30/2023

DESIGNED BY: I.B.

DRAWN BY: I.B.

CHECKED BY: R.A.V.

DRAWING No.

A-4



TOP OF THE ROOF 130.96

ATTIC FLOOR

2nd FL. CEILING

9'-0"

2nd FLOOR

1st FL. CEILING

9'-0"

1ST FLOOR

±8'-6"

BASMENT FLOOR 89.98



TOP OF THE ROOF 130.96

ATTIC FLOOR

2nd FL. CEILING

9'-0"

2nd FLOOR

1st FL. CEILING

9'-0"

1ST FLOOR

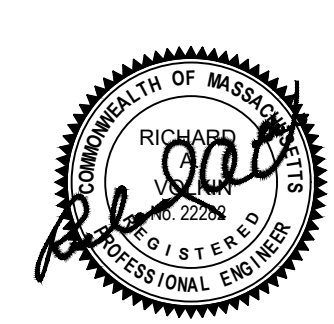
±8'-6"

BASMENT FLOOR 89.98



11/08/24	BUILDING REDUCED IN SIZE
10/07/24	FOOTPRINT REVISED, GARAGE SHIFTED BY 3'
05/30/24	ELEVATIONS REVISED BASED ON NEW ROOF
05/06/24	ELEVATIONS REVISED BASED ON NEW ROOF
DATE	REVISION

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SIDE ELEVATIONS		
37 MOSELEY AVENUE, NEEDHAM, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"	APPROVED: R.A.V.	DESIGNED BY: I.B.
DATE: 11/30/2023	CHECKED BY: R.A.V.	DRAWING No. A-5

Daphne Collins

From: Joseph Prondak
Sent: Wednesday, November 20, 2024 4:43 PM
To: Daphne Collins
Subject: RE: 37 Moseley Avenue - Revisions November 14, 2024 - ZBA Review

Hi Daphne,

Because these revisions decrease the size of the proposed structure and thereby increase the side setback (even though still less than the required 25'), this office has no additional comments or concerns for this current proposal.

Sincerely,

Joe Prondak

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Wednesday, November 20, 2024 10:33 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Deb Anderson <andersond@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Subject: FW: 37 Moseley Avenue - Revisions November 14, 2024 - ZBA Review

Hi Folks-

Here attached the letter, just received, from George Giunta, summarizing the revisions to the 11-14-2024 plans.
Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street
Needham, MA 02492
781-455-7550, ext 261
dcollins@needhamma.gov
www.needhamma.gov

In- Person Staff Hours are Monday – Wednesday 8:30 am – 5:00pm
Remote Hours – Thursday 8:30 am – 5:00pm

From: Daphne Collins
Sent: Monday, November 18, 2024 11:40 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Deb Anderson <andersond@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: 37 Moseley Avenue - Revisions November 14, 2024 - ZBA Review

Good Morning All-

Daphne Collins

From: Deb Anderson
Sent: Tuesday, November 12, 2024 12:28 PM
To: Daphne Collins; Justin Savignano; Thomas Ryder
Subject: RE: 37 Moseley Avenue - ZBA Administrative Review - November 12, 2024
Attachments: 37 Moseley Minor Modification Request.docx

The Conservation Commission approved a Request for Minor Modification (see attached) to the Order of Conditions that was issued on July 5, 2023, at their public meeting on October 24, 2024. The revised plan was dated 9/29/24 and stamped by A. Matthew Belsky, Jr. PLS. The only modification that was requested and approved was to move the proposed garage 3-feet away from a "protected" tree and the wetlands. If you have any questions, please feel free to contact me.

Debbie Anderson, PWS
Director of Conservation
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781-455-7550 x 248

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, November 12, 2024 9:14 AM
To: Deb Anderson <andersond@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Subject: FW: 37 Moseley Avenue - ZBA Administrative Review - November 12, 2024

Reminder!
ZBA Review due today.
Thanks,
Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street
Needham, MA 02492
781-455-7550, ext 261
dcollins@needhamma.gov
www.needhamma.gov

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Remote Hours – Thursday 8:30 am – 5:00pm

Saybrook Construction
11 Shepard St
Brighton, MA 02135
SaybrookConstructionLLC@gmail.com
(617) 480-5990

Minor Modification Request for 37 Moseley Ave, Needham

Dear members of the Conservation Commission,

We, Saybrook Construction LLC, are requesting a minor modification for our property located at 37 Moseley Ave in Needham. With this minor modification we are requesting permission to move the garage three feet (3') from its current location in line at the rear/left of the home away from "T5". We believe that this would also be beneficial in order to further protect the tree during construction. We recently had the property re-surveyed by Field Resources, and as a result the correct and indicated property line is roughly 4' closer to the neighbor on the right than we initially thought. With the results of this survey, even with the move, we are still further away from the neighbor's lot on the right hand side than we would have previously been. We hope that you find our request favorable.

Thank you,

Saybrook Construction LLC
Mikhail Deychman & Daniel Deychman
September 30, 2024

Daphne Collins

From: Nancy Smith <ncampy@verizon.net>
Sent: Saturday, December 14, 2024 6:39 PM
To: Daphne Collins
Subject: 37 Moseley Ave

Dear Daphne,

Apologies for the delay in getting this to you. I was awaiting approval by all of the residents in our neighborhood.

Here is a letter signed by all of us on Moseley Ave for the December 19th ZBA meeting.

I will include a link [here](#) and also paste it below. Should you have any problem with its formatting, please let me know and I will correct it promptly.

Yours sincerely,
Nancy Smith
29 Moseley Ave.
781-956-5208

Dear Members of the Needham Zoning Board,

The fundamental purpose of zoning setback requirements extends far beyond mere technical compliance. These regulations serve as essential protections for our community, ensuring adequate light and air circulation, preventing overcrowding, protecting privacy, and maintaining proper drainage through crucial buffer zones. It is with these vital protections in mind that we, **the residents of Moseley Avenue, stand unanimously opposed to the setback variance request for 37 Moseley Avenue.**

In considering the properties most directly impacted by these proposed changes, 29 and 42 Moseley Ave., the severe and permanent consequences of granting this variance must be emphatically emphasized. The proposed construction would fundamentally undermine property rights and quality of life by subjecting homeowners to significant and irreversible damages, including heightened flooding risks from an expanded foundation, substantially reduced natural sunlight, infringement of privacy, and an unavoidable depreciation of property values. The potential approval could set a critical precedent threatening the entire neighborhood. **Residents stand united in their opposition, recognizing that the proposed development at 37 Moseley would establish a significant legal and zoning benchmark with far-reaching implications for adjacent properties.**

There is a concrete example demonstrating that such requested variances are unnecessary. Just three doors away, 125 Charles River Street, stands as *proof positive* that **substantial development is possible within existing setbacks**. This property was successfully transformed from a one-story bungalow—similar to the current 37 Moseley—into an impressive 3,344-square-foot home with four bedrooms and four bathrooms, all while remaining *entirely within*

its original foundation footprint. The notable distinction at 37 Moseley is that the builder has already gained additions not opposed by the Conservation Commission on the left and rear of the proposed home including a 22'x22' garage with a second story. It is also worth noting that 37 Moseley **already benefits from a grandfathered side setback**. This existing nonconforming setback provides the builder with additional buildable area beyond what current zoning would typically allow for new construction.

Perhaps most troubling are the serious inconsistencies in the builder's documentation. For over two years, **ten certified plans** showed consistent property boundaries. Each plan was certified by the same surveyor, M.Belski. However, *after the September 19, 2024 ZBA meeting*, a new plan, also certified by M.Belski, **suddenly shifted the shared property line between 37 and 29 Moseley by 4 feet—precisely where it would most benefit the builder's plans**. This unexpected change resulted in measurements *inexplicably shifting* from 20 to 24 feet from the property line.

In summary, the proposed setback variance for 37 Moseley Avenue represents a critical threat to our neighborhood's established zoning protections, property values, and community integrity. The proposed construction would not only compromise the privacy, light, and environmental well-being of adjacent properties but also set a dangerous precedent for future development. Supported by concrete evidence that substantial development is possible within existing setbacks—as demonstrated by the nearby 125 Charles River Street—and further complicated by suspicious changes in property line documentation, our neighborhood stands unanimously opposed to this variance. The potential approval threatens to undermine the fundamental purpose of zoning regulations: protecting the collective interests, environmental health, and quality of life of our entire neighborhood.

We therefore respectfully but firmly request that the ZBA **deny all setback relief** and restrict any new construction to the existing footprint with the exception of the left and rear additions. This decision will not only protect our neighborhood but also uphold the integrity of Needham's carefully considered building regulations.

Yours sincerely,

Louisa Kania, 10 Moseley Avenue
Susan and Hector Fonseca, 11-13 Moseley Avenue
Barbara and Richard Cataldo, 24 Moseley Avenue
Nancy C. Smith, 29 Moseley Avenue
Kathleen and Robert Kemler, 32 Moseley Avenue
Anna G. and Peter Kerr, 42 Moseley Avenue
Pam Greenfield, 48 Moseley Avenue

Sent from my iPad

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

December 18, 2024

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Rainbow Angel, Inc.
250 Highland Avenue, Needham, MA

Dear Ms. Collins,

In connection with the pending application of Rainbow Angel, Inc. (hereinafter the Applicant and "Rainbow") for special permits relative to the commercial property known and numbered 250 Highland Avenue Needham, MA (hereinafter the "Premises"), please accept this letter as a request to continue the public hearing, currently scheduled for December 19, 2024, until the January meeting of the Board. At the initial hearing the Board requested a parking study / analysis to demonstrate adequate parking for the proposed restaurant. While efforts are underway to obtain such study / analysis from a qualified person, additional time is needed.

If you have any comments, questions or concerns, or if you require any further information, please contact me so that I may be of assistance.

Sincerely,



George Giunta, Jr.

Daphne Collins

From: Daphne Collins
Sent: Tuesday, December 10, 2024 4:56 PM
To: sylvia.makarios@commonmoves.com
Cc: George Giunta Jr (george.giuntajr@needhamlaw.net); chingchu114@yahoo.com
Subject: 250 Highland Avenue - Parking Plan Study
Attachments: 324 Chestnut St - Parking Study.pdf; 1257 Highland Ave - Parking Demand Study.pdf; 238 Highland Ave - ZBA Decisions.pdf

Good Afternoon Sylvia-

I am including George in this email so that you are all are aware of and can coordinate your efforts in conducting a Parking Study at 250 Highland Avenue. The Board charged the applicant at the November meeting, and the applicant agreed, to continue the meeting to December 19th to allow a parking study to be conducted to determine if the parking will work at the site for the new Taiwanese Restaurant with take-out. This parking study is due today. I have not heard from George or the applicant about the status of the study.

I also understand from our conversation this afternoon that you will be funding a parking study for the property at 250 Highland Avenue.

I've attached some samples of parking studies conducted for previous ZBA Decisions.

I've also included the ZBA Decisions pertaining to the Montessori School located at 238 Highland Avenue.

I hope this email will open dialogue and facilitate the coordination of the requested information for 250 Highland Avenue. Please keep me in the loop.

If you have any questions, feel free to contact me.

Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street
Needham, MA 02492
781-455-7550, ext 261
dcollins@needhamma.gov
www.needhamma.gov

*In- Person Staff Hours are Monday – Wednesday 8:30 am – 5:00pm
Remote Hours – Thursday 8:30 am – 5:00pm*



RECEIVED TOWN CLERK
NEEDHAM, MA 02454

2023 APR 26 PM 4:52

**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Special Permit Amendment

***Allen Douglass and Christine Lachkey, Applicants
R.K. Highland Avenue, LLC, Owner
238 Highland Avenue
Map 300, Parcel 59***

March 16, 2023

Allen Douglass and Christine Lachkey, applicants, applied to the Board of Appeals for a Special Permit Amendment under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the Zoning By-Law to expand the Needham Montessori School to allow up to 154 children. As part of this expansion, waivers of parking number and parking design are required. The subject property is located at 238 Highland Avenue, Needham MA in the Highland Commercial -128 District. A public hearing was held remotely on Zoom, on Thursday, March 16, 2023 at 7:30 p.m.

Documents of Record:

- Application for Hearing, Clerk stamped February 21, 2023.
- Cover Letter prepared by Michael R. Spillane, dated February 21, 2023.
- Memorandum of Support prepared by Michel R. Spillane dated February 21, 2023.
- 238 Highland Avenue-Special Permit-March 18, 2021
- Site Plan prepared by VTP Associates, stamped by Justin R. Porter, Land Surveyor, dated February 12, 2021.
- Site Plan prepared by VTP Associates, stamped by Justin R. Porter, Land Surveyor, dated February 15, 2023.
- Quitclaim Deed, 238 Highland Avenue, Document 1,436,956, dated 12-19-2019, Norfolk County Land Court.
- Letter from David R. Baker, dated February 21, 2023.
- Letter from Dave Roche, Building Commissioner, dated March 7, 2023.
- Email from Tara Gurge, Assistant Public Health Director, March 3, 2023.

- Letter from Lee Newman, Director of Planning and Community Development, dated March 7, 2023.
- Letter from Thomas Ryder, Town Engineer dated March 3, 2023.
- Email from Chief Tom Conroy, Fire Department, March 3, 2023.

March 16, 2023

The Board included Jon D. Schneider, Chair; Jonathan D. Tamkin, Vice-Chair; and Howard S. Goldman, Member. Also participating was Nik Ligris, Associated Member. Mr. Schneider opened the hearing at 7:38 p.m. by reading the public notice.

Michael R. Spillane, attorney representing the applicants, reported that the Needham Montessori School (“the School”) has been operating successfully since 2016. The School is proposing to expand beyond its 114-student program by adding 40 students for a total enrollment of 154 students. The expansion is based on the maximum capacity allowed at the building. The school will occupy the entire building and cannot expand further. To date there have been zero issues regarding traffic or safety.

Mr. Spillane noted that the School has a parking plan which includes staff parking at the Restaurant Depot lot where they are 28 spaces. More than half of the staff take public transportation or carpool to work.

Parking has not been an issue as the School. There are 18 families that have siblings and many parents’ carpool. The school drop-off and pick-up is staggered.

Mr. Goldman requested that the applicant describe in more detail the parking plan and how it handles so many students on the School’s parking lot. Mr. Spillane answered that a drop-off or pick-up takes approximately 2-3 minutes. There are three to four drop times and two to three pick-up times. When parents park in the lot they are to use the space furthest from Highland Avenue. The School uses very few spaces at lunchtime or other hours when Mandarin Cuisine Restaurant, the only other tenant at the building, is busy. There is no overlap in use and there is no conflict with their operations.

Mr. Tamkin asked whether there would be an increase in staff. Mr. Spillane responded that the staff number is established by the Massachusetts Department of Early Education and Care. He thought that no more than three new staff would be required. He noted that an increase in staff would not affect the parking as they park off-site. The *238 Highland Avenue - Special Permit – March 18, 2021* allowed for 15 employees. Mr. Spillane thought a staff limit of 18 employees was satisfactory.

Mr. Spillane explained that the Town calculates eight parking spaces for 45 students; and an additional one space for every 40 additional students, plus one space for each staff person. Based on this calculation the program needs 27 spaces. If the staff increases from 15 to 18, the parking requirement would be 30 spaces. The parking lot has 53 parking spaces and 2 handicapped spaces for a total of 55 spaces. The restaurant requires 45 spaces under the By-law, Mr. Schneider concluded that the total By-law requirement is 75 spaces versus 55 existing

spaces. However, employees park offsite, and no one stays very long when dropping off or picking up students. In addition, the school's peak periods are different from the peak periods at the restaurant.

Comments received:

- Engineering Department had no comment.
- Health Department noted that if the expansion included food to be served or prepped on site a Food Plan Review would need to be submitted for review and approval.
- Building Department noted there that there were no complaints or concerns reported to the Building Department. He had no issue.
- Planning Board asked that safety issues of entering and exiting cars be considered and whether the petitioner's traffic study was adequate. Mr. Schneider felt that the lack of complaints and traffic issues were indicators that the parking plan was working.
- The Fire Department had no issue.

There were no comments from the public.

Mr. Tamkin moved to grant a Special Permit Amendment under Section 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the Zoning By-Law to allow the expansion of the Needham Montessori School to up to 154 children and 18 staff and to waive the parking number and parking design requirements. All terms and conditions of prior Decisions will continue without change. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:01 p.m.

Findings:

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The Property is located at the intersection of Highland Avenue and First Avenue, in the Highland Commercial-128 District. The size of the property is approximately 45,800s.f., and it contains a single-story building of approximately 15,400s.f.
2. The Applicants presently operate a Montessori school in the existing building, occupying approximately 11,400s.f. and propose an expansion of the operation of the School by amending a Special Permit first issued by the Board on July 21, 2016, as amended by three Amendments to the Special Permit dated September 19, 2017, and April 26, 2018, and March 18, 2021.
3. There are only two tenants, the Mandarin Cuisine restaurant and the School, in the subject building.
4. There are two parking lots on the site with a total of 55 parking spaces, the larger east parking lot in front of the Mandarin Cuisine restaurant and a smaller west

parking lot behind Mighty Subs that the Applicants currently use.

5. Presently the School's hours of operation are from 7:00 a.m. to 6:00 a.m. weekdays and they serve up to 114 children and have 15 staff members.
6. The Applicants propose that the School increase the capacity of the School to 154 children with 18 staff members with the same hours of operation.
7. The required parking under the By-Law for the School is 30 spaces and 45 for the restaurant, resulting in a total requirement of 75 spaces.
8. There are currently 55 parking spaces on the east parking lot and on the west parking lot.
9. No employee or staff parking shall be permitted on site and the Applicants has arranged for parking for all 18 employees and staff off site at the nearby Restaurant Depot building. In effect, the Applicants have 55 available parking spaces against a By-law requirement of 75 spaces. The peak periods for the restaurant parking are 11:30 am to 1:30 pm when there will be no drop off or pick up for the school and 5:30 pm to 9:30 pm when there is minimal pick up at the school. With the off- site parking for employees and staggered parking demand, the 55 on-site spaces provide adequate parking.
10. The Applicants have implemented certain parking lot and traffic flow improvements for the property after the Board's approval of the school's expansion in 2021, and these improvements have aided in the continued safe drop off and pick up of children at the School.
11. The Applicants have also redesigned the main (east) parking area and restriped the smaller (west) parking area since the Board's 2021 decision. A portion of the west parking lot is now being used as a play area.
12. The School faces the main (east) parking area and is close to Highland Avenue. The Applicants have and will continue to require parents or caregivers to pull as far into the parking lots as possible, park, and walk their children to and from the School's entrance.
13. The redesigned parking lot since 2021 has created a six-foot wide sidewalk along the edge of the eastern side of the building. This sidewalk has allowed pedestrians who have parked in the east parking lot to safely walk to the front entrance on that side of the building.
14. The Board was not made aware of any parking or drop off complaints by neighbors near this site and no Town department who was asked to comment on this application stated parking or drop off concerns with the existing operation at the School or the proposed increased operations.

15. The operation of the School at this location has worked well for parents, students and the community over the past seven years, and also with the other remaining tenant.
16. The restaurant's hours of operation will not conflict with those of the School and as there will continue to be only two tenants on the site.
17. Special circumstances exist for waiving of the design requirements and the number of parking spaces under the requirements set forth in the By-Law.
18. The issuance of a Special Permit for the expanded operation of a Montessori school on the property, and as proposed by the Applicants, is consistent with the allowed uses in the District and the criteria of Section 7.5.2.1 of the By-Law.

Decision:

On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the Applicants an amendment to the Special Permit issued by the Board on July 21, 2016, as amended by three previous amendments to the Special Permit dated September 19, 2017, dated April 26, 2018, and March 18, 2021 and pursuant to Section 3.2.5.2 to permit: a) the expansion of the Applicants' private Montessori operation school in the building to accommodate more students and faculty; and b) pursuant to Section 5.1.1.5, a waiver of the design requirements for parking and the required number of parking spaces on the site, provided that the School's parking plan, parking lots, walk way, and student drop off and pick up operations continue in full force and effect, and subject to the following additional conditions:

1. Hours of operation of the School will remain limited to 7:00 am to 6:00 pm Monday through Friday. No school operations will be allowed on Saturday or Sunday.
2. The number of students at the School shall be limited to 154.
3. The number of employees and staff of the School shall be limited to 18 employees or staff, inclusive of teachers, instructors and administrative staff.
4. The Applicants will manage parking and traffic flow as presented with the application, and shown on the plans, so that there is no back up of cars on Highland Avenue waiting to enter the parking lots used by the Applicants. If back up is a problem, the Applicants will continue to take measures to eliminate any backup, such as to assign employees or staff to monitor traffic flow student drop off or pick up or adjustment of the periods of drop off/pick up.
5. The Applicants will obtain all licenses required for its increased operation of the

School.

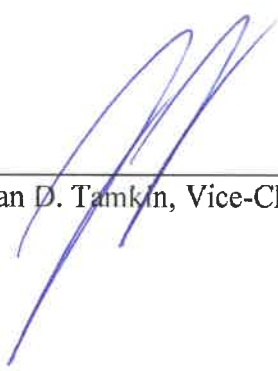
6. No employee or staff parking shall be permitted on site.
7. As provided in the Board's previous decisions for this Special Permit, the owner of the property shall be required to appear before the Board to apply for a Special Permit relating to any new or additional tenant operating thereon, and any change in the number and design of parking spaces and before any future vacancy in the building or on the property can be filled.

SIGNATORY PAGE – 238 HIGHLAND AVENUE



Jon D. Schneider, Chair

SIGNATORY PAGE – 238 HIGHLAND AVENUE



Jonathan D. Tankin, Vice-Chair

SIGNATORY PAGE – 238 HIGHLAND AVENUE



Howard S. Goldman, Member



2021 APR 15 AM 12:40

**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Special Permit Amendment

Allen Douglass and Christine Lachkey, Applicants

R.K. Highland Avenue, LLC, Owner

238 Highland Avenue

Map 300, Parcel 59

(Filed during the Municipal Relief Legislation, Chapter 53 of the Acts 2020)

March 18, 2021

Allen Douglass and Christine Lachkey, Applicants, applied to the Board of Appeals for a Special Permit Amendment under Sections 5.1.1.5, 5.1.2, 5.1.3(j), 5.1.3(k), 5.1.3(l), 5.1.3(n), 7.5.2 and any other applicable Sections of the Zoning By-Law to expand the Needham Montessori School to allow up to 114 children. As part of this expansion, the parking area is proposed to be redesigned to meet design criteria and improved safety. The subject property is located at **238 Highland Avenue, Needham MA** in the Highland Commercial -128 District. A public hearing was held remotely on Zoom on Thursday, March 18, 2021 at 7:30 p.m.

Documents of Record:

- Application for Hearing, Clerk stamped February 22, 2021.
- Memorandum of Support prepared by Evans Huber, Esquire, dated February 22, 2021.
 - Exhibit 1- Site Plan prepared by VTP Associates, stamped by Joseph Porter, Land Surveyor, dated January 27, 2021, revised February 17, 2021.
 - Exhibit 2 – Letter from David Katz, Manager, RK Centers, dated February 11, 2021.
 - Exhibit 3 – Design Plans A-01-04 prepared by Design Group Architects, stamped, dated November 1, 2021.
 - Exhibit 4 – Parking Plan prepared by GPI dated January 25, 2021.
 - Exhibit 5 – Email from Joan Low, Mandarin Cuisine dated February 1, 2021.
 - Exhibit 6 – Letter from Joan Low, Low & Zhang, Inc., dated February 17, 2021.
 - Exhibit 7– Email from Steven Keenan, Restaurant Depot 550, dated January 8, 2021.
- Email from Chief John Schlittler dated March 9, 2021.
- Letter from Dave Roche, Building Commissioner, dated February 16, 2021.
- Email from Dave Roche, Building Commissioner, dated March 17, 2021.
- Email from Tara Gurge, Assistant Public Health Director, dated March 9, 2021.

- Email from Dennis Condon, Chief of Department, Needham Fire Department, dated March 5, 2021.
- Letter from Thomas A. Ryder, Assistant Town Engineer, dated March 10, 2021.
- Letter from Lee Newman, Director of Planning and Community Development, dated March 16, 2021.

March 18, 2021

The Board held this meeting virtually as allowed under “Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20.”

The Board included Jon D. Schneider, Chair; Jonathan D. Tamkin, Vice-Chair and Howard S. Goldman, Member. Also participating were Kathy Lind Berardi and Peter Friedenberg, Associate Members. Mr. Schneider opened the hearing at 7:30 p.m. by reading the public notice.

Evans Huber, attorney representing the Applicants, stated that the Applicants have been operating the Needham Montessori School (“School”) under a Special Permit allowing a maximum of 50 students and five staff in their current space. They are seeking to expand into the adjoining vacant space which will double their size. Once expanded, the only remaining tenant in the complex will be the Mandarin Cuisine restaurant.

There are two parking lots at the site – the larger east parking lot in front of the Mandarin Cuisine restaurant and a smaller west parking lot behind Mighty Subs that they currently use.

The proposal is to increase the School to 114 children and 15 staff members. To accommodate the expanded operation, the east parking lot needs to be redesigned which will decrease the number of available parking spaces from 55 to 50 spaces. The east parking lot will have two major improvements – a six-foot-long walkway along the eastern side of the building to the new front entrance for the School and a reconfiguration of some spaces. The current parking lot does not meet the dimensional size for spaces or maneuvering aisle required in the By-Law nor are the handicapped spaces appropriately located. The new parking lot will have appropriate size spaces and a proper location for handicapped spaces. Dave Roche, the Building Commissioner, was consulted and was satisfied with the redesign.

The schedule for drop-off and pick-up has been organized so that there is no conflict with the peak hours of the Mandarin Cuisine restaurant and to insure parents’ arrival are staggered. Children will be divided by age groups and their parents will be assigned a parking lot and time slots when they may use the parking lot. The east lot will have a drop-off between 8:00 a.m. – 8:20 a.m. for a group with approximately 38 students; and between 8:20 a.m. to 8:50 a.m. for a group with 58 students. The west lot will have a drop-off time of 8:00 a.m. to 8:30 a.m. for 20 children.

Pick-up is more spread out than the drop-off period. It begins at 11:30 a.m. and ends at 6:00 p.m. On the east lot 20 children will be picked up between 2:00 p.m. to 2:20 p.m., 30 from 2:20 p.m. to 2:50 p.m., with the remaining children being picked up between 3:00 p.m. to 6:00 p.m. The west lot will have 12 children picked-up between 2:00 p.m. to 2:30 p.m. and 8 children between

3:00 p.m. to 6:00 p.m.

None of these hours conflict with the Mandarin Cuisine restaurant's peak parking usage hours which are from 11:30 a.m. to 1:30 p.m. and 5:30 p.m. to 9:30 p.m. The pick-up and drop-off plan were designed to minimize the conflict between the tenants.

The required parking under the By-Law for the School is 26 spaces. Mr. Huber noted that 15 parking spaces for the School's staff have been secured at the nearby Restaurant Depot. Staff will not be parking in the two on-site parking lots.

A number of the children attending the School are siblings which reduces the demand for parking. The design of the walkway was a significant aspect of the parking plan. Parents will be instructed to pull-in and park in the furthest space in the lot away from Highland Avenue and walk their children safely to the front door. Staff will be available to insure proper parking and circulation. No stalling or parking will be allowed by the front door near Highland Avenue.

The owner of the Mandarin Cuisine restaurant submitted a letter stating that she is aware of the proposed parking circulation plan and is in support of the Applicants' expansion.

Mr. Huber highlighted the non-compliant parking design requiring waivers which included insufficient setback from the street and edge of the property for some of the spaces as well as landscaping and bike racks.

Mr. Schneider inquired if there will be any vacant spaces in the complex after the Applicants expand. Mr. Huber said the building will be fully occupied and there are no other vacant spaces.

Mr. Schneider asked about the status of state licensing. Mr. Douglass responded that, once the project is approved, the State is notified to conduct an inspection.

Mr. Schneider questioned if there will be interior work. David Shahin, architect, said that most of the work has been completed. Moving furniture is what remains to be done.

Mr. Goldman asked that the parking circulation plan be clarified. Mr. Huber replied that the parking plan will be explained to the parents prior to the beginning of the year. Reminders will be sent as necessary. The protocol will be to pull in to the furthest available space in the lot, park, and walk the child to the door or to the meeting staff. There will be no queueing or live parking.

Mr. Goldman questioned if there will be a formal written lease from the Restaurant Depot for staff parking. Mr. Huber said there is no lease, but there is an email agreeing and confirming the usage.

Mr. Schneider inquired if the parking plan protocol is similar to the one in place currently where parents park and the students are walked into the school by the parent or staff. Mr. Douglass and Ms. Lachkey affirmed that it was the case. Mr. Huber said that what is different from the current protocol is that parents cannot select the closest available parking spot. The new protocol will

require them to take the furthest available space from Highland Avenue. Mr. Schneider warned the school that there can be no back up of cars on Highland Avenue.

Ms. Berardi asked if the instructors would be increased over the four instructors and one administrator allowed under the current permit. Mr. Huber responded that the state requires 15 instructors for 114 students. The proposal is for 15 staff.

Mr. Friedenberg wanted to know if the queueing referred in the parking plan report was on the street or within the parking lot. John Diaz, Traffic Engineer, said that there will be no queueing on Highland Avenue. The queueing will be one or two cars exiting the parking lot. Mr. Friedenberg was puzzled over the By-Law calculations requiring nine spaces for 45 students and only eleven spaces for 114 students. Mr. Huber thought that might be because school age children are chauffeured by their parents who only need short term parking.

Comments received:

- Planning Board had no comment.
- Building Department submitted a parking determination for the proposal of 26 spaces.
- Fire Department had no issue with the changes.
- Health Department noted that the Applicants must fill out and submit an online Public Health Division Food Permit Plan if food is served or prepared; and all Covid19 spacing for seating, HVAC/ventilation, face covering, and occupancy limits must be met.
- Engineering had no comment.
- Police Chief was concerned about the number of available parking spaces, and the use of parking spaces allocated to a restaurant. He was concerned that spaces won't be available for future businesses occupants of current vacant space.

Mr. Tamkin wanted the Applicants to address the comment made by the Chief of Police.

Mr. Huber responded that the School is occupying the only available vacant space. There is no other vacant space in the building. The School has one of the lowest parking demands when compared to commercial use. Based on the one space per 300 square feet, the parking requirement for the building fully occupied by commercial use would be 38 spaces. Mr. Huber said the real concern is not available parking spaces as chauffeuring parents do not need them. The real concern is the safe drop-off and pick-up of the children and the efficient circulation within the lot without creating a back-up on Highland Avenue. He thought the Parking Circulation plan address those concerns.

Mr. Tamkin thought that the proposed parking with the School and the restaurant worked. A future use, however, with a higher parking demand may be a conflict and not such a good fit. He wanted to be sure that the Police Chief's concerns are fully vetted.

There were no comments from the public.

Mr. Goldman wondered if a more substantial agreement from Restaurant Depot for the staff parking should be submitted. Mr. Tamkin thought that the existing condition limiting staff from parking in the lot and the email agreement from the Restaurant Depot would be sufficient.

However, he was flexible if a more formal agreement was desired by the Board.

Ms. Berardi's original concerns were dispelled with the successful implementation of the pick-up and drop-up plan for the 50 students under the current enrollment. She was less concerned now that there was only one other tenant. She thought the proposal was a more efficient and safer circulation plan even considering the larger enrollment. She congratulated the School on their current success and their proposed expansion.

Mr. Goldman asked about the Covid19 protocols. Mr. Douglass said they have been open since April 2020 and have had no Covid19 incidents. He attributed the prevention success to the school's community of which 80% to 95% are from the Needham and Newton community.

Mr. Tamkin moved to grant Allen Douglass and Christine Lachkey, Applicants, a Special Permit Amendment under Sections 5.1.1.5, 5.1.2, 5.1.3(j), 5.1.3(k), 5.1.3(l), 5.1.3(n), 7.5.2 and any other applicable Sections of the Zoning By-Law to expand the Needham Montessori School to allow up to 114 children and 15 staff; and to approve the parking redesign and circulation plan and to waive the parking design restrictions as shown in the plans submitted with the same staff parking restriction as conditioned in all previous decisions. Mr. Goldman seconded the motion.

The meeting adjourned at 8:08 p.m.

Findings:

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The Property is located at the intersection of Highland Avenue and First Avenue, in the Highland Commercial-128 District. The size of the property is approximately 45,800 s.f., and it contains a single-story building of approximately 15,400 s.f.
2. The Applicants presently operate a Montessori school in a portion of the building occupying approximately 4,155 s.f. and proposes an expansion of the operation of the School by amending a Special Permit first issued by the Board on July 21, 2016, as previously amended by two Amendments to the Special Permit dated September 19, 2017 and April 26, 2018.
3. At present, slightly less than half of the building, 7,265 s.f., is vacant and the Applicants proposes to occupy all the vacant space. After the expansion, there will be only two tenants, the Mandarin Cuisine restaurant and the School.
4. There are two parking lots on the site with a total of 55 parking spaces, the larger east parking lot in front of the Mandarin Cuisine restaurant and a smaller west parking lot behind Mighty Subs that the Applicants currently use.
5. Presently the School's hours of operation are from 7:00 a.m. to 6:00 a.m. weekdays and they serve up to 50 children and have 5 staff members.

1. The Applicants propose that the School expand into the 7,265 s.f. vacant space to occupy a total of 11,400 s.f. of the building and to increase the capacity of the School to 114 children with 15 staff members.
2. The required parking under the By-Law for the School is 26 spaces and 45 for the restaurant, resulting in a total requirement of 71 spaces.
3. Under the Applicants' plan, the east parking lot will need to be redesigned which will decrease the number of available parking spaces on site from 55 to 50 spaces, 37 in the east parking lot, and 13 spaces in the west parking lot.
4. No employee or staff parking shall be permitted on site and the Applicants has arranged for parking for all 15 employees and staff off site at the nearby Restaurant Depot building. In effect, the Applicants have 65 available parking spaces against a By-law requirement of 71 spaces. The peak periods for the restaurant parking are 11:30 am to 1:30 pm when there will be no drop off or pick up for the school and 5:30 pm to 9:30 pm when there is minimal pick up at the school. With the off- site parking for employees and staggered parking demand, the 50 on-site spaces provide adequate parking.
5. The parking lot and traffic flow improvements planned for the property, as presented by the Applicants at the hearing, will aid in the continued safe drop off and pick up of children at the school.
6. The Applicants propose to redesign the main (east) parking area and restripe the smaller (west) parking area. A portion of the west parking lot will be used as a play area.
7. As proposed, the main entrance to the School will face the main (east) parking area and is close to Highland Avenue. The Applicants intend to require parents or caregivers to pull as far into the parking lots as possible, park, and walk their children to and from the School's entrance.
8. At present, there is limited space between the parking spaces adjacent to the east side of the building and the building itself, which would require that parents and children on that side of the building walk through the parking lot to get to the main entrance. The proposed redesign of this parking lot will create a six-foot wide sidewalk along the edge of the eastern side of the building. This will allow pedestrians who have parked in the east parking lot to safely walk to the front entrance on that side of the building.
9. As shown on the plan of existing conditions filed with the Application, the east parking lot presently does not meet By-Law requirements as to setback from building, length of spaces, width of maneuvering aisles, landscaping, lighting, bike racks and location of handicapped spaces. The proposed redesign of the east parking area will eliminate some of these nonconformities although the other existing non-conformities will remain.

10. The portion of the building in which Mighty Subs is located is on a separately owned, lot, with an address of 250 Highland Avenue. The parking spaces associated with that lot are shown on the plans as striped with dotted lines, and are not part of the parking supply for 238 Highland Ave, and are not counted in the parking supply in connection with the waiver the Applicants has requested. As part of the redesign, the parking spaces in the west lot will be restriped as perpendicular spaces.
11. The operation of the School at this location has worked well for parents, students and the community over the past five years, and also with the other remaining tenant.
12. The restaurant's hours of operation will not conflict with those of the School and as there will now only be two tenants on the site, the proposed new parking plan is an improvement
13. Special circumstances exist for waiving of the design requirements and the number of parking spaces under the requirements set forth in the By-Law.
14. The issuance of a Special Permit for the expanded operation of a Montessori school on the property, and as proposed by the Applicants, is consistent with the allowed uses in the District and the criteria of Section 7.5.2.1 of the By-Law.

DECISION

On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the Applicants an amendment to the Special Permit issued by the Board on July 21, 2016, as amended by two previous amendments to the Special Permit dated September 19, 2017 and in on April 26, 2018, and pursuant to Section 3.2.5.2 to permit: a) the expansion of the Applicants' private Montessori school into vacant space in the building; and b) pursuant to Section 5.1.1.5, a waiver of the design requirements for parking and the required number of parking spaces on the site, provided that the School's parking plan, parking lots, new walk way, and student drop off and pick up operations are modified pursuant to the plans submitted with the Application, and subject to the following additional conditions:

1. Hours of operation of the School will be limited to 7:00 am to 6:00 pm Monday through Friday. No school operations will be allowed on Saturday or Sunday.
2. The number of students at the School shall be limited to 114.
3. The number of employees and staff of the School shall be limited to 15 employees or staff inclusive of teachers, instructors and administrative staff.
4. The Applicants will manage parking and traffic flow as presented with the application, and shown on the plans, so that there is no back up of cars on Highland Avenue waiting to enter the parking lots used by the Applicants. If back up is a problem, the Applicants

will take measures to eliminate any backup, such as to assign employees or staff to monitor traffic flow student drop off or pick up or adjustment of the periods of drop off/pick up.

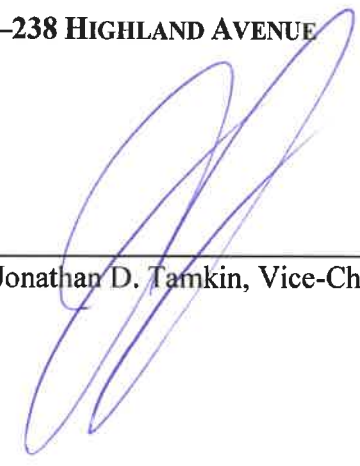
5. The Applicants will obtain all licenses required for its operation of the School.
6. No employee or staff parking shall be permitted on site and all employee and staff parking will be off site at the Restaurant Depot.
7. As provided in the Board's decision of August 17, 2011 and again in the Special Permit dated July 21, 2016, the owner of the property shall be required to appear before the Board to apply for a Special Permit relating to any new or additional tenant operating thereon, and any change in the number and design of parking spaces and before any future vacancy in the building or on the property can be filled.

SIGNATORY PAGE –238 HIGHLAND AVENUE



Jon D. Schneider, Chair

SIGNATORY PAGE –238 HIGHLAND AVENUE



Jonathan D. Tamkin, Vice-Chair

SIGNATORY PAGE – 238 HIGHLAND AVENUE



Howard S. Goldman, Member



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TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS

AMENDMENT TO SPECIAL PERMIT

Allen Douglass and Christine Lachkey
Record owners: Terrazzino Investment Trust
238 Highland Avenue, Map 300, Parcel 59

April 26, 2018

Allen Douglass and Christine Lachkey, applicants, applied to the Board of Appeals for a Special Permit Amendment under Sections 5.1.2 (c), and 7.5.2, and any other applicable Sections of the Zoning By-law to increase the enrollment of the number of students from 29 to 50 and to waive the parking requirements. The property is located at **238 Highland Avenue** in the Highland Commercial 128 District. A public hearing was held on Thursday, April 26, 2018 pursuant to notice thereof published in a local newspaper and mailed to all parties of interest.

Documents of Record:

- Application for Hearing dated March 5, 2018, Clerk stamped March 30, 2018, containing:
 1. Memorandum of Fact and Law to Petition of Allen Douglass and Christine Lachkey, Bret Francis, Esquire, dated March 29, 2018.
 2. Fire Department Comment - Email dated April 17, 2018.
 3. Health Department Comment – Email dated April 12, 2018.
 4. Building Department Comment – Letter dated April 18, 2018.
 5. Police Department Comment – Memo dated April 17, 2018
- Documents submitted before or at the April 26, 2018 hearing:
 6. Planning Board Comment – Letter dated April 25, 2018.
 7. Supplemental Memorandum of Fact and Law to Petition of Allen Douglass and Christine Lachkey, Bret Francis, Esquire, dated April 27, 2018 (sic) April 26, 2017.
 8. Photographs of parking lot – dated March 26, 2018 – April 22, 2018.
- Documents submitted before or at the May 17, 2018 hearing:
 9. ZBA Memo, Jon D. Schneider, Chairman – April 30, 2018.
 10. Building Department Comment – May 9, 2018.
 11. Planning Board Comment – May 9, 2018.
 12. Police Department Comment – May 8, 2018.

April 26, 2018

The hearing was held at the Selectmen's Chambers, Town Hall, 1471 Dedham Street, Needham, MA. The Board included Jon D. Schneider, Chairman; Jonathan D. Tamkin, Member; and Howard S. Goldman, Member. Also participating was Kathy Lind Berardi, Associate Member. Mr. Schneider opened the hearing at 8:08 p.m. by reading the public notice.

The applicants Allen Douglass and Christine Lachkey, operate the Needham Montessori School. Bret Francis, Esq., attorney for the applicants explained that the school has been in operation since October of 2017 and has been successful to date. The applicants now seek an amendment to the Special Permit dated September 6, 2016, allowing the school to increase enrollment from 29 students to 50 students. Mr. Francis noted that the location is working for the applicants, parents of the enrolled children and the landlord. Additionally, the Commonwealth of Massachusetts has authorized the location for 50 students based on the square footage of the operation, pending local approval. The applicants stated that they are seeking an increase in enrollment to be profitable and to make the most efficient use of the property as a Montessori School.

At the hearing, the applicants submitted the *Supplemental Memorandum of Fact and Law to Petition of Allen Douglass and Christine Lachkey*. Mr. Francis prepared this document in response to comments received from the Health, Police, Fire and Building Departments.

Mr. Schneider read the comments received from the following town departments into the record:

- **Health Department** – no comment.
- **Police Department** – identified congested parking on First Avenue. They noted that two dumpsters that were located in two parking spaces. The Police Department is not in favor of the increase in students due to heavy congestion in the area.
- **Building Department** – does not think this is a good location for a school and is concerned about the increased enrollment. Concerned about the need for staff parking.
- **Fire Department** – concerns about increasing enrollment due to this being a high traffic area. Particularly concerned with drop off, fire exiting and outdoor areas of refuge. Also concerned that there is insufficient parking.
- **Planning Board** - Recommended that the Board review the reconstruction plans for the Highland Avenue Reconstruction to determine if the site will lose any parking. They also recommend that the staff walk the children to and from a designated drop-off/pick-up area rather than parents and that the drop-off/pick-up be staggered.

Mr. Francis addressed the comments received from the various town departments in applicants' Supplemental Memorandum as follows :

Exiting in case of fire - Mr. Francis submitted the applicants' Fire Drill Schedule and Emergency Procedures that are part of their school handbook. He also confirmed that the Commonwealth of Massachusetts has approved the applicants' emergency plans.

Dumpster concern - Mr. Francis noted that the dumpsters were moved into the parking lot for convenience due to the underutilization of the parking spaces. He confirmed that the dumpsters have been removed from the parking lot and will remain in their original location.

Drop-offs/Pick-ups— Mr. Francis provided photographs of the parking lot on various days and times (March 26, 2018 at 11:30 a.m. to April 22, 2018 at 4:46 p.m.). The photographs show a virtually empty parking lot. Mr. Francis stated that drop-offs and pick-ups are staggered throughout the day and there is ample parking. Typically, no more than one or two spaces are used at a time in the lot for drop-offs and pick-ups. Mr. Francis noted that seven families of the current 29 students enrollment have multiple enrolled students. The car trips generated, therefore, are less than the number of students enrolled. The applicants provided emails from parents of enrolled children reporting on the ease of drop-offs and pick-ups.

High traffic area- The applicants stated that the location next to Route 95 was a benefit. No accidents or complaints have been identified at the location. Mr. Francis stated that no traffic backs up on Highland Avenue as a result of the school.

Parking Lot congestion: Mr. Francis challenged the Police Department's memo of April 17, which identified a parking lot on First Street. This is not the school's parking lot; the school parking and entrance is located off of Highland Avenue on the other side of the building.

The applicants stated that that all of the comments made by the various town departments were made without observation of the actual operation of the school. Mr. Douglass noted that there have been no visits by the Police or Fire Departments, other than the Fire Department for the routine fire drills, which the school has successfully completed.

Mr. Francis noted that the Special Permit is already conditioned on the drop-offs/pick-ups being staggered, that school employees or parents already accompany the children to the school, and that school employees are prohibited from parking in the 11 parking spaces reserved for the school. Additionally, the drop-offs and pick-ups do not require the use of all 11 reserved parking spaces.

Mr. Schneider noted that the parking spaces allocated to the school are far from Highland Avenue, making it unlikely that it will be affected by the reconstruction referred to in the comments from the Planning Board.

Mr. Douglass stated that his primary concern is the safety of the children. Fire drills are practiced routinely. As to pick up and drop off, Mr. Douglass confirmed that the area is under camera surveillance and that when a car arrives, it is observed on the surveillance monitor and a school employee meets the child at the car or the parent brings the child into the building where the staff greet the child. The process is reversed for pick-ups.

The applicants further confirmed that the doors to the facility are secure and only the school employees know the codes. Drop-offs/pick-ups are staggered throughout the day. Most of the drop-offs/pick-ups occur in the two parking spaces directly in front of the school. Drop-offs happen between 7:00 a.m. – 10:00 a.m. and pick-ups from 11:30 a.m. – 6:00 p.m.

The program has a current enrollment of 22 students; with a roster of 42 students who are interested in the program. With the expansion, Mr. Douglass will increase the staff by three people. The staff would not use the parking spaces allotted for the school.

Mr. Tamkin wants a better understanding from the Fire, Police and Building Department about their concerns. Ms. Berardi suggested a parking study or some further documentation of the

current parking demands. Mr. Schneider did not think there was an issue with parking, but rather the concern was about public safety and/or traffic congestion on Highland Avenue.

Tina Delano, property manager, concurred that the lot is virtually empty. If there is a photograph of the parking lot being used, it is highly likely that the car is not one of their tenants. She noted that in her discussion with Mass DOT, none of her parking spaces were to be taken as a result of the Highland Avenue reconstruction. She highlighted that the student pick-up/drop-off area is a safe and a far distance from the street.

Mr. Schneider did not think that an additional 20 plus cars entering and exiting off the parking lot would materially affect the total number of cars on Highland Avenue. Ms. Delano thought that once the newly installed streetlight is activated, the traffic at the corner would improve. She does not think that the increase in the student enrollment would be a traffic issue.

Mr. Schneider suggested that the Board write a memo to the Police, Fire and Building Departments providing the facts presented by the applicants in their Supplemental Memorandum and requesting further explanation of the various town departments' concerns. The hearing was continued to the next Board meeting on May 17, 2018.

The meeting adjourned at 8:52 p.m.

May 17, 2018

The Board included Jon D. Schneider, Chairman; Howard S. Goldman, Member and Kathy Lind Berardi, Associate Member. Also participating was Peter Friedenberg, Associate Member. Mr. Schneider opened the hearing at 8:19 p.m. by reading the public notice.

Mr. Schneider reported that he wrote a memo on behalf of the Board to the Planning Board, Police, Fire, and Building Departments providing them with the facts and photographs presented by the applicants and requesting further understanding of their concerns.

Mr. Schneider presented the comments received:

- **Planning Board** – the additional materials provided by the applicants addressed their concerns.
- **Police Department**- they noticed that the snow piles left in the parking lot appear to narrow or block some of the parking spaces. They observed that two of the abutting buildings are vacant and when occupied they will use the available parking spaces. They made no comment on the drop-off or pick-off process. The Police stated the area is heavily congested and that there are major roadway projects scheduled.
- **Building Department**-based on the increased enrollment to 50 students, the Building Commissioner calculated that 15 dedicated parking spaces would be needed, and that future tenants must be carefully selected keeping in mind the parking availability.

David A. Roche, Building Commissioner, attended the hearing. Mr. Schneider asked Mr. Roche how he had arrived at the 15-space requirement. Mr. Roche based the number on a formula developed and used by the Planning Board. Mr. Roche does not support granting a parking waiver because the neighboring businesses are vacant and once filled those waived spaces may be needed. Mr. Schneider responded that the 11 parking spots dedicated for drop-offs and pick-ups seem to far exceed the need. In addition, the Special Permit prohibits staff parking in the 11

reserved parking spaces. Mr. Roche questioned how staff parking would be enforced. Mr. Roche urged that new tenants must be carefully selected, because of the possible impact of their parking demand. Mr. Francis stated that regardless of future tenants, the school would protect their 11 parking spaces. Mr. Roche said that the Police, Fire and he have concerns about this location. He was concerned about automobile accidents. Mr. Francis responded by providing a police report indicating that no accidents have been reported at this location during the time that the school has been in operation. Mr. Schneider said that parents wrote that they had no problems getting off or onto Highland Avenue.

Mr. Schneider thought the applicants have been persuasive about the adequacy of their parking. The parking spots are used only for a very short time, during staggered drop-offs and pick-offs. Mr. Roche said he cannot monitor the parking and does not know if there are special parent events when the demand for parking is greater. Mr. Francis responded that when special events are held in the evening, alternative parking is found. Mr. Douglass said that two evening events for professional development with keynote speakers were held after the school from 6:00 p.m. to 8:00 p.m. He notified the Police Department of the events. All 11 parking spaces were used. Mr. Schneider noted that there were two other parking lots adjacent to the building.

Mr. Goldman inquired if the Temple Beth Shalom model, suggested by the Planning Board, of staff walking the children from drop-offs and to pick-ups could be adopted. Mr. Douglass said staff already walk the children to the school for the parents who drop-off their children. Mr. Schneider did not want to prohibit parents from walking their children into the school. Mr. Goldman suggested that a condition be included in any approval because this is a large increase in enrollment in an already congested area.

Ms. Berardi commented that the Board had reservations because of the location, but part of the reason that the Special Permit was granted was due to the small enrollment. She thought the proposed increase in enrollment is a significant change.

Mr. Schneider did not think there was a parking issue. He thought the critical issue is the approach to and from Highland Avenue. None of the comments received addressed this issue. Even though the calculations require 15 parking spaces, the applicant has demonstrated that they have been working successfully with 11 spaces.

Mr. Schneider asked if there were any comments from the public. There were no comments from the public.

Ms. Berardi asked how many parent-oriented events are held each year. Mr. Douglass said there are parent/teacher conferences held in May, which are staggered. The preschoolers are scheduled from 8:00 a.m. to 12:00 p.m.; and toddlers from 12:00 p.m. to 6:00 p.m. Mr. Douglass said the adopted staggered scheduling is a key to their success.

Ms. Berardi thought the lack of the additional four parking spaces was a concern. However, the applicant has documented that it is working. She thought that going forward parking will be a somewhat self-regulating issue as the landlord will have to respond to tenant demands if there is not adequate parking and will not be able to take on certain tenants. She was satisfied that the applicants have demonstrated that the 11 parking spaces are adequate for the proposed demand. In addition, she thought the increase in enrollment was also partially self-regulating: if the location is not working for parents' needs, they will find alternative schools.

Mr. Goldman was concerned about the congestion at the school's location, but he was impressed by the controls the applicants have implemented. He thought the applicants made a case that there is not a demand for 15 parking spaces. He wanted to condition the amendment to specify that there be parent/teacher coordination of the drop-offs and pick-ups.

Mr. Schneider identified that the area is a congested one, but the applicants do not create the problem. He concluded that an additional 20 cars spread out over the day would have little effect on the traffic. There is adequate parking and there are no safety issues with the parking lot so far. He concurred that both the parking waiver and increased enrollment was self-regulating: if parents are frustrated they will search for an alternative.

Mr. Goldman moved to grant the applicant a Special Permit Amendment at 238 Highland Avenue under Sections 5.1.2 (c) and 7.5.2 to increase the enrollment of the number of students from 29 to 50 and to waive the parking requirements to 11 spaces with the condition that during drop-offs and pick-ups, staff or a parent accompany the student to the school. Ms. Berardi seconded the motion. The motion was unanimously approved.

FINDINGS

On the basis of the evidence presented at the hearing, The Board makes the following findings:

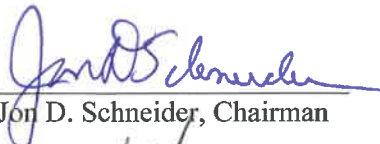
1. The applicants operate the Needham Montessori School (the "School"), located at 238 Highland Avenue in the Highland Commercial-128 District. The property contains approximately 45,795 square feet and includes a mixed-use building and a parking lot with 73 parking spaces.
2. On September 6, 2016, the applicants obtained a Special Permit (the "2016 Special Permit") to operate the School with certain restrictions, including that enrollment be limited to 29 students.
3. On October 20, 2017, the applicants obtained an Amendment to the 2016 Special Permit (the "2017 Amendment"), to extend the hours of operation of the school.
4. The applicants now seek a further amendment to the 2016 Special Permit to increase the enrollment of the school from 29 students to 50 students and to waive the parking requirements set forth by Section 5.1.2 of the By-Law.
5. The applicants stated that they are seeking the increase in enrollment to 50 students in order to be profitable and make the most efficient use of the property as a Montessori School. The Commonwealth of Massachusetts has committed to allow the applicants to increase enrollment to a maximum of 50 students.
6. Pursuant to the conditions of the 2016 Special Permit, there are currently 11 parking spaces reserved for use by the School on the property. The Building Commissioner determined that an increase in enrollment to 50 students would require 10 parking spaces for the students and 5 additional parking spaces for the employees, for a total of 15 parking spaces. As a result, there is a shortfall of 4 spaces under this requirement.
7. The applicants confirmed that the 11 parking spaces are sufficient for the actual parking demand generated by the School, even with the proposed increase in enrollment. The students are dropped off and picked up and therefore cars do not remain parked in the lot. Additionally, pursuant to the 2016 Special Permit, the drop-off and pick-ups are staggered and employees are prohibited from parking in the 11 reserved parking spaces.

8. The Needham Police Department, Fire Department and Building Department all expressed concerns about the location of this School and about increasing enrollment. The Applicants submitted additional information in response to the specific concerns of each Department, including the Fire Drill Schedule, Procedures in Case of An Emergency and Emergency Plan documents. The applicants submitted several photographs of the parking lot on different dates and times, demonstrating that most of the 11 reserved parking spaces were empty. Additionally, the applicants provided several letters from parents of children enrolled at the School stating their support of the increased enrollment and their positive experience with the pick-up and drop-off procedures at the School. None of the parents expressed any concern about the location of the School in the submitted letters.
9. Section 5.1.1.5 of the By-Law grants authority to the Board to issue a Special Permit waiving strict adherence to the requirements of Section 5.1.2 where it can be demonstrated by an applicant with a parking plan prepared and reviewed in accordance with the provisions of Section 5.1.3 that a particular use, structure or lot, owing to special circumstances, does not warrant the number of parking spaces required by Section 5.1.2.
10. Based upon the condition that 11 parking spaces be reserved for the exclusive use of the School, the prohibition against employees parking on the property, the required staggered pick-up and drop-offs, and the evidence submitted by the applicants including photos documenting actual parking demand for the 11 reserved parking spaces and letters submitted by parents of children regarding the parking use and demand, the Board finds that sufficient special circumstances exist that do not warrant the 15 required parking spaces. The Board further finds that the increase in enrollment to a maximum of 50 students is consistent with the general purposes of the By-Law and is consistent and meets the criteria of Section 7.5.2.1 of the By-Law.

DECISION

On the basis of the foregoing findings, following motion duly made and seconded, after due and open deliberation, the Board by unanimous vote grants the applicants an Amendment to the Special Permit dated July 21, 2016 (1) allowing an increase in enrollment to a maximum of 50 students and (2) waiving the required number of parking spaces resulting from the increased enrollment, pursuant to Section 5.1.1.5; all subject to the following conditions:

- a) During drop-offs and pick-ups, a School employee or a parent shall accompany students from the parking lot to the School; and
- b) The applicants shall observe all other conditions of the Special Permit dated July 21, 2016 and the Amendment to the Special Permit dated September 19, 2017.


Jon D. Schneider, Chairman


Howard S. Goldman, Member


Kathy Lind Berardi, Associate Member



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NEEDHAM, MA 02492

2017 OCT 20 AM 9:20

**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

*Allen Douglass and Christine Lachkey
Record owners: Terrazzino Investment Trust
238 Highland Avenue, Map 300, Parcel 59*

September 19, 2017

Allen Douglass and Christine Lachkey, applicants, applied to the Board of Appeals for a Special Permit Amendment under Sections 3.2.5.2(c), and 7.5.2, and any other applicable Sections of the Zoning By-law to extend the hours of operation of a Montessori school for toddlers and preschoolers from 7:00 a.m. to 4:00 p.m. to 7:00 a.m. to 6:00 p.m. The property is located at **238 Highland Avenue** in the Highland Commercial 128 District and the New England Business Center District. A public hearing was held on September 19, 2017 pursuant to notice thereof published in a local newspaper and mailed to all parties of interest.

Documents of Record:

- Application Packet for Special Permit Amendment stamped August 18, 2017, containing:
 1. Application dated August 14, 2017
 2. Exhibit 1 –238 Highland Avenue Zoning Board of Appeals Decision July 21, 2016.
 3. Memorandum of Fact and Law signed by Fret Francis, Esq, dated September 19, 2017.
- Documents submitted at the September 19, 2017 hearing:
 4. Interior images of the Montessori School (16).

September 19, 2017

The Board included Jon D. Schneider, Chairman; Howard S. Goldman, Member, and Kathy Lind Berardi, Associate Member. Also participating was Peter Friedenberg, Associate Member. Mr. Schneider opened the hearing at 7:32 p.m. by reading the public notice.

Mr. Bret Francis of the Scafidi Juliano law firm, the attorney representing the applicants, explained that the applicants were seeking to extend their hours of operation from 7:00 a.m. to 4:00 p.m. to 7:00 a.m. to 6:00 p.m. This request is in response to requests made by parents. He indicated that the landlord had agreed to extend the exclusive use of eleven parking spaces until 6:00 p.m. He introduced the Property Manager, Dina Delano, who was in support of the extension of hours. She confirmed that the landlord would extend the exclusive use parking spaces.

Mr. Francis informed the Board that the Montessori School is at one-third capacity with 12 or 13 enrolled students. The school's capacity is 29 students. One issue for the enrolled and interested parents is the need for extended hours of operation.

Mr. Francis reported that the location has been greatly modified and he provided pictures of the school's interior. He noted that the school's opening will take place in October; they are later than expected due to delays by the Commonwealth.

There was no public comment.

Mr. Goldman inquired if there are Needham families enrolled in the program. Mr. Allen Douglass responded that the families came from a variety of towns including Norwood, Avon and Stoneham.

Mr. Douglass reported that the construction of the 128 Bridge had been tough on the school, but that its progress and the completion of the Kendrick exit will greatly improve the traffic situation.

Ms. Berardi inquired about the impact of the extended hours on the required staggered student pick-up times. Mr. Douglass responded that the pick-up time of the students will continue to be staggered depending on the individual parent's needs.

Mr. Goldman moved to amend the Special Permit to increase the school's hours of operation to 7:00 a.m. to 6:00 p.m., subject to the condition that the lease be amended to reflect the change to the hours of operation as well as for the usage of the eleven exclusive-right parking spaces; and that a copy of the amended lease be provided to the Board. Ms. Berardi seconded the motion. The motion was unanimously approved.

Mr. Douglass extended an invitation to the Board to attend the Grand Opening on September 25, 2017 at 2:00 p.m.

The hearing closed at 7:41 p.m.

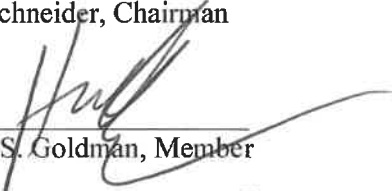
DECISION

Based upon the evidence presented at the hearing, the Board finds as follows:

1. On July 21, 2016, the Board granted the applicants a Special Permit to operate a Montessori school with hours of 7:00 am to 4:00 pm on Monday through Friday, along with other conditions. The applicants have significantly renovated the location, but have not opened for business.
2. In the processing of marketing the school, the applicant found a demand for late hours and now seeks extended operating hours of 7:00 a.m. to 6:00 p.m. on Monday to Friday.
3. The landlord has confirmed that the applicant's exclusive right to use 11 parking spaces from 7:00 a.m. to 3:00 p.m. will extend to 7:00 a.m. to 6:00 p.m.
4. No one appeared in opposition to the request for extended hours.
5. The Board's principal concerns in issuing the Special Permit were the congested traffic on Highland Avenue and the need to manage the flow of cars so there is no back up on Highland Avenue. Given the amount of parking and the willingness of the applicant to stagger pick up and drop off times, the Board believes that the extended hours are not likely to cause a problem and will assist the applicant in developing a viable business. Amendment of the Special Permit is consistent with the criteria in Section 7.5.2.

On the basis of the foregoing findings, following motion duly made and seconded, after due and open deliberation, the Board by unanimous vote grants the applicant an amendment to the Special Permit dated July 21, 2016 to extend the hours of operation from 7:00 a.m. to 4:00 p.m. to 7:00 a.m. to 6:00 p.m. on Monday through Friday, subject to the following conditions: 1) the applicant file with the Board a copy of the lease amendment providing the applicant with the exclusive right to use 11 parking spaces during the extended hours of operation, and 2) that the applicant observe all other conditions of the Special Permit including, without limitation, the requirement to stagger drop off and pick up times and prevent any back up of traffic onto Highland Avenue.



Jon D. Schneider, Chairman

Howard S. Goldman, Member

Kathy Lind Berardi, Associate Member



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**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Allen Douglass and Christine Lachkey
Record owners: Terrazzino Investment Trust
238 Highland Avenue, Map 300, Parcel 59

July 21, 2016

Allen Douglass and Christine Lachkey, prospective tenants, applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2(c), and 7.5.2, and any other applicable Sections of the Zoning By-law to operate a Montessori school for toddlers and pre-schoolers in a 4,162 square-foot space and to waive strict adherence to parking and design requirements pursuant to Section 5.1.1.5 of the Zoning By-law. The property is located at 238 Highland Avenue in the Highland Commercial 128 District and the New England Business Center District. A public hearing was held on July 21, 2016 pursuant to notice thereof published in a local newspaper and mailed to all parties of interest.

Documents of Record:

- Application Packet for Special Permit stamped June 27, 2016, containing:
 1. Application dated June 27, 2016.
 2. Site Plan showing existing conditions prepared by VTP Associates, signed and stamped by Joseph R. Porter, Registered Professional Surveyor no. 39051 dated June 21, 2011.
- Documents submitted before or at the August 25, 2016 hearing:
 3. Cover letter from Bret J. Francis, Esq., dated June 29, 2016.
 4. Site Plan showing existing conditions prepared by VTP Associates, signed and stamped by Joseph R. Porter, Registered Professional Surveyor no. 39051 dated August 5, 2016 (the "Plan").
 5. Continuance request from Bret J. Francis, Esq. dated July 13, 2016.
 6. Letter from Albertina DeHano dated August 25, 2016.
 7. Memorandum of Facts and Law dated August 25, 2016.
 8. Letter from David Roche, Building Commissioner dated August 23, 2016.
 9. Letter from Thomas A. Ryder, Assistant Town Engineer dated August 24, 2016.
 10. Memo from Lt. John Kraemer, Police Department dated August 22, 2016.
 11. Letter from the Planning Board dated August 11, 2016.

July 21, 2016

The Board included Jon D. Schneider, Chairman; Jonathan D. Tamkin, Member; and Howard S. Goldman, Member. Mr. Schneider said that the applicant has requested the case be continued and it would be continued until August 25, 2016.

August 25, 2016

The Board included Jon D. Schneider, Chairman; Jonathan D. Tamkin, Member; and Howard S. Goldman, Member. Also participating was Peter Friedenberg, Associate Member and Kathy Lind Berardi, Associate Member. Mr. Schneider opened the hearing at 7:32 p.m. by reading the public notice.

Mr. Bret Francis of the Scafidi Juliano law firm, the attorney representing the applicants, explained that his clients want to open a Montessori School in Needham as there presently is none. Allen Douglass and Christine Lachkey's goal is to provide an early education Montessori based program including education in the arts, music, movement indoor play and exploration specifically designed for each child. The proposed location is 238 Highland Avenue in the Highland Commercial- 128 District and the New England Business Center District. The site is improved with a mixed use of retail and restaurant establishments. The property is owned by Terrazzino Investment Trust and the area proposed to be occupied by the applicant has been vacant since 2010. They are seeking special permits for a private school use and a waiver of the number of required parking spaces under Sections 3.2.5.2 and 5.1.1.5. The proposed use is consistent with the Town's by-laws. The proposed use will not adversely impact the surrounding area from excessive noise, light, dust or smoke and there will be no emission or discharge of noxious or hazardous materials and no pollution of water ways or ground water.

There are 73 parking spaces on site. Most of the current tenants are served by a second parking lot and the parking lot immediately adjacent to the proposed school is used by only 3 to 4 cars. The current tenants are Mandarin Cuisine requiring 44 spaces; Boston Consignment requiring 12 spaces; Golftec requiring 6 spaces; and Highland Nails and Spa also requiring 6 spaces. The total required parking by the zoning by-law is 68 spaces.

The Building Commissioner classified the applicant's proposed use from the ITE Journal as a day care facility which requires one parking space for every five children plus one space for each employee. The applicants expect to initially have 29 students and five employees. Based on the ITE classification, 11 parking spaces are required. The applicants propose a staggered pick-up and drop-off schedule outlined in the memo dated August 25, 2016. There will be no after school care and the facility closes at 3:00 pm. Mr. Francis said that according to the police and engineering departments, the spot labeled P-3 is not a valid parking spot. The property manager has agreed, if required, to stripe a walkway from the parking to the entrance and to restrict parking during designated hours to allow exclusive use by the school. The applicants said that two employees would park off-site and two employees would commute in. The fifth employee is not hired so it is unclear whether they will have a car or not.

Parents would pull in and park in one of the designated spots, get out and walk their child in. Then back out like any other use. Mr. Francis estimated that this would take 3-5 minutes. Because the driver can only take a right turn out of the parking lot, traffic will not get backed up.

Mr. Schneider emphasized to the Applicant that the traffic is horrible in this area: traffic is at a dead stop many times throughout the day.

Mr. Francis said that any tenant would have the same issue and this use has fewer cars than other potential uses. He does not think they need as many parking spaces as suggested by the ITE guide.

Mr. Tamkin said that he was not concerned about the precise drop-off and pick-up times because he thinks no parent will be there for the allotted time due to the traffic. The traffic is a deterrent for busy parents.

Mr. Francis suggested that the property manager would agree to restrict parking in certain spots during the hours of 8:00 am to 8:45 am, 11:00 am to 11:15 am, and 2:30 pm to 3:00 pm. There are 17 parking spaces adjacent to the entrance. Only one spot is typically used by the nail salon because the salon's main entrance is on the other side. Occasionally a customer does park there. Mr. Francis said that the applicants have met all the legal requirements for these special permits.

Mr. Schneider said that the Planning Board had no comment.

Mr. Schneider said that the Town Engineer wrote that it is not clear of the location for passenger pick up and drops off as well as the vehicle turning movements into and out of the parking lot. In addition, at least one of the proposed parking spaces is shown to not have adequate dimensions for a compliant space and may also be located directly in front of the accessible access way into the building.

Mr. Francis acknowledged that they now understand that parking spot P-3 is not valid and that the landlord can give them other spots.

Mr. Schneider said that the Building Commissioner determined that 11 parking spaces are required which should include one van accessible space with loading zone near the front entry. The Building Commissioner is concerned about the queuing of cars during the pick-up and drop-off of students, specifically blocking spaces in front of the other businesses that have access to this parking lot. He also wrote that "the Board will make the final decision, but I am not sure that this is the best location for this use."

Mr. Schneider said that the Police Department wrote that the area is heavily congested and there are major roadway projects in the future proposed at this location. All traffic exiting must turn right.

Mr. Schneider said that the traffic during the morning is very heavy and is often backed up onto Route 128. The afternoon does subside before the evening commute.

Mr. Francis said that the tenant intends to stay for a long time and can survive during the construction. He suggested that there is van accessible spot on town land which they can use, but they are willing to put it elsewhere if required. The property manager will agree to reserve 11 parking spots from 7:45 am until 3:00 pm so that parents can arrive and park. Mr. Francis submitted a letter of support from Albertina DeHano, the property manager.

Mr. Schneider said that he thinks this is a benign use, but he notes that the police have said that the traffic is a disaster.

Mr. Goldman said he also thought the use was ok, but the access concerned him.

Ms. Berardi said she was particularly concerned that the parents of toddlers only have three hours and won't like this location because they don't want to get stuck. The use is ok, but she is not sure a school will be successful in this location.

Mr. Francis suggested that they could come back for a review at a future date.

Mr. Tamkin doesn't think there is anything to review. The use is good and there is enough parking. He would limit the number of students. The space is vacant and he is interested in filling vacant space.

The Board decided that they would require reserved spaces and not constrain the applicant with specific drop-off and pick-up times. The Board agreed that employees should park off-site.

Ms. Albertina DeHano of Terrazzino Investment Trust suggested that the parking spaces on First

Avenue could also be used. These spaces have been maintained by her father as agreed to in the past. She also said that the lot is typically empty except for occasional Might Sub customers and some of the tenant owners. It is very few cars. After some discussion, Ms. Dehano said she would commit to reserving 11 parking spaces for the pre-school use from 7:00 am to 3:00 pm. This would be specified in the lease.

The Board agreed that the school would be limited to 29 students and 5 staff and the maximum operating hours are 7:00 am to 4:00 pm. Monday through Friday.

Mr. Tamkin made a motion to grant a Special Permit under Sections 3.2.5.2(c), and 7.5.2, to operate a Montessori school for toddlers and pre-schoolers at 238 Highland Avenue with the following conditions: no employee parking on-site; 11 parking spaces will be reserved for the school use from 7:00 am to 3:00 pm; size be limited to 29 students and 5 staff; maximum operating hours are 7:00 am to 4:00 pm. Monday through Friday; parking spot labeled P-3 cannot be used for parking and to grant the parking waiver.

Mr. Goldman seconded the motion. The Board unanimously approved the motion.

The hearing closed at 8:15 p.m.

FINDINGS

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The premises contains approximately 45,796 square feet of land located mostly in the Highland Commercial-128 Zoning District with a small portion in the New England Business Center District.
2. The premises is improved with commercial buildings containing approximately 11,590 square feet and parking lots. As shown on the Plan, the buildings are divided into five spaces:

C-1	4019 square feet	restaurant (Mandarin Cuisine)
C-2	3711 square feet	retail (Boston Consignment Shop)
C-3	1905 square feet	retail (Golftec)
C-4	1812 square feet	medical use (Nail Salon & Spa)
C-5	4162 square feet	proposed school
3. The applicant proposes to occupy building C-5 as a Montessori school. There would be a total of 29 students: 9 toddlers (age 18-36 months) and 20 pre-schoolers (age 3-6 years). Operations would be Monday – Friday from 8:00 am to 3:00 pm. There would be no Saturday or Sunday operations. There would be staggered drop off and pick up to manage traffic flow. Parking relating to students would be temporary: limited to the time that the parent/guardian delivers the student from the car to the school or from the school to the car. Applicant will obtain all required licenses to operate the facility.
4. There would be four staff members plus a part-time administrative director.
5. The use as a private school is allowed in the Highland Commercial – 128 District where building C-5 is located by special permit.
6. The Board expressed serious concern about the viability of a school at this location because of the difficult access (the premises can only be accessed from the one side of Highland Avenue because an island separates Highland Avenue) and the extremely congested stop and go traffic on Highland Avenue, especially during the morning drop off. In addition, Highland Avenue in this area is about to be reconstructed which will add to the traffic issues. The police department and building department expressed similar concern. If it were not for these traffic issues, the premises is suited to a use as a

school. The use as a school reduces parking demand from what might be needed for a retail or other allowed use. The times for drop off and pick up are different from the times when there is meaningful demand for parking by the other tenants. Any tenant would face the traffic issues and the owner notes that the space to be occupied by the applicant has been vacant for six years. In the end, the Board concluded that the traffic issues do not create a safety problem for the students or the public and the special permit should not be denied because the applicant is making a questionable business decision.

7. The police department has expressed concern that cars dropping off students do not back up onto Highland Avenue. The Board is satisfied that there is sufficient parking (as discussed below) and that the staggered drops off/pick up schedule can be managed to avoid any cars backing up onto Highland Avenue. Management of the drop off/pick up will be a condition of the Special Permit.

8. The issuance of a Special Permit for operation of a Montessori school as proposed by the applicant is consistent with the allowed uses in the District and the criteria of Section 7.5.2.1.

9. The current uses of the premises (without the proposed school) require 74 parking spaces as determined by the Board in a Decision dated August 17, 2011 granting a parking waiver for the occupancy of the nail salon. The Plan indicates that there are 46 parking spaces (including two handicap spaces) in Lot 2 adjacent to the restaurant and the front entrances of the current tenants. The Plan also indicates that there are 17 parking spaces in a separate lot adjacent to the proposed school. The building department has noted that the spaces marked P-3 should not be consider a space because it blocks the entrance to building C-5 leaving 16 spaces. There are also 5 spaces (including one handicap space) adjacent to the building C-5 on First Avenue. These five spaces are on land owned by the Town, but have historically been maintained and used in connection with building C-5. While these spaces are available to the public, they also are available to be used by the applicant.

10. The applicant represents (and the owner confirms) that very few of the 16 spaces adjacent to building C-5 are currently being used. If they are used, it is typically by employees of the other tenants who make access through rear doors or by customers of Mighty Subs who have no legal right to make use of the parking.

11. The current parking seems to work because the restaurant does not open until 11:00 am and the other tenants do not generate significant demand for parking. Customers of the current tenants park in Lot 2 near the front entrance to the existing businesses and do not park in the area near the proposed school.

12. The Building Commissioner has determined that the applicant's proposed school should have six spaces for students and five spaces for employees. The landlord has agreed to include a provision in the applicant's lease that they will have 11 spaces reserved for their exclusive use from 7:00 am until 3:00 pm. In addition, the applicant has agreed that all employees will park off-site.

13. The existing spaces do not meet some of the design requirements for parking including distances from buildings, landscaping and size.

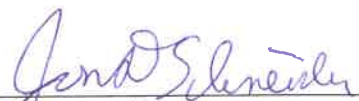
14. The owner is not seeking to expand the building space. Compliance with design requirements would cause the loss of spaces on a property that already has a number less than what is required in the Zoning By-Law. Special circumstances exist for the waiving of the design requirements and the number of spaces.

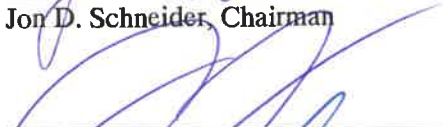
DECISION

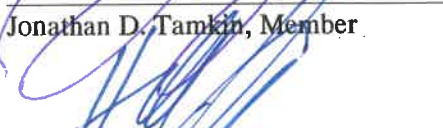
On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the applicant a) a Special Permit pursuant to

Section 3.2.5.2 for the use of building C-5 by the applicant as a private school, and b) a Special Permit pursuant to Section 5.1.1.5 waiving the design requirements for parking and the required number of parking spaces, provided that the parking remains as currently configured and shown on the plans submitted with the Application, subject to the following conditions:

1. Hours of operation of the school will be limited to 7:00 am to 4:00 pm on Monday through Friday. No school operations will be allowed on Saturday or Sunday.
2. The number of students is limited to 29.
3. The number of employees is limited to 4 instructors and one administrative person.
4. The applicant will stagger drop off and pick up times so that no more than 10 students are scheduled for any 15 minute period. The applicant will expand the 15 minute period for each group of students if needed to manage traffic flow.
5. The applicant will manage parking and traffic flow so that there is no back up of cars on Highland Avenue waiting to enter the parking lot used by the applicant. If back up is a problem, the applicant will take measures to eliminate the backup, such as to assign an employee to monitor traffic flow or adjustment of the periods of drop off/pick up.
6. The applicant will obtain all licenses required for its operation.
7. The applicant's lease will provide for 11 spaces reserved for its exclusive use between 7:00 am and 3:00 pm in the parking lot adjacent to the front entrance. Parking space P-3 shown on the plan will not be used for parking and will not be one of the 11 spaces reserved for applicant.
8. All employee parking will be off site.
9. As provided in the Decision dated August 17, 2011, the owner shall be required to appear before the Board to apply for a Special Permit relating to the number and design of parking spaces before any future vacancy can be filled.


Jon D. Schneider, Chairman


Jonathan D. Tamkin, Member


Howard S. Goldman, Member

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 01/10/2014 - Friday

<u>Call Number</u>	<u>Time</u>	<u>Call Reason</u>	<u>Action</u>	<u>Priority</u>	<u>Duplicate</u>
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Call Source:		Other			
Call Modified By:		CNVRT - CNVRT - Not on file			
Location/Address:		250 HIGHLAND AVE INTER @ 1ST			
Jurisdiction:		Needham			
Fire District:		2A			
ID:		9396 - Hasenfus, Jason			
		Disp-16:53:07	Arvd-16:54:56	Clrd-17:12:24	
ID:		9913 - Kelly, Steven			
		Disp-17:03:37	Arvd-17:03:41	Clrd-17:12:24	
Vehicle Entered By:		01/10/2014 1703 CNVRT - CNVRT - Not on file			
Modified By:		06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:		Reg: MA 8BT160			
Insurance Co:					
Policy No:					
Narrative:		01/10/2014 1654 Doukas, Matthew			
Modified By:		01/10/2014 0000 CNVRT - Not on file			
		r/p from mighty subs rpts 2 car mva/no injuries hld @ 1st			
		officer on needham st, rpt nothing showing, veh GOA			
		*DISREGARD IR 14-037, ENTERED IN ERROR *			
		between prius and TT unit, rpts truck blocking access on			
		hld ave			
		573 rpts TT unit left scene prior to units arrival,			
		hld ave towards newton; no further description on veh			
		available, newton PD updated			
		passerby rpted that TT unit was white in color, newton pd			
		updated			
		580 rpts area checked into newton, spoke w/ Newton PD			

Narrative: 01/10/2014 1704 Burke, Bernard
Modified By: 01/10/2014 0000 CNVRT - Not on file
Call change from CKPER to ACCPD BY QPADEV000J P 01 000000960

Refer To Incident: [14NEE-37-OF](#)
Refer To Incident: [14NEE-A7-OF](#)

For Date: 04/28/2014 - Monday

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Call Source:	Other			
Call Modified By:	CNVRT - CNVRT - Not on file			
Location/Address:	250 HIGHLAND AVE INTER @ 1ST			
Jurisdiction:	Needham			
Fire District:	2A			
ID:	1174 - 1174 - Not on file			
	Disp-12:11:23	Arvd-12:16:37	Clrd-12:33:31	
Dispatched By:	4073 - Ryan, Stephen			
Arrived By:	4073 - Ryan, Stephen			
Cleared By:	4073 - Ryan, Stephen			
Vehicle Entered By:	04/28/2014 1231 CNVRT - CNVRT - Not on file			
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: MA 312JR5			
Insurance Co:				
Policy No:				
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Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: MA 474KY5 VIN: WF			
Insurance Co:				
Policy No:				
Refer To Incident:	14NEE-A132-OF			

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 05/05/2014 - Monday**14NEE-1250045 0741 Other - ACCIDENT PD P Services Rendered 3**

Call Taker: 4472 - Scolponeti, Kelley
Call Source: Other
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: 250 HIGHLAND AVE INTER @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 4724 - Peck, Robert
Disp-07:41:29 Arvd-07:51:26 Clrd-08:08:15
ID: 4575 - MacDonald, Matthew
Disp-07:41:29 Arvd-07:45:33 Clrd-07:51:36
Vehicle Entered By: 05/05/2014 0807 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 618YH8
Insurance Co:
Policy No:
Vehicle Entered By: 05/05/2014 0808 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 34AX98
Insurance Co:
Policy No:
Narrative: **05/05/2014 0741 Scolponeti, Kelley**
Modified By: **05/05/2014 0000 CNVRT - Not on file**
TWO M/V CRASH, NO INJURIES REPORTED.
R C4

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 05/23/2014 - Friday**14NEE-1430093 1405 Initiated - ACCIDENT PD P Services Rendered 3**

Call Taker: 4073 - Ryan, Stephen
Call Source: Initiated
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 607 - Lewis, Johnathan
Disp-14:05:23 Arvd-14:05:23 Clrd-14:10:06
Vehicle Entered By: 05/23/2014 1405 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA ANAHID
Insurance Co:
Policy No:
Vehicle Entered By: 05/23/2014 1405 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 2TN530
Insurance Co:
Policy No:
Narrative: **05/23/2014 1405 Ryan, Stephen**
Modified By: **05/23/2014 0000 CNVRT - Not on file**
MV CRASH - NO INJURY
UNDER \$1000 INFO EXCHANGED

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

14NEE-2050033 0904 Other - ACCIDENT PD P Services Rendered 3

Call Taker: 7496 - Feeney, Patrick
Call Source: Other
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: 250 HIGHLAND AVE INTER @ 1ST
Jurisdiction: Needham
Fire District: 2A
Party Entered By: 07/24/2014 0907 CNVRT - CNVRT - Not on file
Modified By: - ,
Involved Party: [REDACTED] @ [REDACTED]
ID: 5178 - Gallerani, Brian
Disp-09:04:51 Arvd-09:09:29 Clrd-09:20:15
ID: 4956 - Springer, R
Disp-09:04:51 Clrd-09:05:21
ID: 9846 - Bayiates, Edward
Disp-09:07:17 Arvd-09:07:19 Clrd-09:20:15
ID: 4281 - Monzon, Renzo
Disp-09:10:50 Arvd-09:10:51 Clrd-09:12:55
Vehicle Entered By: 07/24/2014 0912 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 16FS14
Insurance Co:
Policy No:
Vehicle Entered By: 07/24/2014 0912 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: RI 31836 CO
Insurance Co:
Policy No:
Narrative: 07/24/2014 0906 Feeney, Patrick
Modified By: 07/24/2014 0000 CNVRT - Not on file
Caller reports 2 car crash; no injuries reported.
572 reports under \$1000.00; assisting with paper exchange.

For Date: 08/07/2014 - Thursday

14NEE-2190079 1521	Initiated - ACCIDENT PD	P Investigated	3
Call Taker:	4073 - Ryan, Stephen		
Call Source:	Initiated		
Call Modified By:	CNVRT - CNVRT - Not on file		
Location/Address:	250 HIGHLAND AVE INTER @ 1ST		
Jurisdiction:	Needham		
Fire District:	2A		
ID:	3096 - Schlittler, Leo		
	Disp-15:21:48	Arvd-15:21:48	Clrd-15:42:38
Vehicle Entered By:	08/07/2014 1541 CNVRT - CNVRT - Not on file		
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file		
Vehicle:	Reg: MA 364GV9		
Insurance Co:			
Policy No:			
Vehicle Entered By:	08/07/2014 1541 CNVRT - CNVRT - Not on file		
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file		
Vehicle:	Reg: MA 4484TZ		
Insurance Co:			
Policy No:			
Narrative:	08/07/2014 1521 Ryan, Stephen		
Modified By:	08/07/2014 0000 CNVRT - Not on file		
	mv crash - no injury		

Refer To Incident: [14NEE-A253-OF](#)

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 08/25/2014 - Monday**14NEE-2370067 1250 Initiated - ACCIDENT PD P Services Rendered 3**

Call Taker: 3096 - Schlittler, Leo
Call Source: Initiated
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: 250 HIGHLAND AVE INTER @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 9846 - Bayiates, Edward
Disp-12:50:13 Arvd-12:50:13 Clrd-12:53:10
Vehicle Entered By: 08/25/2014 1250 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 168MK5
Insurance Co:
Policy No:
Vehicle Entered By: 08/25/2014 1251 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: 417
Insurance Co:
Policy No:

14NEE-2370070 1253 Initiated - ACCIDENT PD P Services Rendered 3

Call Taker: 4073 - Ryan, Stephen
Call Source: Initiated
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: 250 HIGHLAND AVE INTER @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 9846 - Bayiates, Edward
Disp-12:53:15 Arvd-12:53:15 Clrd-12:54:00
Vehicle Entered By: 08/25/2014 1253 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 2RFG40
Insurance Co:
Policy No:
Vehicle Entered By: 08/25/2014 1253 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 2ETC80
Insurance Co:
Policy No:
Narrative: 08/25/2014 1253 Ryan, Stephen
Modified By: 08/25/2014 0000 CNVRT - Not on file
mv crash - no injury
under\$1000 paper exchange

For Date: 10/01/2014 - Wednesday

14NEE-2740038 1013 Other - ACCIDENT PI P Citation/Warning Issued 3

Call Taker: 4073 - Ryan, Stephen
Call Source: Other
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 7439 - Palmer, Matthew
Disp-10:13:56 Arvd-10:19:06 Clrd-14:20:45
ID: 591 - Slowe, William
Disp-10:13:56 Arvd-10:22:07 Clrd-11:29:56
ID: 9154 - Frongillo, Anthony
Disp-10:20:49 Arvd-10:24:20 Clrd-11:29:56
ID: 9846 - Bayiates, Edward
Disp-10:21:06 Arvd-10:21:08 Clrd-11:29:56
Vehicle Entered By: 10/01/2014 1026 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: FL F7663K AP
Insurance Co:
Policy No:
Vehicle Entered By: 10/01/2014 1106 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 71FE91 VIN: WF
Insurance Co:
Policy No:
Narrative: **10/01/2014 1014 Ryan, Stephen**
Modified By: **10/01/2014 0000 CNVRT - Not on file**
mv crash - no injury
Call change from ACCPD to ACCPI BY QPADEV000C P 01 000000407
nfd inspector was at accident before units arrived and
stated there were no injuries
573 requests nfd to respond 1 party with a head injury
road is back open

Refer To Incident: [14NEE-1357-OF](#)
Refer To Incident: [14NEE-A304-OF](#)

For Date: 10/10/2014 - Friday

14NEE-2830035	0856	Other - ACCIDENT PD	P Services Rendered	3
Call Taker:	7496 - Feeney, Patrick			
Call Source:	Other			
Call Modified By:	CNVRT - CNVRT - Not on file			
Location/Address:	MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST			
Jurisdiction:	Needham			
Fire District:	2A			
ID:	4281 - Monzon, Renzo			
	Disp-08:56:53	Arvd-08:57:06	Clrd-09:14:03	
ID:	2511 - McCullough, Catherine			
	Disp-08:56:53	Arvd-09:00:29	Clrd-09:00:34	
Vehicle Entered By:	10/10/2014 0901 CNVRT - CNVRT - Not on file			
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: MA 175SJ6			
Insurance Co:				
Policy No:				
Vehicle Entered By:	10/10/2014 0901 CNVRT - CNVRT - Not on file			
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: NY 82792MD			
Insurance Co:				
Policy No:				
Narrative:	10/10/2014 0857 Feeney, Patrick			
Modified By:	10/10/2014 0000 CNVRT - Not on file			
	Newton PD reports 2 car crash; no injuries.			
	573 reports minor crash under \$1000; assisting with exchange.			
	573 reports info exchanged.			

For Date: 12/05/2014 - Friday

14NEE-3390140 2256 Other - ACCIDENT PD P Investigated 3
Call Taker: 2958 - Doukas, Matthew
Call Source: Other
Call Modified By: CNVRT - CNVRT - Not on file
Location/Address: 250 HIGHLAND AVE INTER @ 1ST
Jurisdiction: Needham
Fire District: 2A
Party Entered By: 12/05/2014 2257 CNVRT - CNVRT - Not on file
Modified By: - ,
Involved Party: [REDACTED] [REDACTED]
ID: 3103 - Desimone, Francis
Disp-22:56:33 Arvd-23:00:49 Cldr-12/06/2014 @ 00:04:56
Vehicle Entered By: 12/05/2014 2311 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 3075VR
Insurance Co:
Policy No:
Narrative: 12/05/2014 2300 Doukas, Matthew
Modified By: 12/05/2014 0000 CNVRT - Not on file
911 caller rpts 2x car mva approx 15 mins ago, no injuries,
language barrier/unsure if info was exchanged before
other veh left scene, 584 to speak w/ party
584 updates other veh left scene w/ no info exchange,
h&r, see IR 14-1683

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Refer To Incident: [14NEE-1683-OF](#)**For Date: 02/12/2015 - Thursday**

15NEE-430046	1004	Other - ACCIDENT PD	P Investigated	3
Call Taker:	5578 - Hurley, Kerri			
Call Source:	Other			
Call Modified By:	5915 - BAKER, Christopher			
Location/Address:	MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST			
Jurisdiction:	Needham			
Fire District:	2A			
Party Entered By:	02/12/2015 1007 CNVRT - CNVRT - Not on file			
Modified By:	- ,			
Involved Party:	██████████ @ ██████████			
ID:	4281 - Monzon, Renzo			
ID:	Disp-10:04:57	Arvd-10:06:16	Clrd-10:42:24	
	3103 - Desimone, Francis			
	Disp-10:04:57		Clrd-10:06:20	
Vehicle Entered By:	02/12/2015 1006 CNVRT - CNVRT - Not on file			
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: MA 55GA84			
Insurance Co:				
Policy No:				
Vehicle Entered By:	02/12/2015 1028 CNVRT - CNVRT - Not on file			
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file			
Vehicle:	Reg: MA 2CF598			
Insurance Co:				
Policy No:				
Narrative:	02/12/2015 1005 Hurley, Kerri			
Modified By:	02/12/2015 0000 CNVRT - Not on file			
	911 CALL R/P INVOLVED IN MVA. NO INJ BOTH IN PARKING LOT			
	OF MIGHTY SUBS.			

Refer To Incident: [15NEE-A70-OF](#)**For Date: 04/30/2015 - Thursday**

15NEE-1200039 0903	Other - ACCIDENT PD	P Investigated	3
Call Taker:	4073 - Ryan, Stephen		
Call Source:	Other		
Call Modified By:	5915 - BAKER, Christopher		
Location/Address:	250 HIGHLAND AVE INTER @ 1ST		
Jurisdiction:	Needham		
Fire District:	2A		
Party Entered By:	04/30/2015 0904 CNVRT - CNVRT - Not on file		
Modified By:	- ,		
Involved Party:	██████████ @ ██████████		
ID:	591 - Slowe, William		
	Disp-09:05:20	Arvd-09:14:20	Clrd-09:26:14
Vehicle Entered By:	04/30/2015 0926 CNVRT - CNVRT - Not on file		
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file		
Vehicle:	Reg: MA 415GB9		
Insurance Co:			
Policy No:			
Vehicle Entered By:	04/30/2015 0926 CNVRT - CNVRT - Not on file		
Modified By:	06/15/2015 1207 CNVRT - CNVRT - Not on file		
Vehicle:	Reg: RI 621232		
Insurance Co:			
Policy No:			
Narrative:	04/30/2015 0907 Ryan, Stephen		
Modified By:	04/30/2015 0000 CNVRT - Not on file		
	mv crash - no injury pulled into parking lot of ground round		

Refer To Incident: [15NEE-A156-OF](#)**For Date: 06/02/2015 - Tuesday****15NEE-1530029 0644 Other - ACCIDENT PD P Services Rendered 3**

Call Taker: 5578 - Hurley, Kerri
Call Source: Other
Call Modified By: 5915 - BAKER, Christopher
Location/Address: MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST
Jurisdiction: Needham
Fire District: 2A
ID: 7964 - Biellik, Matthew
Disp-06:45:16 Arvd-06:47:18 Clrd-06:59:25
ID: 7543 - McGrath, John
Disp-06:45:16 Clrd-06:51:15
Vehicle Entered By: 06/02/2015 0658 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 218TV3
Insurance Co:
Policy No:
Vehicle Entered By: 06/02/2015 0658 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 314WG2
Insurance Co:
Policy No:
Narrative: **06/02/2015 0645 Hurley, Kerri**
Modified By: **06/02/2015 0000 CNVRT - Not on file**
rear ended in black honda crv
573 clearing. paper exchange only for the parties
involved.

For Date: 06/06/2015 - Saturday**15NEE-1570056 1520 Other - ACCIDENT PD P Services Rendered 3**

Call Taker: 4073 - Ryan, Stephen
Call Source: Other
Call Modified By: 5915 - BAKER, Christopher
Location/Address: MIGHTY SUBS - 250 HIGHLAND AVE @ 1ST
Jurisdiction: Needham
Fire District: 2A
Party Entered By: 06/06/2015 1523 CNVRT - CNVRT - Not on file
Modified By: - ,
Involved Party: [REDACTED]
ID: 4281 - Monzon, Renzo
Disp-15:24:00 Arvd-15:24:01 Clrd-15:31:57
Vehicle Entered By: 06/06/2015 1523 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: MA 5MLN60
Insurance Co:
Policy No:
Vehicle Entered By: 06/06/2015 1523 CNVRT - CNVRT - Not on file
Modified By: 06/15/2015 1207 CNVRT - CNVRT - Not on file
Vehicle: Reg: VT FXW446
Insurance Co:
Policy No:
Narrative: **06/06/2015 1522 Ryan, Stephen**
Modified By: **06/06/2015 0000 CNVRT - Not on file**
language barrier stated he hit car that stopped short in fro
nt of him pulled over but other veh. kept going

For Date: 06/16/2015 - Tuesday**15-15889 1024 Phone - P Motor Vehicle Crash Property P No Action Required 2**

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Call Modified By: 5915 - BAKER, Christopher
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 06/16/2015 1025 4073 - Ryan, Stephen
Modified By: 06/16/2015 1026 4073 - Ryan, Stephen
Calling Party: ***UNKNOWN***, CHARLIE @ ***UNKNOWN*** [REDACTED]
ID: 8963 - Kelleher, William
Disp-10:25:00 Arvd-10:29:04 Clrd-10:41:32
ID: 2511 - McCullough, Catherine
Disp-10:25:00 Arvd-10:29:07 Clrd-10:35:00
ID: 2511 - McCullough, Catherine
Disp-10:41:19 Clrd-10:41:37
Vehicle Entered By: 06/16/2015 1033 4073 - Ryan, Stephen
Modified By: 06/16/2015 1040 4073 - Ryan, Stephen
Vehicle: BLK 2011 GMC SIERRA Reg: PC MA 94JL14 VIN: 3GTP2WE33BG329031
Operator: [REDACTED] E @ [REDACTED] - [REDACTED]
SSN: [REDACTED] DOB: [REDACTED] Race: W Sex: M OLN: MA
Owner: [REDACTED] E @ [REDACTED] - [REDACTED]
SSN: [REDACTED] DOB: [REDACTED] Race: W Sex: M OLN: MA
Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 06/16/2015 1039 4073 - Ryan, Stephen
Modified By: 06/16/2015 1040 4073 - Ryan, Stephen
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 06/16/2015 1040 4073 - Ryan, Stephen
Vehicle: GRN 2008 HOND SE ACCORD Reg: PC MA 343TB2 VIN: 1HGCP26778A053679
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: SAFETY INSURANCE
Policy No:
Narrative: **06/16/2015 1025 Ryan, Stephen**
MV CRASH NO INJURY

Narrative: **06/16/2015 1041 Ryan, Stephen**
DAMAGE UNDER\$1000 PAPER EXCHANGE

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 07/25/2015 - Saturday**15-20129 1551 911 - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 7496 - Feeney, Patrick
Call Source: 911
Primary Id: 5178 - Gallerani, Brian
Call Closed By: 2958 - Doukas, Matthew 07/25/2015 1636
Call Modified By: 5915 - BAKER, Christopher
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 4281 - Monzon, Renzo
Disp-15:52:00 Arvd-15:53:11 Clrd-16:30:56
Cleared By: 2958 - Doukas, Matthew
ID: 5178 - Gallerani, Brian
Disp-15:52:00 Arvd-15:53:08 Clrd-15:55:00
ID: 5178 - Gallerani, Brian
Disp-15:56:22 Arvd-15:56:24 Clrd-16:30:56
Cleared By: 2958 - Doukas, Matthew
Vehicle Entered By: 07/25/2015 1557 7496 - Feeney, Patrick
Modified By: 07/25/2015 1624 2958 - Doukas, Matthew
Vehicle: GRY 2014 TOYT 4D COROLLA Reg: PC MA 627ZN4 VIN: 2T1BPRHE4EC147556
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: arbella mutual ins
Policy No: [REDACTED]
Vehicle Entered By: 07/25/2015 1557 7496 - Feeney, Patrick
Modified By: 07/25/2015 1635 2958 - Doukas, Matthew
Vehicle: RED NISS 4D Reg: PC CO 891ZCV VIN: 5N1ED28Y63C683031
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: [REDACTED]
Policy No: [REDACTED]
Narrative: **07/25/2015 1558 Feeney, Patrick**
911 caller reports 2 car crash.
Narrative: **07/25/2015 1559 Feeney, Patrick**
573 reports 1 party claiming back pain; requests NFD.
Narrative: **07/25/2015 1559 Feeney, Patrick**
NFD notified.
Narrative: **07/25/2015 1636 Doukas, Matthew**
573 rpts all units clear, neg transport, patient refusal, ma
reg 627zn4 off to side of road/not a hazard, will be towed
by toyota roadside (owner making arrangements)

Refer To Accident: [15NEE-248-AC](#)**For Date: 07/31/2015 - Friday****15-20696 0944 Radio - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 7496 - Feeney, Patrick
Call Source: Radio
Call Modified By: 5915 - BAKER, Christopher
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3435 - Turco, Vincent
Disp-09:45:06 Arvd-09:45:11 Clrd-09:59:57
Vehicle Entered By: 07/31/2015 0950 7496 - Feeney, Patrick
Modified By: 07/31/2015 0953 7496 - Feeney, Patrick
Vehicle: GRY 2007 TOYT UT RAVNEW Reg: PC MA 3NNG70 VIN: JTMBK32V976022406

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Operator:

Owner:

Insurance Co: COMMERCE INSURANCE

Policy No:

Vehicle Entered By: 07/31/2015 0950 7496 - Feeney, Patrick

Modified By: 07/31/2015 0953 7496 - Feeney, Patrick

Vehicle: BLK 2015 FORD SE FUSION Reg: PC MA 184XL1 VIN: 3FA6P0H74FR100804

Operator:

Owner:

Insurance Co: COMMERCE INSURANCE

Policy No:

Narrative: **07/31/2015 0954 Feeney, Patrick**

Detail ofc reports 2 car crash no injuries.

Narrative: **07/31/2015 0954 Feeney, Patrick**

573 reports that damage is minor and unser \$1000. Assisting with exchange.

For Date: 09/24/2015 - Thursday**15-26342 1046 911 - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 7496 - Feeney, Patrick

Call Source: 911

Primary Id: 3435 - Turco, Vincent

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE

Jurisdiction: Needham

Fire District: 2A

EMS Service Area: 2A

ID: 3435 - Turco, Vincent

Disp-10:46:47

Arvd-10:49:42 Clrd-11:05:25

Vehicle Entered By: 09/24/2015 1100 7496 - Feeney, Patrick

Modified By: 09/24/2015 1106 7496 - Feeney, Patrick

Vehicle: BLK 2014 MERZ CLS550 Reg: PC MA 395YT7 VIN: WDDLJ9BB4EA127385

Operator:

Owner:

Insurance Co: SAFETY INSURANCE

Policy No:

Vehicle Entered By: 09/24/2015 1101 7496 - Feeney, Patrick

Vehicle: Reg: PC MA 34GZ47

Insurance Co:

Policy No:

Narrative: **09/24/2015 1047 Feeney, Patrick**

911 caller reports 2 car crash no injuries.

Narrative: **09/24/2015 1107 Feeney, Patrick**

573 reports damage under \$1000; both m/v's are drivable.

For Date: 10/20/2015 - Tuesday**15-28778 0649 Phone - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 5630 - Sohn, Daniel

Call Source: Telephone

Primary Id: 9714 - Noll, Roger

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE

Jurisdiction: Needham

Fire District: 2A

EMS Service Area: 2A

Party Entered By: 10/20/2015 0650 5630 - Sohn, Daniel

Modified By: 10/20/2015 1434 472 - Treggiari, James

Calling Party: ***UNKNOWN*** @ ***UNKNOWN*** 401-487-2720

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

ID: 4724 - Peck, Robert
Disp-06:51:05 Arvd-06:52:14 Clrd-06:55:20
ID: 9714 - Noll, Roger
Disp-06:51:05 Arvd-06:52:12 Clrd-07:10:25
Vehicle Entered By: 10/20/2015 0654 5630 - Sohn, Daniel
Modified By: 10/20/2015 0701 5630 - Sohn, Daniel
Vehicle: 2012 BMW SE 535XI Reg: PC MA 2JW579
Operator:

Owner:

Insurance Co: GOVT EMPLOYEE INS

Policy No:

Vehicle Entered By: 10/20/2015 0709 5630 - Sohn, Daniel

Vehicle: 2015 HOND SE Reg: PC RI GR70

Operator:

Owner:

Insurance Co:

Policy No:

Narrative: 10/20/2015 0650 Sohn, Daniel

Caller reports he was rear ended on rt 128. Vehicles pulled
off onto 1st ave. Caller reports negative injuries.

Narrative: 10/20/2015 0710 Sohn, Daniel

Units clear. Paper exchange.

Refer To Accident: [15NEE-353-AC](#)**For Date: 11/16/2015 - Monday**

15-31378 1510 Phone - P Motor Vehicle Crash Property P Vehicle Towed 2
Call Taker: 472 - Treggiari, James
Call Source: Telephone
Primary Id: 3435 - Turco, Vincent
Call Closed By: 7496 - Feeney, Patrick 11/16/2015 1602
Call Modified By: 7496 - Feeney, Patrick
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 11/16/2015 1520 472 - Treggiari, James
Calling Party: ***UNKNOWN***
Party Entered By: 11/16/2015 1521 472 - Treggiari, James
Calling Party: ***UNKNOWN***
ID: 3435 - Turco, Vincent
Disp-15:11:30 Arvd-15:16:05 Clrd-16:02:27
Cleared By: 7496 - Feeney, Patrick
ID: 4281 - Monzon, Renzo
Disp-15:11:41 Arvd-15:14:42 Clrd-16:02:27
Cleared By: 7496 - Feeney, Patrick
Location Change: [] 237 HIGHLAND [Modified: 11/16/2015 1526]
Vehicle Entered By: 11/16/2015 1518 472 - Treggiari, James
Vehicle: Reg: CO MA S14366
Insurance Co:
Policy No:
Vehicle Entered By: 11/16/2015 1519 472 - Treggiari, James
Vehicle: Reg: CO MA M24140
Insurance Co:
Policy No:
Refer To Accident: [15NEE-398-AC](#)

For Date: 11/30/2015 - Monday

15-32647 1907 911 - P Motor Vehicle Crash Property P Services Rendered 2
Call Taker: 8335 - Lamb, Michael
Call Source: 911
Primary Id: 9913 - Kelly, Steven

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 11/30/2015 1908 8335 - Lamb, Michael
Modified By: 11/30/2015 1911 8335 - Lamb, Michael
Calling Party: MATTHEWS, SCOTT @ 32 KENDRICK ST - BRIGHTON, MA 518-534-4999
ID: 7543 - McGrath, John
Disp-19:08:10 Arvd-19:08:18 Clrd-19:08:29
Cleared By: 9604 - Burke, Bernard
ID: 9913 - Kelly, Steven
Disp-19:08:10 Arvd-19:08:17 Clrd-19:38:35
ID: 7543 - McGrath, John
Disp-19:08:46 Arvd-19:08:52 Clrd-19:10:34
Dispatched By: 9604 - Burke, Bernard
Arrived By: 9604 - Burke, Bernard
Vehicle Entered By: 11/30/2015 1916 8335 - Lamb, Michael
Modified By: 11/30/2015 1917 8335 - Lamb, Michael
Vehicle: BLK 2012 HOND SE CIVIC LX Reg: PC MA 1AY711 VIN: 2HGFB2F51CH562915
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 11/30/2015 1918 8335 - Lamb, Michael
Modified By: 11/30/2015 1936 8335 - Lamb, Michael
Vehicle: RED 2011 CHEV SE IMPALA LT Reg: PC MA 958YE6 VIN: 2G1WB5EK5B1139097
Operator: [REDACTED]
Refer To Citation: [R6587627](#)
Owner: [REDACTED]
Insurance Co: ALLSTATE INSURANCE
Policy No:
Narrative: **11/30/2015 1908 Lamb, Michael**
CALLER REPORTING THAT HE REAR ENDED A CAR

Narrative: **11/30/2015 1938 Lamb, Michael**
573 REPORTS ACCIDENT HAPPENED ON I95 OFF RAMP, CITATION
ISSUED TO 958YE6 FOR FAILING TO USE CARE

Refer To Accident: [15NEE-410-AC](#)

For Date: 01/06/2016 - Wednesday

16-460 1035 Phone - P Motor Vehicle Crash w/Injury P Investigated 1
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 3096 - Schlittler, Leo
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 8963 - Kelleher, William
Disp-10:36:20 Arvd-10:40:55 Clrd-11:10:38
ID: 3435 - Turco, Vincent
Disp-10:36:26 Arvd-10:41:02 Clrd-11:02:44
ID: 8873 - O'Brien, Joseph
Disp-10:47:55 Arvd-10:47:57 Clrd-11:10:36
ID: 3096 - Schlittler, Leo
Disp-10:48:06 Arvd-10:48:08 Clrd-12:04:53
Vehicle Entered By: 01/06/2016 1044 4073 - Ryan, Stephen
Modified By: 01/06/2016 1118 4073 - Ryan, Stephen
Vehicle: BLU 2008 TOYT SE PRIUS Reg: PC MA CI22XH VIN: JTDKB20U687737840
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]
Refer To Citation: [R6587271](#)
Owner: [REDACTED]
SSN: [REDACTED]

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 01/06/2016 1045 4073 - Ryan, Stephen
Modified By: 01/06/2016 1046 4073 - Ryan, Stephen
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 01/06/2016 1046 4073 - Ryan, Stephen
Modified By: 01/06/2016 1118 4073 - Ryan, Stephen
Vehicle: GRN 2014 KIA SOUL Reg: PC MA 66TD94 VIN: KNDJN2A22E7738852
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator:
Owner:
Insurance Co: LIBERTY MUTUAL INS
Policy No:
Narrative: **01/06/2016 1038 Ryan, Stephen**
mv crash with injury air bag deployment
not. nfd
Narrative: **01/06/2016 1039 Ryan, Stephen**
detail officer oleary reports party with neck pain conscious
and alert
Narrative: **01/06/2016 1157 Ryan, Stephen**
out at hospital follow up
Refer To Accident: [16NEE-2-AC](#)

For Date: 04/14/2016 - Thursday

16-11514 1055 Walk-In - P Motor Vehicle Crash Hit/Run P Investigated 2
Call Taker: 7496 - Feeney, Patrick
Call Source: Walk-In
Primary Id: 472 - Treggiari, James
Call Closed By: 472 - Treggiari, James 04/14/2016 1104
Call Modified By: 472 - Treggiari, James
Vicinity of: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 04/14/2016 1104 472 - Treggiari, James
Calling/Inv. Party:
ID: 472 - Treggiari, James
Disp-10:56:38 Arvd-10:58:36 Clrd-11:04:27
Cleared By: 472 - Treggiari, James
Vehicle Entered By: 04/14/2016 1059 472 - Treggiari, James
Vehicle: Reg: PC MA 3RA343
Insurance Co:
Policy No:
Narrative: **04/14/2016 1056 Feeney, Patrick**
Walk-in requests to speak to an ofc about a past hit and run
crash.
Refer To Incident: [16NEE-319-OF](#)

For Date: 05/19/2016 - Thursday

16-15790 1212 Phone - P Motor Vehicle Crash Property P Investigated 2
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 3103 - Desimone, Francis
Location/Address: MI - 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 05/19/2016 1223 4073 - Ryan, Stephen
Calling/Inv. Party:

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

ID: 9846 - Bayiates, Edward
Disp-12:14:28 Arvd-12:16:33 Clrd-12:44:00
ID: 3103 - Desimone, Francis
Disp-12:14:28 Arvd-12:16:14 Clrd-13:27:28
ID: 9846 - Bayiates, Edward
Disp-12:48:43 Arvd-12:48:50 Clrd-13:05:06
Vehicle Entered By: 05/19/2016 1218 4073 - Ryan, Stephen
Modified By: 05/19/2016 1314 4073 - Ryan, Stephen
Vehicle: WHI 2015 BMW CP 428XI 154C Reg: PC MA 3MK658 VIN: WBA3N5C55FK484843
Towed: For: Accident By: RHOMERS TOWING To: Rhomer's Towing
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: LIBERTY MUTUAL INS
Policy No:
Vehicle Entered By: 05/19/2016 1220 4073 - Ryan, Stephen
Modified By: 05/19/2016 1312 4073 - Ryan, Stephen
Vehicle: WHI 2015 TRACTOR TRAILER Reg: AP NJ AR372D
Operator: [REDACTED]
Owner: RYDER TRUCK RENTAL @ 119 MOONACHIE AVE - MOONACHIE, NJ 07074
Insurance Co:
Policy No:
Narrative: **05/19/2016 1213 Ryan, Stephen**
MV CRASH NO INJURY
Narrative: **05/19/2016 1217 Ryan, Stephen**
NOT. ROHMERS WRECKER FOR ONE
Narrative: **05/19/2016 1229 Ryan, Stephen**
ROHMERS ON SCENE
Refer To Accident: [16NEE-183-AC](#)

For Date: 07/13/2016 - Wednesday

16-22886 1420 911 - P Motor Vehicle Crash Property P Services Rendered 2

Call Taker: 7496 - Feeney, Patrick
Call Source: 911
Vicinity of: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3435 - Turco, Vincent
Disp-14:21:05 Arvd-14:23:56 Clrd-14:32:24
ID: 1183 - Evans, Richard
Disp-14:21:11 Clrd-14:24:00
Vehicle Entered By: 07/13/2016 1425 7496 - Feeney, Patrick
Modified By: 07/13/2016 1428 7496 - Feeney, Patrick
Vehicle: GRY 2007 HOND SE CIVIC USLX Reg: PC MA 4LW163 VIN: 2HGFA16547H307856
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: SAFETY INSURANCE
Policy No:
Vehicle Entered By: 07/13/2016 1426 7496 - Feeney, Patrick
Vehicle: BRO 2007 TOYT VN SIENNA Reg: PC MA 2CA168 VIN: 5TDZK23C97S006566
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Narrative: **07/13/2016 1421 Feeney, Patrick**
Caller reports a 2 car crash; no injuries.
Narrative: **07/13/2016 1432 Feeney, Patrick**
573 reports damage under \$1000 information exchanged.

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 07/19/2016 - Tuesday**16-23626 0944 Initiated - P Motor Vehicle Crash Property P No Action Required 2**

Call Taker: 7496 - Feeney, Patrick
Call Source: Initiated
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 3435 - Turco, Vincent
ID: 3435 - Turco, Vincent
Arvd-09:44:00 Clrd-09:46:22
ID: 9846 - Bayiates, Edward
Disp-09:45:12 Arvd-09:45:13 Clrd-09:46:22
Vehicle Entered By: 07/19/2016 0946 7496 - Feeney, Patrick
Vehicle: WHI 2006 CHEV VN EXPCUT G30 Reg: CO MA M33505 VIN: 1GBJG31U561157193
Owner: MASTER FINISHING AND RESTORA @ 178 CRESCENT RD - NEEDHAM, MA 02494-1484
Insurance Co: TRAVELERS IND CO
Policy No:
Vehicle Entered By: 07/19/2016 0946 7496 - Feeney, Patrick
Vehicle: BLU 2014 CHEV SILVER K150LT Reg: PC MA 1JZ389 VIN: 1GCVKREC5EZ352503
Owner: [REDACTED]
Insurance Co: SAFETY INSURANCE
Policy No:
Narrative: **07/19/2016 0946 Feeney, Patrick**
573 reports minor 2 car crash in the area.
Narrative: **07/19/2016 0947 Feeney, Patrick**
reports being waved off by the ops, states there is no
damage; parties to handle on their own.

For Date: 10/20/2016 - Thursday**16-35601 1319 Phone - P Motor Vehicle Crash Property P Investigated 2**

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 8794 - Schlittler, Michael
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 4824 - Dooher, Timothy
Disp-13:21:06 Arvd-13:23:15 Clrd-13:47:26
ID: 8794 - Schlittler, Michael
Disp-13:21:19 Arvd-13:23:06 Clrd-13:38:04
ID: 8794 - Schlittler, Michael
Disp-13:38:12 Arvd-13:38:16 Clrd-13:47:22
Vehicle Entered By: 10/20/2016 1327 4073 - Ryan, Stephen
Modified By: 10/21/2016 1209 5759 - Ryan, Kathleen
Vehicle: BLK 2014 TOYT SE CAMRY Reg: PC MA 3WJ773 VIN: 4T4BF1FK7ER430826
Operator: [REDACTED]
Refer To Citation: [R2865737](#)
Owner: [REDACTED]
Insurance Co: GOVT EMPLOYEE INS
Policy No:
Vehicle Entered By: 10/20/2016 1328 4073 - Ryan, Stephen
Modified By: 10/20/2016 1412 4073 - Ryan, Stephen
Vehicle: WHI 2015 TR CONVEN Reg: CO MA R92895 VIN: 2XP2AJ7X9FM295821
Operator: [REDACTED]
Owner: BUSCH AND CO OF MASS, AUGUST A @ 440 RIVERSIDE AVE - MEDFORD, MA 02155
Insurance Co: ACE AMERICAN INS

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Policy No:
Vehicle Entered By: 10/20/2016 1329 4073 - Ryan, Stephen
Modified By: 10/20/2016 1340 4073 - Ryan, Stephen
Vehicle: Reg: TL MA 37647
Insurance Co:
Policy No:
Narrative: **10/20/2016 1320 Ryan, Stephen**
mv crash - no injury

Refer To Accident: [16NEE-375-AC](#)**For Date: 11/19/2016 - Saturday**

16-40017 1559 Initiated - P Motor Vehicle Crash w/Injury P Investigated 1

Call Taker: 4073 - Ryan, Stephen
Call Source: Initiated
Primary Id: 3096 - Schlittler, Leo
Call Closed By: 0813 - Ahern, Paul 11/19/2016 1640
Call Modified By: 0813 - Ahern, Paul
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 3096 - Schlittler, Leo
ID: 3096 - Schlittler, Leo
Arvd-15:59:00 Clrd-16:40:27
Cleared By: 0813 - Ahern, Paul
ID: 4575 - MacDonald, Matthew
Disp-16:05:06 Arvd-16:05:08 Clrd-16:32:58
Cleared By: 4575 - MacDonald, Matthew
ID: 9714 - Noll, Roger
Disp-16:05:19 Arvd-16:05:21 Clrd-16:40:24
Cleared By: 0813 - Ahern, Paul
ID: 8873 - O'Brien, Joseph
Disp-16:22:50 Arvd-16:22:53 Clrd-16:22:56
Dispatched By: 0813 - Ahern, Paul
Arrived By: 0813 - Ahern, Paul
Cleared By: 0813 - Ahern, Paul
ID: 1183 - Evans, Richard
Disp-16:26:49 Arvd-16:26:51 Clrd-16:39:58
Dispatched By: 0813 - Ahern, Paul
Arrived By: 0813 - Ahern, Paul
Cleared By: 0813 - Ahern, Paul
ID: 9396 - Hasenfus, Jason
Disp-16:38:12 Arvd-16:38:16 Clrd-16:40:21
Dispatched By: 0813 - Ahern, Paul
Arrived By: 0813 - Ahern, Paul
Cleared By: 0813 - Ahern, Paul
Vehicle Entered By: 11/19/2016 1610 4073 - Ryan, Stephen
Modified By: 11/19/2016 1612 4073 - Ryan, Stephen
Vehicle: GRY 2007 TOYT 4D CAMRY Reg: PC MA 18WJ84
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: 
Owner: 
Insurance Co: Govt Employee Ins
Policy No:
Narrative: **11/19/2016 1600 Ryan, Stephen**
Officer reports a roll-over MVA. NFD notified and in route.
Narrative: **11/19/2016 1605 Ryan, Stephen**
Officer reports party trapped in vehicle.MSP on-scene.
Narrative: **11/19/2016 1606 Ryan, Stephen**
Driver freed from vehicle.
Narrative: **11/19/2016 1607 Ryan, Stephen**
Officer reports barriers damaged. Barletta to be notified.
Narrative: **11/19/2016 1639 Ahern, Paul**

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

573 providing courtesy transporting from scene to NPD HQ,
SM: 173037.0; EM:Refer To Accident: [16NEE-420-AC](#)**For Date: 12/09/2016 - Friday**

16-42497 1221 Phone - P Motor Vehicle Crash Property P Investigated 2

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 3096 - Schlittler, Leo
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 12/09/2016 1222 4073 - Ryan, Stephen
Calling Party: ***UNKNOWN***, KAREN @ ***UNKNOWN*** - NEEDHAM, MA 02492 386-878-3364
ID: 3096 - Schlittler, Leo
Disp-12:22:30 Arvd-12:27:08 Clrd-12:41:59
Vehicle Entered By: 12/09/2016 1232 472 - Treggiari, James
Modified By: 12/09/2016 1235 472 - Treggiari, James
Vehicle: WHI 2008 JEEP LIBERT Reg: PC MA 634LV4 VIN: 1J8GN58K28W224259
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: LM GENERAL
Policy No: [REDACTED]
Vehicle Entered By: 12/09/2016 1233 472 - Treggiari, James
Modified By: 12/09/2016 1235 472 - Treggiari, James
Vehicle: BRO 2006 VOLK JETTA Reg: PC MA 99229 VIN: WF [REDACTED]
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: NGM INSURANCE COMP
Policy No: [REDACTED]
Narrative: **12/09/2016 1222 Ryan, Stephen**
mv crash no injury

Refer To Accident: [16NEE-447-AC](#)**For Date: 12/12/2016 - Monday**

16-42785 0720 911 - P Motor Vehicle Crash Property P Services Rendered 2

Call Taker: 7496 - Feeney, Patrick
Call Source: 911
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 2022 - Anderson, Adrienne
Disp-07:21:42 Arvd-07:23:26 Clrd-07:31:59
ID: 9396 - Hasenfus, Jason
Disp-07:21:52 Arvd-07:29:10 Clrd-07:31:59
Vehicle Entered By: 12/12/2016 0729 7496 - Feeney, Patrick
Modified By: 12/12/2016 0730 7496 - Feeney, Patrick
Vehicle: WHI 2016 FORD TRACON Reg: BU MA 105336 VIN: NM0GE9F75G1230515
Operator: [REDACTED]
Owner: STS TRANSPORTATION INC @ 137 WILMINGTON AVE - DORCHESTER, MA 02124-4627
Insurance Co: ARBELLA PROTECTION
Policy No: [REDACTED]
Vehicle Entered By: 12/12/2016 0731 7496 - Feeney, Patrick
Vehicle: WHI 2014 JEEP LL CHEROKEE Reg: PC NH 3719871 VIN: 1C4PJMAB4EW141547
Owner: [REDACTED]
SSN: DOB: 03/04/1980
Insurance Co:
Policy No:

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Narrative: **12/12/2016 0721 Feeney, Patrick**

Caller reports that his school bus was rear ended. NO injuries; students on board.

Narrative: **12/12/2016 0732 Feeney, Patrick**

574 reports minor damage; information exchanged.

For Date: 01/18/2017 - Wednesday**17-2191 1006 Initiated - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 3096 - Schlittler, Leo
Call Source: Initiated
Primary Id: 3435 - Turco, Vincent
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 3435 - Turco, Vincent
ID: 3435 - Turco, Vincent
Arvd-10:06:00 Clrd-10:14:21
Cleared By: 3435 - Turco, Vincent
Vehicle Entered By: 01/18/2017 1016 3096 - Schlittler, Leo
Modified By: 01/18/2017 1053 3096 - Schlittler, Leo
Vehicle: GRY 2004 FORD SRWSUP F250 Reg: PC MA 61BX47 VIN: 1FTNX21L94EB03741
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: CITIZENS INSURANCE
Policy No: [REDACTED]
Vehicle Entered By: 01/18/2017 1056 3096 - Schlittler, Leo
Vehicle: BLU 2014 AUDI 2D S5 Reg: NH H2003 VIN: WAUCGAFR3EA069199
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: [REDACTED]
Policy No: [REDACTED]
Narrative: **01/18/2017 1056 Schlittler, Leo**
minor damage paper exchange

For Date: 03/10/2017 - Friday**17-8852 1557 Phone - P Motor Vehicle Crash Property P Investigated 2**

Call Taker: 0813 - Ahern, Paul
Call Source: Telephone
Primary Id: 7964 - Biellik, Matthew
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 7964 - Biellik, Matthew
Disp-16:05:43 Clrd-16:08:29
ID: 7964 - Biellik, Matthew
Disp-16:09:15 Arvd-16:11:08 Clrd-16:36:10
Vehicle Entered By: 03/10/2017 1631 0813 - Ahern, Paul
Modified By: 03/10/2017 1632 0813 - Ahern, Paul
Vehicle: GRY 2009 LEXS UT RX350 Reg: PC MA 9510XO VIN: 2T2HK31U39C107851
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: SAFETY INSURANCE
Policy No: [REDACTED]
Vehicle Entered By: 03/10/2017 1633 0813 - Ahern, Paul
Modified By: 03/13/2017 0922 1713 - Almeida, Claudine
Vehicle: BRO 2015 SUBA OUTBAC Reg: PC MA 1DT169 VIN: 4S4BSAACXF3224154

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Operator:

Refer To Citation: [R8279771](#)

Owner:

Insurance Co: USAA CASUALTY INS

Policy No:

Narrative: **03/10/2017 1558 Ahern, Paul**

Caller reports a minor Two-car MVA with no injury.

Refer To Accident: [17NEE-99-AC](#)**For Date: 05/04/2017 - Thursday****17-16158 0915 Initiated - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 7496 - Feeney, Patrick

Call Source: Initiated

Primary Id: 9714 - Noll, Roger

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE

Jurisdiction: Needham

Fire District: 2A

EMS Service Area: 2A

Initiated By: 9714 - Noll, Roger

ID: 9714 - Noll, Roger

Arvd-09:15:00 Clrd-09:25:28

Vehicle Entered By: 05/04/2017 0923 7496 - Feeney, Patrick

Vehicle: Reg: PC ME 313ALY

Insurance Co:

Policy No:

Vehicle Entered By: 05/04/2017 0924 7496 - Feeney, Patrick

Vehicle: Reg: PC MA 132WP9

Insurance Co:

Policy No:

Narrative: **05/04/2017 0918 Feeney, Patrick**

minor 2 car mva minor

Narrative: **05/04/2017 0918 Feeney, Patrick**

parties exchanged info on their way

For Date: 05/22/2017 - Monday**17-18688 0904 Initiated - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 7496 - Feeney, Patrick

Call Source: Initiated

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE

Jurisdiction: Needham

Fire District: 2A

EMS Service Area: 2A

Initiated By: 3435 - Turco, Vincent

ID: 3435 - Turco, Vincent

Arvd-09:04:00 Clrd-09:09:33

Vehicle Entered By: 05/22/2017 0907 7496 - Feeney, Patrick

Vehicle: BLK 2016 LNDR SPORT SDEV Reg: PC MA 8EX751 VIN: SALWR2PF1GA658994

Owner:

Insurance Co: SAFETY INSURANCE

Policy No:

Vehicle Entered By: 05/22/2017 0907 7496 - Feeney, Patrick

Vehicle: BRO 2010 JEEP LL PATRIO SPORT Reg: PC MA 953EF1 VIN: 1J4NF2GB3AD608574

Owner:

Insurance Co: COMMERCE INSURANCE

Policy No:

Narrative: **05/22/2017 0909 Feeney, Patrick**

573 reports out with a 2 car crash; minor damage.

Narrative: **05/22/2017 0909 Feeney, Patrick**

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

573 reports assisted with the exchange.

For Date: 06/12/2017 - Monday

17-21759 1527 Phone - P Motor Vehicle Crash Property P Investigated 2

Call Taker: 472 - Treggiari, James
Call Source: Telephone
Primary Id: 9714 - Noll, Roger
Call Closed By: 8792 - Carroll, James 06/12/2017 1622
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9714 - Noll, Roger
Disp-15:28:57 Arvd-15:32:01 Clrd-16:22:34
Cleared By: 8792 - Carroll, James
Vehicle Entered By: 06/12/2017 1534 4073 - Ryan, Stephen
Modified By: 06/12/2017 1549 472 - Treggiari, James
Vehicle: RED 2008 TOYT SIENNA Reg: PC MA 9LC840 VIN: 5TDBK22C88S017594
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]-6131
Owner: [REDACTED]
Insurance Co: STATE FARM MUTUAL
Policy No: [REDACTED]
Vehicle Entered By: 06/12/2017 1535 4073 - Ryan, Stephen
Modified By: 06/12/2017 1536 4073 - Ryan, Stephen
Vehicle: [REDACTED]
Insurance Co: [REDACTED]
Policy No: [REDACTED]
Vehicle Entered By: 06/12/2017 1536 4073 - Ryan, Stephen
Modified By: 06/12/2017 1550 472 - Treggiari, James
Vehicle: GRY 2017 HOND 4D FIT Reg: PC NY HNF3979 VIN: 3HGGK5G51HM704824
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: LIBERTY MUTUAL FIRE INS
Policy No: [REDACTED]
Narrative: **06/12/2017 1536 Ryan, Stephen**
not. needham collision wrecker for 2
Narrative: **06/12/2017 1622 Carroll, James**
Unit clear, party picked up by father,
Refer To Accident: [17NEE-209-AC](#)

For Date: 07/06/2017 - Thursday

17-25068 0831 Phone - P Motor Vehicle Crash Property P Services Rendered 2

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9913 - Kelly, Steven
Disp-08:32:44 Clrd-08:35:56
ID: 3096 - Schlittler, Leo
Disp-08:32:46 Arvd-08:35:46 Clrd-09:21:12
Vehicle Entered By: 07/06/2017 0838 4073 - Ryan, Stephen
Modified By: 07/06/2017 0839 4073 - Ryan, Stephen
Vehicle: GRY 2013 TOYT SE COROLL Reg: PC MA 81WN55 VIN: 2T1BU4EE5DC010527
Operator: [REDACTED]

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Owner: [REDACTED]

Insurance Co: SAFETY INSURANCE
Policy No:
Vehicle Entered By: 07/06/2017 0839 4073 - Ryan, Stephen
Vehicle: Reg: PC MA 1NZR10
Insurance Co:
Policy No:
Vehicle Entered By: 07/06/2017 0844 4073 - Ryan, Stephen
Vehicle: GRY 2014 HOND CRV RM4H3E Reg: PC MA 1NZR10 VIN: 2HKRM4H34EH610320
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: ARBELLA MUTUAL INS
Policy No:
Narrative: **07/06/2017 0831 Ryan, Stephen**
mv crash - no injury

Narrative: **07/06/2017 0844 Ryan, Stephen**
under \$1000 info exchange

For Date: 07/08/2017 - Saturday

17-25369 0944 Radio - P Motor Vehicle Crash Property P Investigated 2

Call Taker: 7496 - Feeney, Patrick
Call Source: Radio
Primary Id: 3435 - Turco, Vincent
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3435 - Turco, Vincent
Disp-09:45:52 Arvd-09:47:10 Clrd-10:07:43
ID: 9846 - Bayiates, Edward
Disp-09:45:58 Arvd-09:46:00 Clrd-10:07:42

Vehicle Entered By: 07/08/2017 0948 7496 - Feeney, Patrick
Modified By: 07/08/2017 0959 7496 - Feeney, Patrick
Vehicle: WHI 2011 FORD SE TAURUS Reg: PC MA MPC69 VIN: 1FAHP2KT1BG137210
Towed: For: Accident By: ROADSIDE RESCUE To: ROADSIDE RESCUE
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co:
Policy No:
Vehicle Entered By: 07/08/2017 0949 7496 - Feeney, Patrick
Modified By: 07/08/2017 0954 7496 - Feeney, Patrick
Vehicle: BLU 2007 TOYT PRIUS Reg: PC MA 782AD0 VIN: JTDKB20U277622408
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: COMMERCE INSURANCE
Policy No:
Narrative: **07/08/2017 0945 Feeney, Patrick**
report of a 2 car crash; no injuries.

Narrative: **07/08/2017 0955 Feeney, Patrick**
roadside contacted for tow.

Refer To Accident: [17NEE-241-AC](#)

For Date: 07/17/2017 - Monday

17-26616 0801 Phone - P Motor Vehicle Crash Property P Investigated 2

Call Taker: 5578 - Hurley, Kerri
Call Source: Telephone

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Primary Id: 9714 - Noll, Roger
Call Closed By: 4073 - Ryan, Stephen 07/17/2017 0838
Call Modified By: 4073 - Ryan, Stephen
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 07/17/2017 0803 5578 - Hurley, Kerri
Calling Party: HOPKINS @ ***UNKNOWN*** - NEEDHAM, MA 02492
ID: 9714 - Noll, Roger
Disp-08:09:59 Arvd-08:13:17 Clrd-08:37:52
Cleared By: 4073 - Ryan, Stephen
Vehicle Entered By: 07/17/2017 0810 5578 - Hurley, Kerri
Modified By: 07/17/2017 0811 5578 - Hurley, Kerri
Vehicle: BLU 2005 SUBA SE IMPREZ Reg: PC MA 29XB31 VIN: JF1GD66535H511211
Owner: [REDACTED]
Insurance Co: ARBELLA MUTUAL INS
Policy No:
Vehicle Entered By: 07/17/2017 0812 5578 - Hurley, Kerri
Modified By: 07/17/2017 0813 5578 - Hurley, Kerri
Vehicle: Reg: RP MA 5145N
Owner: MARCS AUTO SERVICE LLC @ 2688 CRANBERRY HWY - WAREHAM, MA 02571
Insurance Co:
Policy No:
Narrative: **07/17/2017 0803 Hurley, Kerri**
minor mva called in by ret hopkins, minor tow truck and car.
pulled behind mighty subs to do a paper exchange requesting
police

Refer To Accident: [17NEE-252-AC](#)**For Date: 10/17/2017 - Tuesday****17-40693 0857 Phone - P Motor Vehicle Crash Property P Services Rendered 2**

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 8335 - Lamb, Michael
Disp-08:58:16 Arvd-08:58:22 Clrd-09:14:07
Vehicle Entered By: 10/17/2017 0900 4073 - Ryan, Stephen
Modified By: 10/17/2017 0905 4073 - Ryan, Stephen
Vehicle: BLK 2015 TOYT SE COROLL Reg: PC MA 2ME771 VIN: 2T1BURHE0FC319494
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: LM GENERAL
Policy No:
Vehicle Entered By: 10/17/2017 0905 4073 - Ryan, Stephen
Modified By: 10/17/2017 0908 4073 - Ryan, Stephen
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 10/17/2017 0908 4073 - Ryan, Stephen
Modified By: 10/17/2017 0910 4073 - Ryan, Stephen
Vehicle: WHI 2012 BUIC SE VERANO Reg: PC MA 5CH763 VIN: 1G4PS5SK1C4150163
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: PLYMOUTH ROCK ASSU
Policy No:
Narrative: **10/17/2017 0914 Ryan, Stephen**
under \$1000 paper exchange

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 01/08/2018 - Monday**18-955 0852 Initiated - P Motor Vehicle Crash Property P Services Rendered 1**

Call Taker: 4073 - Ryan, Stephen
Call Source: Initiated
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 3103 - Desimone, Francis
ID: 3103 - Desimone, Francis
Arvd-08:52:00 Clrd-08:59:51
Cleared By: 3103 - Desimone, Francis
Vehicle Entered By: 01/08/2018 0854 4073 - Ryan, Stephen
Modified By: 03/07/2018 0901 1713 - Almeida, Claudine
Vehicle: GRY 2009 TOYT SE CAMRY Reg: PC MA 731MY1 VIN: 4T1BB46K49U098325
Owner: [REDACTED]
Insurance Co: UNITED SERVICES
Policy No:
Narrative: **01/08/2018 0854 Ryan, Stephen**
very minor crash exchanged info prior to officers arrival

18-977 1004 Phone - P Motor Vehicle Crash Property P Could Not Locate 1

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9714 - Noll, Roger
Disp-10:05:31 Arvd-10:09:03 Clrd-10:12:09
ID: 1183 - Evans, Richard
Disp-10:05:40 Arvd-10:07:04 Clrd-10:11:46
Cleared By: 9604 - Burke, Bernard
Vehicle Entered By: 01/08/2018 1012 4073 - Ryan, Stephen
Vehicle: Reg: PC MA NOVEH
Insurance Co:
Policy No:
Narrative: **01/08/2018 1005 Ryan, Stephen**
mv crash = no injury
Narrative: **01/08/2018 1011 Ryan, Stephen**
unable to locate

For Date: 02/08/2018 - Thursday**18-5520 0821 Phone - P Motor Vehicle Crash Property P Investigated 1**

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 9154 - Frongillo, Anthony
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9913 - Kelly, Steven
Disp-08:22:19 Arvd-08:27:33 Clrd-08:47:37
ID: 9154 - Frongillo, Anthony
Disp-08:22:29 Arvd-08:27:09 Clrd-08:47:37
Vehicle Entered By: 02/08/2018 0829 4073 - Ryan, Stephen
Modified By: 02/08/2018 0844 4073 - Ryan, Stephen
Vehicle: 2017 FORD Reg: PC MD 6CX6061
Towed: For: Accident By: RHOMERS TOWING To: Rhomer's Towing
Operator: [REDACTED]

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Owner: EAN HOLDINGS LLC @ 701 WEDEMAN AVE - LINTHICUM, MD 21090
Insurance Co: enterprise rent a car
Policy No:
Vehicle Entered By: 02/08/2018 0835 4073 - Ryan, Stephen
Modified By: 02/08/2018 0837 4073 - Ryan, Stephen
Vehicle: 2016 TK FREIGHT Reg: AP ME 928173
Operator:

Owner: BROCKWAY SMITH COMPANY @ 35 UPTON DR - WILMINGTON, MA 01887
Insurance Co:
Policy No:
Narrative: **02/08/2018 0821 Ryan, Stephen**
mv crash - no injury

Narrative: **02/08/2018 0844 Ryan, Stephen**
not. rohmers wrecker for one

Refer To Accident: [18NEE-63-AC](#)
Additional Activity: 02/08/2018 0822 Kelly, Steven Patrol 7 Hrs 33 Min

For Date: 04/17/2018 - Tuesday**18-15526 0827 Radio - P Motor Vehicle Crash Property P Services Rendered 1**

Call Taker: 7496 - Feeney, Patrick
Call Source: Radio
Vicinity of: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3435 - Turco, Vincent
Disp-08:28:03 Arvd-08:30:26 Clrd-08:39:06
ID: 4724 - Peck, Robert
Disp-08:28:13 Arvd-08:29:04 Clrd-08:34:45
Vehicle Entered By: 04/17/2018 0833 7496 - Feeney, Patrick
Modified By: 04/17/2018 0834 7496 - Feeney, Patrick
Vehicle: WHI 2013 CHEV SE MALIBU 1LT Reg: PC MA 2YW590 VIN: 1G11C5SAXDF357518
Operator:
Owner:
Insurance Co: GEICO GENERAL INS
Policy No:
Vehicle Entered By: 04/17/2018 0833 7496 - Feeney, Patrick
Vehicle: BRO 2013 NISS SE ALTIMA 25SSVS Reg: PC MA 3XT251 VIN: 1N4AL3AP8DN570948
Operator:
Owner:
Insurance Co: METROPOLITAN PROP
Policy No:
Narrative: **04/17/2018 0827 Feeney, Patrick**
Report of a 2 car crash.
Narrative: **04/17/2018 0839 Feeney, Patrick**
573 reports minor damage; assisted with the exchange.

For Date: 07/01/2018 - Sunday**18-27259 1007 Phone - P Motor Vehicle Crash Property P Services Rendered 1**

Call Taker: 7496 - Feeney, Patrick
Call Source: Telephone
Call Closed By: 472 - Treggiari, James 07/01/2018 1020
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

ID: 9604 - Burke, Bernard
Disp-10:08:24 Cldr-10:13:41
Cleared By: 472 - Treggiari, James
ID: 9714 - Noll, Roger
Disp-10:08:24 Arvd-10:09:57 Cldr-10:20:03
Cleared By: 472 - Treggiari, James
Vehicle Entered By: 07/01/2018 1017 472 - Treggiari, James
Vehicle: GRY 2011 NISS LL MURANO Reg: PC MA 7HC187 VIN: JN8AZ1MW3BW156780
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 07/01/2018 1019 472 - Treggiari, James
Vehicle: GRY 2006 TOYT SE AVALON USXLXL Reg: PC MA 233ZE9 VIN: 4T1BK36B46U108213
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Narrative: **07/01/2018 1008 Feeney, Patrick**
MSP reports a call they got regarding a m/v crash in the area. No injuries reported; unknown make/model.
Narrative: **07/01/2018 1019 Treggiari, James**
under 1000. Info exchanged

For Date: 09/10/2018 - Monday

18-37295 1040 Phone - P Motor Vehicle Crash Property P Services Rendered 1

Call Taker: 472 - Treggiari, James
Call Source: Telephone
Call Closed By: 4073 - Ryan, Stephen 09/10/2018 1056
Call Modified By: 4073 - Ryan, Stephen
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 4724 - Peck, Robert
Disp-10:41:49 Arvd-10:43:37 Cldr-10:56:17
Dispatched By: 4073 - Ryan, Stephen
Arrived By: 4073 - Ryan, Stephen
Cleared By: 4073 - Ryan, Stephen
Vehicle Entered By: 09/10/2018 1045 4073 - Ryan, Stephen
Modified By: 09/10/2018 1048 4073 - Ryan, Stephen
Vehicle: WHI 2015 KIA SE OPTIMA Reg: PC MA 3YZ317 VIN: 5XXGN4A74FG511155
Owner: [REDACTED]
Insurance Co: ARBELLA MUTUAL INS
Policy No:
Vehicle Entered By: 09/10/2018 1045 4073 - Ryan, Stephen
Modified By: 09/10/2018 1048 4073 - Ryan, Stephen
Vehicle: WHI 2002 TOYT UT HIGHLA Reg: PC MA 5KZ734 VIN: JTEGD21AX20025203
Owner: [REDACTED]
Insurance Co: AMICA MUTUAL INS
Policy No:
Narrative: **09/10/2018 1049 Ryan, Stephen**
under \$1000 paper exchange. both parties stated they had green light. 573 will monitor light cycle
Narrative: **09/10/2018 1055 Ryan, Stephen**
lights are functioning correctly

For Date: 10/06/2018 - Saturday

18-40941 0754 911 - P Motor Vehicle Crash Property P Services Rendered 1

Call Taker: 8335 - Lamb, Michael

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Call Source: 911
Call Closed By: 7496 - Feeney, Patrick 10/06/2018 0816
Call Modified By: 7496 - Feeney, Patrick
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 10/06/2018 0754 8335 - Lamb, Michael
Modified By: 10/13/2018 1513 472 - Treggiari, James
Calling/Inv. Party: KIM, BENJAMIN @ ***UNKNOWN*** - NEEDHAM, MA 02492
ID: 0250 - Timmerman, Edward
Disp-07:55:28 Arvd-07:55:51 Clrd-08:15:13
Cleared By: 7496 - Feeney, Patrick
ID: 4472 - Scolponeti, Kelley
Disp-07:56:12 Arvd-07:56:14 Clrd-07:56:16
ID: 4472 - Scolponeti, Kelley
Disp-07:56:19 Clrd-07:59:10
Vehicle Entered By: 10/06/2018 0806 7496 - Feeney, Patrick
Vehicle: BLK 2013 TOYT SEQUOI 7933C Reg: PC MA 2540XA VIN: 5TDDY5G13DS089586
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 10/06/2018 0807 7496 - Feeney, Patrick
Vehicle: GRY 2003 TOYT SE CAMRY USLEXL Reg: PC MA 217LD0 VIN: 4T1BF30K93U562465
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: AMICA MUTUAL INS
Policy No:
Narrative: **10/06/2018 0757 Lamb, Michael**
CALLER REPORTING 2 CAR mva, PORPERTY DAMAGE
Narrative: **10/06/2018 0816 Feeney, Patrick**
573 reports minor damage; assisted with exchange.

For Date: 04/10/2019 - Wednesday

19-15193 0807 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 5630 - Sohn, Daniel
Call Source: Telephone
Primary Id: 9913 - Kelly, Steven
Call Closed By: 4073 - Ryan, Stephen 04/10/2019 0916
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 04/10/2019 0808 5630 - Sohn, Daniel
Calling Party: CAROLINE 617-699-2755
ID: 9913 - Kelly, Steven
Disp-08:10:55 Arvd-08:19:01 Clrd-09:16:29
Cleared By: 4073 - Ryan, Stephen
Vehicle Entered By: 04/10/2019 0820 5630 - Sohn, Daniel
Modified By: 04/10/2019 0828 5630 - Sohn, Daniel
Vehicle: WHI 2017 TR 8600 Reg: CO MA S76214 VIN: 3HSHXSNR3HN721876
Operator: [REDACTED]
Owner: BURKE DISTRIBUTING CO @ 89 TEED DR - RANDOLPH, MA 02368
Insurance Co: ZURICH INSURANCE
Policy No:
Vehicle Entered By: 04/10/2019 0823 5630 - Sohn, Daniel
Modified By: 04/10/2019 0825 5630 - Sohn, Daniel
Vehicle: RED 2012 TK PTRB 587 TRACTOR Reg: TL MA 99898
Owner: BARACK TRANSPORTATION INC @ 410 WASHINGTON ST Apt. #42 - QUINCY, MA 02169
Insurance Co: arbella protection
Policy No:

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Vehicle Entered By: 04/10/2019 0828 5630 - Sohn, Daniel
Modified By: 04/10/2019 0830 5630 - Sohn, Daniel
Vehicle: BLK 2015 GMC PK YUKON Reg: PC MA 19688
Operator:

Owner:

Insurance Co: bankers standard

Policy No:

Narrative: 04/10/2019 0808 Sohn, Daniel

mv crash no injury pulled into parking lot

Refer To Accident: [19NEE-124-AC](#)

For Date: 05/11/2019 - Saturday

19-19817 0158 911 - P Motor Vehicle Crash Property P Investigated 1

Call Taker: 5630 - Sohn, Daniel
Call Source: 911
Primary Id: 9693 - Wise, James
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9714 - Noll, Roger
Disp-01:59:15 Arvd-02:02:33 Clrd-02:29:15
ID: 9693 - Wise, James
Disp-01:59:15 Arvd-01:59:57 Clrd-02:29:14

Vehicle Entered By: 05/11/2019 0210 5630 - Sohn, Daniel
Modified By: 05/11/2019 0211 5630 - Sohn, Daniel
Vehicle: 2014 FORD CP MUSTANG Reg: PC MA 7RB597
Towed: For: Accident By: RHOMERS TOWING To: Rhomer's Towing
Operator:

Owner:

Insurance Co: GOVT EMPLOYEE INS

Policy No:

Vehicle Entered By: 05/11/2019 0213 5630 - Sohn, Daniel
Vehicle: 2015 MERC SE C CLASS Reg: PC MA 8WM228
Operator:

Owner:

Insurance Co: PROGRESSIVE DIRECT

Policy No:

Narrative: 05/11/2019 0200 Sohn, Daniel

State 911 transfer reporting MVA Highland/rtl28. No other information provided.

Narrative: 05/11/2019 0202 Sohn, Daniel

574 located vehicle Highland/1st. No injuries.

Narrative: 05/11/2019 0208 Sohn, Daniel

574 requesting tow for one vehicle. Rhomer's contacted. ETA 25 minutes.

Narrative: 05/11/2019 0229 Sohn, Daniel

Rhomers on scene. All units clear.

Refer To Accident: [19NEE-158-AC](#)

19-19882 1945 911 - P Motor Vehicle Crash w/Injury P Investigated 1

Call Taker: 0813 - Ahern, Paul
Call Source: 911
Primary Id: 4724 - Peck, Robert
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 4724 - Peck, Robert

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

ID: Disp-19:46:06 Arvd-19:48:55 Clrd-20:40:46
2619 - Harmon, Karl
Disp-19:46:25 Arvd-19:48:29 Clrd-20:15:57
Vehicle Entered By: 05/11/2019 1950 0813 - Ahern, Paul
Modified By: 05/11/2019 2040 0813 - Ahern, Paul
Vehicle: GRY 2006 INF SE M35 Reg: PC MA 65GH41 VIN: JNKAY01F06M254095
Towed: For: Accident By: ROADSIDE RESCUE To: ROADSIDE RESCUE
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: ALLSTATE INSURANCE
Policy No: [REDACTED]
Vehicle Entered By: 05/11/2019 1950 0813 - Ahern, Paul
Modified By: 05/11/2019 2053 0813 - Ahern, Paul
Vehicle: BLK 2012 HYUN TUCSON 83422 Reg: PC MA 34CD84 VIN: KM8JU3AC2CU502102
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: SAFETY INSURANCE
Policy No: [REDACTED]
Narrative: **05/11/2019 1945 Ahern, Paul**
Two-car MVA with PI

Narrative: **05/11/2019 2028 Turco, Vincent**
Roadside to take the tow, cancelled off Rohmers

Refer To Accident: [19NEE-161-AC](#)
Additional Activity: 05/11/2019 2018 Peck, Robert Patrol 3 Hrs 39 Min

For Date: 09/18/2019 - Wednesday

19-41346 1032 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 5244 - Fitzpatrick, Colin
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 09/18/2019 1034 4073 - Ryan, Stephen
Calling Party: [REDACTED]
ID: 5244 - Fitzpatrick, Colin
Disp-10:34:50 Arvd-10:37:07 Clrd-10:48:42
0250 - Timmerman, Edward
Vehicle Entered By: 09/18/2019 1043 4073 - Ryan, Stephen
Modified By: 09/19/2019 1007 1713 - Almeida, Claudine
Vehicle: BLK 2015 VOLK 4D JETTA Reg: PC MA 7MME40
Operator: [REDACTED]
Refer To Citation: [514516AA](#)
Owner: [REDACTED]
Insurance Co: COMMERCE INS
Policy No: [REDACTED]
Vehicle Entered By: 09/18/2019 1044 4073 - Ryan, Stephen
Vehicle: WHI 2019 FORD PK F250 Reg: CO MA V18674
Operator: [REDACTED]
Owner: MOTORLEASE CORP @ 1506 NEW BRITAIN AVE - FARMINGTON, CT 06032
Insurance Co: PHILADELPHIA INDEM
Policy No: [REDACTED]
Narrative: **09/18/2019 1034 Ryan, Stephen**
MINOR CRASH IN PARKING LOT

Refer To Accident: [19NEE-326-AC](#)

19-41387 1551 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 4073 - Ryan, Stephen

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Call Source: Telephone
Primary Id: 9714 - Noll, Roger
Call Closed By: 2958 - Doukas, Matthew 09/18/2019 1621
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9714 - Noll, Roger
Disp-15:53:37 Arvd-15:53:46 Clrd-16:20:46
Cleared By: 2958 - Doukas, Matthew
Vehicle Entered By: 09/18/2019 1557 4073 - Ryan, Stephen
Modified By: 09/18/2019 1604 4073 - Ryan, Stephen
Vehicle: WHI 2012 KIA LL SOUL Reg: PC MA 473PS3
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: standard fire ins
Policy No:
Vehicle Entered By: 09/18/2019 1558 4073 - Ryan, Stephen
Vehicle: 2019 FORD 4D FIESTA Reg: PC MI EBN9228
Owner: PV HOLDING CORP @ 300 CENTRE POINTE DR - VIRGINIA BEACH, VA 23462
Insurance Co:
Policy No:
Narrative: **09/18/2019 1552 Ryan, Stephen**
mv crash- no injury

Narrative: **09/18/2019 1619 Doukas, Matthew**
573 clear, see AC

unit to escort party to wexford st

Refer To Accident: [19NEE-328-AC](#)

For Date: 10/11/2019 - Friday

19-45007 0833 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 0250 - Timmerman, Edward
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 10/11/2019 0834 4073 - Ryan, Stephen
Calling Party: ***UNKNOWN***, SHAVON @ ***UNKNOWN*** - NEEDHAM, MA 02492 508-369-1372
ID: 0250 - Timmerman, Edward
Disp-08:34:52 Arvd-08:39:02 Clrd-09:02:27
ID: 3096 - Schlittler, Leo
Disp-08:34:55 Arvd-08:38:17 Clrd-08:51:59
Vehicle Entered By: 10/11/2019 0840 4073 - Ryan, Stephen
Modified By: 10/11/2019 0845 4073 - Ryan, Stephen
Vehicle: BLK 2008 HOND ODYSSE Reg: PC MA 6222HJ VIN: 5FNRL38768B089975
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: COMMERCE INSURANCE
Policy No:
Vehicle Entered By: 10/11/2019 0841 4073 - Ryan, Stephen
Modified By: 10/11/2019 0844 4073 - Ryan, Stephen
Vehicle: YEL 2012 FORD VN CUTVAN Reg: CO MA LV81235
Operator: [REDACTED]
Owner: MEDICAL TRANSPORTATION INC @ 224 CALVARY ST - WALTHAM, MA 02453
Insurance Co: NATIONAL INTERSTATE
Policy No:
Narrative: **10/11/2019 0834 Ryan, Stephen**
MV CRASH- POSSIBLE INJURY

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Refer To Accident: [19NEE-363-AC](#)**For Date: 12/12/2019 - Thursday**

19-54626 0757 Phone - P Motor Vehicle Crash w/Injury P Investigated 1

Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 8792 - Carroll, James
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 6493 - Brienze, Joseph
Disp-07:58:04 Arvd-08:01:28 Clrd-08:37:26
ID: 8792 - Carroll, James
Disp-07:58:09 Arvd-08:01:22 Clrd-08:58:00
ID: 0026 - Keleher, Patrick
Disp-08:05:13 Arvd-08:05:16 Clrd-08:36:04

Vehicle Entered By: 12/12/2019 0807 2160 - Bender, Christopher
Modified By: 12/12/2019 0809 2160 - Bender, Christopher
Vehicle: WHI 2010 HOND SE CIVIC Reg: PC MA 3BG234 VIN: 2HGFA1F35AH578236
Operator: [REDACTED]
Owner: [REDACTED]

Insurance Co: ARBELLA MUTUAL INSURANCE
Policy No: [REDACTED]

Vehicle Entered By: 12/12/2019 0809 2160 - Bender, Christopher
Modified By: 12/12/2019 0811 2160 - Bender, Christopher
Vehicle: BLU 2018 SUBA OUTBAC Reg: PC MA 5LG292 VIN: 4S4BSANC8J3373732
Operator: [REDACTED]
Owner: [REDACTED]

Insurance Co: GOVERNMENT EMPLOYEES INSU
Policy No: [REDACTED]

Vehicle Entered By: 12/12/2019 0812 2160 - Bender, Christopher
Modified By: 12/12/2019 0813 2160 - Bender, Christopher
Vehicle: [REDACTED]

Insurance Co: [REDACTED]
Policy No: [REDACTED]

Vehicle Entered By: 12/12/2019 0813 2160 - Bender, Christopher
Modified By: 12/12/2019 1424 1713 - Almeida, Claudine
Vehicle: BLU 2012 TOYT RAV4 Reg: PC MA 1MMG84 VIN: 2T3DK4DVXCW075507
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]

Refer To Citation: [590345AA](#)
Owner: [REDACTED]

Insurance Co: USAA CASUALTY INSURANCE C
Policy No: [REDACTED]

Vehicle Entered By: 12/12/2019 0820 2160 - Bender, Christopher
Modified By: 12/12/2019 0823 2160 - Bender, Christopher
Vehicle: [REDACTED]

Insurance Co: [REDACTED]
Policy No: [REDACTED]

Vehicle Entered By: 12/12/2019 0823 2160 - Bender, Christopher
Modified By: 12/12/2019 0838 2160 - Bender, Christopher
Vehicle: WHI 2015 HOND ODYSSE Reg: PC MA 8XS950 VIN: 5FNRL5H49FB092075
Towed: For: Accident By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]
Owner: [REDACTED]

Insurance Co: LIBERTY MUTUAL INSURANCE
Policy No: [REDACTED]
Narrative: **12/12/2019 0822 Bender, Christopher**
mv crash - one operator possibly had a seizure - another

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

party has back pain

Narrative: **12/12/2019 0822 Bender, Christopher**
notified needham collision wrecker for two

Narrative: **12/12/2019 0834 Bender, Christopher**
needham collision on scene for two

Refer To Incident: [19NEE-1477-OF](#)Refer To Accident: [19NEE-448-AC](#)**For Date: 01/13/2020 - Monday****20-2393 1804 Walk-In - P Motor Vehicle Crash Hit/Run P Services Rendered 1**

Call Taker: 3096 - Schlittler, Leo
Call Source: Walk-In
Primary Id: 3096 - Schlittler, Leo
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 01/13/2020 1805 3096 - Schlittler, Leo
Modified By: 01/13/2020 2208 3096 - Schlittler, Leo
Calling Party: [REDACTED]

Party Entered By: 01/13/2020 2210 3096 - Schlittler, Leo
Modified By: 01/13/2020 2221 3096 - Schlittler, Leo
Calling Party: [REDACTED]

SSN: 034926097 DOB: 10/04/1991 Race: W Sex: M

ID: 3096 - Schlittler, Leo
Disp-18:06:04 Arvd-18:06:08 Clrd-22:11:24
ID: 3096 - Schlittler, Leo
Disp-22:15:29 Arvd-22:15:33 Clrd-22:17:46

Vehicle Entered By: 01/13/2020 2217 3096 - Schlittler, Leo
Vehicle: Reg: PC MA UNKNOWN1

Insurance Co:
Policy No:
Narrative: **01/13/2020 1805 Schlittler, Leo**

walk in reoports she was struck by vehicle while crossing
1st ave at 440am vehicle did not stop

Refer To Incident: [20NEE-57-OF](#)**For Date: 02/24/2020 - Monday****20-9588 0532 Phone - P Motor Vehicle Crash Property P Investigated 1**

Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 9396 - Hasenfus, Jason
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9396 - Hasenfus, Jason
Disp-05:33:27 Arvd-05:36:48 Clrd-05:54:51
Vehicle Entered By: 02/24/2020 0545 2160 - Bender, Christopher
Modified By: 02/24/2020 0546 2160 - Bender, Christopher
Vehicle: RED 2018 FORD F150 X1E Reg: PC MA 17NF76 VIN: 1FTEX1EP9JKE62804
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: LM GENERAL INSURANCE COMP
Policy No:

Vehicle Entered By: 02/24/2020 0547 2160 - Bender, Christopher
Vehicle:
Insurance Co:

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Policy No:
Vehicle Entered By: 02/24/2020 0547 2160 - Bender, Christopher
Modified By: 02/24/2020 0548 2160 - Bender, Christopher
Vehicle: BRO 2008 MACK 600 MRU600 Reg: CO MA P67965 VIN: 1M2AV04C98M001707
Operator: [REDACTED]
Owner: B P TRUCKING INC @ BX 386 - ASHLAND, MA 01721-0386
Insurance Co: ACADIA INSURANCE COMPANY
Policy No:
Narrative: **02/24/2020 0542 Bender, Christopher**
Two car MVA, not in travel lane, no injuries.

Refer To Accident: [20NEE-64-AC](#)**For Date: 03/09/2020 - Monday**

20-12189 1741 Initiated - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 8830 - WOSNY, ASHLEIGH
Call Source: Initiated
Primary Id: 0250 - Timmerman, Edward
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 0250 - Timmerman, Edward
ID: 0250 - Timmerman, Edward
ID: 4724 - Peck, Robert Arvd-17:41:00 Clrd-17:43:10
Disp-17:43:23 Arvd-17:46:15 Clrd-18:13:05
ID: 1183 - Evans, Richard
Disp-17:47:34 Arvd-17:47:36 Clrd-17:48:39
Cleared By: 1183 - Evans, Richard
Vehicle Entered By: 03/09/2020 1809 8830 - WOSNY, ASHLEIGH
Vehicle: BLU 2014 CHEV 4D IMPALA CHEVROLET Reg: PC MA 7RY161
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co:
Policy No:
Vehicle Entered By: 03/09/2020 1810 8830 - WOSNY, ASHLEIGH
Modified By: 03/09/2020 1811 8830 - WOSNY, ASHLEIGH
Vehicle: BLK 2017 MERZ C300A4 C300A4 Reg: PC MA ALWSL8 VIN: WDDWK4KB2HF549031
Towed: For: Accident By: ROADSIDE RESCUE To: ROADSIDE RESCUE
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: GOVERNMENT EMPLOYEES INSU
Policy No:
Narrative: **03/09/2020 1747 WOSNY, ASHLEIGH**
two car mva air bag deployment
Narrative: **03/09/2020 1747 WOSNY, ASHLEIGH**
fire notified
Narrative: **03/09/2020 1751 WOSNY, ASHLEIGH**
roadside on scene
Narrative: **03/09/2020 1812 WOSNY, ASHLEIGH**
both parties transported to newton wellesley
Refer To Accident: [20NEE-80-AC](#)

For Date: 01/30/2021 - Saturday

21-3690 1211 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 2160 - Bender, Christopher
Call Source: Telephone

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Primary Id: 0250 - Timmerman, Edward
Call Closed By: 2307 - Timmerman, S, Sarah 01/30/2021 1316
Call Modified By: 1713 - Almeida, Claudine
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 8963 - Kelleher, William
Disp-12:12:10 Arvd-12:15:04 Clrd-13:16:24
Cleared By: 2307 - Timmerman, S, Sarah
ID: 0250 - Timmerman, Edward
Disp-12:12:10 Arvd-12:15:03 Clrd-13:16:25
Cleared By: 2307 - Timmerman, S, Sarah
Vehicle Entered By: 01/30/2021 1217 2160 - Bender, Christopher
Modified By: 02/26/2021 1519 5915 - BAKER, Christopher
Vehicle: WHI 2009 TOYT 4D CAMRY Reg: PC NH 4328992 VIN: 4T1BE46KX9U874402
Towed: For: DISABLED VEHICLE By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co:
Policy No:
Vehicle Entered By: 01/30/2021 1223 2160 - Bender, Christopher
Modified By: 01/30/2021 1224 2160 - Bender, Christopher
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 01/30/2021 1223 2160 - Bender, Christopher
Modified By: 01/30/2021 1245 2160 - Bender, Christopher
Vehicle: BRO 2020 LINC AVIATOR AVIATO Reg: PC MA 152X40 VIN: 5LM5J7XC0LGL12478
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: THE COMMERCE INSURANCE CO
Policy No:
Vehicle Entered By: 01/30/2021 1224 2160 - Bender, Christopher
Modified By: 01/30/2021 1226 2160 - Bender, Christopher
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 01/30/2021 1225 2160 - Bender, Christopher
Modified By: 02/26/2021 1522 5915 - BAKER, Christopher
Vehicle: GRY 2019 NISS ROGUE SPORT Reg: RI UB531 VIN: JN1BJ1CR9KW310995
Towed: For: DISABLED VEHICLE By: NEEDHAM COLLISION To: Needham Collision
Operator: [REDACTED]
Refer To Citation: [897898AA](#)
Owner: [REDACTED]
Insurance Co: NATIONWIDE
Policy No:
Narrative: **01/30/2021 1213 Bender, Christopher**
possible three car accident, two cars in the travel lane,
one off to the side reported by the caller. 573, 589 en
route
Narrative: **01/30/2021 1235 Bender, Christopher**
needham collision on scene
Narrative: **01/30/2021 1244 Bender, Christopher**
all units clear, tow has vehicles, fire transported two
parties to BI Needham.
Narrative: **01/30/2021 1245 Bender, Christopher**
Operators of the NH and RI vehicles transported
Narrative: **01/30/2021 1307 Timmerman, S, Sarah**
N573 out at BI conducting follow up

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Narrative: **01/30/2021 1315 Timmerman, S, Sarah**
written warning issued to operator of RI UB531 for 89/9

Narrative: **01/30/2021 1315 Timmerman, S, Sarah**
clear from

Narrative: **01/30/2021 1316 Timmerman, S, Sarah**
the BI

Refer To Accident: [21NEE-28-AC](#)

For Date: 03/22/2021 - Monday

21-10831 1120 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 3096 - Schlittler, Leo
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3096 - Schlittler, Leo
Disp-11:20:44 Arvd-11:23:59 Clrd-11:52:08
ID: 9396 - Hasenfus, Jason
Disp-11:21:11 Arvd-11:24:29 Clrd-11:52:07
ID: 3435 - Turco, Vincent
Disp-11:49:26 Arvd-11:49:34 Clrd-11:49:51
0709 - Broderick, Austin
Vehicle Entered By: 03/22/2021 1122 770 - Rutledge, Julia
Modified By: 03/22/2021 1151 2160 - Bender, Christopher
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 03/22/2021 1123 2160 - Bender, Christopher
Modified By: 03/22/2021 1152 2160 - Bender, Christopher
Vehicle: RED 2014 DODG LL JOURNEY Reg: PC MA RS881S VIN: 3C4PDDBG8ET297596
Operator:
Owner:
Insurance Co:
Policy No:
Narrative: **03/22/2021 1122 Bender, Christopher**
report of a one car accidnt, 573, 574 on scene

Narrative: **03/22/2021 1125 Bender, Christopher**
Needham towing en route

Narrative: **03/22/2021 1134 Rutledge, Julia**
Needham Collision on scene.

Refer To Accident: [21NEE-72-AC](#)

For Date: 08/02/2021 - Monday

21-29558 1848 Phone - P Motor Vehicle Crash Property P Investigated 1
Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 0676 - Poirier, Ronald (RJ)
Call Closed By: 3096 - Schlittler, Leo 08/02/2021 1951
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 0676 - Poirier, Ronald (RJ)
Disp-18:48:58 Arvd-19:01:51 Clrd-19:26:39
Vehicle Entered By: 08/02/2021 1934 3096 - Schlittler, Leo
Modified By: 08/02/2021 1951 3096 - Schlittler, Leo

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Vehicle: WHI 2011 INTL 400SER 4300LP Reg: CO MA P27734 VIN: 3HAMYSKL2BL391229

Operator: [REDACTED]

Owner: WHDH @ 7 BULFINCH PL - BOSTON, MA 02114-2904

Insurance Co: FEDERAL INSURANCE COMPANY

Policy No:

Vehicle Entered By: 08/02/2021 1942 3096 - Schlittler, Leo

Modified By: 08/03/2021 0943 1713 - Almeida, Claudine

Vehicle: GRY 2012 SUBA SE LEGACY 25IPRE Reg: PC MA 2HR636 VIN: 4S3BMBG60C3006855

Operator: [REDACTED]

Refer To Citation: [T2006856](#)

Owner: [REDACTED]

Insurance Co: LM GENERAL INSURANCE COMP

Policy No:

Narrative: **08/02/2021 1849 Bender, Christopher**

Two car MVA, both cars out of travel lane, no injuries

Refer To Accident: [21NEE-214-AC](#)**For Date: 08/12/2021 - Thursday****21-30644 0911 Phone - P Motor Vehicle Crash Property P Investigated 1**

Call Taker: 4073 - Ryan, Stephen

Call Source: Telephone

Primary Id: 5244 - Fitzpatrick, Colin

Call Modified By: 1713 - Almeida, Claudine

Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE

Jurisdiction: Needham

Fire District: 2A

EMS Service Area: 2A

Party Entered By: 08/12/2021 0913 4073 - Ryan, Stephen

Modified By: 08/12/2021 1105 4073 - Ryan, Stephen

Calling/Inv. Party: PASSENGER

CallBack Number: [REDACTED]

SSN: 770183447 DOB: 02/05/2003 Race: W Sex: M

ID: 2511 - McCullough, Catherine

Disp-09:15:11

Clrd-09:17:51

ID: 2307 - Timmerman, S, Sarah

Disp-09:15:15

Clrd-09:17:53

ID: 5244 - Fitzpatrick, Colin

Disp-09:17:32

Arvd-09:17:35

Clrd-09:30:25

ID: 9846 - Bayiates, Edward

Disp-09:17:47

Arvd-09:17:49

Clrd-09:30:25

Vehicle Entered By: 08/12/2021 0921 4073 - Ryan, Stephen

Modified By: 08/12/2021 1231 1713 - Almeida, Claudine

Vehicle: BLU 2013 FORD F150 Reg: CO MA H64943 VIN: 1FTFX1EF8DFA41259

Operator: [REDACTED]

Refer To Citation: [T2420956](#)

Owner: WHITE CORP @ BX 467 - MEDFIELD, MA 02052

Insurance Co: PILGRIM INSURANCE COMPANY

Policy No:

Vehicle Entered By: 08/12/2021 0922 4073 - Ryan, Stephen

Modified By: 08/12/2021 1232 1713 - Almeida, Claudine

Vehicle:

Insurance Co:

Policy No:

Vehicle Entered By: 08/12/2021 0923 4073 - Ryan, Stephen

Modified By: 08/12/2021 1104 4073 - Ryan, Stephen

Vehicle: BLK 2019 HOND HRV Reg: MA 2KRS33 VIN: 3CZRU6H33KG711729

Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: THE COMMERCE INSURANCE CO

Policy No:

Narrative: **08/12/2021 0913 Ryan, Stephen**

mv crash - no injury

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Refer To Accident: [21NEE-222-AC](#)**For Date: 09/10/2021 - Friday**

21-34809 1128 Initiated - P Motor Vehicle Crash Property P Investigated 1

Call Taker: 2160 - Bender, Christopher
Call Source: Initiated
Primary Id: 9913 - Kelly, Steven
Call Closed By: 9913 - Kelly, Steven 09/10/2021 1147
Call Modified By: 1713 - Almeida, Claudine
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 9913 - Kelly, Steven
ID: 9913 - Kelly, Steven

Arvd-11:28:00 Clrd-11:46:56

Cleared By: 9913 - Kelly, Steven
Vehicle Entered By: 09/10/2021 1129 2160 - Bender, Christopher
Modified By: 09/10/2021 1130 2160 - Bender, Christopher
Vehicle: RED 2015 KIA SORENT Reg: PC MA 3XCZ30 VIN: 5XYKT4A61FG648606
Owner: [REDACTED]

Insurance Co: METROPOLITAN PROPERTY AND
Policy No: [REDACTED]
Vehicle Entered By: 09/10/2021 1130 2160 - Bender, Christopher
Vehicle: Reg: MA 37049
Insurance Co: [REDACTED]
Policy No: [REDACTED]
Refer To Accident: [21NEE-251-AC](#)

For Date: 11/19/2021 - Friday

21-44171 2142 Initiated - P Motor Vehicle Crash Property P Services Rendered 1

Call Taker: 2160 - Bender, Christopher
Call Source: Initiated
Primary Id: 4575 - MacDonald, Matthew
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Initiated By: 4575 - MacDonald, Matthew
Party Entered By: 11/19/2021 2220 2160 - Bender, Christopher
Involved Party: ***UNKNOWN***
ID: 4575 - MacDonald, Matthew

Arvd-21:42:00 Clrd-22:27:30

Vehicle Entered By: 11/19/2021 2147 2160 - Bender, Christopher
Modified By: 11/19/2021 2232 2160 - Bender, Christopher
Vehicle: GRY 2016 HOND CRV RM4H4G Reg: PC MA 51BL44 VIN: 5J6RM4H4XGL018082
Towed: For: DISABLED VEHICLE By: ROADSIDE RESCUE To: ROADSIDE RESCUE
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: SAFETY INSURANCE COMPANY
Policy No: [REDACTED]
Vehicle Entered By: 11/19/2021 2148 2160 - Bender, Christopher
Modified By: 11/19/2021 2305 4575 - MacDonald, Matthew
Vehicle: BLK 2018 AUDI 23 Reg: PC NJ E76LUM
Operator: [REDACTED]

Owner: [REDACTED]

Insurance Co: [REDACTED]
Policy No: [REDACTED]
Narrative: **11/19/2021 2144 Bender, Christopher**
two car mva, no injuries, both cars outside travel lane

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Narrative: **11/19/2021 2149 Cray, Andrew**
Roadside Rescue notified for one tow

Narrative: **11/19/2021 2209 Bender, Christopher**
Modified By: **11/19/2021 2222 Bender, Christopher**
a

Narrative: **11/19/2021 2210 Bender, Christopher**
Modified By: **11/19/2021 2222 Bender, Christopher**
a

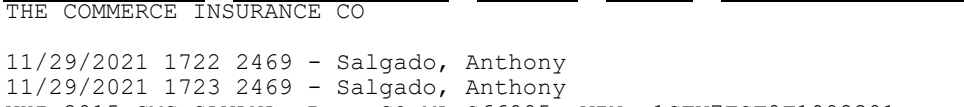
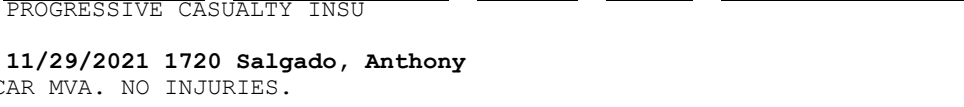
Narrative: **11/19/2021 2220 Cray, Andrew**
Modified By: **11/19/2021 2224 Cray, Andrew**
a

Narrative: **11/19/2021 2227 Bender, Christopher**
All parties clear

Refer To Accident: [21NEE-344-AC](#)

For Date: 11/29/2021 - Monday

21-45321 1715 Phone - P Motor Vehicle Crash Property P Services Rendered 1

Call Taker: 9154 - Frongillo, Anthony
Call Source: Telephone
Call Closed By: 2469 - Salgado, Anthony 11/29/2021 1725
Call Modified By: 2469 - Salgado, Anthony
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 6493 - Brienze, Joseph
Disp-17:16:00 Arvd-17:16:35 Clrd-17:25:20
Arrived By: 2469 - Salgado, Anthony
Cleared By: 2469 - Salgado, Anthony
ID: 4724 - Peck, Robert
Disp-17:16:00 Arvd-17:16:53 Clrd-17:24:06
Arrived By: 2469 - Salgado, Anthony
Cleared By: 2469 - Salgado, Anthony
Vehicle Entered By: 11/29/2021 1721 2469 - Salgado, Anthony
Vehicle: BLU 2021 SE COROLLA Reg: PC MA 6AH659 VIN: 5YFS4MCE9MP060334
Operator: 
Owner: 
Insurance Co: THE COMMERCE INSURANCE CO
Policy No:
Vehicle Entered By: 11/29/2021 1722 2469 - Salgado, Anthony
Modified By: 11/29/2021 1723 2469 - Salgado, Anthony
Vehicle: WHI 2015 GMC SAVANA Reg: CO MA S66905 VIN: 1GTW7FCF0F1908301
Operator: 
Owner: 
Insurance Co: PROGRESSIVE CASUALTY INSU
Policy No:
Narrative: **11/29/2021 1720 Salgado, Anthony**
2 CAR MVA. NO INJURIES.

Narrative: **11/29/2021 1724 Salgado, Anthony**
DAMAGE UNDER \$1000 NO ACCIDENT REPORT NEEDED.

Narrative: **11/29/2021 1725 Salgado, Anthony**
PAPERWORK EXCHANGE. CLEAR.

For Date: 02/01/2022 - Tuesday

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 8324 - Soll, Brian
Call Closed By: 7017 - Capone, Anthony 02/01/2022 0929
Call Modified By: 7017 - Capone, Anthony
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 3435 - Turco, Vincent
Disp-09:03:32 Arvd-09:07:10 Clrd-09:24:41
ID: 8324 - Soll, Brian
Disp-09:03:32 Arvd-09:05:30 Clrd-09:28:37
Arrived By: 7017 - Capone, Anthony
Cleared By: 7017 - Capone, Anthony
Vehicle Entered By: 02/01/2022 0910 2160 - Bender, Christopher
Modified By: 09/06/2022 1026 5368 - Cournoyer, Kelsey
Vehicle: BLK 2015 BMW UT X5 Reg: PC MA 1RVZ98 VIN: 5UXKS4C53F0N08553
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: THE STANDARD FIRE INSURAN
Policy No:
Vehicle Entered By: 02/01/2022 0911 2160 - Bender, Christopher
Vehicle:
Insurance Co:
Policy No:
Vehicle Entered By: 02/01/2022 0911 2160 - Bender, Christopher
Modified By: 09/06/2022 1026 5368 - Cournoyer, Kelsey
Vehicle: BLU 2013 SUBA IMPREZ Reg: PC MA 7WG923 VIN: JF1GPAG63D2875681
Towed: For: DISABLED VEHICLE By: ROADSIDE RESCUE To: ROADSIDE RESCUE
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: ARBELLA MUTUAL INSURANCE
Policy No:
Vehicle Entered By: 02/01/2022 0912 2160 - Bender, Christopher
Modified By: 09/06/2022 1026 5368 - Cournoyer, Kelsey
Vehicle: WHI 2014 UT RANGER Reg: PC MA 881XN1 VIN: SALVR1BG8EH955318
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: THE COMMERCE INSURANCE CO
Policy No:
Vehicle Entered By: 02/01/2022 0912 2160 - Bender, Christopher
Vehicle:
Race: U Sex: U
Insurance Co:
Policy No:
Narrative: **02/01/2022 0907 Bender, Christopher**
4 car MVA with injury, units on scene now with fire
Narrative: **02/01/2022 0908 Capone, Anthony**
requesting 1 tow
Narrative: **02/01/2022 0911 Capone, Anthony**
roadside rescue enroute for 1
Narrative: **02/01/2022 0916 Capone, Anthony**
Fire clear
Narrative: **02/01/2022 0920 Capone, Anthony**
tow on scene
Narrative: **02/01/2022 0929 Capone, Anthony**
1 Vehicle was towed
Refer To Accident: [22NEE-40-AC](#)

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

For Date: 05/12/2022 - Thursday

22-17462	1621	Phone - P Motor Vehicle Crash Property	P Services Rendered	1
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Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 8792 - Carroll, James
Call Modified By: 8792 - Carroll, James
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 8792 - Carroll, James
Disp-16:22:02 Arvd-16:22:06 Clrd-16:32:34
ID: 6493 - Brienze, Joseph
Disp-16:22:05 Arvd-16:26:59 Clrd-16:32:33
1958 - Bardol, Sean
Arrived By: 4824 - Dooher, Timothy
Vehicle Entered By: 05/12/2022 1629 2160 - Bender, Christopher
Modified By: 05/19/2022 1233 8792 - Carroll, James
Vehicle: GRY 2017 SE TOYT CAMRY Reg: PC MA 2RE496 VIN: 4T1BF1FK4HU403582
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: THE COMMERCE INSURANCE CO
Policy No:
Vehicle Entered By: 05/12/2022 1630 2160 - Bender, Christopher
Vehicle: BLU 2018 TOYT PRIUS Reg: PC MA 524KC2
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co:
Policy No:
Narrative: **05/12/2022 1621 Bender, Christopher**
Two car mva no injuries pulled into lot on 1st st
Narrative: **05/12/2022 1632 Bender, Christopher**
paper exchange
Refer To Accident: [22NEE-169-AC](#)

22-35335	0805	Phone - P Motor Vehicle Crash Property	P Investigated	1
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Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 9846 - Baylates, Edward
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 09/21/2022 0818 4073 - Ryan, Stephen
Calling/Inv. Party: [REDACTED]
ID: 9846 - Baylates, Edward
Disp-08:14:18 Arvd-08:35:36 Clrd-09:17:43
Vehicle Entered By: 09/21/2022 0818 4073 - Ryan, Stephen
Modified By: 09/21/2022 0842 4073 - Ryan, Stephen
Vehicle: RED 2018 TOYT Highlander Se Reg: PC CT BD27215 VIN: 5TDJZRFH6JS905045
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: State Farm
Policy No:
Vehicle Entered By: 09/21/2022 0842 4073 - Ryan, Stephen
Modified By: 09/21/2022 0843 4073 - Ryan, Stephen
Vehicle: WHI 2021 MERZ SPRINTER Reg: CO MA W57480 VIN: W1Y4DBHY8MT045215

For Date: 09/21/2022 - Wednesday

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Owner:

Insurance Co: CITATION INSURANCE COMPAN
Policy No:
Refer To Accident: [22NEE-320-AC](#)

For Date: 11/18/2022 - Friday

22-43791 1409 Phone - P Motor Vehicle Crash w/Injury P Investigated 1
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 0709 - Broderick, Austin
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 0709 - Broderick, Austin
Disp-14:12:39 Arvd-14:14:11 Clrd-14:47:47
ID: 1958 - Bardol, Sean
Disp-14:12:41 Arvd-14:14:13 Clrd-14:47:47
Vehicle Entered By: 11/18/2022 1434 4073 - Ryan, Stephen
Modified By: 11/18/2022 1435 4073 - Ryan, Stephen
Vehicle: BLK 2014 NISS SE ALTIMA Reg: PC MA 147ZC5 VIN: 1N4AL3AP8EC408184
Operator:
Owner:
Insurance Co: quincy mutual fire ins
Policy No:
Vehicle Entered By: 11/18/2022 1447 4073 - Ryan, Stephen
Vehicle: GRY 2016 HOND 4D CIVIC Reg: PC MA 2NYJ48 VIN: 19XFC2F73GE208831
Operator:
Owner:
Insurance Co: geico general ins
Policy No:
Narrative: **11/18/2022 1417 Ryan, Stephen**
units speaking to r/p states he believes they kept driving.
Units checking the area.
Refer To Accident: [22NEE-406-AC](#)

For Date: 05/10/2023 - Wednesday

23-18381 1324 Phone - P Motor Vehicle Crash Property P Services Rendered 1
Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 0026 - Keleher, Patrick
Disp-13:30:38 Arvd-13:30:39 Clrd-13:53:16
Cleared By: 0026 - Keleher, Patrick
ID: 3096 - Schlittler, Leo
Disp-13:30:51 Arvd-13:30:52 Clrd-13:57:03
Cleared By: 3096 - Schlittler, Leo
Vehicle Entered By: 05/10/2023 1332 4073 - Ryan, Stephen
Modified By: 05/10/2023 1334 4073 - Ryan, Stephen
Vehicle: GRY 2011 TOYT SE COROLL Reg: PC MA 758PH8 VIN: 2T1BU4EE0BC692889
Owner:
Insurance Co: FARMERS PROPERTY & CASUAL
Policy No:
Vehicle Entered By: 05/10/2023 1335 4073 - Ryan, Stephen
Vehicle: Reg: PC MA 1SJ18
Insurance Co:
Policy No:

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Narrative: **05/10/2023 1324 Ryan, Stephen**
revoli worker states he heard an accident.

Narrative: **05/10/2023 1333 Ryan, Stephen**
units located a vehicle in accident. stated they already
exchanged paperwork other party has left the area. vehicle
at scene is waiting for aaa off to the side of the road.

For Date: 01/18/2024 - Thursday**24-2965 1816 Phone - P Motor Vehicle Crash Hit/Run P Services Rendered 1**

Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 9693 - Wise, James
Location/Address: 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 9693 - Wise, James
Disp-18:21:17 Arvd-18:21:22 Clrd-18:56:47
ID: 1958 - Bardol, Sean
Disp-18:21:17 Arvd-18:21:22 Clrd-18:30:43
Cleared By: 1958 - Bardol, Sean
ID: 1958 - Bardol, Sean
Disp-18:32:20 Arvd-18:32:22 Clrd-18:44:00
ID: 9693 - Wise, James
Disp-19:09:48 Clrd-19:10:15
Vehicle Entered By: 01/18/2024 1818 2160 - Bender, Christopher
Modified By: 01/18/2024 1824 2160 - Bender, Christopher
Vehicle: GRY 2017 TOYT UT HIGHLA Reg: PC MA 6VH860 VIN: 5TDJZRFB6HS372012
Operator:

Owner:

Insurance Co: SAFETY INSURANCE COMPANY
Policy No:

Vehicle Entered By: 01/18/2024 1819 2160 - Bender, Christopher
Modified By: 01/18/2024 1824 2160 - Bender, Christopher
Vehicle: BRO 2004 TOYT SE PRIUS Reg: PC MA 3PLB21 VIN: JTDKB20U940018617
Operator:

Owner:

Insurance Co:
Policy No:

Narrative: **01/18/2024 1820 Bender, Christopher**
MV hit and run possible heavy front end damage on a fleeing
vehicle, small black possible Mercedes

Narrative: **01/18/2024 1822 Keleher, Patrick**
Modified By: **01/18/2024 1825 Keleher, Patrick**
Needham Towing notified for two tows

Narrative: **01/18/2024 1822 Bender, Christopher**
Newton notified

Narrative: **01/18/2024 1843 Bender, Christopher**
sm 7359.6 to seven eleven. Two vehicles picked up by
Roadside

Narrative: **01/18/2024 1845 Bender, Christopher**
7360.6

Refer To Accident: [24NEE-32-AC](#)**For Date: 04/25/2024 - Thursday****24-18915 1248 Phone - P Motor Vehicle Crash Property P Services Rendered 1**

Selective Search From: 01/01/2014 Thru: 12/11/2024 0000 - 2359 Printed: 12/11/2024

Call Taker: 4073 - Ryan, Stephen
Call Source: Telephone
Primary Id: 9693 - Wise, James
Location/Address: [NEE 1057] MIGHTY SUBS - 250 HIGHLAND AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
Party Entered By: 04/25/2024 1249 4073 - Ryan, Stephen
Calling Party: [REDACTED]
ID: 9714 - Noll, Roger
Disp-12:50:53 Clrd-12:53:42
ID: 0026 - Keleher, Patrick
Disp-12:50:57 Clrd-12:53:54
ID: 9693 - Wise, James
Disp-12:52:07 Arvd-12:54:45 Clrd-13:04:42
ID: 3435 - Turco, Vincent
Disp-12:53:49 Clrd-12:54:47
Vehicle Entered By: 04/25/2024 1255 4073 - Ryan, Stephen
Modified By: 04/25/2024 1256 4073 - Ryan, Stephen
Vehicle: BLU 2018 AUDI SE A6 Reg: PC MA 3ZZL41 VIN: WAUG3AFC8JN021760
Owner: [REDACTED]
Insurance Co: QUINCY MUTUAL FIRE INSURA
Policy No:
Vehicle Entered By: 04/25/2024 1257 4073 - Ryan, Stephen
Modified By: 04/25/2024 1258 4073 - Ryan, Stephen
Vehicle: Reg: AP OK 3JS659
Operator: [REDACTED]
Insurance Co:
Policy No:
Narrative: **04/25/2024 1249 Ryan, Stephen**
mv crash no injury- one of the vehicles is an audi

Refer To Accident: [24NEE-147-AC](#)**For Date: 05/09/2024 - Thursday****24-21111 1011 Phone - P Motor Vehicle Crash Hit/Run P Services Rendered 1**

Call Taker: 2160 - Bender, Christopher
Call Source: Telephone
Primary Id: 2307 - Timmerman, S, Sarah
Location/Address: [NEE 5750] 250 HIGHLAND AVE @ 1 1ST AVE
Jurisdiction: Needham
Fire District: 2A
EMS Service Area: 2A
ID: 2307 - Timmerman, S, Sarah
Disp-10:12:33 Arvd-10:15:13 Clrd-11:50:53
Vehicle Entered By: 05/09/2024 1025 2160 - Bender, Christopher
Modified By: 05/09/2024 1026 2160 - Bender, Christopher
Vehicle: GRY 2020 KIA SPORTAGE Reg: PC MA 1ZZJ84 VIN: KNDPRCA69L7647999
Operator: [REDACTED]
Owner: [REDACTED]
Insurance Co: PROGRESSIVE CASUALTY INSU
Policy No:
Narrative: **05/09/2024 1015 Bender, Christopher**
MVC hit and run by a fedex truck, RP is now at work and is looking to make a report and show damage of her vehicle

Narrative: **05/09/2024 1051 Bender, Christopher**
Heading over to Fedex to follow up

Narrative: **05/09/2024 1051 Bender, Christopher**
Fedex truck is not registered there

Refer To Accident: [24NEE-171-AC](#)