NEEDHAM
ZONING BOARD OF APPEALS
AGENDA

THURSDAY, May 19, 2022 - 7:30PM

Zoom Meeting ID Number: 869-6475-7241

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click "Join a Meeting" and enter the Meeting ID: 869-6475-7241

Or joint the meeting at link: https://us02web.zoom.us/j/86964757241

AGENDA

Minutes — Review and approve Minutes from April 28, 2022 meeting.

Case #1 – 7:30PM — **68 Garden Street –** Andrew P. Feldman, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2 and any other applicable Sections of the By-Law to allow one additional garage space. This request is associated with the construction of a new single-family home with an attached garage. The property is located at 68 Garden Street, Needham, MA in the Single Residence B (SRB) District.

Case #2 – 7:45PM — **1330 Highland Avenue (*Emery Grover Building)* –** The Town of Needham Permanent Public Building Committee, applicant, applied to the Board of Appeals for a Special Permit pursuant to Sections 1.4.6, 5.1.1.5, 5.1.2, 5.1.3 of the Zoning By-Law for the purpose to allow the change, extension, alteration, enlargement, or reconstruction of a preexisting non-conforming building and to waive the required number of parking spaces and parking design requirements. This request is associated with the full "core and shell" renovation of the Emery Grover Building, a National Registered Historic Place, built in 1898, to allow its continued use by the Needham School Administration. The property is located at 1330 Highland Avenue, Needham, MA in the Apartment 1 (A1) District.

Case #3- 8:00PM — **670 Highland Avenue, 284 Webster Street and 28 Greendale Avenue –** Temple Beth Shalom and Davenport Holding Properties, Inc., applicants, applied to the Board of Appeals for an Special Permit Amendment under Sections 1.4.2, 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the By-Law to provide relief for the following: a) an extension of the 2015 Special Permit to expand the parking lot due to the acquisition of the properties at 284 Webster Street and 28 Greendale Avenue; b) a waiver of strict adherence to the parking space and parking design requirements; and c) the continuance of pre-existing nonconforming buildings and structures, and uses thereon. This request is associated with the demolition of the existing house and garage at 284 Webster Street and the construction of a

parking lot connected to the existing Temple driveway and main parking lot; and the renovations of the house and garage at 28 Greendale Avenue for use as additional classroom space. The property is located at 670 Highland Avenue, 284 Webster Street, and 28 Greendale Avenue, Needham, MA in the Single Residence B (SRB) District.

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NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, APRIL 28, 2022– 7:30 PM

Zoom Meeting ID Number: 821-3177-8205

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held remotely on Zoom on Thursday, April 28, 2022 at 7:30pm. Jon D. Schneider, Chair, presided and the following members were present: Howard S. Goldman and Peter Friedenberg. Jonathan D. Tamkin, Vice-Chair, joined the meeting before the start of Case #2.

Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Goldman motioned to approve the minutes of March 17, 2022. Mr. Friedenberg seconded the motion. The Board unanimously approved the minutes.

Case #1	**1183 Highland Avenue**	**Approved**
Case #2	**329 Chestnut Street**	**Approved**
Case #3	**1346 South Street**	**Approved**
Case #4	**132-134 Hillside Avenue**	**Approved**

1545 Central Avenue – *Needham Platform Tennis Club Report*

The Needham Pool and Racquet Club ("NPRC") appeared before the Board as required by the Special Permit dated July 16, 2020 ("Special Permit"). Barry Nectow presented a status report concerning the platform tennis courts located at and leased from NPRC.

Construction of the paddle courts began in February 2021 and was completed by October 1, 2021. There are three paddle courts with a 660 square foot club house. The courts are operated by the Needham Platform Tennis Club and are open to members seven days a week from 7:00 a.m. to 10:00 p.m. The court lights are turned off at 10:30 pm. There are lights along the walkways that are on from dusk to dawn.

The first season was successful. The courts were full and there is a waiting list for club membership. He would like to add a fourth court in a couple of years.

The club would like to upgrade to a traditional bathroom instead of a compostable toilet as proposed in the *Special Permit*. He hopes to have a design by October 2022.

The club would also like to extend the closing time from 10:00 p.m. to 11:00 p.m. to allow more playing time for members and accommodate matches. Mr. Schneider said that an extension of hours would require an amendment to the *Special Permit and a new hearing with notice to neighbors.*

The meeting was open for public comment.

Mr. John McCarthy, 1509 Central Avenue, said that the courts have been a nice addition and that it has been fun to watch paddle tennis. He was concerned about a fourth court and was opposed to extending court hours. The 10:00 p.m. close time works for the neighbors. He was glad to hear about the change of the composting toilets. He wanted to know the details of whether the proposed bathroom would tie into the existing septic system or if a new septic system was planned. He was concerned about the age of the existing septic system which was built in 1962 since his home and wetlands are downhill from NPRC. He did not want to see an increase in the paddle club's membership. He was upset that there are porta potties on site.

Mr. Nectow did not know the details of the septic system as he has not met with the engineer to discuss the new bathroom. The porta potties were installed before the composting toilet was finished, then they had problems with the composting toilet. He hopes they can eliminate the porta potties.

Laura DeMaio, President of NPRC, responded that the septic system has been updated since 1962 and is serviced every year. The system will be replaced before it fails. NPRC wants to keep the porta potties for the youth tennis program. They are maintained regularly, and the smell is not an issue.

Mr. McCarthy argued that he believed that porta potties were not allowed by the *Special Permit.* He did not support permanent porta potties. Mr. Schneider responded that porta potties were not addressed in the Special Permit. The Special Permit said that there would be a composting toilet with a maintenance plan filed with the Board of Health. Regulation of toilets is a matter for the Board of Health and not this Board.

There were no other neighbors or parties that asked to speak. Mr. Schneider commented that he was surprised by the lack of other parties. The absence of comments seems to indicate that Mr. Nectow's group had done a good job operating the courts and the Board had made a reasonable decision to allow the courts.

Mr. Schneider informed Mr. Nectow that he would need to apply for an amendment to the *Special Permit to* add a court or expand the hours

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. The hearings can be viewed at http://www.needhamchannel.org/watch-programs/ or at https://www.youtube.com/user/TownofNeedhamMA/playlists

The meeting adjourned at 9:22 p.m.

ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. *Failure to do so will delay the scheduling of the hearing.*

Applicant Information

Applicant Name	ANDREW P. FELDMAN		Date: 4/21/22
Applicant Address	68 GARDEN ST NEEDHAM MA 02492		
Phone	617-943-5288	email	ANDREW P FELDMAN P GMAIL. COM

Applicant is ☒Owner; ☐Tenant; ☐Purchaser; ☐Other_____

If not the owner, a letter from the owner certifying authorization to apply must be included

Representative Name			
Address			
Phone		email	

Representative is ☐Attorney; ☐Contractor; ☐Architect; ☐Other_____

Contact ☒Me ☐Representative in connection with this application.

Subject Property Information

Property Address	68 GARDEN ST NEEDHAM MA 02492		
Map/Parcel Number	MAP 52 / PARCEL 24 052-024-000	Zone of Property	SRB

Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain?
☐Yes ☒No

Is property ☒Residential or ☐Commercial

If residential renovation, will renovation constitute "new construction"?
☒Yes ☐No

If commercial, does the number of parking spaces meet the By-Law requirement? ☐Yes ☐No NA
Do the spaces meet design requirements? ☐Yes ☐ No

Application Type (*select one*): ☒Special Permit ☐Variance ☐Comprehensive Permit ☐Amendment ☐Appeal Building Inspector Decision

ZBA Application For Hearing

Existing Conditions:
NEW CONSTRUCTION. PLANS DATED 3/20/22 SHOW "WORKSHOP" NEXT TO 2-CAR GARAGE. THIS GARAGE HAS A 16'W X 9'H DOOR. PLANS SHOW WORKSHOP WITH 2 WINDOWS.

Statement of Relief Sought:
I WOULD LIKE TO CHANGE WORKSHOP TO A THIRD GARAGE BAY BY ELIMINATING THE 2 WINDOWS AND REPLACING THEM WITH A 9'W X 8'H GARAGE DOOR.

Applicable Section(s) of the Zoning By-Law:
SECTION 6.1.2

If application under Zoning Section 1.4 above, list non-conformities: NA

	Existing Conditions	**Proposed Conditions**
Use		
# Dwelling Units		
Lot Area *(square feet)*		
Front Setback *(feet)*		
Rear Setback *(feet)*		
Left Setback *(feet)*		
Right Setback *(feet)*		
Frontage *(feet)*		
Lot Coverage *(%)*		
FAR *(Floor area divided by the lot area)*		
Numbers must match those on the certified plot plan and supporting materials		

ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:
NEW CONSTRUCTION - DATE TBD	DATE TBD

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions *(Required)*	YES
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" *(Required)*	YES
If applicant is tenant, letter of authorization from owner *(Required)*	NA
Electronic submission of the complete application with attachments *(Required)*	YES
Elevations of Proposed Conditions *(when necessary)*	NA
Floor Plans of Proposed Conditions *(when necessary)*	NA

Feel free to attach any additional information relative to the application. Additional information may be requested by the Board at any time during the application or hearing process.

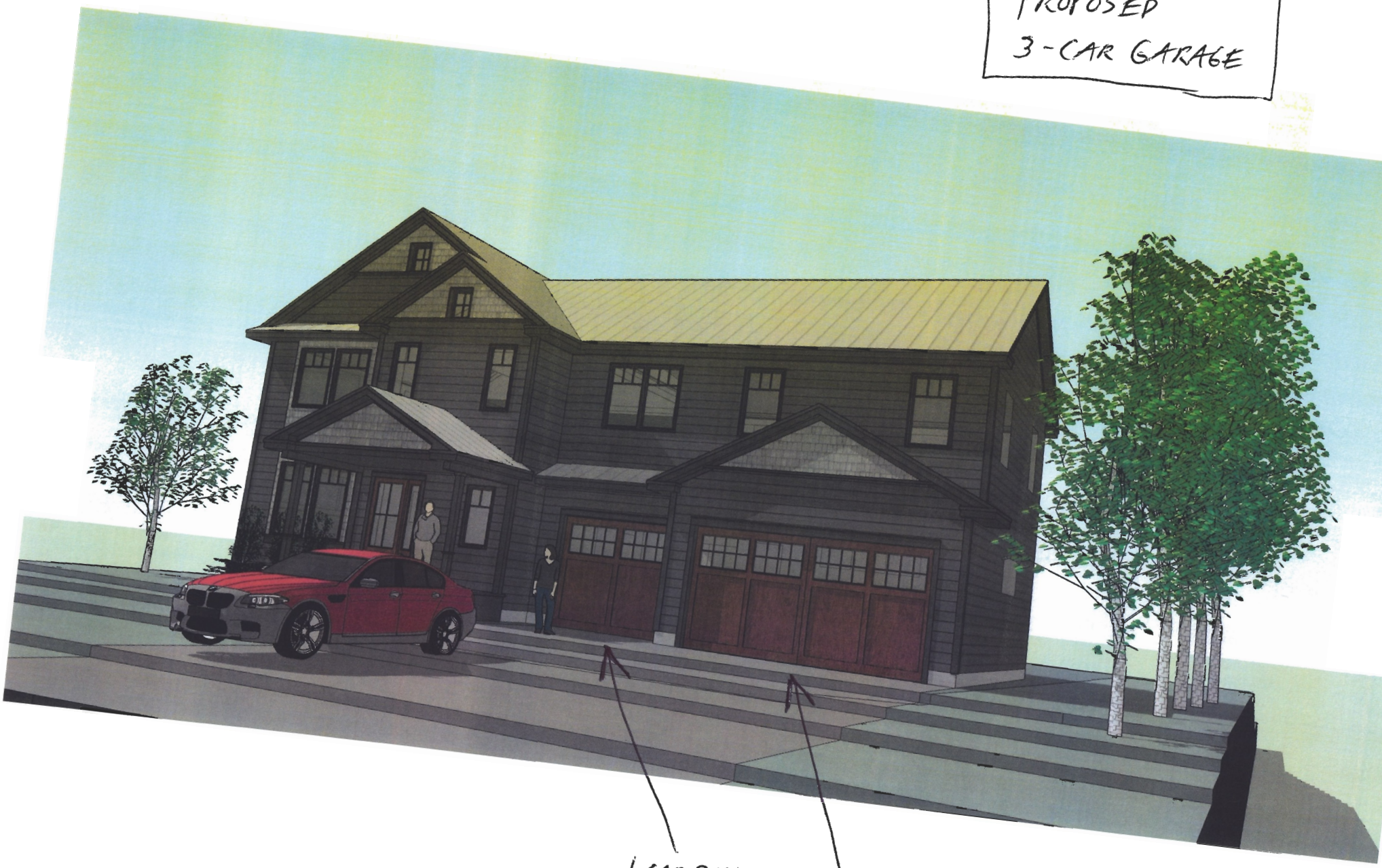
I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector MET IN-PERSON 4/25/22 3:30 PM WITH DAVE ROCHE
date of consult

Date: 4/21/2022 Applicant Signature [signature]

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

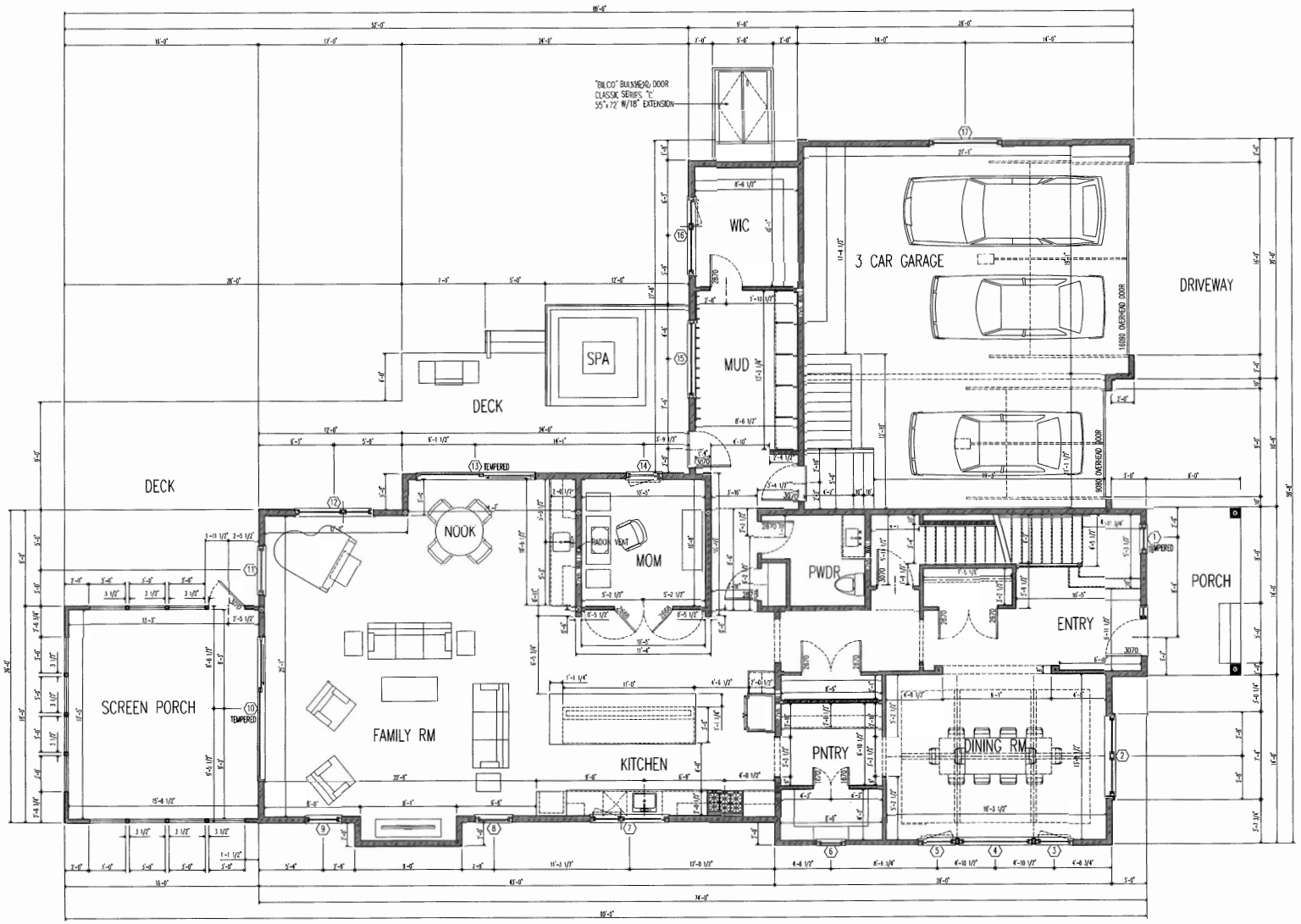
PROPOSED
3-CAR GARAGE



1 CAR BAY
DOOR 9'W x 8'H

2 CAR BAY
DOOR 16'W x 9'H

PROPOSED
3-CAR GARAGE

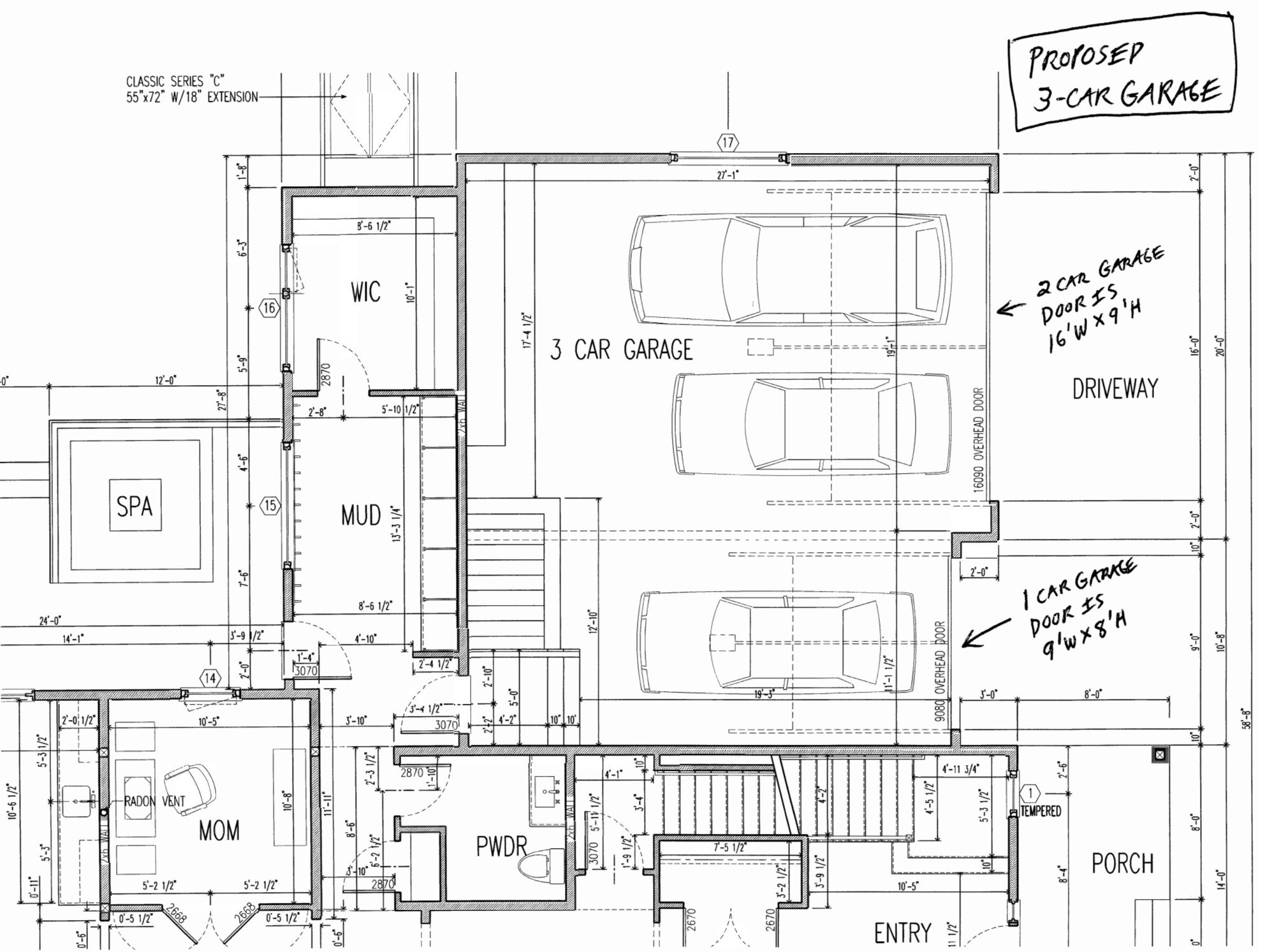


1 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

LDS CONSTRUCTION // STEVEN BACZEK ARCHITECT

FELDMAN RESIDENCE
62 GARDEN STREET, NEEDHAM, MA

A-1 FIRST FLOOR PLAN


PROPOSED
3-CAR GARAGE
CLASSIC SERIES "C"
55"x72" W/18" EXTENSION
WIC
3 CAR GARAGE
DRIVEWAY
SPA
MUD
MOM
PWDR
ENTRY
PORCH
RADON VENT
2 CAR GARAGE
DOOR IS
16'W x 9'H
1 CAR GARAGE
DOOR IS
9'W x 8'H
16090 OVERHEAD DOOR
9080 OVERHEAD DOOR
TEMPERED
2x6 WALL
27'-1"
8'-6 1/2"
12'-0"
24'-0"
14'-1"
10'-5"
5'-2 1/2"
19'-3"
19'-1"
11'-1 1/2"
7'-5 1/2"
4'-11 3/4"
10'-5"
3'-0"
8'-0"
58'-8"

FELDMAN RESIDENCE

68 GARDEN STREET, NEEDHAM MA

NOTE: THE DRAWING SET CONTAINED HEREIN SHOULD BE FULLY REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK. ANY DESCREPANCIES, OMMISIONS, OR ERRORS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.

NOTE: ALL EXISTING CONDITIONS TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ANY WORK. ANY DESCREPANCIES, OMMISIONS, OR ERRORS TO THE DOCUMENTATION HEREIN SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.

DO NOT SCALE DRAWINGS

DATE: 20 MARCH 2022

DRAWING LIST

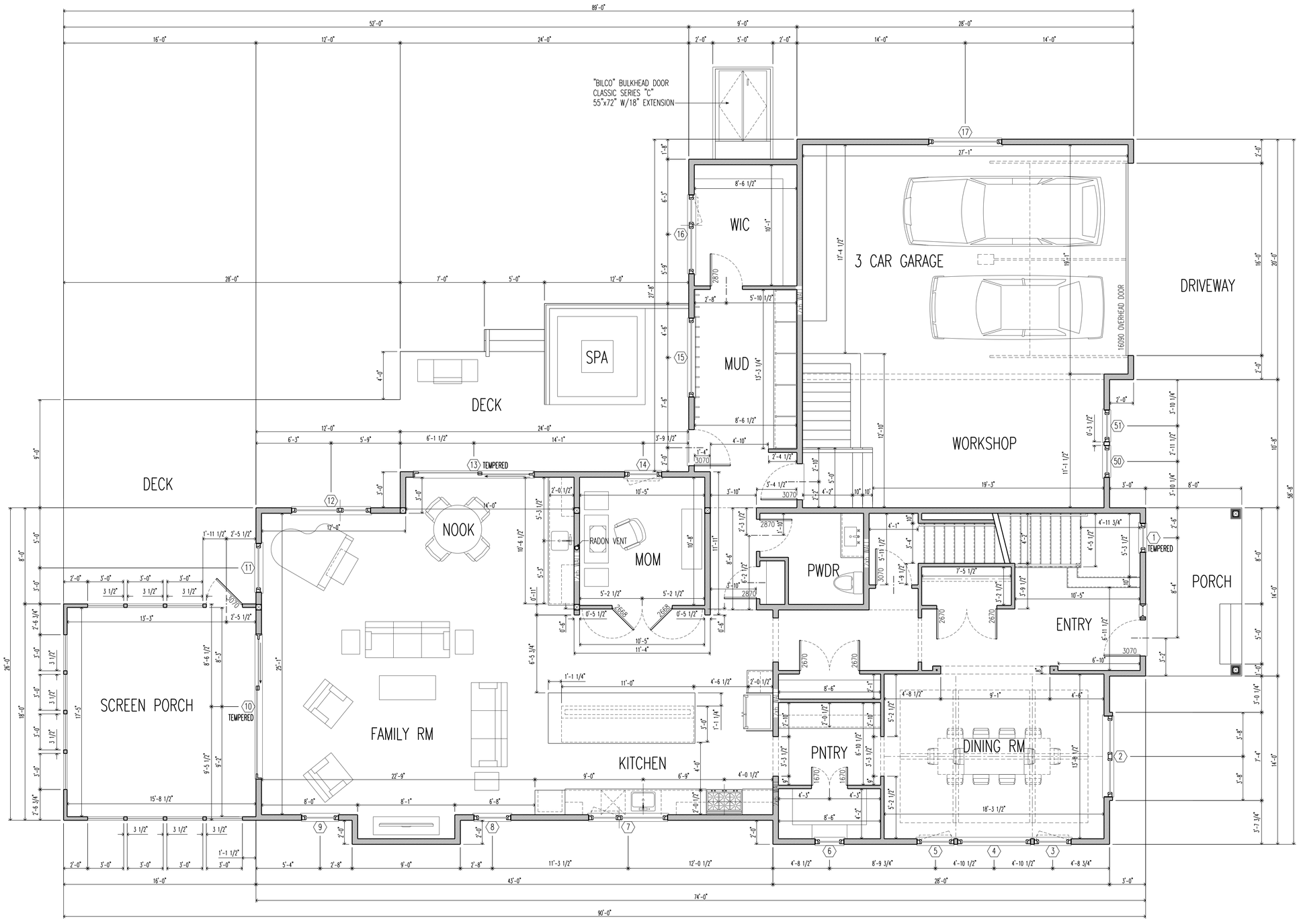
A-0 Titlesheet
A-1 First Floor Plan
A-2 Second Floor Plan
A-3 Basement Floor Plan
A-10 Building Elevations
A-11 Building Elevations
A-12 Building Elevations
A-20 Foundation plan
A-21 First Floor Framing Plan
A-22 Second Floor Framing Plan
A-23 Roof Framing Plan
A-24 Roof Framing Plan
A-25 Roof Plan
A-30 Wall Sections A and B
A-40 Wall Section Details
A-41 Window Details
E-1 First Floor Electrical Plan
E-2 Second Floor Electrical Plan
E-3 Basement Electrical Plan

REGISTERED ARCHITECT STEVEN BACZEK No. 10211 READING, MASS. COMMONWEALTH OF MASSACHUSETTS

Project:
FELDMAN Residence
68 GARDEN STREET, NEEDHAM MA

STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING MA 01867
PH: 781-354-5839

A-0



1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING MA 01867
781-944-2884

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

FIRST FLOOR PLAN
SCALE AS NOTED

A-1

1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

A-2

SECOND FLOOR PLAN
SCALE AS NOTED

1 BASEMENT PLAN

SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867
781-944-8557

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

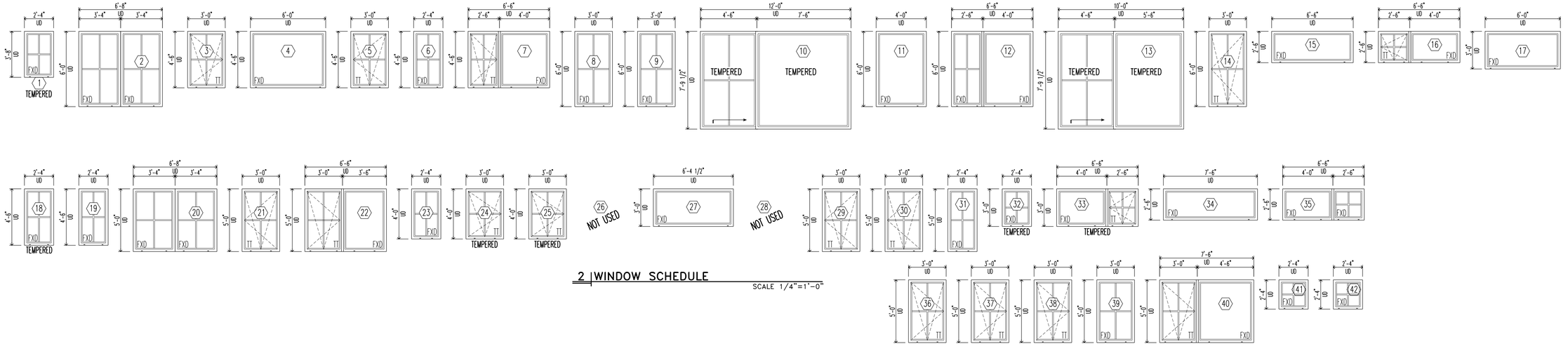
FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

BASEMENT FLOOR PLAN
SCALE: AS NOTED

A-3



1 FRONT ELEVATION (WEST)
SCALE 1/4"=1'-0"



2 WINDOW SCHEDULE
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

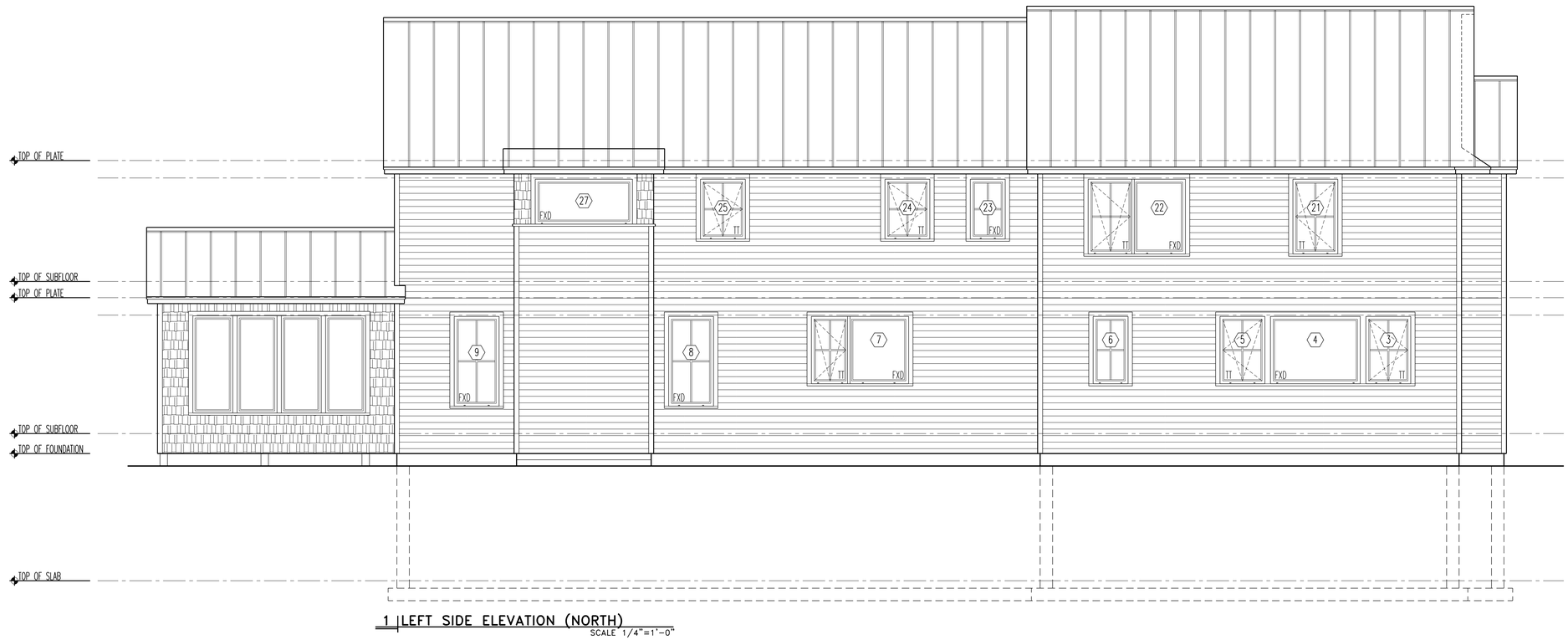
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

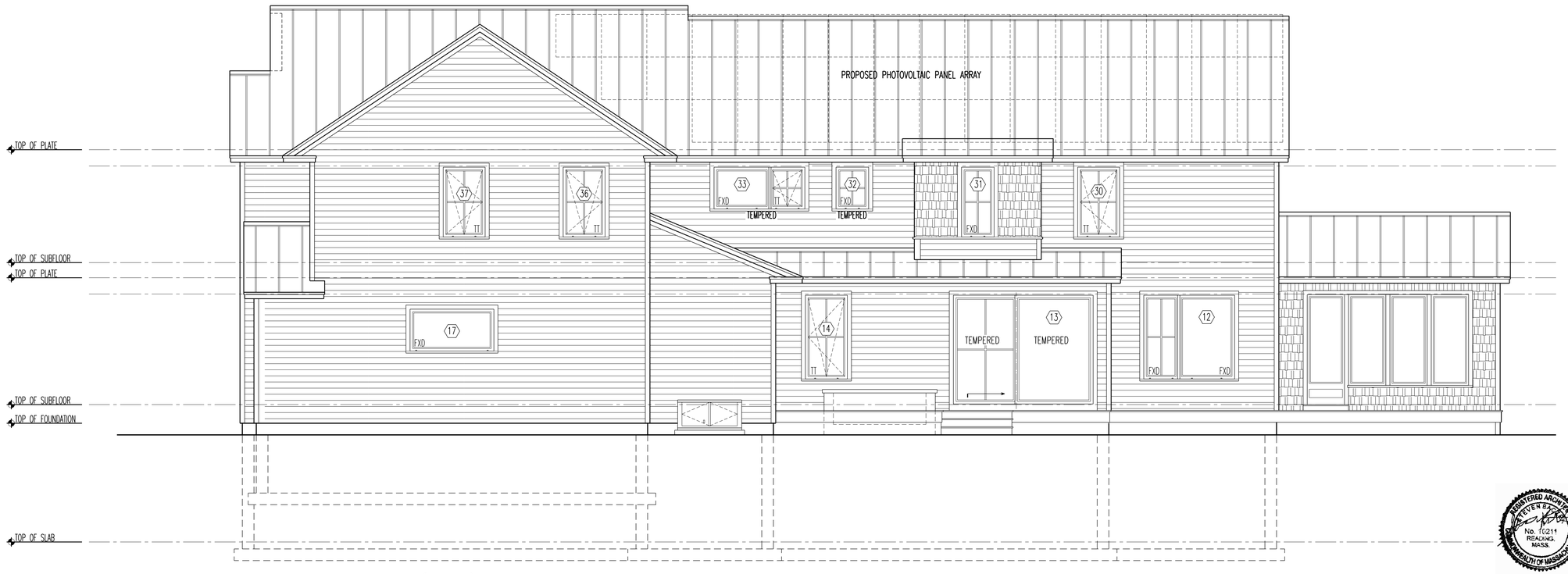
DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

A-10 WINDOW SCHEDULE
SCALE AS NOTED



1 LEFT SIDE ELEVATION (NORTH)
SCALE 1/4"=1'-0"



2 RIGHT SIDE ELEVATION (SOUTH)
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN E. BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING, MA 01867

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

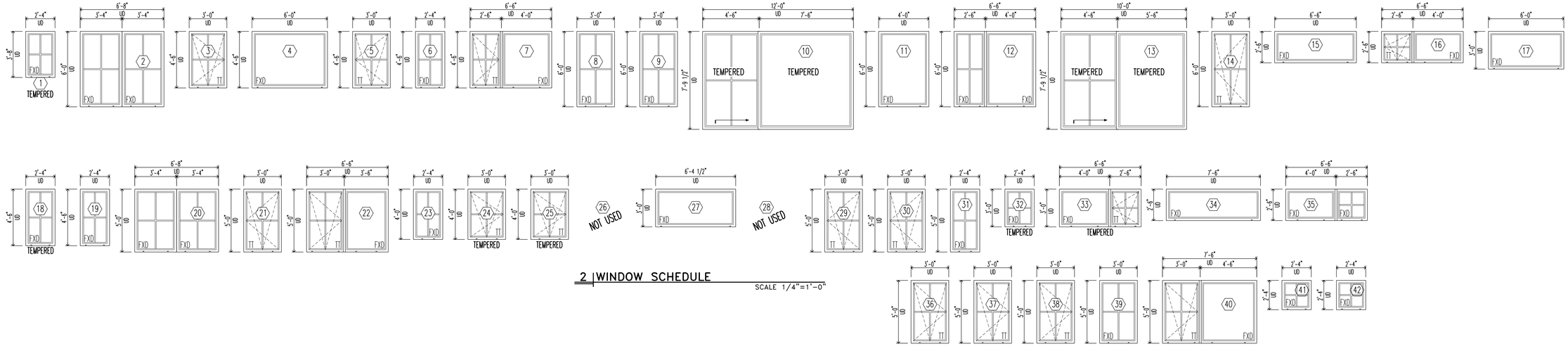
DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

A-11 BUILDING ELEVATIONS
SCALE AS NOTED



1 REAR ELEVATION (EAST)
SCALE 1/4"=1'-0"



2 WINDOW SCHEDULE
SCALE 1/4"=1'-0"

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING MA 01867

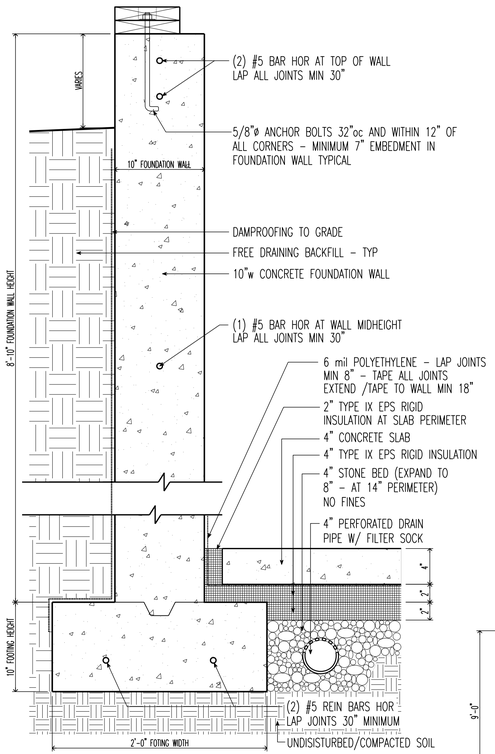
DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

BUILDING ELEVATIONS
SCALE AS NOTED

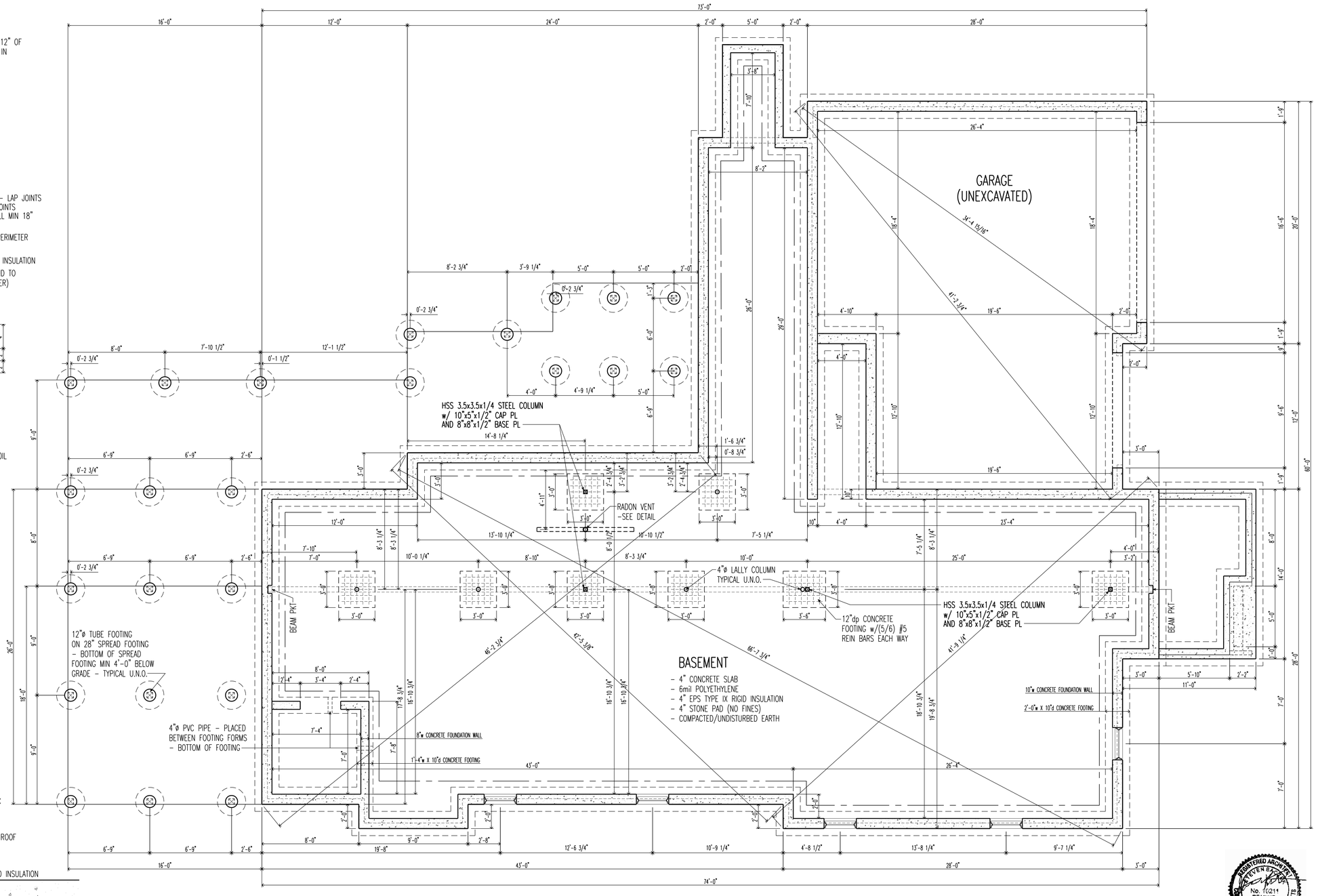
A-12

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS



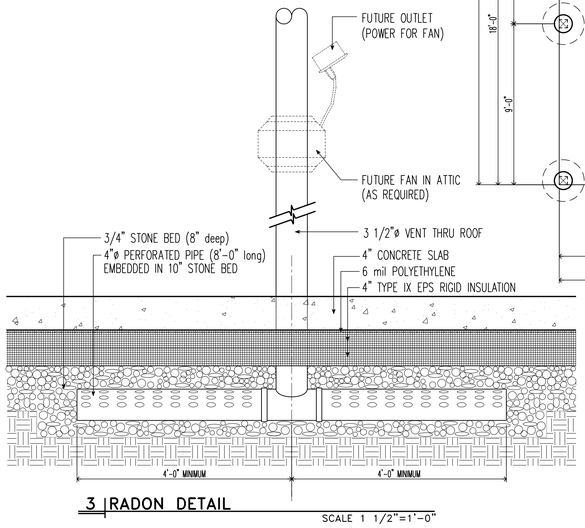
2 FOUNDATION WALL DETAIL

SCALE 1 1/2"=1'-0"



1 FOUNDATION PLAN

SCALE 1/4"=1'-0"



3 RADON DETAIL

SCALE 1 1/2"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING
MASS.
COMMONWEALTH OF MASSACHUSETTS

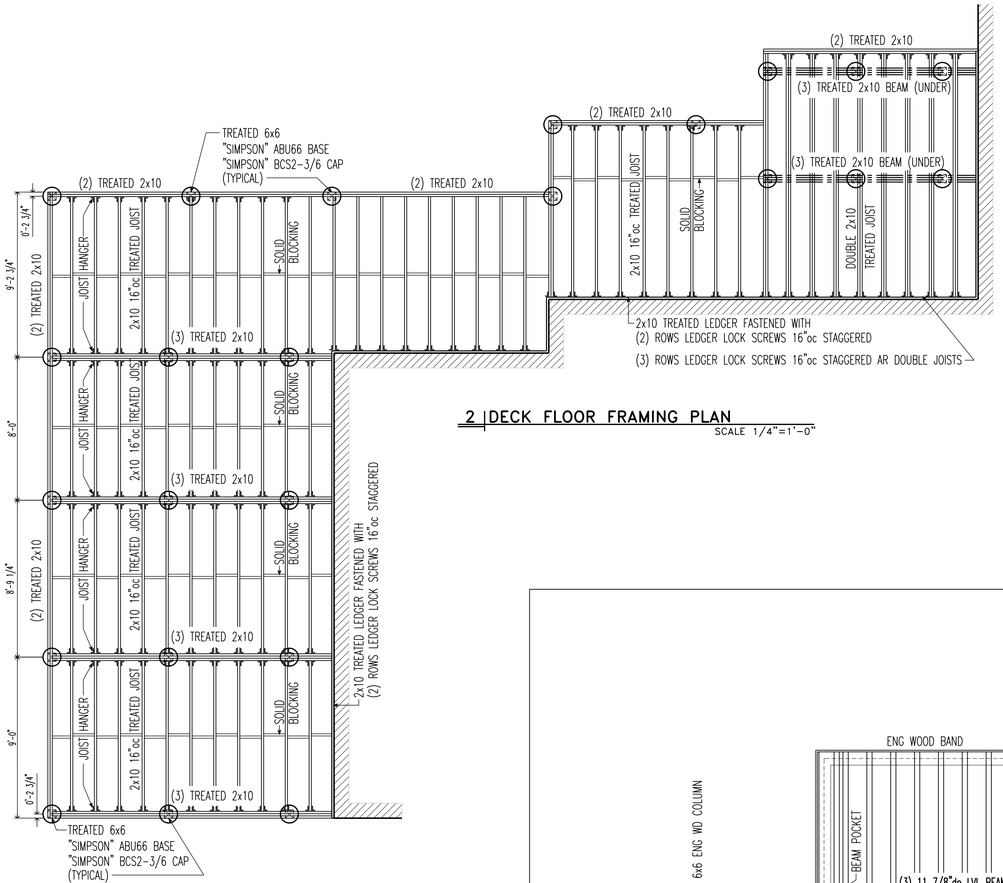
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867
LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

DATE: 9/20/22
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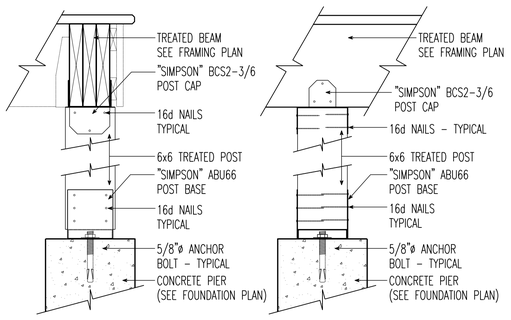
RESIDENCE

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

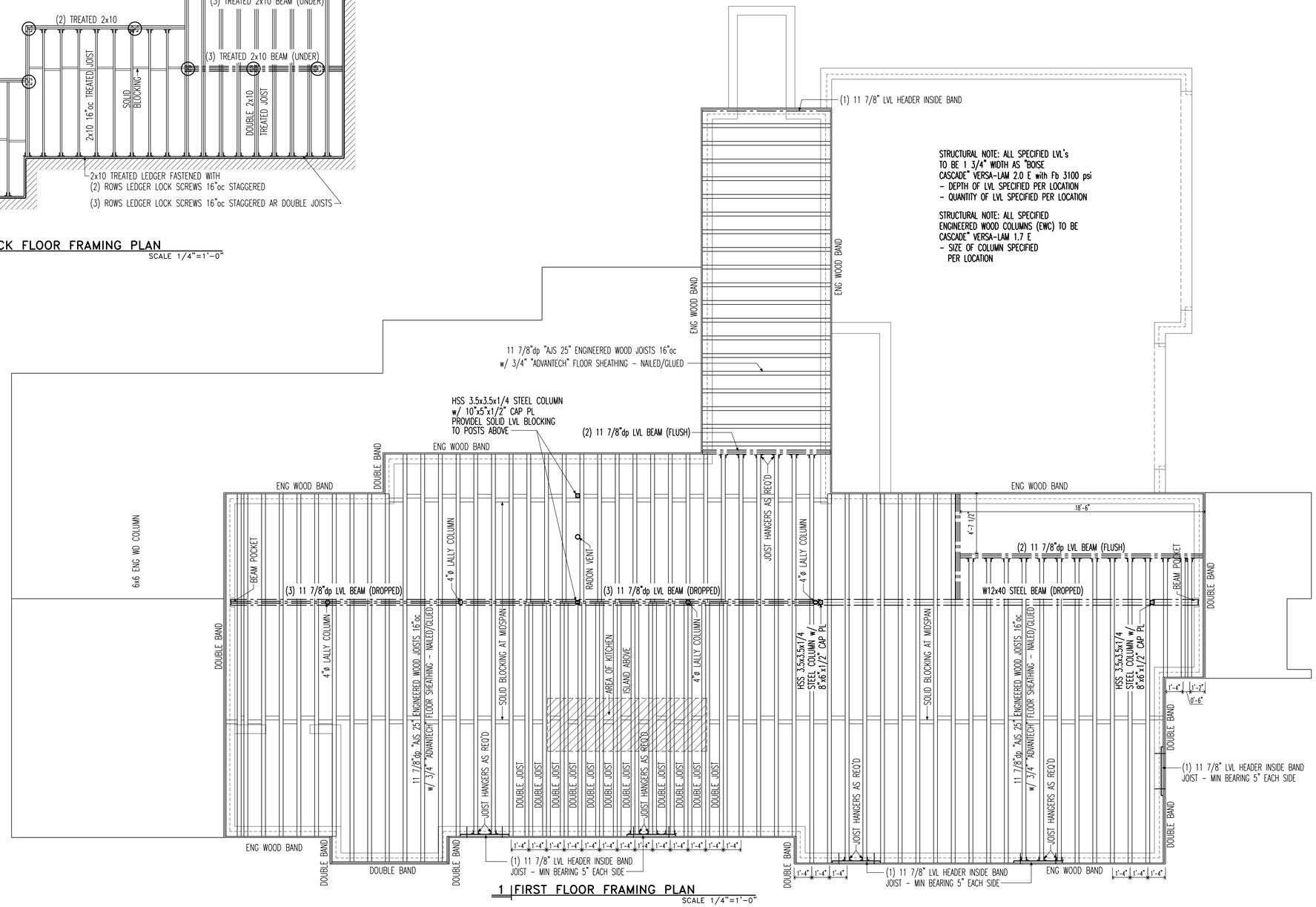
A-20 FOUNDATION PLAN
SCALE AS NOTED



2 DECK FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"



3 PIER DECK DETAILS
SCALE 1 1/2"=1'-0"



1 FIRST FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN F. BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

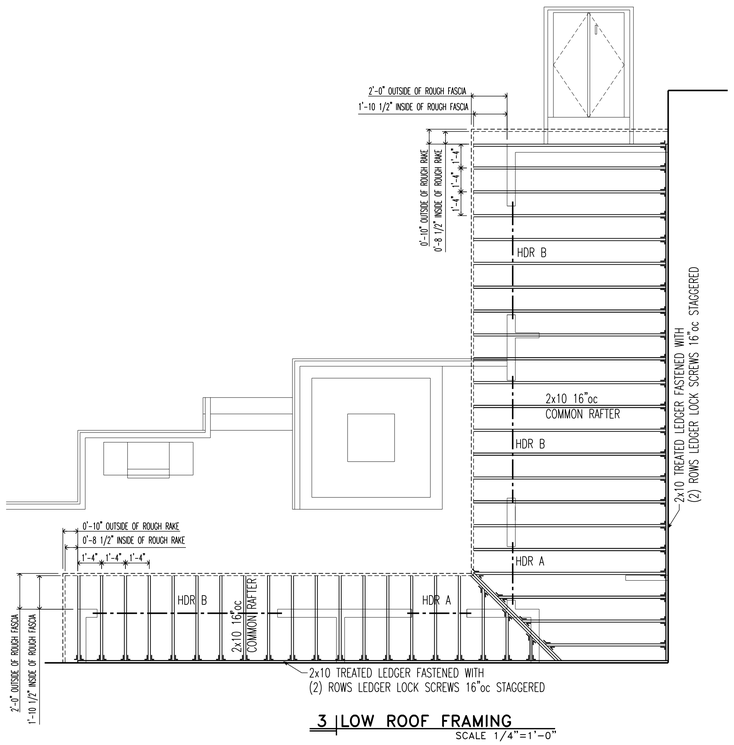
STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING, MA 01867

DATE: REMARKS:
9/20/22 SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

FIRST FLOOR FRAMING PLAN
SCALE AS NOTED

A-21



3 | LOW ROOF FRAMING
SCALE 1/4"=1'-0"

HEADER "A"
DOUBLE TOP PLATE (TYPICAL)
(1) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "B"
DOUBLE TOP PLATE (TYPICAL)
(2) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "C"
DOUBLE TOP PLATE (TYPICAL)
(3) 1 3/4 x 9 1/2" LVL
BLOCKING AS REQ'D
2x6 HEAD PLATE TYPICAL

HEADER "D"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(1) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x4 HEAD PLATE
5/8" FULL BLOCKING

HEADER "E"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(2) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x2 HEAD PLATE
5/8" FULL BLOCKING

HEADER "F"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(3) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
BLOCKING AS REQ'D
5/8" FULL BLOCKING

HEADER "G8"
(3) 2x8
1/2" PLYWD SPACER

HEADER "H8"
(2) 2x8
1/2" PLYWD SPACER

HEADER "G10"
(3) 2x10
1/2" PLYWD SPACER

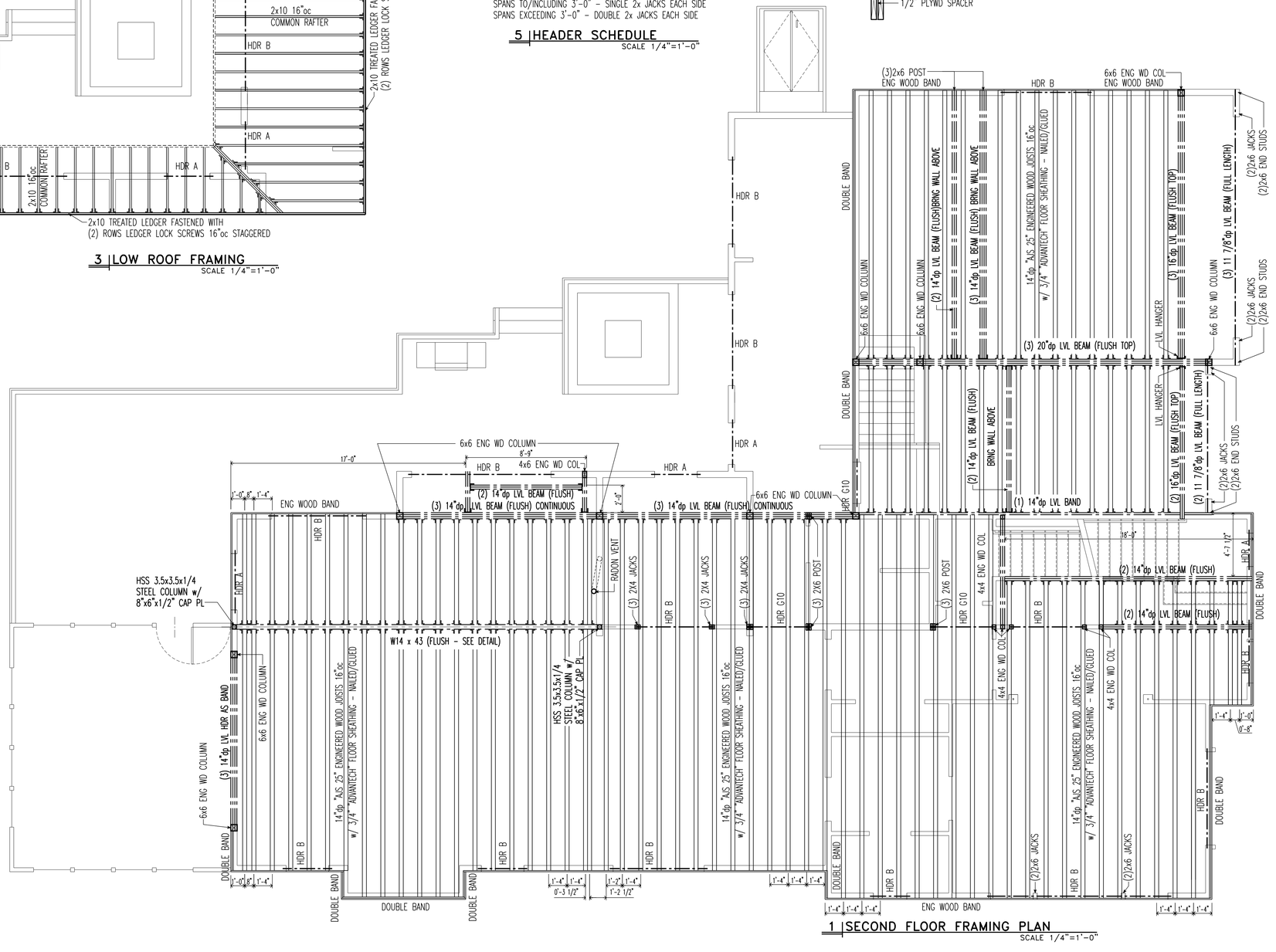
HEADER "H10"
(2) 2x10
1/2" PLYWD SPACER

HEADER "G12"
(3) 2x12
1/2" PLYWD SPACER

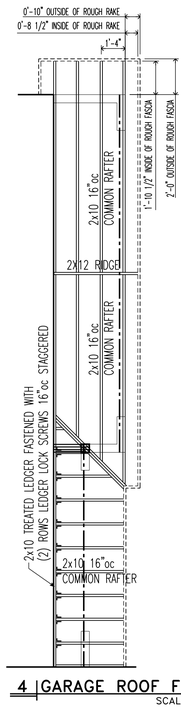
HEADER "H12"
(2) 2x12
1/2" PLYWD SPACER

SPANS TO/INCLUDING 3'-0" - SINGLE 2x JACKS EACH SIDE
SPANS EXCEEDING 3'-0" - DOUBLE 2x JACKS EACH SIDE

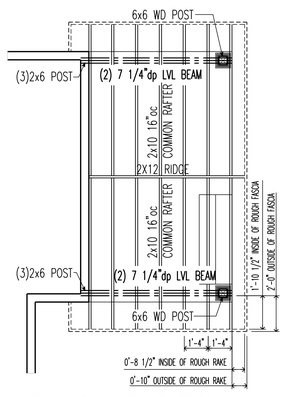
5 | HEADER SCHEDULE
SCALE 1/4"=1'-0"



1 | SECOND FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"



4 | GARAGE ROOF FRAMING
SCALE 1/4"=1'-0"



2 | PORCH ROOF FRAMING
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

DATE: 12/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

A-22
SECOND FLOOR FRAMING PLAN
SCALE: AS NOTED

HEADER "A"
DOUBLE TOP PLATE (TYPICAL)
(1) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "B"
DOUBLE TOP PLATE (TYPICAL)
(2) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "C"
DOUBLE TOP PLATE (TYPICAL)
(3) 1 3/4 x 9 1/2" LVL
BLOCKING AS REQ'D
2x6 HEAD PLATE TYPICAL

HEADER "D"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(1) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x4 HEAD PLATE
5/8" FULL BLOCKING

HEADER "E"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(2) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x2 HEAD PLATE
5/8" FULL BLOCKING

HEADER "F"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(3) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
BLOCKING AS REQ'D
5/8" FULL BLOCKING

HEADER "G8"
(3) 2x8
1/2" PLYWD SPACER

HEADER "H8"
(2) 2x8
1/2" PLYWD SPACER

HEADER "G10"
(3) 2x10
1/2" PLYWD SPACER

HEADER "H10"
(2) 2x10
1/2" PLYWD SPACER

HEADER "G12"
(3) 2x12
1/2" PLYWD SPACER

HEADER "H12"
(2) 2x12
1/2" PLYWD SPACER

SPANS TO/INCLUDING 3'-0" – SINGLE 2x JACKS EACH SIDE
SPANS EXCEEDING 3'-0" – DOUBLE 2x JACKS EACH SIDE

5 HEADER SCHEDULE
SCALE 1/4"=1'-0"

1 CEILING JOIST FRAMING PLAN
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION / STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING, MA 01867
5 MERCHANTS DRIVE WALPOLE MA 02081 PH:781-727-8494

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

CEILING JOIST FRAMING PLAN
SCALE AS NOTED

A-23

HEADER "A"
DOUBLE TOP PLATE (TYPICAL)
(1) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "B"
DOUBLE TOP PLATE (TYPICAL)
(2) 1 3/4 x 9 1/2" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x6 HEAD PLATE TYPICAL

HEADER "C"
DOUBLE TOP PLATE (TYPICAL)
(3) 1 3/4 x 9 1/2" LVL
BLOCKING AS REQ'D
2x6 HEAD PLATE TYPICAL

HEADER "D"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(1) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x4 HEAD PLATE
5/8" FULL BLOCKING

HEADER "E"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(2) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
2x4 CRIPPLE(S) FLAT
2x2 HEAD PLATE
5/8" FULL BLOCKING

HEADER "F"
DOUBLE TOP PLATE (BEYOND)
(SINGLE TOP PLATE AT HEADER)
(3) 1 3/4 x 11 7/8" LVL
INSULATION POCKET
BLOCKING AS REQ'D
5/8" FULL BLOCKING

HEADER "G8"
(3) 2x8
1/2" PLYWD SPACER

HEADER "H8"
(2) 2x8
1/2" PLYWD SPACER

HEADER "G10"
(3) 2x10
1/2" PLYWD SPACER

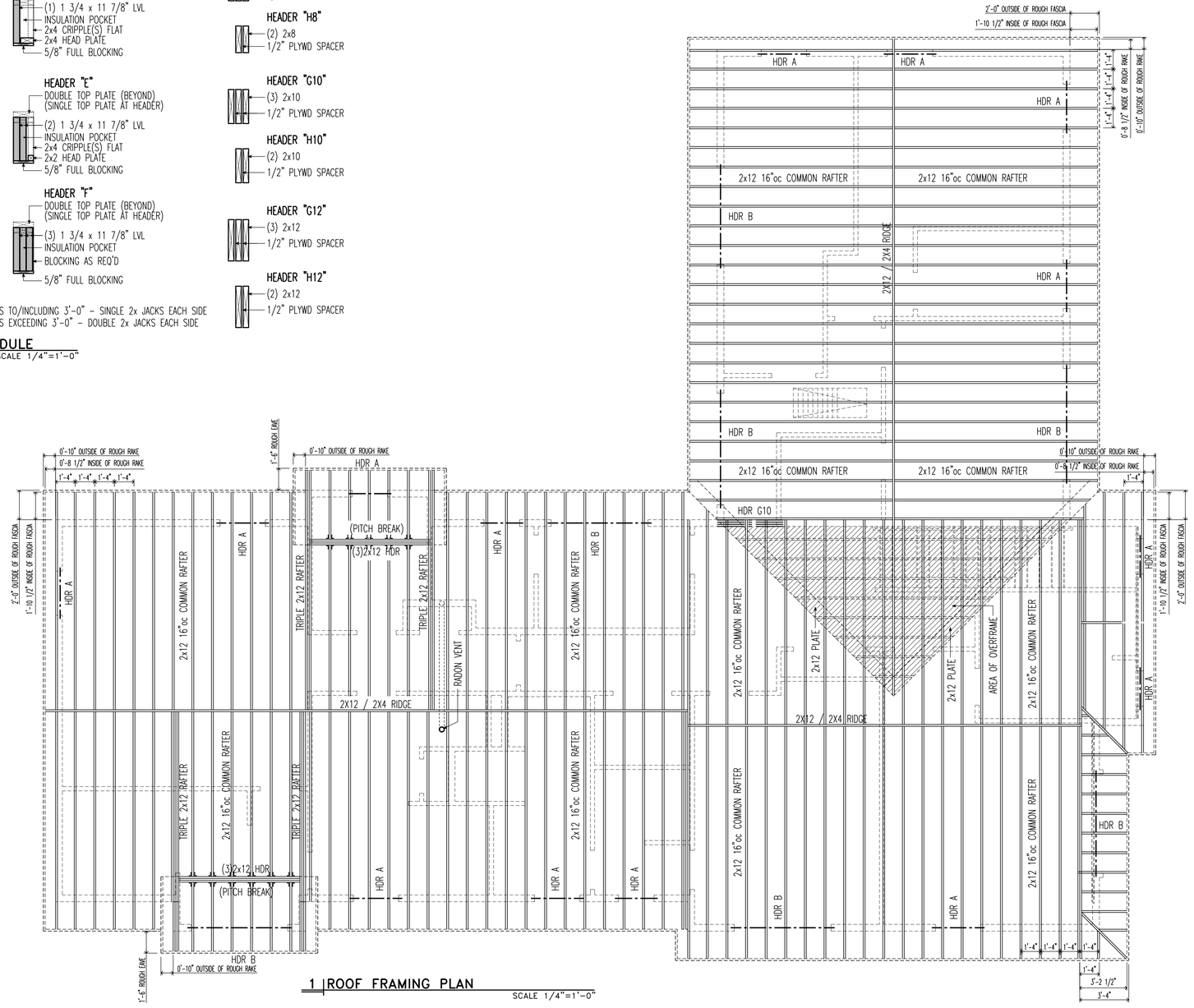
HEADER "H10"
(2) 2x10
1/2" PLYWD SPACER

HEADER "G12"
(3) 2x12
1/2" PLYWD SPACER

HEADER "H12"
(2) 2x12
1/2" PLYWD SPACER

SPANS TO/INCLUDING 3'-0" - SINGLE 2x JACKS EACH SIDE
SPANS EXCEEDING 3'-0" - DOUBLE 2x JACKS EACH SIDE

5 HEADER SCHEDULE
SCALE 1/4"=1'-0"



1 ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

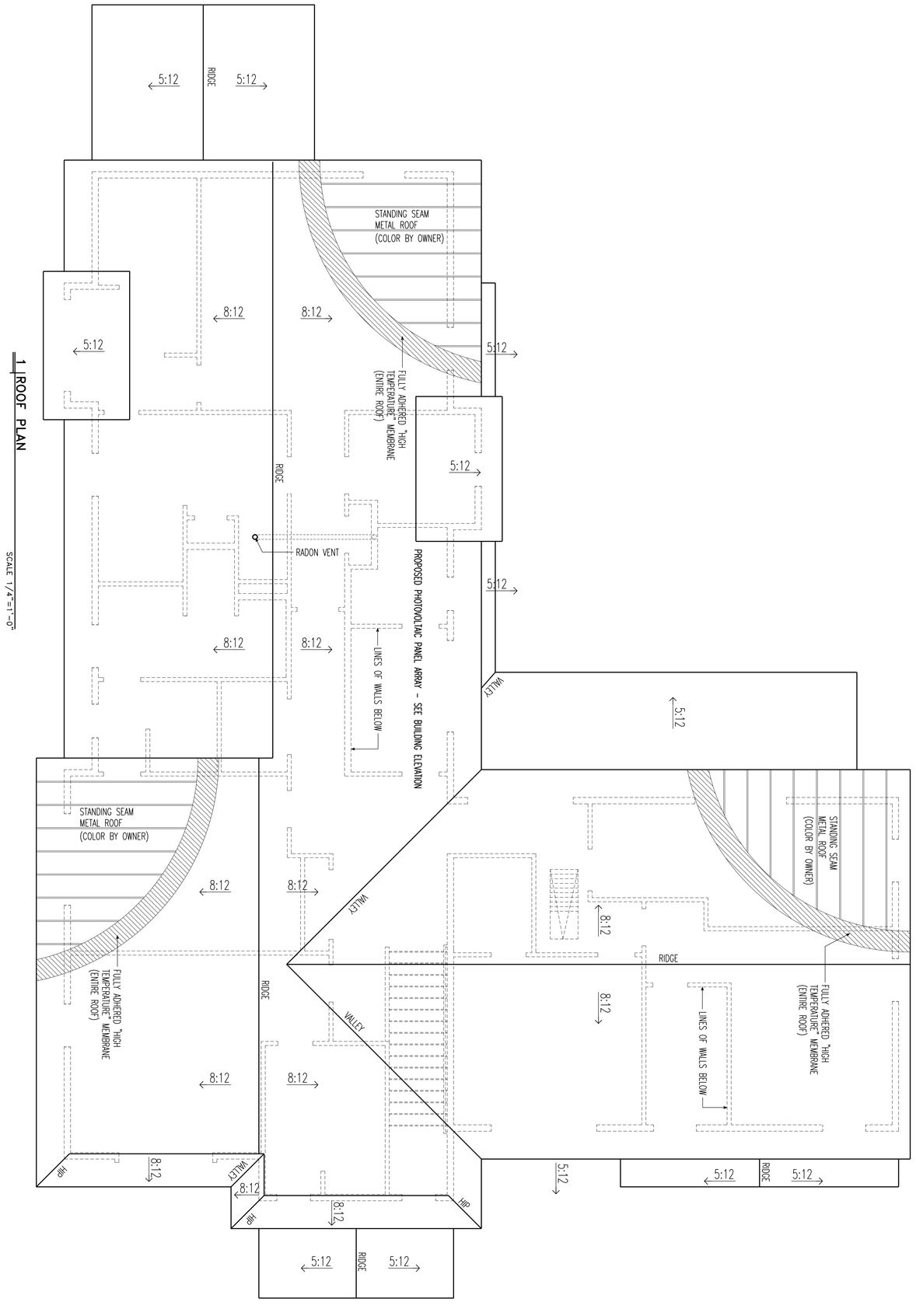
LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

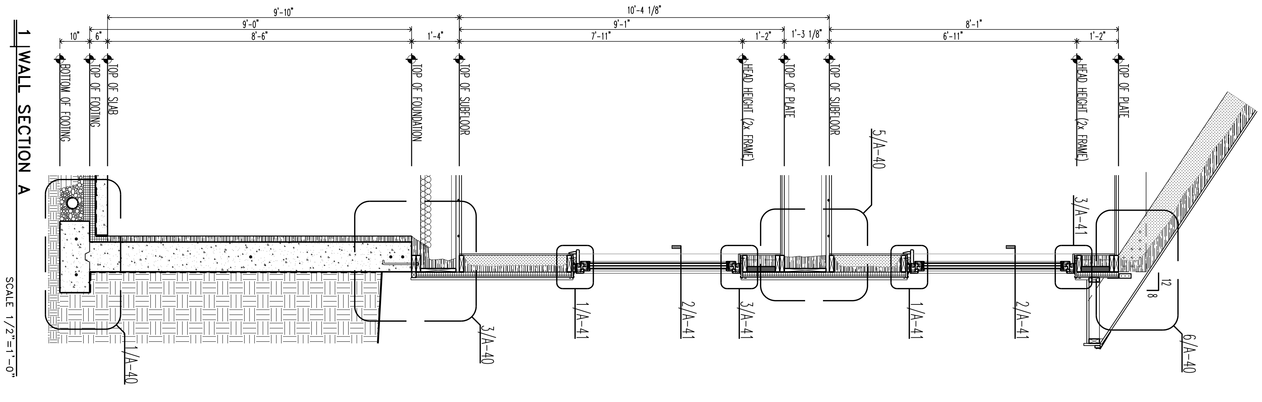
A-24
ROOF FRAMING PLAN
SCALE AS NOTED



1 ROOF PLAN

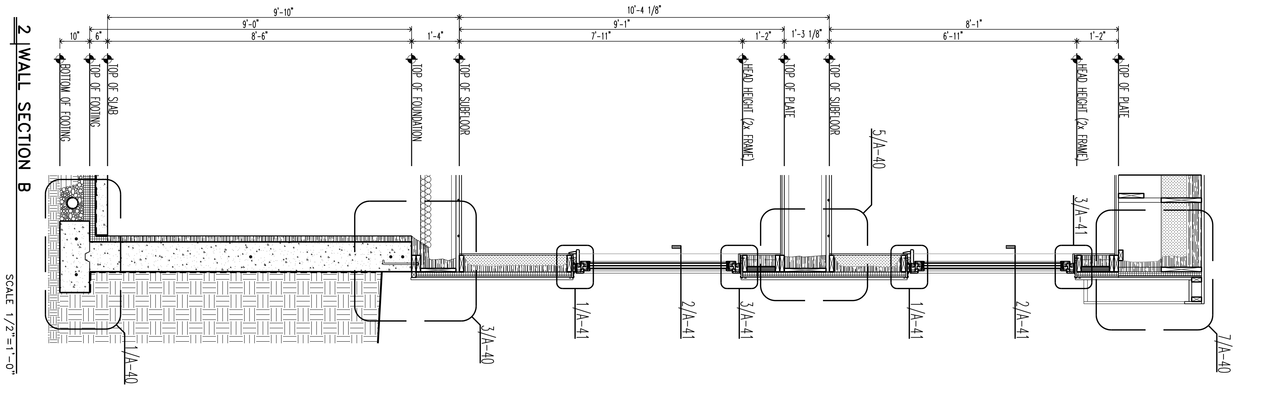
SCALE 1/4"=1'-0"

REGISTERED ARCHITECT
STEVEN M. BACZEK
No. 4427
READING
MASS.
COMMONWEALTH OF MASSACHUSETTS



1 WALL SECTION A

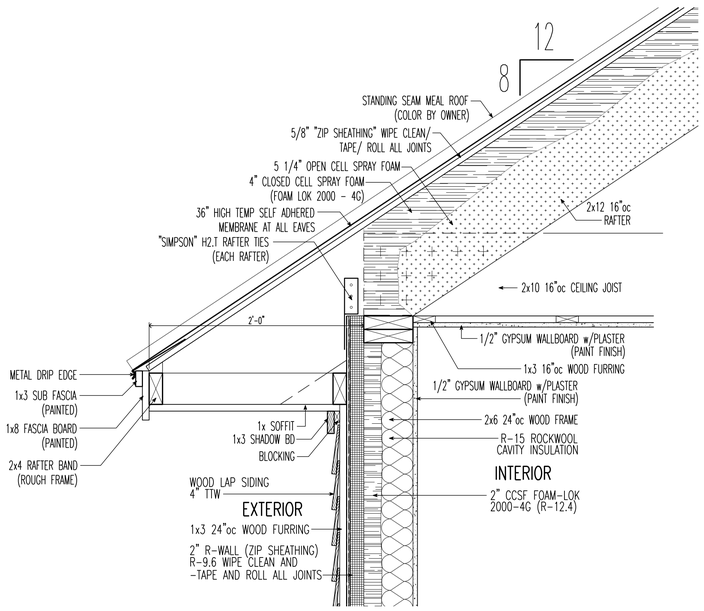
SCALE 1/2"=1'-0"



2 WALL SECTION B

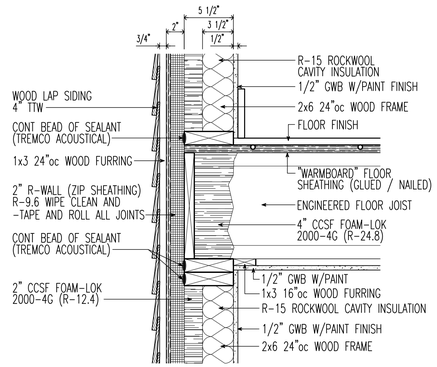
SCALE 1/2"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
REGISTERED
COMMONWEALTH OF MASSACHUSETTS



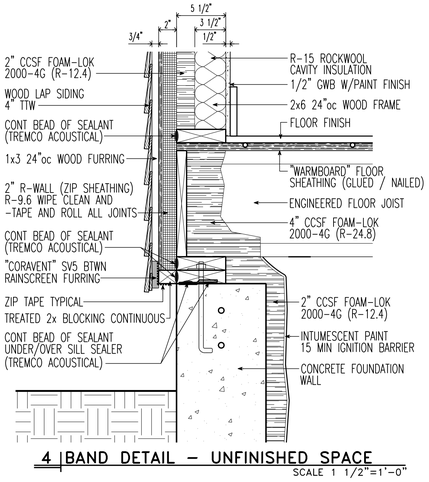
6 | ROOF EAVE DETAIL

SCALE 1 1/2"=1'-0"



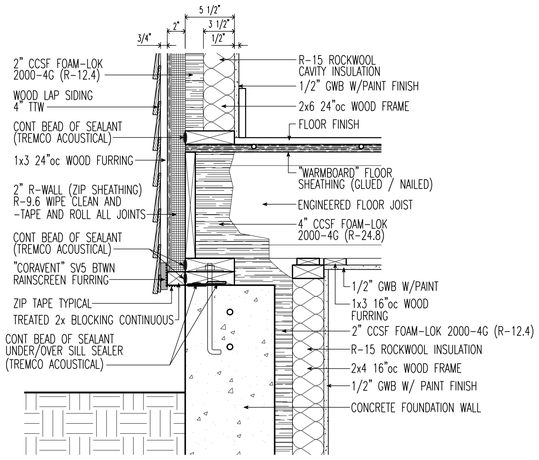
5 | SECOND FLOOR BAND DETAIL

SCALE 1 1/2"=1'-0"



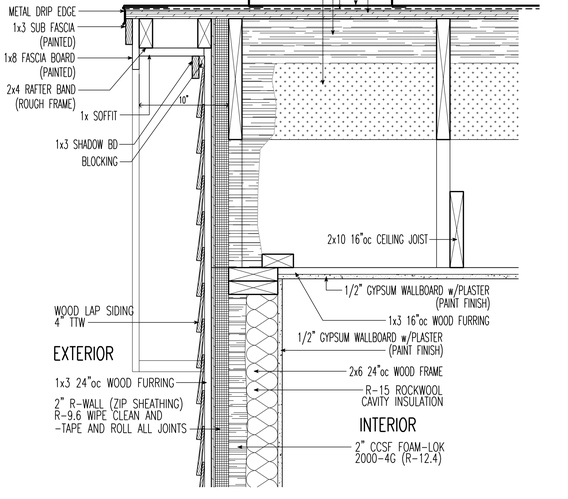
4 | BAND DETAIL – UNFINISHED SPACE

SCALE 1 1/2"=1'-0"



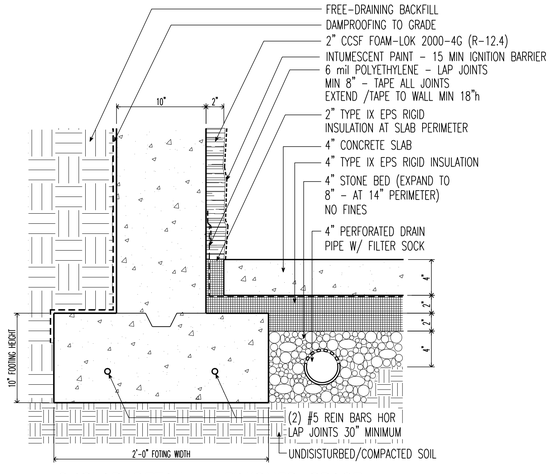
3 | BAND DETAIL – FINISHED SPACE

SCALE 1 1/2"=1'-0"



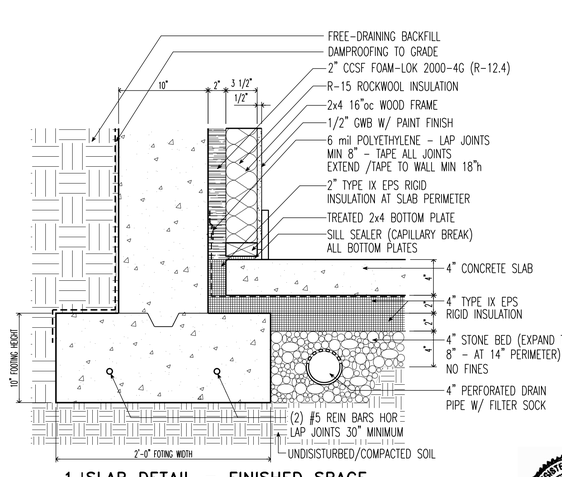
7 | ROOF RAKE DETAIL

SCALE 1 1/2"=1'-0"



2 | SLAB DETAIL – FINISHED SPACE

SCALE 1 1/2"=1'-0"



1 | SLAB DETAIL – FINISHED SPACE

SCALE 1 1/2"=1'-0"

REGISTERED ARCHITECT STEVEN BACZEK No. 10211 READING, MASS. COMMONWEALTH OF MASSACHUSETTS

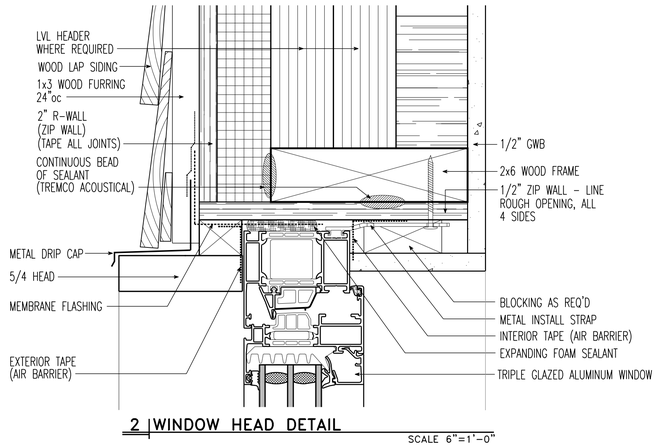
STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING MA. 01867
LDS CONSTRUCTION
5 MERCHANTS DRIVE WALPOLE MA 02081 PH:781-727-8494

DATE: 9/20/22 REMARKS: SUBMITTED FOR REVIEW

RESIDENCE
FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

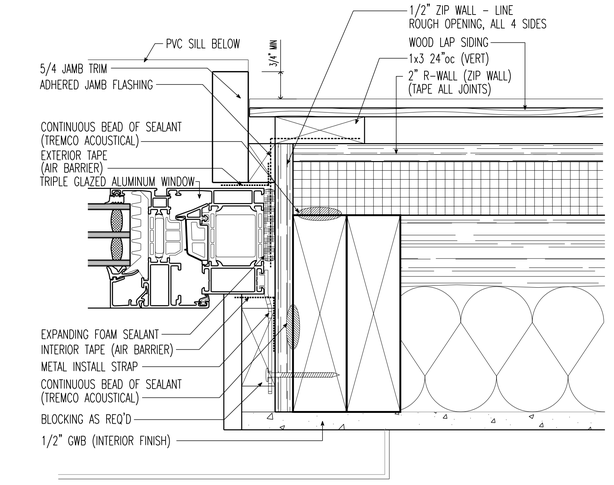
SECTION DETAILS
SCALE: AS NOTED

A-40



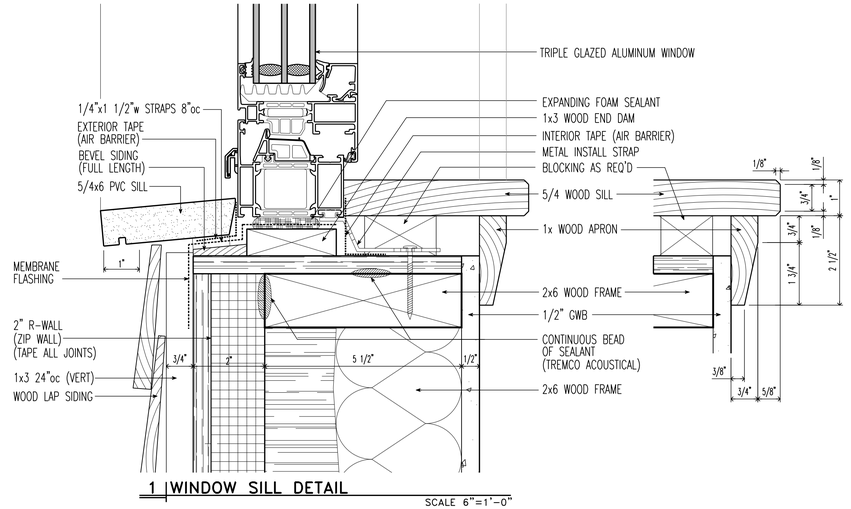
2 WINDOW HEAD DETAIL

SCALE 6"=1'-0"



3 WINDOW JAMB DETAIL

SCALE 6"=1'-0"



1 WINDOW SILL DETAIL

SCALE 6"=1'-0"

REGISTERED ARCHITECT
STEVEN BACZEK
No. 11211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

STEVEN BACZEK ARCHITECT
46 GLENMERE CIRCLE READING, MA 01867

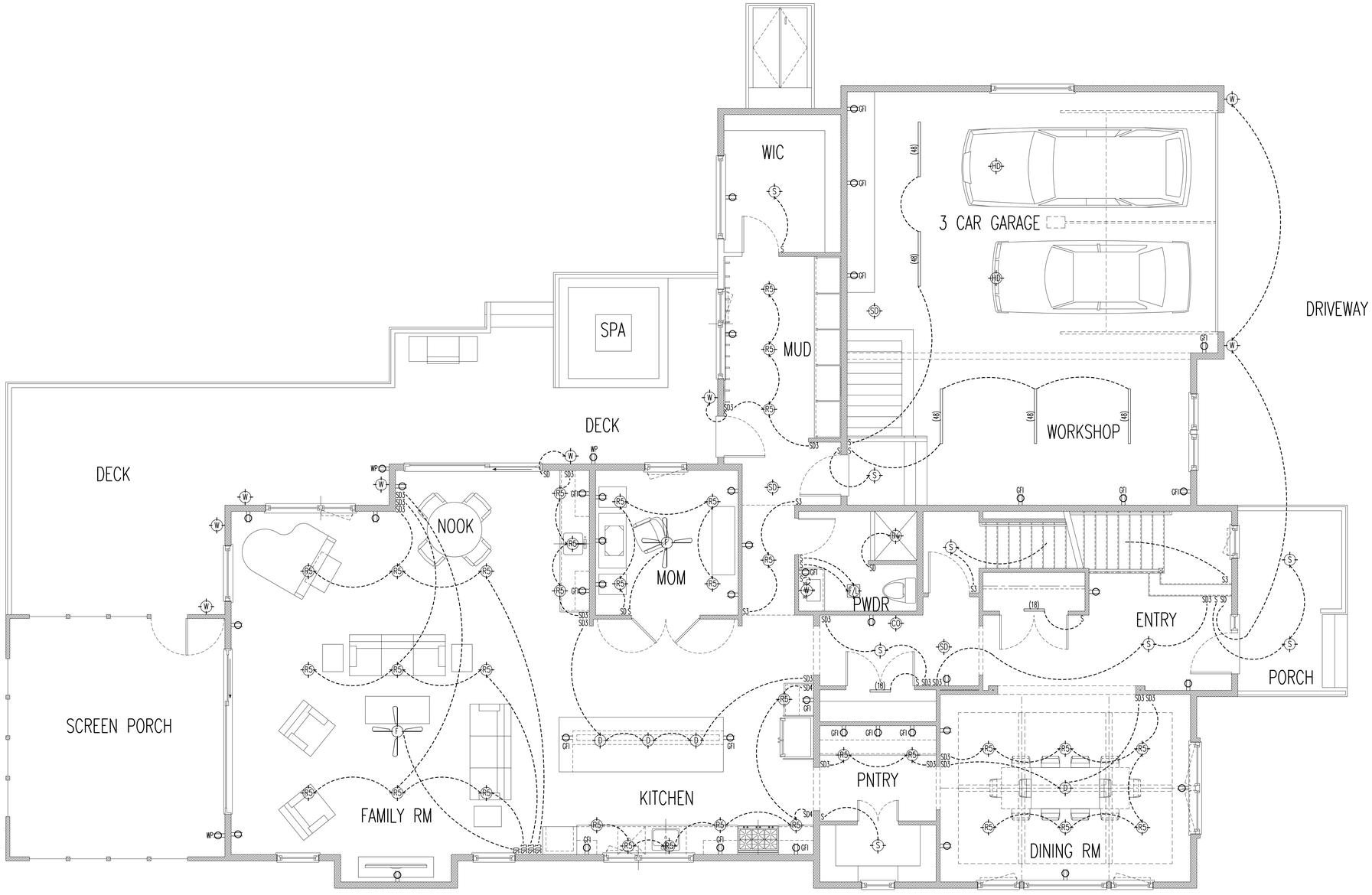
LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

WINDOW DETAILS
SCALE: AS NOTED

A-41



1 FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SURFACE MOUNTED LIGHT FIXTURE
W	WALL MOUNTED LIGHT FIXTURE
D	DROPPED LIGHT FIXTURE
R3	RECESSED LIGHT FIXTURE 4"
R4	RECESSED LIGHT FIXTURE 4"
R5	RECESSED LIGHT FIXTURE 5"
R6	RECESSED LIGHT FIXTURE 6"
RW	RECESSED LIGHT FIXTURE (WATERPROOF)
P	POLE LAMP (EXTERIOR-SITE)
F	FLOOD W/MOTION SENSOR
SD	SMOKE DETECTOR (INTERCONNECTED W/ BATTERY BACKUP)
CO	CARBON MONOXIDE DETECTOR
HD	HEAT DETECTOR
F	EXHAUST FAN
F/L	EXHAUST FAN / LIGHT COMBINATION
"UC"	UNDER CABINET LIGHTING
(24)	LED STRIP LIGHT (SINGLE) (LENGTH IN INCHES)
(24)	LED STRIP LIGHT (DOUBLE) (LENGTH IN INCHES)
(24)	TRACK LIGHT (LENGTH IN INCHES)
C	CABLE TV
P	PHONE
DB	DOOR BELL
T	THERMOSTAT
	110 VAC DUPLEX OUTLET
	110 VAC DUPLEX OUTLET (TOP SWITCHED)
GFI	110 VAC DUPLEX OUTLET (GROUND FAULT INTERUPTOR)
WP	110 VAC DUPLEX OUTLET (WATERPROOF)
S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
S4	FOUR-WAY SWITCH
SD	SWITCH WITH DIMMER
SD3	THREE-WAY SWITCH WITH DIMMER
SD4	FOUR-WAY SWITCH WITH DIMMER
ST	SWITCH WITH TIMER
F	CEILING FAN
F/L	CEILING FAN/LIGHT COMBINATION

NOTE: ALL SYMBOLS MAY NOT BE USED IN PLAN

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING, MASS.
COMMONWEALTH OF MASSACHUSETTS

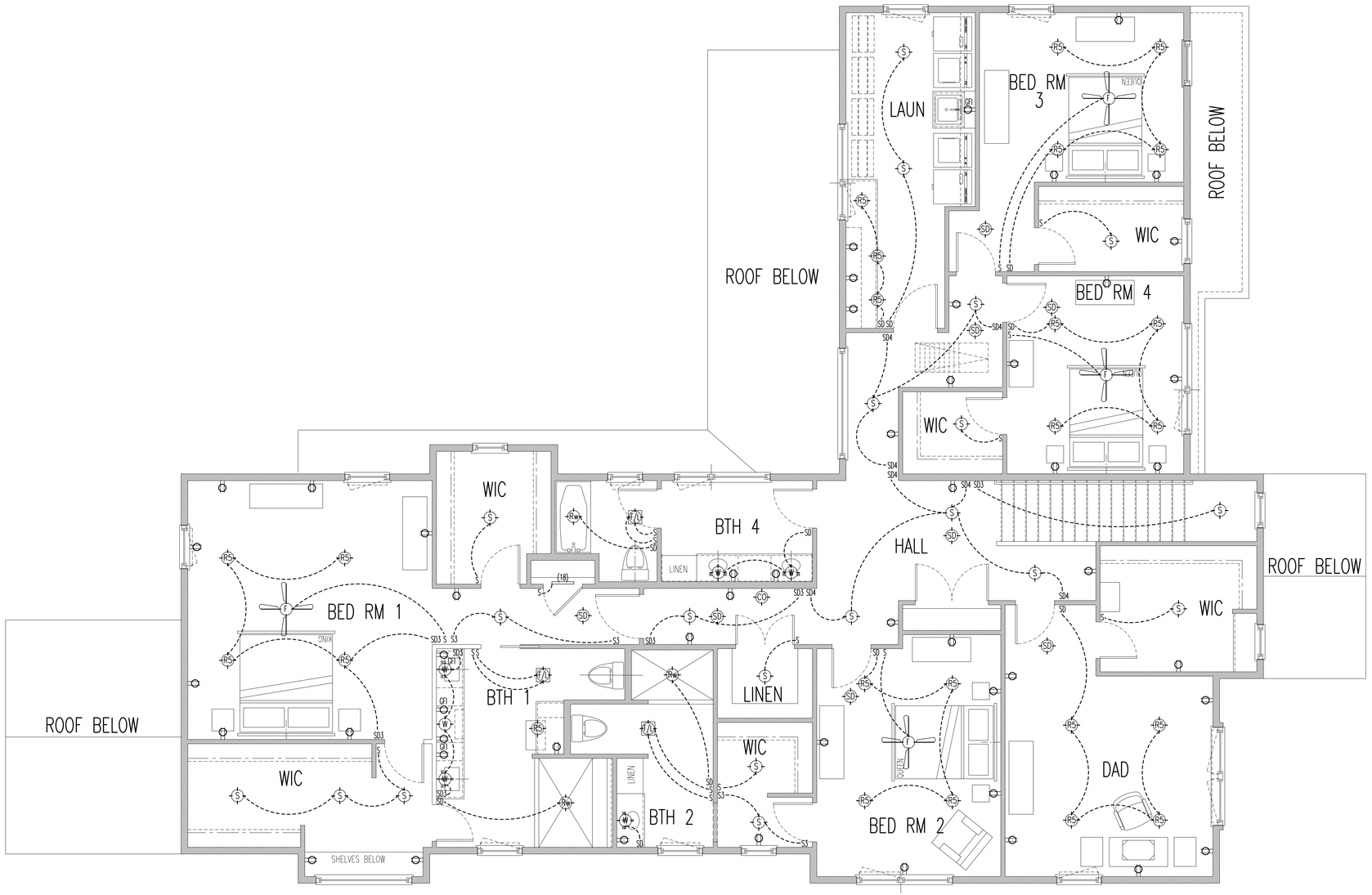
LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8484
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

FIRST FLOOR ELECTRICAL PLAN
SCALE: AS NOTED

E-1



1 SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SURFACE MOUNTED LIGHT FIXTURE
W	WALL MOUNTED LIGHT FIXTURE
D	DROPPED LIGHT FIXTURE
R3	RECESSED LIGHT FIXTURE 4"
R4	RECESSED LIGHT FIXTURE 4"
R5	RECESSED LIGHT FIXTURE 5"
R6	RECESSED LIGHT FIXTURE 6"
RW	RECESSED LIGHT FIXTURE (WATERPROOF)
P	POLE LAMP (EXTERIOR-SITE)
F	FLOOD W/MOTION SENSOR
SD	SMOKE DETECTOR (INTERCONNECTED W/ BATTERY BACKUP)
CO	CARBON MONOXIDE DETECTOR
HD	HEAT DETECTOR
F	EXHAUST FAN
F/L	EXHAUST FAN / LIGHT COMBINATION
=UC=	UNDER CABINET LIGHTING
(24)	LED STRIP LIGHT (SINGLE) (LENGTH IN INCHES)
(24)	LED STRIP LIGHT (DOUBLE) (LENGTH IN INCHES)
(24)	TRACK LIGHT (LENGTH IN INCHES)
C	CABLE TV
P	PHONE
DB	DOOR BELL
T	THERMOSTAT
	110 VAC DUPLEX OUTLET
	110 VAC DUPLEX OUTLET (TOP SWITCHED)
GFI	110 VAC DUPLEX OUTLET (GROUND FAULT INTERUPTOR)
WP	110 VAC DUPLEX OUTLET (WATERPROOF)
S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
S4	FOUR-WAY SWITCH
SD	SWITCH WITH DIMMER
SD3	THREE-WAY SWITCH WITH DIMMER
SD4	FOUR-WAY SWITCH WITH DIMMER
ST	SWITCH WITH TIMER
	CEILING FAN
	CEILING FAN/LIGHT COMBINATION

NOTE: ALL SYMBOLS MAY NOT BE USED IN PLAN

REGISTERED ARCHITECT STEVEN BACZEK No. 10211 READING MASS. COMMONWEALTH OF MASSACHUSETTS

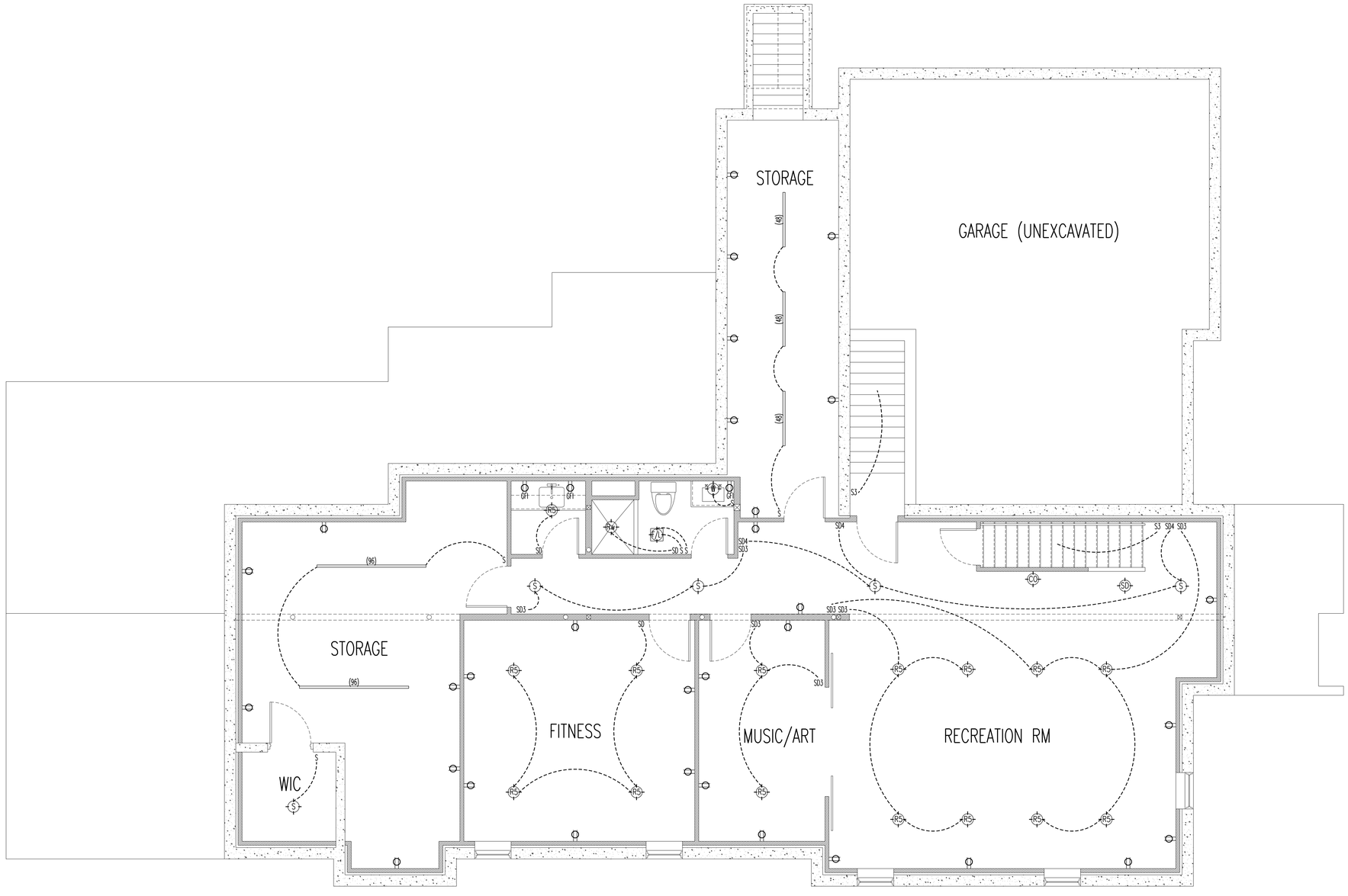
LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

SECOND FLOOR ELECTRICAL PLAN
SCALE AS NOTED

E-2



1 BASEMENT ELECTRICAL PLAN
SCALE 1/4"=1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SURFACE MOUNTED LIGHT FIXTURE
W	WALL MOUNTED LIGHT FIXTURE
D	DROPPED LIGHT FIXTURE
R3	RECESSED LIGHT FIXTURE 4"
R4	RECESSED LIGHT FIXTURE 4"
R5	RECESSED LIGHT FIXTURE 5"
R6	RECESSED LIGHT FIXTURE 6"
RW	RECESSED LIGHT FIXTURE (WATERPROOF)
P	POLE LAMP (EXTERIOR-SITE)
F	FLOOD W/MOTION SENSOR
SD	SMOKE DETECTOR (INTERCONNECTED W/ BATTERY BACKUP)
CO	CARBON MONOXIDE DETECTOR
HD	HEAT DETECTOR
F	EXHAUST FAN
F/L	EXHAUST FAN / LIGHT COMBINATION
=UC=	UNDER CABINET LIGHTING
(24)	LED STRIP LIGHT (SINGLE) (LENGTH IN INCHES)
(24)	LED STRIP LIGHT (DOUBLE) (LENGTH IN INCHES)
(24)	TRACK LIGHT (LENGTH IN INCHES)
E	CABLE TV
P	PHONE
DB	DOOR BELL
T	THERMOSTAT
	110 VAC DUPLEX OUTLET
	110 VAC DUPLEX OUTLET (TOP SWITCHED)
GFI	110 VAC DUPLEX OUTLET (GROUND FAULT INTERUPTOR)
WP	110 VAC DUPLEX OUTLET (WATERPROOF)
S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
S4	FOUR-WAY SWITCH
SD	SWITCH WITH DIMMER
SD3	THREE-WAY SWITCH WITH DIMMER
SD4	FOUR-WAY SWITCH WITH DIMMER
ST	SWITCH WITH TIMER
F	CEILING FAN
F/L	CEILING FAN/LIGHT COMBINATION

NOTE: ALL SYMBOLS MAY NOT BE USED IN PLAN

REGISTERED ARCHITECT
STEVEN BACZEK
No. 10211
READING
MASS.
COMMONWEALTH OF MASSACHUSETTS

LDS CONSTRUCTION
5 MERCHANTS DRIVE
WALPOLE MA 02081 PH:781-727-8494

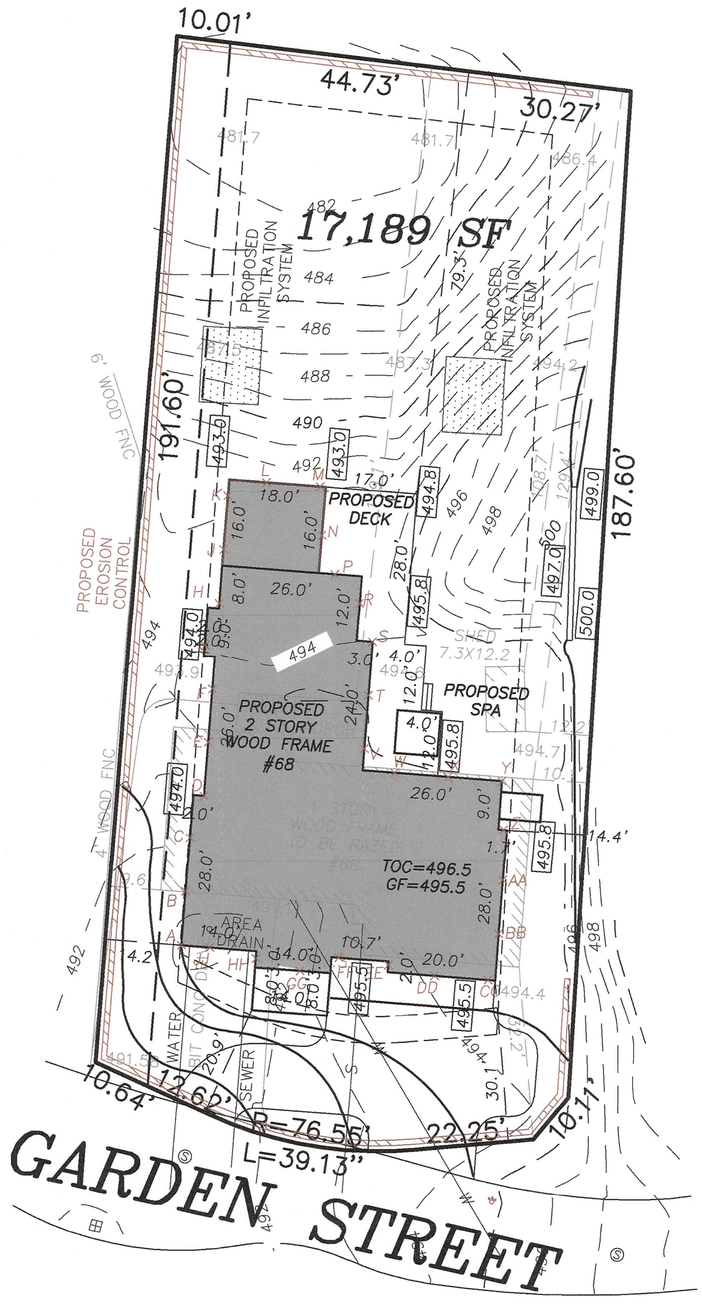
STEVEN BACZEK ARCHITECT
46 GLENMORE CIRCLE READING MA 01867

DATE: 9/20/22
REMARKS: SUBMITTED FOR REVIEW

FELDMAN RESIDENCE
68 GARDEN STREET, NEEDHAM, MA

BASEMENT FLOOR ELECTRICAL PLAN
SCALE: AS NOTED

E-3



ZONING INFORMATION: SINGLE RESIDENCE B (SRB)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	17,189 SF.
MINIMUM LOT FRONTAGE	80 FEET	84.89 FEET
MINIMUM FRONT SETBACK	20 FEET (25 FEET FOR GARAGE)	20.9 FEET (30.1 FEET TO GARAGE)
MINIMUM SIDE YARD	14 FEET*	14.2 FEET* 14.4 FEET
MINIMUM REAR YARD	20 FEET	79.3 FEET
MAXIMUM BUILDING COVERAGE	25%(4297 SF)	18.9%(3,420 SF)
MAXIMUM F.A.R.	0.36(6188 SF)	SEE ARCHITECTS PLAN
MAXIMUM BUILDING HEIGHT	35 FEET	33.11 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

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PROPOSED BUILDING FOOTPRINT =3,420 SF

(3,420 S.F. X 1") / 12 = 285 Cu. Ft.

MITIGATED WITH 6 CULTEC CONTRACTOR 150 HDXL
RECHARGER DRYWELL CHAMBERS (OR SUITABLE REPLACEMENT)
CAPACITY OF 53.79 CU FT EACH.(11 x 4.89 CU FT)
RECHARGE WILL MITIGATE COMPLETELY FOR A 1" STORM FOR
THE PROPOSED FOOTPRINT
SEE DRYWELL DETAIL FOR SPECIFICATIONS
AND PLAN FOR LOCATIONS. LOCATIONS AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI
#47581
3/10/22
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
20 0 10 20 40

ZONING BOARD OF APPEALS
PLAN OF LAND
68 GARDEN STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

MARCH 7, 2022 SCALE 1"=20'

118-20

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TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel No. MAP 52 PARCEL 24

Building Permit No. _____ At No. 68 GARDEN STREET

Lot Area 17,189 SF Zoning District SRB

Owner _____ Builder _____

DEMO PLAN / PROPOSED PLOT PLAN / FOUNDATION ASBUILT/FINAL ASBUILT

CIRCLE ONE THAT APPLIES

40 Scale

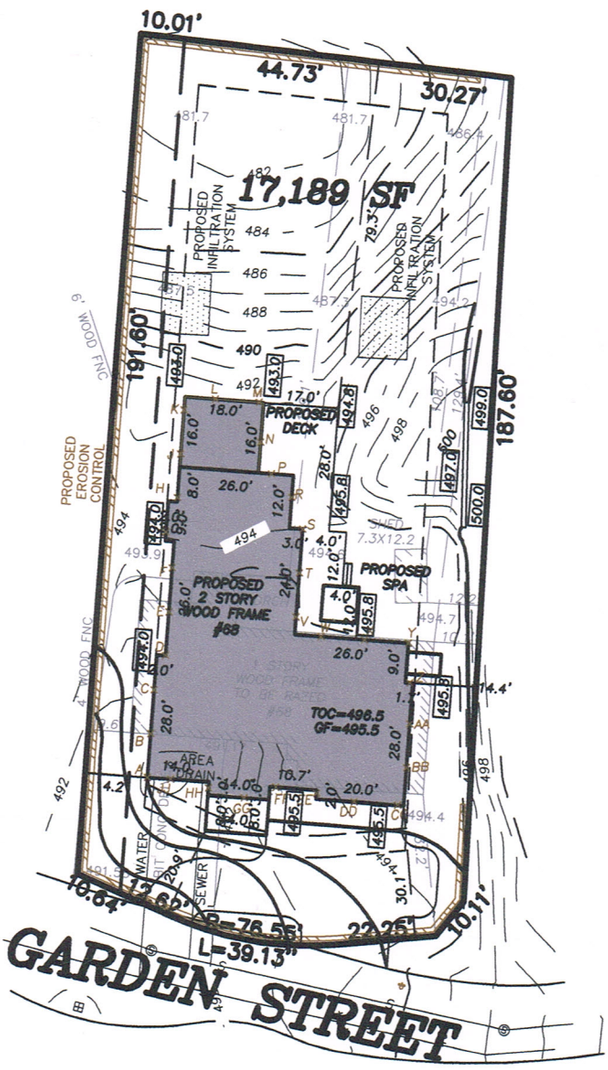
Field Resources, Inc.

LAND SURVEYORS

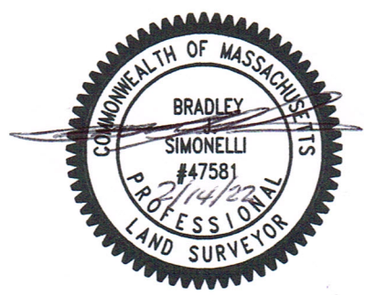
P.O .Box 324 Auburn, MA 01501 508 832 4332

281 Chestnut Street Needham, MA 02492 781 444 5936

fieldresources@hotmail.com



PROPOSED LOT COVERAGE = 19.9%

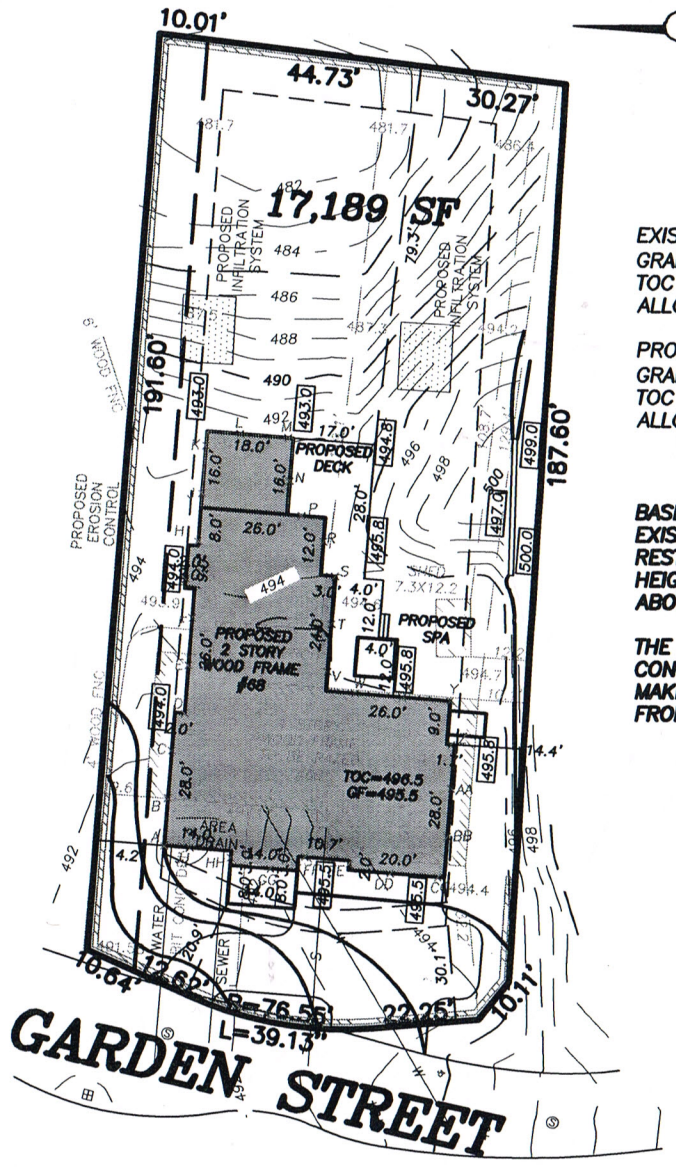


118–20

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 street line 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 10TH day of FEBRUARY 2022
Name BRADLEY J. SIMONELLI, PLS Registered Land Surveyor No 47581
Address 281 CHESTNUT ST City NEEDHAM State MA Zip 02492 Tel No 781-444-5936
Approved _____ Director of Public Works Date _____
Approved _____ Building Inspector

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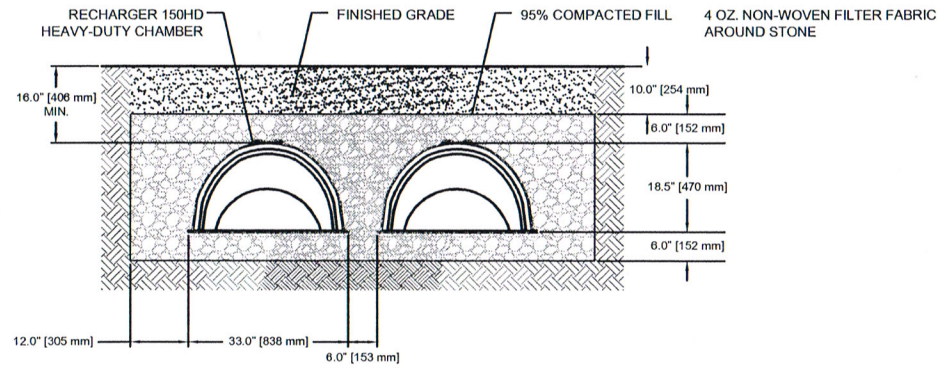
EXISTING
GRADE PLANE = 15297.6 / 31 = 493.47
TOC TO GRADE = 497.00 – 493.48 = 3.53
ALLOWABLE BUILDING = 35.00 – 3.53 = 31.47

PROPOSED
GRADE PLANE = 15339.2 / 31 = 494.81
TOC TO GRADE = 497.00 – 494.81 = 2.19
ALLOWABLE BUILDING = 35.00 – 2.19 = 32.81

BASED UPON COMPARATIVE ANALYSIS THE EXISTING GRADE PLANE PROVIDES MORE RESTRICTIVE ENVIRONMENT FOR THE BUILDING HEIGHT THE MAXIMUM ALLOWABLE STRUCTURE ABOVE THE TOP OF CONCRETE IS 31.47 FEET.

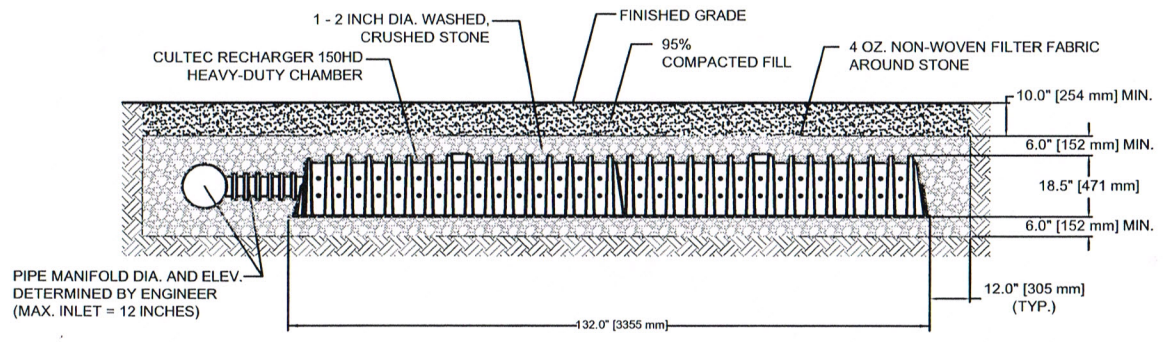
THE PROPOSED STRUCTURE FROM TOP OF CONCRETE TO RIDGE IS 29.5± FEET. MAKING THE PROPOSED HEIGHT 33.11 FEET FROM THE EXISTING GRADE PLANE.

ELEV STATION	*EXISTING ELEVATION*	*PROPOSED ELEVATION*
A	491.0	494.0
B	491.3	494.0
C	492.2	494.0
D	492.8	494.0
E	494.1	494.0
F	494.1	494.0
G	493.8	494.0
H	493.6	494.0
J	493.3	493.8
K	492.8	493.4
L	491.7	493.0
M	491.4	493.0
N	492.9	494.0
P	493.2	495.0
R	493.3	495.3
S	493.5	495.8
T	494.0	495.8
V	494.8	495.8
W	495.0	495.8
X	495.0	495.8
Y	495.0	495.8
Z	495.0	495.8
AA	494.8	495.8
BB	494.7	495.8
CC	494.6	495.8
DD	494.4	495.5
EE	494.1	495.5
FF	493.8	495.5
GG	493.7	495.5
HH	492.5	495.0
JJ	491.2	494.7



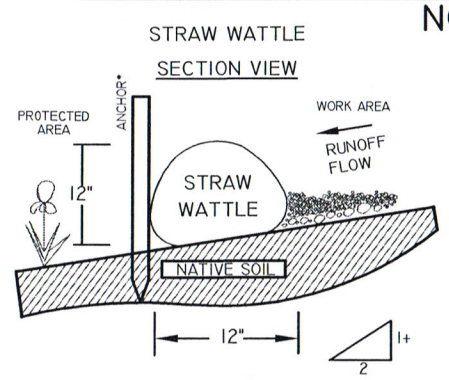
GENERAL NOTES
RECHARGER 150HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 4.89 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 150HD HEAVY-DUTY FOR TRAFFIC AND/OR H20 APPLICATIONS.

ALL RECHARGER 150HD HEAVY-DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 150 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



INFILTRATION SYSTEM DETAILS

NOT TO SCALE



ZONING INFORMATION: SINGLE RESIDENCE B (SRB)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	17,189 SF.
MINIMUM LOT FRONTAGE	80 FEET	84.89 FEET
MINIMUM FRONT SETBACK	20 FEET (25 FEET FOR GARAGE)	20.9 FEET (30.1 FEET TO GARAGE)
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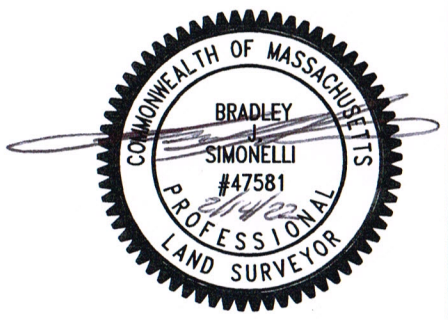
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(3,420 S.F. X 1") / 12 = 285 Cu. Ft.

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RECHARGE WILL MITIGATE COMPLETELY FOR A 1" STORM FOR THE PROPOSED FOOTPRINT
SEE DRYWELL DETAIL FOR SPECIFICATIONS AND PLAN FOR LOCATIONS. LOCATIONS AS SHOWN.

GRAPHIC SCALE
40 0 20 40 80



CERTIFIED PLOT PLAN SHOWING GRADE PLANES
68 GARDEN STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

FEBRUARY 11, 2022 SCALE 1"=40'

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

118–20

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Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel.781-455-7550 x 308

May 6, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the May Hearing

Dear Board Members,

68 Garden Street

The applicant is seeking a Special Permit under section **6.1.2** for additional garage space in the SRB District.

No comment

670 Highland Avenue, 284 Webster Street and 28 Greendale Avenue

The Temple Beth Shalom has purchased 284 Webster Street and 28 Greendale Avenue which abut the Temple property. The applicant if granted the Special Permits and waivers is planning on demolishing 28 Greendale Avenue and creating additional parking. The 284 Webster Street property which consist of a single-family home and accessory garage will be converted into additional educational spaces.

The Temple has not asked for relief under MGL 40A Dover amendment which permits the Town to reasonably regulate Zoning By-Laws but in previously approved Special Permits it was considered. The additional parking would add needed spaces when the Temple has events or holidays, although it will not bring the site it into compliance with the regulations it certainly will help. Lastly the conversion of 284 Webster Street into educational spaces should not affect the neighborhood, access to these future accessory buildings will be from the main parking lot with limited access from Greendale Avenue.

I am generally in favor of the proposal.

1330 Highland Avenue

The applicant the Town of Needham Permanent Building Committee is seeking Special Permits for the renovation of the Emery Grover Building. This building that was built in 1898 is a National Registered Historic Place and will be renovated for the Needham School Administration offices. The building will require a Special Permit under Section **1.4.6 Alteration** which allows a lawful pre-existing non-conforming building to be structurally altered, enlarged, or reconstructed. The project is basically saving the existing façade, adding a small addition and replacing building mechanicals, windows, doors, accessibility and other interior and exterior features to bring up to Building Code requirements.

The applicant will also be seeking waivers for number of parking spaces Section **5.1.1.5 Special Permit,** and **5.1.3 Parking Plan and Design Requirements.** The proposal is to reconfigure the existing parking lot on the rear of the building and to alter the front parking and driveway area.

Many proposals were looked at for the School Administration, and in the end the voters and staff feel this is a reasonable plan and keeps an historic building in the town center, I am in support of this project.

Please contact my office with any questions.

David A Roche
Building Commissioner
Town of Needham

Daphne Collins

From: Dennis Condon
Sent: Friday, April 29, 2022 9:16 AM
To: Daphne Collins
Subject: Re: ZBA Administrative Review - 68 Garden Street
Attachments: 68 Garden St - Application.pdf

Hi Daphne
The Fire dept. Is okay with this amendment.

Sent from my iPhone

> On Apr 28, 2022, at 3:10 PM, Daphne Collins <dcollins@needhamma.gov> wrote:
>
> Good Afternoon –
>
> 68 Garden Street – Andrew P. Feldman is seeking a Special Permit to allow the addition of a third garage associated with the new construction of a single family with an attached garage. The property is currently an empty lot located in the SRB District.
>
> Attached please find the application with its associated back-up documents for your information and review.
>
> I appreciate your comments no later than May 10, 2022 to allow time for the applicant to respond prior to the hearing.
>
> If you have any questions, feel free to contact me.
>
> Thank you,
> Daphne
>
> Daphne M. Collins
> Zoning Specialist
>
> Phone 781-455-7550<tel:781-455-7550>, x 261
> Web
> https://www.needhamma.gov/<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.needhamma.gov%2f&c=E,1,gfeS98JHuDqfthgr8OW072fN49knq2vpm_0CbN656CufC7VCBCfaUvzoj5ZQn5uahe4fGwZ35A5cQPXT8ODlvyveFm5Q0tf8gqfrwlKIXHw,&typo=1>
> https://needhamma.gov/1101/Board-of-Appeals<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fneedhamma.gov%2f1101%2fBoard-of-Appeals&c=E,1,kDtNFatqtCURAcVdMBGrMy3-i6IpVxh4uuA6tT6dp_h0Gf1NOltU2z_xU0mwrANk684GxbV9lUi6QWR7Ab6MF9HqLasSnDo4g8rzqeI6WsP36luPt-s,&typo=1>
> www.needhamma.gov/NeedhamYouTube<https://www.youtube.com/user/TownofNeedhamMA>
> Zoning Board of Appeals Office
> Town of Needham

Daphne Collins

From: Tara Gurge
Sent: Tuesday, May 10, 2022 3:00 PM
To: Daphne Collins
Subject: RE: Health Division comments re: ZBA Administrative Review - 68 Garden Street

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **#68 Garden Street**, and have no comments to share at this time.

Please let me know if you need any additional information from us on that.

Thanks,

TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health

please consider the environment before printing this email

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Follow Needham Public Health on Twitter!

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Thursday, April 28, 2022 3:11 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: ZBA Administrative Review - 68 Garden Street

Daphne Collins

From: John Schlittler
Sent: Thursday, April 28, 2022 4:54 PM
To: Daphne Collins
Subject: RE: ZBA Administrative Review - 68 Garden Street

Police has no issue with this

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Thursday, April 28, 2022 3:11 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: ZBA Administrative Review - 68 Garden Street

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I appreciate your comments no later than **May 10, 2022** to allow time for the applicant to respond prior to the hearing.

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

Thank you,
Daphne

Daphne M. Collins
Zoning Specialist

Phone 781-455-7550, x 261
Web https://www.needhamma.gov/
https://needhamma.gov/1101/Board-of-Appeals
www.needhamma.gov/NeedhamYouTube
Zoning Board of Appeals Office
Town of Needham
Planning and Community Development Dept.
500 Dedham Avenue
Needham, MA 02492

Regular Office Hours: Mon-Wed 8:30am – 5:00pm

Daphne Collins

From: Thomas Ryder
Sent: Wednesday, May 11, 2022 8:13 AM
To: Daphne Collins
Subject: RE: ZBA Administrative Review - 68 Garden Street

We have no comment or objection to the proposed plan

Thomas A Ryder, PE
Town Engineer

Needham Department of Public Works
500 Dedham Avenue
Needham, MA 02492
Telephone: 781-455-7538
Fax: 781-449-9023
E-mail: Tryder@needhamma.gov
Website: www.needhamma.gov

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, May 10, 2022 2:50 PM
To: Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: FW: ZBA Administrative Review - 68 Garden Street

Friendly reminder – ZBA Review due today.
Thanks,
Daphne

Daphne M. Collins
Zoning Specialist

Phone 781-455-7550, x 261
Web https://www.needhamma.gov/
https://needhamma.gov/1101/Board-of-Appeals
www.needhamma.gov/NeedhamYouTube
Zoning Board of Appeals Office
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From: Daphne Collins
Sent: Thursday, April 28, 2022 3:11 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: ZBA Administrative Review - 68 Garden Street

Good Afternoon –

ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. *Failure to do so will delay the scheduling of the hearing.*

Applicant Information

Applicant Name	Town of Needham Permanent Public Building Committee		Date: 4/26/22
Applicant Address	500 Dedham Avenue, Needham, MA 02492		
Phone	(781) 455-7500	email	hhaff@needhamma.gov

Applicant is ☑Owner; ☐Tenant; ☐Purchaser; ☐Other_____

If not the owner, a letter from the owner certifying authorization to apply must be included

Representative Name	Christopher H. Heep, Esq.		
Address	40 Grove Street, Suite 190, Wellesley, MA 02482		
Phone	(617) 804-2422	email	cheep@miyares-harrington.com

Representative is ☑Attorney; ☐Contractor; ☐Architect; ☐Other_____

Contact ☑Me ☐Representative in connection with this application.

Subject Property Information

Property Address	1330 Highland Avenue, Needham, MA 02492		
Map/Parcel Number	053/002	Zone of Property	A-1

Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain?
☐Yes ☑No

Is property ☐Residential or ☑Commercial

If residential renovation, will renovation constitute "new construction"?
☐Yes ☑No

If commercial, does the number of parking spaces meet the By-Law requirement? ☐Yes ☑No
Do the spaces meet design requirements? ☐Yes ☑ No

Application Type (*select one*): ☑Special Permit ☐Variance ☐Comprehensive Permit ☐Amendment ☐Appeal Building Inspector Decision

ZBA Application For Hearing

Existing Conditions:
The subject property is currently the site of the Emery Grover Building, and the School Administration Department.

Statement of Relief Sought:
The applicant seeks special permits necessary to comprehensively renovate the existing Emery Grover Building.

Applicable Section(s) of the Zoning By-Law:
Section 5.1.1.5, Section 1.4.6, Section 7.5.2

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	**Proposed Conditions**
Use	School Admin.	School Admin.
# Dwelling Units	0	0
Lot Area *(square feet)*	46,174 sf	46, 174 sf
Front Setback *(feet)*	60.75	60.75
Rear Setback *(feet)*	144	133.4
Left Setback *(feet)*	30	30
Right Setback *(feet)*	11.3	11.3
Frontage *(feet)*	175	175
Lot Coverage *(%)*	14%	15%
FAR *(Floor area divided by the lot area)*	0.47	0.48

Numbers must match those on the certified plot plan and supporting materials

ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:
1898	1898

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions *(Required)*	Yes
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" *(Required)*	N/A
If applicant is tenant, letter of authorization from owner *(Required)*	N/A
Electronic submission of the complete application with attachments *(Required)*	Yes
Elevations of Proposed Conditions *(when necessary)*	Yes
Floor Plans of Proposed Conditions *(when necessary)*	Yes

Feel free to attach any additional information relative to the application. Additional information may be requested by the Board at any time during the application or hearing process.

❖❖❖❖

I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector April 20, 2022
date of consult

Date: April 26, 2022 Applicant Signature _____

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

MiyaresHarrington

J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

April 25, 2022

BY EMAIL (dcollins@needhamma.gov) and
BY HAND
Zoning Board of Appeals
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Emery Grover Building—1330 Highland Avenue
Application for Special Permits

Dear Board Members:

The Town of Needham's Permanent Public Building Committee, working in coordination with Needham Public Schools, (the "Applicant") respectfully submits this application for special permits pursuant to Section 5.1.1.5, Section 1.4.6 and Section 7.5.2 of the Zoning By-Law. This application concerns the proposed renovation of the Emery Grover Building located at 1330 Highland Avenue.

The Emery Grover Building was constructed in 1898. It was added to the National Register of Historic Places in 1987, and is the Town's oldest public historic building. The Town's School Administration department has occupied the Emery Grover Building continuously since 1947, and the building itself has not undergone any comprehensive renovation since that time. After years of study and planning, the Applicant plans to perform a full "core and shell" renovation of the existing building to allow for its continued use by School Administration, including restoration of the roof, windows, walls and the interior of the building. The project will improve energy efficiency, and include a new fossil-fuel free HVAC system. There will be new emergency exit stairs, an automatic sprinkler system, ADA/MAAB accessible entrance and bathrooms, and an elevator.

The building area will be fundamentally unchanged by the renovation except for four modifications:

1. The existing 200 square foot north side entry portal is being enclosed to provide an entry vestibule. This vestibule is required by the energy code.

2. A 320 square foot loading and service addition is provided on the south side of the building, This loading area includes a lift for getting textbooks and other bulk materials into the building, which is made necessary by the fact that neither the lower level or the first floor are at grade.

3. The existing center entry way to the building is infilled providing 98 square feet of additional interior space.

4. 400 square feet of space on the fourth floor is being converted to unheated mechanical space in the renovated building in order to keep equipment off the visible portion of the sloped roof.

Together, these four modifications add 240 square feet of gross floor area to the existing building, resulting in an increase from 21,500 square feet (existing) to 21,740 square feet (proposed).

The site plan for this project includes a number of key features. The access drive and set of parking spaces located in front of the building along Highland Avenue will be eliminated, and will be replaced with a new landscaped lawn area. The through-drive from Highland Avenue to the parking on the east (Oakland Avenue) side will remain in its current configuration, and a ramp from that parking area to the north portico is being added for accessibility. A copy of the new site plan is included below:

Site Plan:



The Applicant's plan is for School Administration to move into the former Hillside Elementary School located at 28 Glen Gary Road during construction, and then permanently return to the Emery Grover Building after the renovation is completed.

Zoning Relief Requested:

The project requires a special permit pursuant to Section 5.1.1.5 of the Zoning By-Law for the purpose of authorizing waivers of Section 5.1.2 (Required Number of Parking Spaces), Section 5.1.3(j)(Parking Setback), Section 5.1.3(k)(Landscaping) and Section 5.1.3(m)(Location), and a special permit pursuant to Section 1.4.6 and Section 7.5.2 on account of the Emery Grover Building's preexisting nonconforming side yard setback, number of stories and building height.

a. Section 5.1.2—Required Number of Parking Spaces

Based on the Applicant's calculations, which are attached to this letter as Exhibit A, the required number of parking spaces for the proposed renovation is 89. For purposes of comparison, the number of parking spaces required for the *current* building is 85. There have historically been 65 parking spaces located at the site, and the Applicant has proposed to include 62 parking spaces in connection with this renovation.

Pursuant to Section 5.1.1.5 of the Zoning By-Law, the Board may grant a special permit for reduced parking upon a demonstration that:

(i) special circumstances in a particular use of structure does not warrant the minimum number of spaces required under Section 5.1.2; or

(ii) the extent of existing building coverage on a particular lot is such that laying out parking spaces in accordance with the design requirements of Subsection 5.1.3, the requirement for minimum number of spaces under Section 5.1.2 can not be met.

In this case, the circumstances of the School Administration's use do not warrant the minimum number of spaces required under Section 5.1.2. As noted above, School Administration has occupied the Emery Grover Building continuously since 1947, and experience has demonstrated that daily use and special events are well accommodated by the existing parking area containing 65 spaces. The proposed reduction of three spaces (from the existing condition) was caused by the elimination of the access drive and parking lot that currently cover most of the front yard along Highland Avenue. The Needham Historic Commission and Planning Board both recommended that this paved area be removed, and the new landscaped area represents an urban design improvement for the downtown area.

In addition, in the Applicant's parking calculation, 31 required parking spaces are attributable to the conference room that occupies the entire fourth floor of the building. This conference room is used intermittently and, as a practical matter, when a meeting occurs in the conference room many of those present will already be working within the building. Conversely, when the conference room is used for an evening meeting, many of the offices in the rest of the

building will be vacant. The conference room is therefore not expected to generate significant parking demand at the same times as the other daily administrative uses of the building.

To the extent that overflow parking may be needed, experience also shows that there is on-street parking available nearby as well as spaces within the Chapel Street Municipal Parking Lot a short walk away. On-street parking spaces on Highland Avenue, Oakland Avenue, and May Street have been used for decades by visitors to the building if the parking lot was full. The Traffic Engineering Analysis from Pare Corporation dated April 25, 2022, submitted as part of this application, reviews the availability of on-street parking within 300 feet of the building during a typical week day, and found that ample on-street parking exists. As a result, the Applicant is confident that the 62 proposed off-street parking spaces are sufficient to serve this use.

b. Section 5.1.3(j)—Parking Setback
Section 5.1.3(k)—Landscaped Area
Section 5.1.3(m)—Location

In addition to the reduction in the amount of required parking spaces, the project requires waivers of the following Sections of the Zoning By-Law: Section 5.1.3(j) requires a 10 foot setback from the street, and the site plan features a four foot setback from Oakland Avenue. Section 5.1.3(k) requires 10% landscaping within a parking area, with 25% of that landscaping being located in the center of the parking area. The site plan includes 13.4% total landscaping (more than required), with 8.4% of that total being located in the center. Finally, Section 5.1.3(m) requires all parking to be located on the same site as the principal use, or within 300 feet. The Applicant requests relief under this section insofar as there will be on-street and off-site parking when overflow parking may be needed.

Waivers of these design requirements are needed based on the size of the existing historic building and the constraints of the lot, which has been in existence since 1898. The Applicant respectfully states that the proposed number of parking spaces, and the design and layout of the parking area, satisfy all of the special permit criteria contained in Section 5.1.1.5. Each criteria is discussed briefly below:

(a) The issuance of a special permit will not be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses, and is consistent with the intent of this Zoning By-Law;

The issuance of the requested special permit will not be detrimental to the Town, or the general character and visual appearance of the surrounding area. The project is a complete renovation of a historic building, and the property will continue to be used by School Administration, as it has been since 1947. The overall appearance of the site will be greatly enhanced, with the addition of a new landscaped area in the front of the building along Highland Avenue, and new and improved landscaping within and around the parking area.

(b) In the case of waiving strict adherence to the requirements of Section 5.1.2 under subparagraph (i) above, the special permit shall define the conditions of the use of structure so as to preclude changes that would alter the special circumstances contributing to the reduced parking need or demand;

The Applicant respectfully suggests that the special permit can include conditions that define the use of the Emery Grover Building, and preclude any changes that would substantially affect parking need or demand.

(c) In the Avery Square Business, Hillside Avenue Business, and Neighborhood Business districts, shared parking for uses having peak demands at different times, unusual age or other characteristics of site users, or user-sponsored demand reduction devices, such as car-pooling;

This property is located in the Apartment-1 district. Subsection (c) of Section 5.1.1.5 is not applicable.

(d) Provisions to demonstrate the ability to provide for additional parking consistent with Section 5.1.2 and/or parking designed in accordance with the particular requirements of Section 5.1.3; and

The area available for additional parking is constrained by the lot and the existing historic building, both of which have been in existence since 1898. There is no space to add extra parking spaces. As noted above, however, the Applicant is confident based on years of experience that 62 spaces will be sufficient to serve School Administration's needs, and there is typically ample on-street parking within the immediate vicinity of the Emery Grover Building in any cases where overflow parking is needed.

(e) The granting of a special permit under this Section shall not exempt a structure, use or lot from future compliance with the provisions of Section 5.1.2 and/or 5.1.3.

Agreed.

For the foregoing reasons, the Applicant respectfully requests that the Zoning Board of Appeals grant the special permit waiving the applicable Sections of the Zoning By-Law.

c. Reconstruction of Nonconforming Structure

The existing Emery Grover Building is dimensionally nonconforming in three respects: It is nonconforming with respect to the required side yard setback on the south side. The Zoning By-Law requires a 15 foot side yard setback, and the existing south portico is located 11.3 feet from the lot line. In addition, the existing building is nonconforming with respect to building height and number of stories in the building: The Zoning By-Law has a maximum building height of 3 stories or 40 feet, and the existing building has four levels and a height of 60 feet.

Pursuant to Section 1.4.6, a nonconforming building may only be reconstructed pursuant to a Special Permit issued by the Board pursuant to Section 7.5.2, with the additional required finding that the reconstruction shall not be substantially more detrimental to the neighborhood than the existing structure.

The Applicant respectfully states that the reconstruction of the Emery Grover Building will not be substantially more detrimental to the neighborhood than the existing building. The overall project will vastly improve the appearance of the building and the site, and the specific existing dimensional nonconformities that require relief are not being increased in any way. In particular, the portico on the south side of the building is not being enlarged or moved closer to the lot line: The portico is presently 11.3 feet from the side lot line, and it will remain so after the reconstruction. The proposed construction on the fourth level of the existing building involves the addition of a dormer to accommodate the elevator, north stairwell and mechanical equipment, which will be placed behind louvers.. The construction to this part of the building will not increase the height nonconformity to any meaningful degree, and will not have any detrimental effect on the neighborhood.

In addition, the proposed reconstruction satisfies all other special permit criteria contained in Section 7.5.2.1 of the Zoning By-Law, which are each discussed briefly below:

(a) complies with such criteria or standards as may be set forth in the section of this By-Law which refers to the granting of the requested special permit.

The project complies with all applicable special permit criteria contained in the By-Law.

(b) is consistent with: 1) the general purposes of this By-Law as set forth in subparagraph 1.1, and 2) the more specific objectives and purposes applicable to the requested special permit which may be set forth at elsewhere in this By-Law, such as, but not limited to, those at the beginning of the various sections.

The project is consistent with all general and specific purposes contained in the Zoning By-Law.

(c) is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area.

The project is a comprehensive renovation of the Town's oldest historic public building, and the proposed use of the building is the same that has existed since 1947. The front access drive and parking area have been eliminated to add landscaping and an improved front yard. The project is therefore fully compatible with the existing features and surrounding area, and is an improvement on existing conditions.

(d) the circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area.

The project will retain the existing through-drive from Highland Avenue to the rear parking area. This same vehicular circulation pattern has existed for decades, and will therefore not result in any traffic concerns. The project also has the benefit of removing one of the two existing access drives and parking from the front yard, which will simplify and improve access and site circulation.

(e) the proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from:

1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area.

2) emission or discharge of noxious or hazardous materials or substances, or

3) pollution of water ways or ground water.

The project will not have any of the impacts noted above.

Based on the foregoing, the Applicant respectfully requests that the Board grant a special permit pursuant to Sections 1.4.6 and 7.5.2 of the Zoning By-Law to allow for the reconstruction of the nonconforming Emery Grover Building.

Application Materials:

This special permit application includes the following materials:

1. ZBA Application For Hearing.

2. Emery Grover Renovations—Plan Set

   G001 – Cover Sheet
   Civil
   SP.C0 - Site Survey
   SP.C1 – Notes
   SP.C2 – Legend
   SP.C3 - Demolition, Erosion, and sedimentation Control Plan
   SP.C4 – General Plan
   SP.C5 - Grading Plan
   SP.C6 – Drainage and Utility Plan
   SP.C7 – Civil Details 1
   SP.C8 – Civil Details 2
   SP.C9 – Civil Details 3
   SP.C10 – Civil Details 4
   Landscape
   SP.L0 – Landscape Improvements Plan
   SP.L1 – Landscape Improvements Details
   Architectural
   SP.A0 – Lower-Level Plan and First Level Plan
   SP.A1 – Second Level Plan and Third Level Plan
   SP.A2 – Roof Plan
   SP.A.3 – Exterior Elevations
   SP.A4 – Exterior Views
   SP.A7 – Site Lighting Analysis

3. Traffic Engineering Analysis by Pare Corporation dated April 25, 2022.

Thank you very much for your consideration of this application. I look forward to discussing this project at the Board's public hearing, and please let me know if I can provide any additional information before that time.

Sincerely,



Christopher H. Heep

cc: Town Clerk
K. Fitzpatrick
H. Haff
Planning Board
J. Bargmann, BH+A

Exhibit A

Emery Grover Building Parking Analysis for existing versus renovated conditions
April 23,2022

1) EXISTING CONFIGURATION OF EMERY GROVER

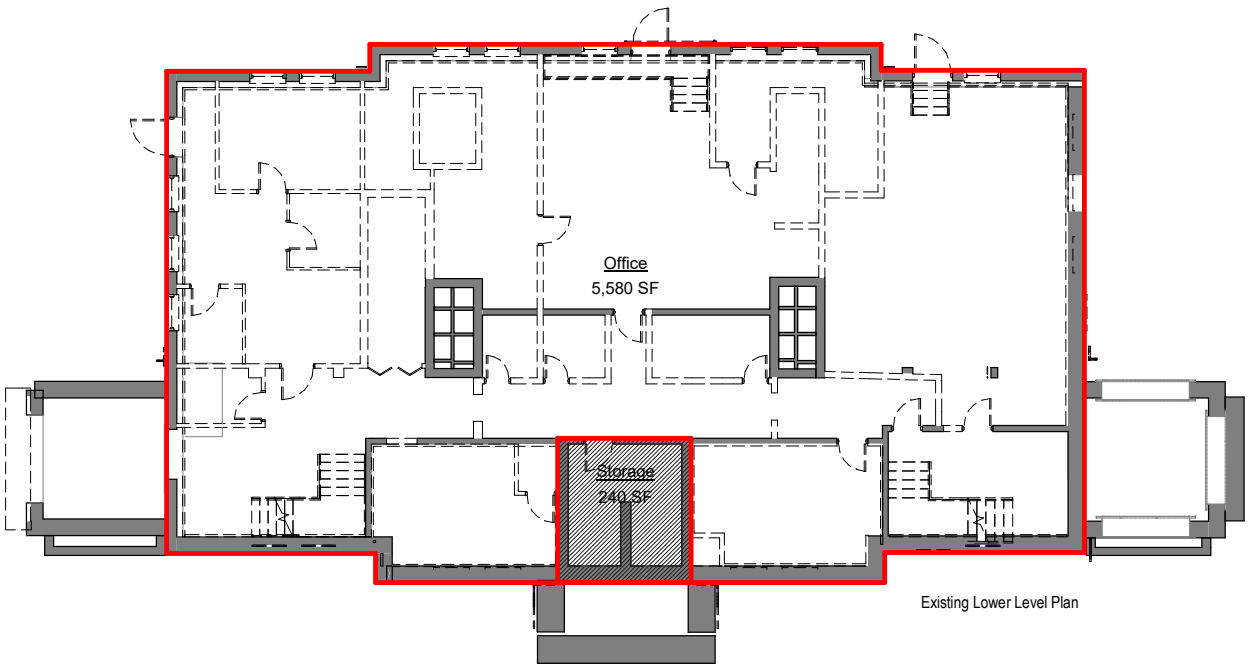
PARKING BY USES WITHIN THE BUILDING

	A	B	C	A+B+C	
	Office Use Gross Area	**Conference Use Gross Area**	**Storage Use Gross Area**	**Total**	
Lower Level	5,580	0	240	5,820	
First Level	5,700	0	0	5,700	
Second Level	4,825	985	0	5,810	
Third Level	4,170	0	0	4,170	
Total Area	20,275	985	240	**21,500**	**sf**
Parking Requirement	1 space/300 sf of office area	1 space/ 3 seats (49 seats)	1 space/850 sf of storage area		
Number of Parking Spaces	67.58	16.33	0.28	**84.20**	
				85	**spaces rounded up**

2) RENOVATED CONFIGURATION OF EMERY GROVER

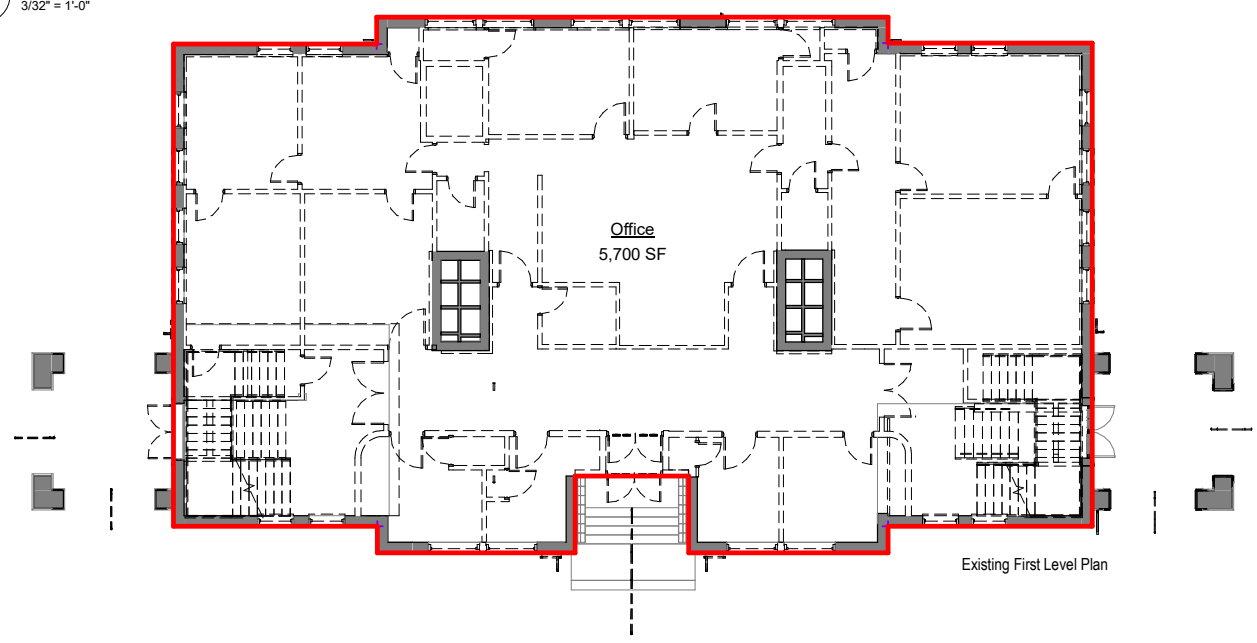
PARKING BY USES WITHIN THE BUILDING

	A	B	C	A+B+C	
	Office Gross Area	**Conference Gross Area**	**Storage Gross Area**	**Total**	
Lower Level	5,780		240	6,020	includes loading dock area
First Level	5,335		805	6,140	includes entry vestibule area
Second Level	5,545		265	5,810	
Third Level		3,185	585	3,770	unconditioned mechanical room not included
Total Area	16,660	3,185	1,895	**21,740**	**sf**
Parking Calculation	1 space/300 sf of office area	1 space/ 3 seats (92 seats)	1 space/850 sf of storage area		
Number of Parking Spaces Required	55.53	30.67	2.23	**88.43**	
				89	**spaces rounded up**



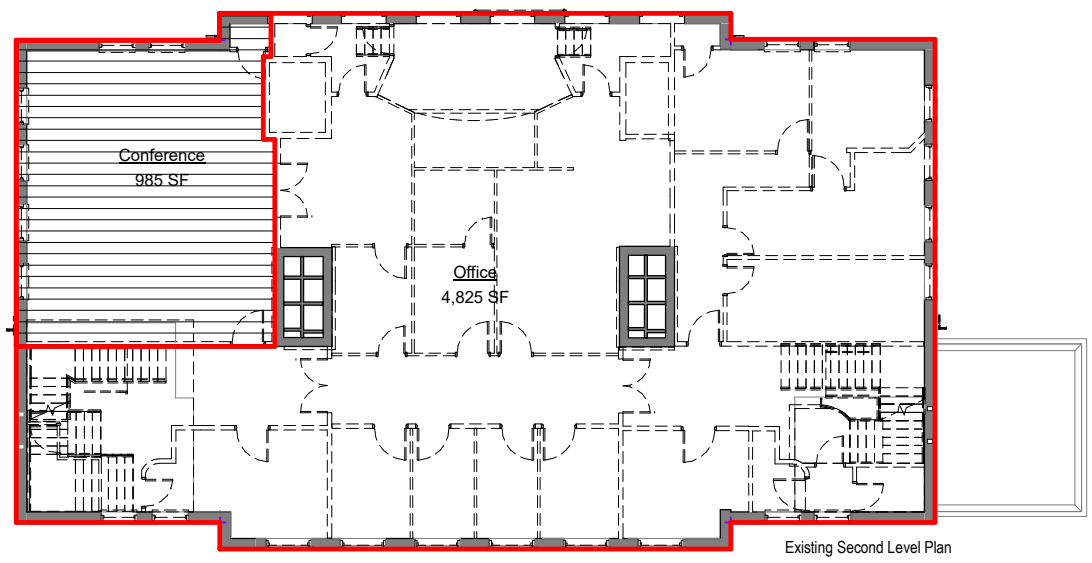
Existing Lower Level Plan

1 Existing Lower Level
3/32" = 1'-0"



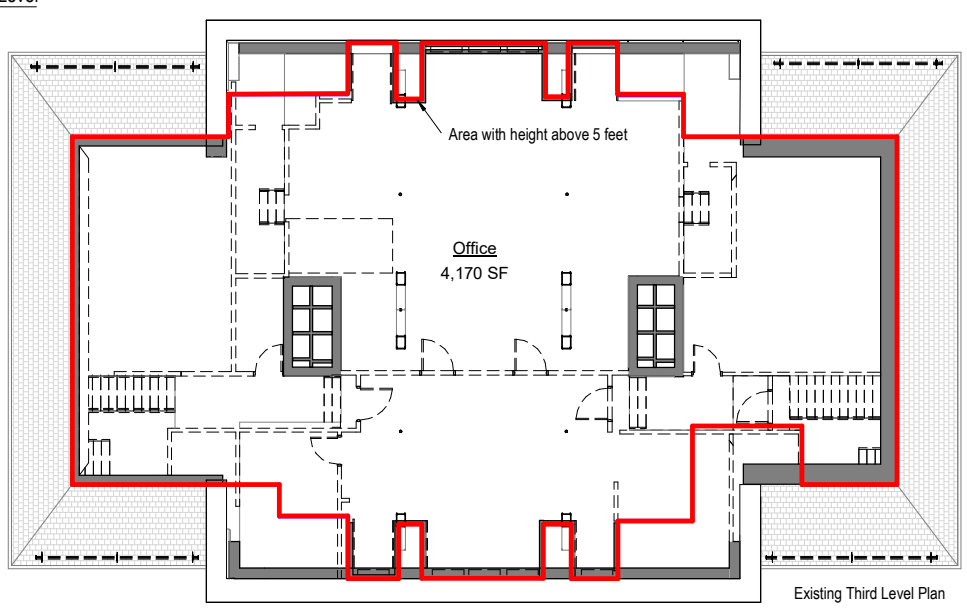
Existing First Level Plan

2 Existing First Level
3/32" = 1'-0"



Existing Second Level Plan

3 Existing Second Level
3/32" = 1'-0"



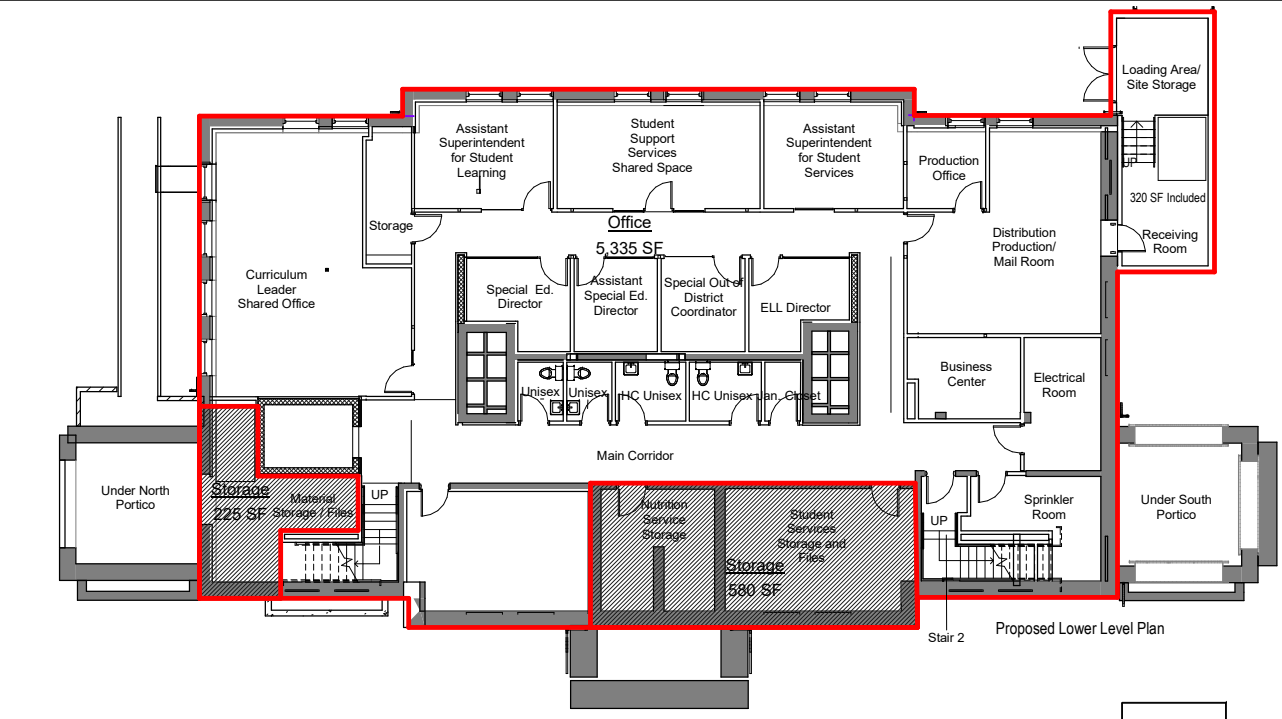
Existing Third Level Plan

4 Existing Third Level
3/32" = 1'-0"

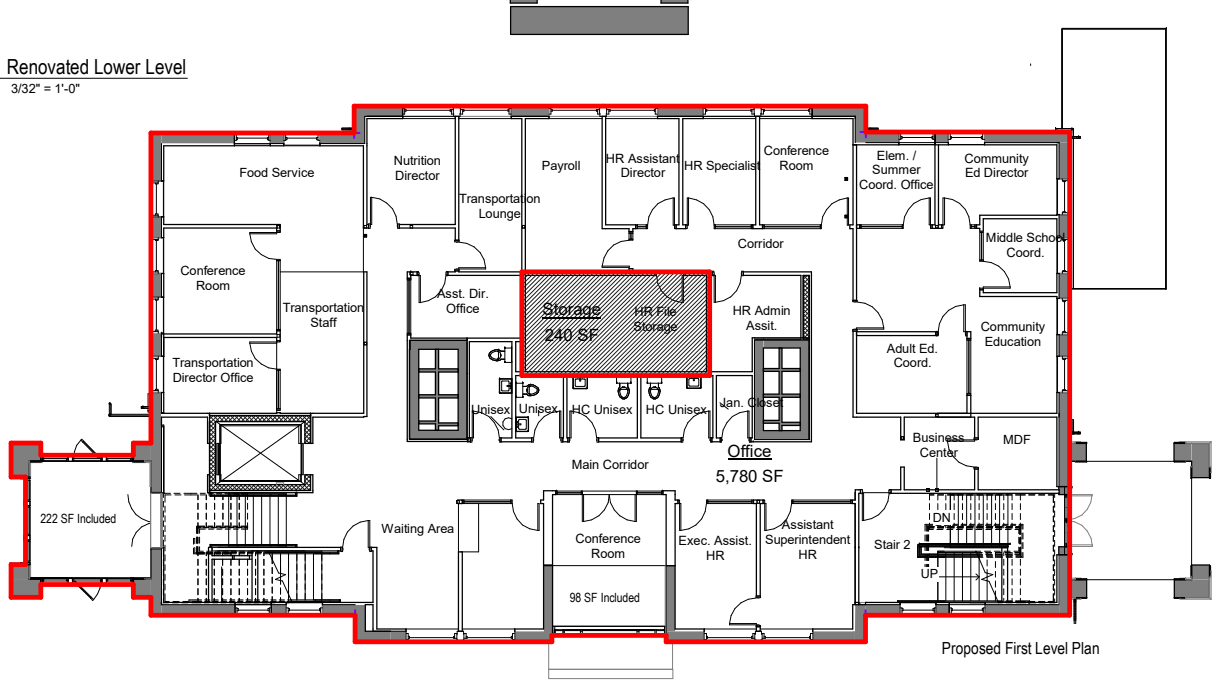
EMERY GROVER RENOVATION

1300 Highland Ave, Needham, MA 02492

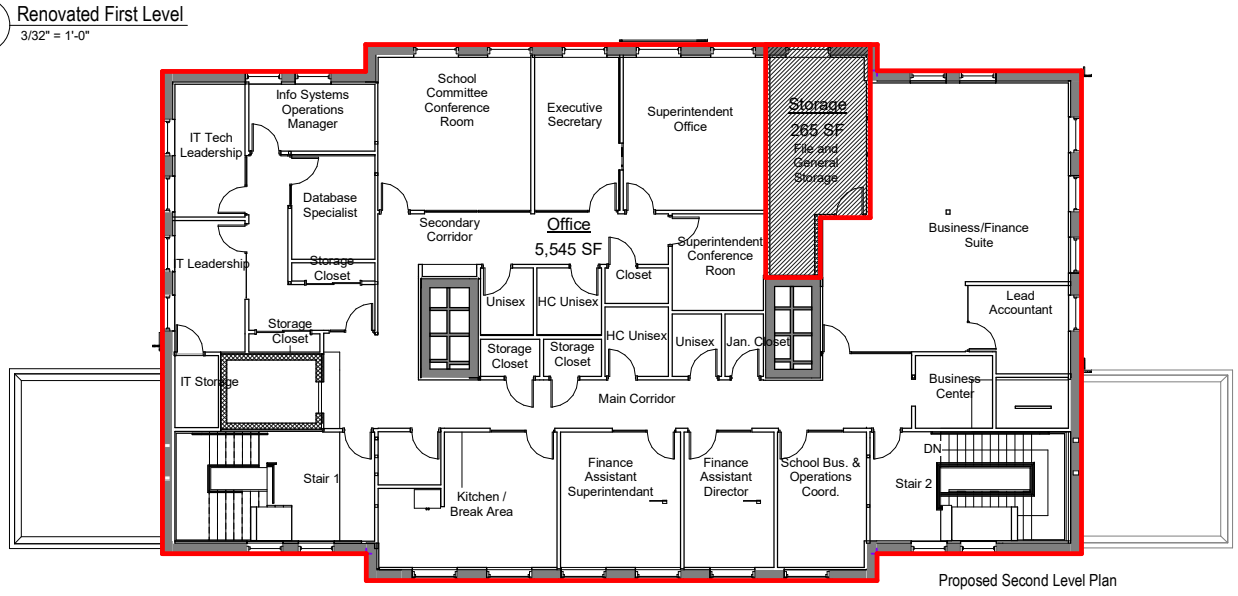
Bargmann Hendrie + Archetype 9 Channel Center Street Suit 300 Boston, MA 02210



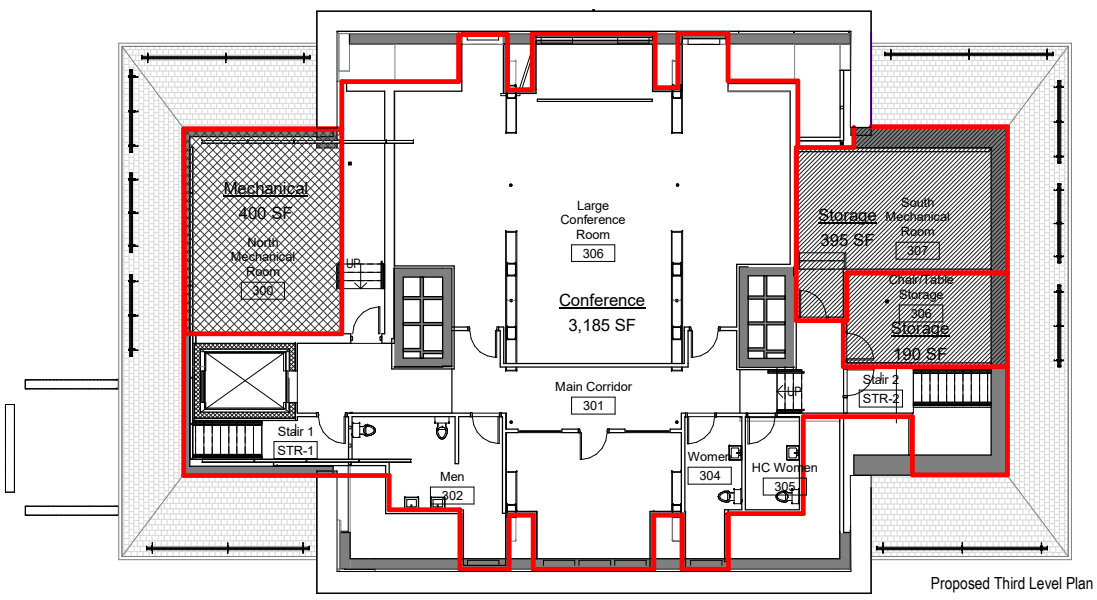
1 Renovated Lower Level
3/32" = 1'-0"



2 Renovated First Level
3/32" = 1'-0"



3 Renovated Second Level
3/32" = 1'-0"



4 Renovated Third Level
3/32" = 1'-0"

EMERY GROVER RENOVATION

1300 Highland Ave, Needham, MA 02492

Bargmann Hendrie + Archetype 9 Channel Center Street Suit 300 Boston, MA 02210

April 25, 2022

Mr. Joel Bargmann
Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210-1710

Re: **Professional Traffic Engineering Services**
Emery Grover Building Renovation
Needham, Massachusetts
Pare Project No. 21228.00

Dear Mr. Bargmann:

Pare Corporation (Pare) has completed the parking assessment and safety analysis requested for the proposed reconstruction of the Emery Grover Building located at 1330 Highland Avenue in Needham, Massachusetts. The reconstruction will not change the current use of the site, which currently serves as the school administration building for the Needham Public Schools.

Pare has utilized data from the existing facility along with input from the Town of Needham regarding the proposed use, data from the Institute of Transportation Engineers (ITE), and local zoning requirements to determine the parking needs for the proposed facility. Additionally, vehicular and pedestrian safety surrounding the site has been reviewed.

Existing Conditions

The existing facility, located at 1330 Highland Avenue, will maintain its prior use as a school administration building, with an added meeting space capable of holding assembly events with up to 92 participants. Given the school administration use, the building is open for operation Monday through Friday throughout the year.

The current site has 65 striped parking spaces in two paved lots: one to the east (back) of the building and one to the west (front) of the building. The eastern parking lot has 55 striped spaces, while the western lot has 10 striped spaces. Bordering the eastern lot, to the south, exists a parking lot for Saint Joseph's Parish, which has 20 striped parking spaces. The parish lot has signage to indicate this lot is strictly for patrons of the parish.

In addition to on-site parking, there are several on-street parking options available within close vicinity (a few hundred feet) of the building. To the east of the building, Oakland Avenue has street parking permitted for up to three hours, Monday through Friday, with space for approximately 20 vehicles. To the south of the building, May Street allows for two-hour parking, with ten striped parking spaces. To the west of the building. Highland Avenue has striped parking spanning the roadway, terminating approximately 400 feet south of the intersection with Rosemary Street. There are 18 striped spaces along Highland Avenue close to the site. Along Highland Avenue there are also several parking lots for commercial properties that could be utilized for any parking

overflow with an agreement from the owners, such as 1257 and 1177 Highland Avenue. Finally, there are town owned lots nearby, including the Rosemary Pool, the Public Library and the High School.

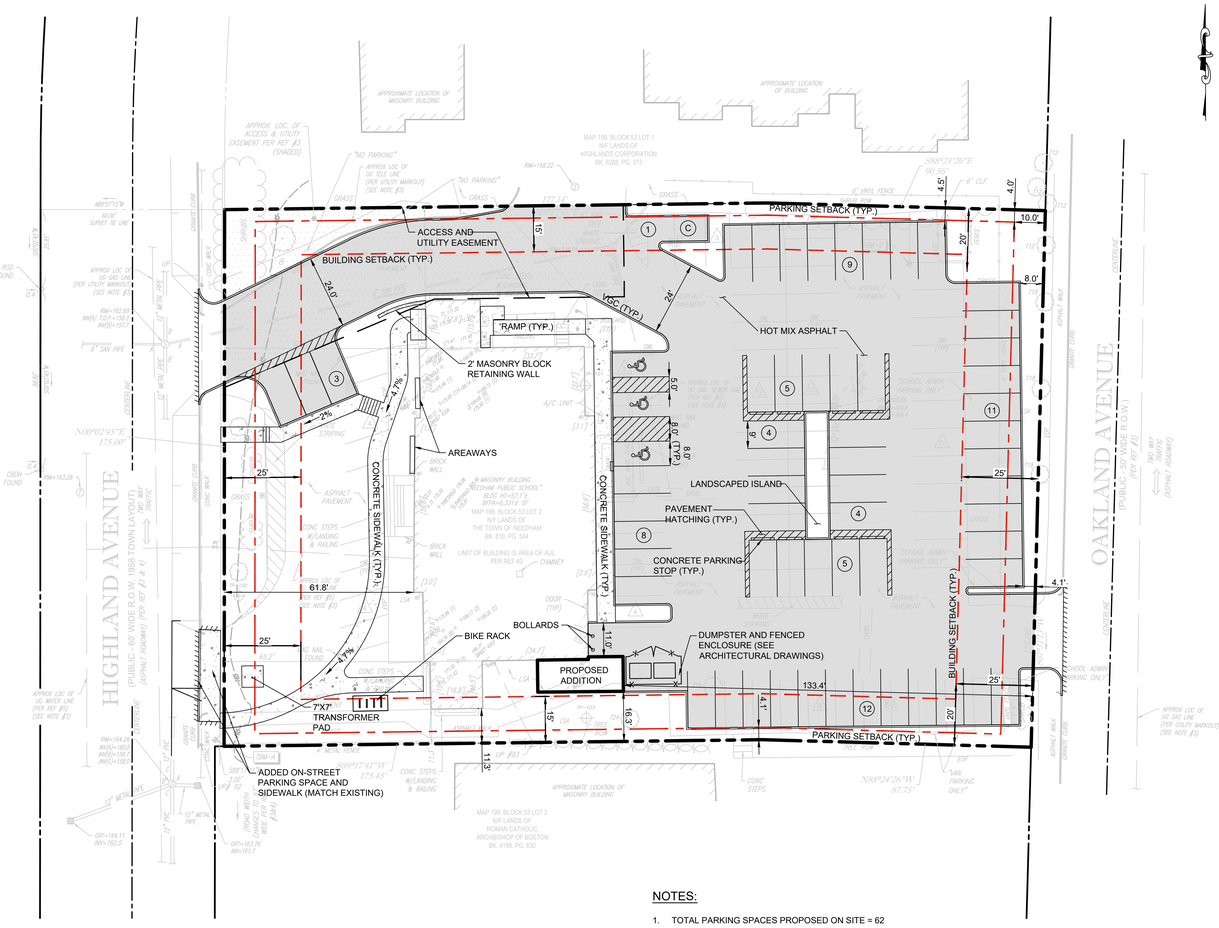
A site visit was performed at the existing facility on the morning of Tuesday, March 8, 2022 from 8:30 a.m. to 12:30 p.m. The purpose of the site visit was to determine typical parking occupancy for the existing site and to assess site access conditions based on the current and proposed driveway locations.

Proposed Site

The Emery Grover Building reconstruction involves several changes to each floor layout plus a small addition to the southeast corner of the building. Access to the site will be maintained off Oakland Avenue as well as the northern driveway on Highland Avenue, while the southern driveway on Highland Avenue will be removed. There is also a connection to Highland Court, which will remain, but this is not considered a primary access point to the facility. As mentioned prior, the new building will retain all of the existing uses, with the only notable change being the addition of a large conference room on the third floor. The proposed building size will be approximately 21,740 square feet. On-site parking will accommodate 62 spaces, with 59 spaces on the east side of the building and three spaces on the west side or the building intended for visitors. The proposed site plan is included in **Figure 1**.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- EASEMENT LINE



NOTES:

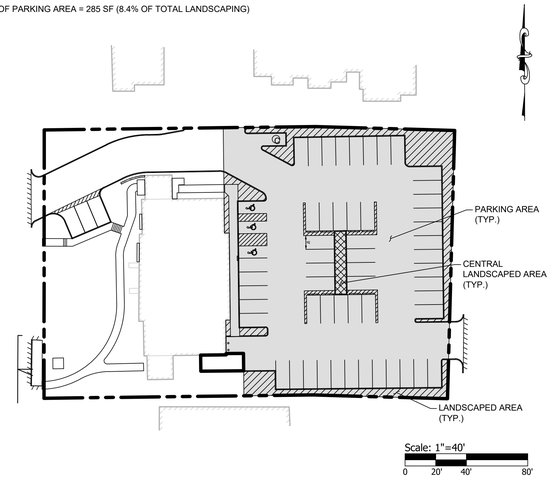
1. TOTAL PARKING SPACES PROPOSED ON SITE = 62
2. CONTRACTOR SHALL PROVIDE LOAM AND SEED ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE DRAWINGS.
3. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PAVERS.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO ESTABLISH CONTROL ON THE SITE AND TO PERFORM FIELD MEASUREMENTS AS REQUIRED TO LAYOUT THE PROPOSED BUILDING AND SITE IMPROVEMENTS. THE CONTRACTOR'S SURVEYOR SHALL COORDINATE THE BUILDING LAYOUT WITH THE PROJECT LAND SURVEYOR TO ACCURATELY LOCATE THE BUILDING ON THE SITE.

NOTES:

TOTAL PARKING AREA = 25,333 SF

TOTAL LANDSCAPING = 3,395 SF (13.4% OF TOTAL PARKING AREA)

TOTAL LANDSCAPING WITHIN CENTER OF PARKING AREA = 285 SF (8.4% OF TOTAL LANDSCAPING)



LANDSCAPING DIAGRAM

SCALE: 1"=40'

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME

Emery Grover Renovations

1330 Highland Ave
Needham, MA 02492

CLIENT

Town of Needham Permanent Public Building Committee

500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
Pare Corporation
10 Lincoln Rd, Suite 210
Foxboro, MA 02035
(508) 543-1755

Landscape Architect
Kyle Zick Landscaping Architecture, Inc.
36 Bromfield St Suite 202
Boston, MA 02108
(617) 451-1018

Structural Engineer
Structures North Consulting Engineers, Inc.
60 Washington St, Suite 401
Salem, MA 01971
(978) 745-6817

MEP/FP Engineer
Allied Engineering
235 Littleton Road, Suite 5
Westford, MA 01886
(978) 443-7888

Technology
Building Technology Consulting
992 Bedford St
Bridgewater, MA 02324
(617) 799-4309

REVISIONS

DATE

DRAWING TITLE

GENERAL PLAN

DRAWING INFORMATION

APRIL 15, 2022
DATE OF ISSUE

SITE PLAN SUBMISSION
DESCRIPTION

1" = 20'
SCALE

AWB
DRAWN BY

21228.00
PROJECT #

FILE NAME

DRAWING NUMBER

FIGURE 1

Copyright BH+A, Inc.

V.2.1

V:\JOBS\21_Jobs\21228.00 Needham Grover\DWGS\GENERAL
BH+A.dwg
4/15/2022 8:47 AM SLYNDS

Parking Demand

Several parking demand and requirement resources were reviewed to aid in determining the appropriate number of parking spaces for the site to ensure that the site provides an adequate parking supply. Three parking demand assessments were completed including:

1. Town of Needham Zoning Bylaws
2. Anticipated Daily Usage
3. Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5th Edition*

1. Town of Needham Zoning Bylaws

Pare reviewed the Town of Needham's Zoning Bylaws for relevant parking regulations. According to chapter 5 of Needham's zoning bylaws, for facilities with the intended use of "offices, office buildings, and banks", there should be one space provided per 300 square feet of floor area. As noted, there is a conference room proposed on the third level with supporting facilities that has an approximate area of 3,185 square feet. This square footage was removed from the total floor area of the building assessed as office and was considered instead as a "public assembly" use. In accordance with the bylaws, such a use requires one space per three seats of total seating capacity. There will be a maximum capacity of 92 seats in the conference room; however, through discussions with the client, it was identified that these meetings would be a mix of staff already in the building and individuals coming from other locations. For this reason, it is recommended that the number of spaces needed for a large meeting be applied to 50% of the total seating capacity. Finally, though often considered ancillary to the office use, there are specific storage areas within the building. Per the Town's bylaws, this is most similar to the "warehouse" use, with a requirement of one space per 850 square feet of floor area. These areas were also deducted from the total floor area assessed as office. Table 1 below shows gross building area/seating per the bylaws uses.

Table 1: Uses per Zoning Bylaws

	A	B	C	A+B+C
	Office Gross Area	**Conference Gross Area**	**Storage Gross Area**	**Total**
Lower Level	5,335	0	805	6,140
First Level	5,780	0	240	6,020
Second Level	5,545	0	265	5,810
Third Level	0	3,185	585	3,770
Total Area	16,660	3,185	1,895	**21,740**

The parking requirements were then determined under two zoning conditions: typical operations and a peak day with a large meeting. Typical operations involved applying the "office" and "storage" zoning requirements to each use, with no additional allocation for the conference space. The peak day with a large meeting utilizes the typical day demand and adds the "public assembly" use rate. A typical day of operation thus requires 58 spaces for combined office and storage demand. With 92 seats, the conference use by regulation could require

31 spaces, for a total site demand of 89 spaces. However, with 50% of attendees expected to be individuals that are already on-site for the office use, the conference use should only be applied to 46 seats, requiring 16 more spaces than a standard day of operation. This would indicate a site demand of 74 spaces for large event days.

2. Anticipated Daily Usage

To best understand the typical operations for the site use, a site visit was performed at the existing facility on the morning of Tuesday, March 8, 2022, where parking counts were noted at arrival and approximately once an hour for four additional intervals. Both the eastern and western facility lots had counts recorded, as well as, noting the parking capacity available along the aforementioned surrounding streets. Table 2 below provides the observed data.

Table 2: Parking Lot Count Summary

Parking Area	8:30 AM	9:30 AM	10:30 AM	11:30 AM	12:30 PM
Facility Lot (Rear) Parking: 55 spaces	31	27	29	31	27
Facility Lot (Front) Parking: 10 spaces	10	10	10	10	9
Facility Total: 65 spaces	**41**	**37**	**39**	**41**	**36**
Oakland Avenue (East Side) Parking: 10 spaces[1]	2	0	0	0	0
Oakland Avenue (West Side) Parking: 10 spaces [1]	7	2	5	5	6
Highland Avenue (East Side)[2] Parking: 13 spaces	3	3	3	3	3
Highland Avenue (West Side) Parking: 5 spaces	3	2	2	2	2
May Street Parking: 10 spaces	4	2	2	2	2
Street Total: 48 spaces	**19**	**9**	**12**	**12**	**13**

1. Parking along the street is allowed, but no spots are striped. Based on the extent of driveways, approximately 10 vehicles are expected to be able to park along this stretch.
2. Though on-street parking extends northward towards Rosemary Street, only those within a few hundred feet of the site were considered feasible for use by site employees/patrons.

Based on data received from the client, there are currently 57 full-time employees at the administration building and they project 62 full-time employees in the future. This indicates an increase of approximately 9% in anticipated use. This growth rate is applied to the field observed parking space occupancy to determine if the future allotment of 62 on-site spaces would be sufficient for day-to-day use. Table 3 provides the anticipated parking demand per interval based on the facility use.

Table 3: Parking Based on Expected Employment Growth

Parking Area - Proposed	8:30 AM	9:30 AM	10:30 AM	11:30 AM	12:30 PM
Facility Total: 62 spaces	**45**	**41**	**43**	**45**	**40**

The client also noted that food service staff arrive daily after 2:30, with up to 8 current part-time employees. Assuming this could also grow up to 9% and these individuals could require up to one space per person, the demand for day-to-day parking in the afternoon could increase to as much as 54 spaces, which is still eight spaces less than is being proposed on site.

Peak days with large meetings, such as professional development days, could exceed the on-site capacity, but would be easily accommodated within the available on-street parking adjacent to the site. Alternatively, as discussed with the client, patrons not already on-site that would be coming for a meeting alone could park at a nearby Town lot and be shuttled. Many of these peak days would be outside the season for the Rosemary Pool and on professional development days the high school students are expected to be virtual.

3. Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5th Edition*

As a third measure of demand, the *Parking Generation Manual* published by ITE was consulted. This manual provides parking demand rates for numerous land uses based on empirical data collected over many years. Average, 33rd percentile, and 85th percentile rates are provided for each use to indicate the potential ranges of parking rates. Separate rates for Weekday, Saturday, and Sunday are also provided. Additionally, ITE provides time-of-day parking demand for several uses, breaking down parking demand at each hour of the day. This time-of-day parking rate data provided by ITE can be very valuable, especially when assessing parking demands at shared parking lots with a variety of uses where the parking demand for each use can fluctuate throughout the day or by day of week. Assessing parking demands by time of day can help assure excess parking areas are not unnecessarily provided.

The expected parking demand for the facility was determined through the use of the 5th edition of the *Parking Generation Manual,* published by the Institute of Transportation Engineers (ITE). Land Use Code (LUC) 710 for a General Office Building consisting of a gross floor area of 21,740 square feet was chosen as it most closely matches the intended use. Table 4 below summarizes the expected range of parking for this facility based on the 33rd percentile and 85th percentile.

Table 4: Parking Demand Based on ITE Parking Generation Manual

	33rd Percentile Parking	85th Percentile Parking
Rate:	2.3	3.3
Parking Spaces:	50	72

The anticipated parking demand will range between 50 and 72 spaces throughout the week. The lower end of the spectrum will be adequately accommodated by the proposed on-site parking lot with 62 spaces. The higher end of the spectrum would be anticipated to exceed the on-site lot with up to 10 overflow vehicles needing to

park in on-street spaces adjacent to the site. As shown in Table 2, there were at least 29 available (unused) street spaces observed at all times of the field visit.

Safety Analysis

Sight Distance

Spot speed studies were taken along Highland Avenue and May Street to determine the design speed for sight distance analyses. Due to the low volume of vehicles on Oakland Avenue, a spot speed study was not conducted, and determination of the design speed will be based on the posted speed limit. As there were no speed limits posted, the de facto speed for each roadway of 30 miles per hour was assumed. The results of the speed studies are provided below:

Table 5: Spot Speed Study Summary

	Posted Speed	Average Speed	True Median (50th Percentile)	85th Percentile	10 MPH Pace	% over Posted
Highland Avenue						
Northbound	30	26	26	30	21-30	8%
Southbound	30	26	26	30	21-30	14%
May Street						
Eastbound	30	26	26	30	21-30	8%
Westbound	30	26	27	29	21-30	4%

The 85th percentile speed is used to determine appropriate sight distances for driveways and was determined to be 30 miles per hour for each road, including that which was assumed for Oakland Avenue. According to the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy on the Geometric Design of Highways and Streets,* the minimum safe stopping sight distance (SSD) for a speed of 30 mph is 200 feet. AASHTO gives guidance for a more desirable intersection sight distance (ISD) for this speed, which will not only avoid collisions, but maintain vehicular flow of at least 70 percent of the original operating speed. The minimum intersection sight distances (ISD) for left- and right-turning vehicles are 335 feet and 290 feet, respectively, for a speed of 30 mph.

Table 6: Sight Distance Summary

		Required SSD (ft)	Required ISD (ft)	Measured ISD (ft)
Site Driveway at Highland Avenue	To the North (Right)	200	335	>500
	To the South (Left)	200	290	>500
Site Driveway at Oakland Avenue	To the North (Left)	200	290	>500
	To the South (Right)	200	335	>500

As indicated above, the sight distance from the site driveways exceeds the minimum criteria to avoid collisions, as well as exceeds the desirable ISD requirements, assisting in functional efficiency for the school

administration lot. Therefore, based on the sight distance analysis, there are no safety concerns anticipated at the site access points.

Crash Analysis

Crash data was retrieved from the MassDOT Crash Portal for the most recent 5-year period prior to COVID, from January 1, 2015 through December 31, 2019 for the study area, including:

- Highland Avenue between Oakland Avenue and May Street
- May Street between Highland Avenue and Oakland Avenue
- Oakland Avenue between May Street and Highland Avenue

The table below provides a breakdown of the accidents based on type and severity for each roadway.

Table 7: Crash Analysis Summary

Roadway/ Intersection	Total Crashes	Non-Fatal Injuries	Fatalities	Rear End	Sideswipe	Head On	Single Vehicle	Angle
Highland Avenue	21	2	0	10	2	0	2	7
Oakland Avenue	1	0	0	0	1	0	0	0
May Street at Highland Avenue	6	0	0	1	2	0	1	2
Oakland Avenue at Highland Avenue	5	1	0	0	1	0	0	0
Oakland Avenue at May Street	1	0	0	0	0	0	0	1

Highland Avenue had a total of 21 crashes during the timeframe analyzed and shows a greater number of crashes than all other considered areas combined. This equates to about 4 crashes per year. Of these crashes, approximately 48% of them were rear-end collisions, which is within the realm of normal as they are often the most common type of collision and are often the lowest in severity. No consistent narrative appeared displaying a potential issue in the area. Two of the collisions resulted in injuries while none resulted in fatalities.

The three intersections analyzed resulted in only 12 crashes. The intersection of Highland Avenue at May Street had the highest frequency of incidents, with just over one per year. Again, the data did not show any trends in types of intensities of incidents that would lend themselves to or require mitigation.

Findings and Recommendations

Based on this assessment, the proposed reconstruction of the Needham Public School's Administration Building (Emery Grover) on its existing site at 1330 Highland Avenue is expected to operate safely and efficiently. We find the comparison of exiting to proposed use, when the two are similar, to be the greatest

indicator of parking demand for a site. However, for completeness, both the Town's zoning and the ITE demand models were also reviewed with the most comparable uses. Based on the three-prong assessment we find:

- Based on future use compared to existing use, the site is expected to handle day-to-day parking demand on-site with at least eight surplus spaces and days with large meetings could require up to eight overflow vehicles to utilize adjacent on-street parking.
- Day-to-day needs of the proposed facility could require up to 72 parking spaces (per ITE), requiring utilization of up to 10 of the 29 available (unused) on-street spaces.
- To accommodate peak days with large meetings, parking demands are not expected to exceed 89 spaces at a maximum (per zoning); though it is recommended that 74 is the more appropriate demand assuming only 50% of the conference seating will attract outside patrons.
- An off-site location for parking could be considered for large meeting days, with shuttle service provided. Potential locations include the Rosemary Pool and the Needham High School.

Relative to safety, the site driveways have adequate sight lines to accommodate patrons of the site safely with minimal impact on the surrounding roadway traffic and the crash data review revealed no concerns regarding the volume or severity of incidents in the surrounding area.

We are available to discuss this report with you at your convenience. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

Amy Archer
Senior Project Engineer

AA/kls

Y:\JOBS\21 Jobs\21228.00 Needham Emery Grover Building-MA\REPORTS\Traffic\EG Parking Assessment and Safety Memo_042522.doc

EMERY GROVER RENOVATIONS

1330 Highland Ave Needham, MA 02492

DRAWING LIST

Civil - SP

SP.C0	Survey Plan
SP.C1	Notes
SP.C2	Legend
SP.C3	Demolition, Erosion and Sediment Control Plan
SP.C4	General Plan
SP.C5	Grading Plan
SP.C6	Drainage and Utility Plan
SP.C7	Civil Details 1
SP.C8	Civil Details 2
SP.C9	Civil Details 3
SP.C10	Civil Details 4

Landscape - SP

SP.L0	Landscape Improvement Plan
SP.L1	Landscape Improvement Details

Architectural

SP.A0	Lower Level Plan and First Level Plan
SP.A1	Second Level Plan and Third Level Plan
SP.A2	Roof Plan
SP.A3	Exterior Elevations
SP.A4	Exterior Views
SP.A5	Not Used
SP.A6	Not Used
SP.A7	Site Lighting Analysis





ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME

Emery Grover Renovations

1330 Highland Ave
Needham, MA 02492

CLIENT

Town of Needham Permanent Public Building Committee

500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

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(978) 745-6817

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Allied Engineering
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(978) 443-7888

Technology
Building Technology Consulting
992 Bedford St
Bridgewater, MA 02324
(617) 799-4309

REVISIONS

04/25/2022 For ZBA Submisson

DATE

DRAWING TITLE

Cover Sheet

DRAWING INFORMATION

REGISTERED ARCHITECT JEFF D. BARGMANN No. 5380 BOSTON MASSACHUSETTS

04/15/2022
DATE OF ISSUE

Site Plan Review
DESCRIPTION

SCALE

Author
DRAWN BY

3398.03
PROJECT #

FILE NAME

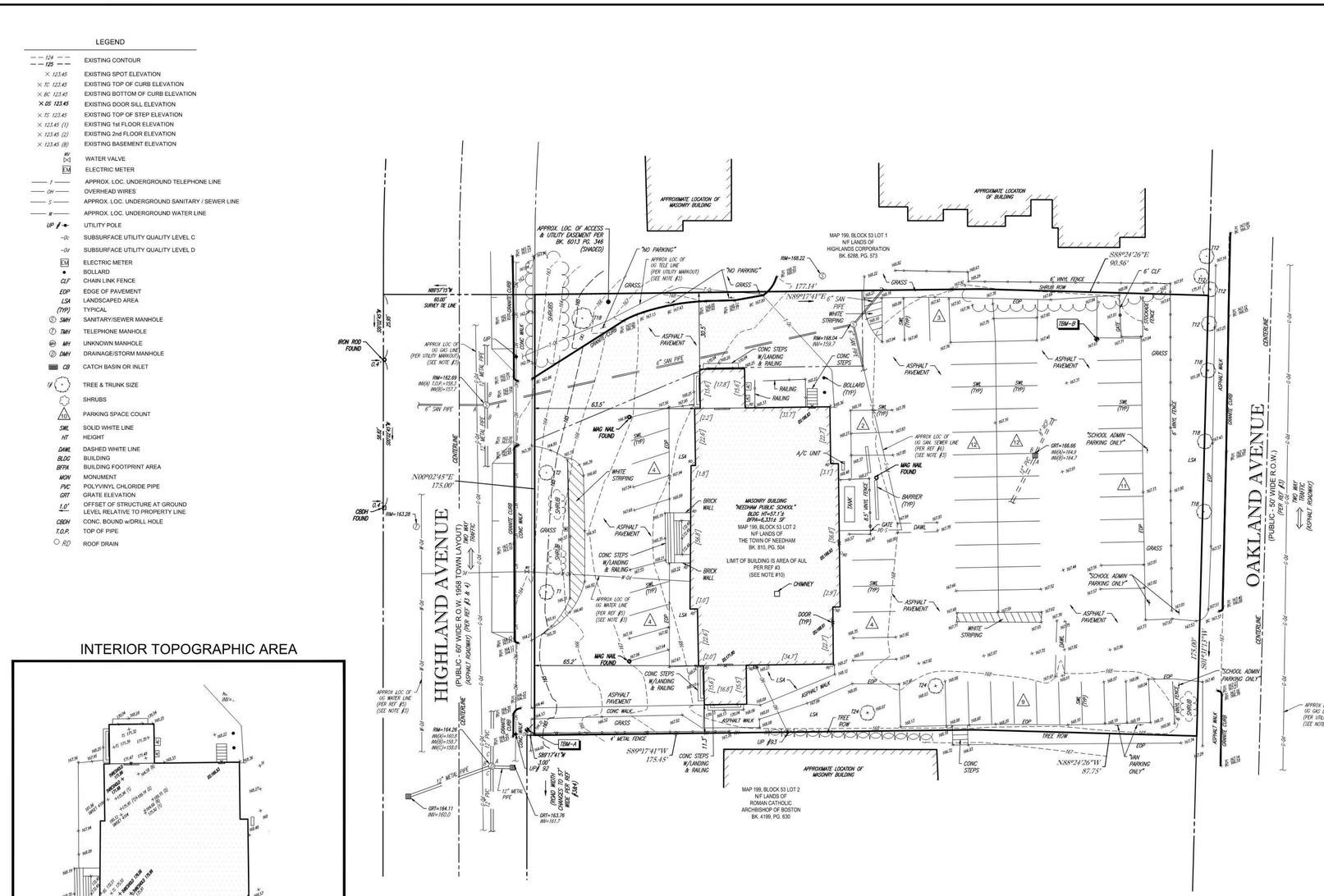
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WATER VALVE
ELECTRIC METER
APPROX. LOC. UNDERGROUND TELEPHONE LINE
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
APPROX. LOC. UNDERGROUND WATER LINE
UTILITY POLE
SUBSURFACE UTILITY QUALITY LEVEL C
SUBSURFACE UTILITY QUALITY LEVEL D
ELECTRIC METER
BOLLARD
CHAIN LINK FENCE
EDGE OF PAVEMENT
LANDSCAPED AREA
TYPICAL
SANITARY/SEWER MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
DRAINAGE/STORM MANHOLE
CATCH BASIN OR INLET
TREE & TRUNK SIZE
SHRUBS
PARKING SPACE COUNT
SOLID WHITE LINE
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DASHED WHITE LINE
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BUILDING FOOTPRINT AREA
MONUMENT
POLYVINYL CHLORIDE PIPE
GRATE ELEVATION
OFFSET OF STRUCTURE AT GROUND
TIES TO PROPERTY LINE RELATIVE TO PROPERTY LINE
CONC. BOUND w/DRILL HOLE
TOP OF PIPE
ROOF DRAIN
HIGHLAND AVENUE
(PUBLIC - 60' WIDE R.O.W, 1958 TOWN LAYOUT)
(ASPHALT ROADWAY) (PER REF #1 & 4)
TWO WAY TRAFFIC
OAKLAND AVENUE
(PUBLIC - 50' WIDE R.O.W.)
(PER REF #3)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)
APPROXIMATE LOCATION OF MASONRY BUILDING
APPROXIMATE LOCATION OF BUILDING
MAP 199, BLOCK 53 LOT 1
N/F LANDS OF
HIGHLANDS CORPORATION
BK. 6288, PG. 573
MAP 199, BLOCK 53 LOT 2
N/F LANDS OF
THE TOWN OF NEEDHAM
BK. 810, PG. 504
MASONRY BUILDING
"NEEDHAM PUBLIC SCHOOL"
BLDG' HT=57.1'±
BFF=+/-57.1'± (BFF=+/-57.1'± 3"
LIMIT OF BUILDING IS AREA OF AUL
PER REF #3
(SEE NOTE #10)
MAP 199, BLOCK 53 LOT 2
N/F LANDS OF
ROMAN CATHOLIC
ARCHBISHOP OF BOSTON
BK. 4199, PG. 630
APPROX LOC OF ACCESS & UTILITY EASEMENT PER BK. 6013 PG. 346 (SHADED)
"NO PARKING"
APPROX LOC OF UG TELE LINE (PER UTILITY MARKOUT) (SEE NOTE #1)
APPROX LOC OF UG GAS LINE (PER UTILITY MARKOUT) (SEE NOTE #1)
APPROX LOC OF UG SAN. SEWER LINE (PER REF #1) (SEE NOTE #3)
APPROX LOC OF UG WATER LINE (PER REF #1) (SEE NOTE #3)
APPROX LOC OF UG GAS LINE (PER UTILITY MARKOUT)
IRON ROD FOUND
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MAG NAIL FOUND
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TBM-B
6' SAN PIPE
4" METAL FENCE
6' VINYL FENCE
6.5' VINYL FENCE
SHRUB ROW
STOCKADE FENCE
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REFERENCE

1. PROJECT LOCATION: EMORY GROVER BUILDING 1330 HIGHLAND AVENUE NEEDHAM, MA. 02492. ASSESSOR'S MAP 199, BLOCK 53 LOT 22.

2. EXISTING CONDITIONS MAPPING TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY BARGMANN HENDRIE + ARCHETYPE INC." PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED FEB. 4, 2022.

GENERAL NOTES

1. THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, 2021 EDITION OR LATEST REVISION, AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL MEET OR EXCEED THE MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, WITH LATEST REVISIONS. THE LATEST REVISION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.

2. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND OWNER'S REPRESENTATIVE AS REQUIRED.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ALL OPEN EXCAVATED AREAS IN ACCORDANCE WITH OSHA FEDERAL, STATE, AND LOCAL REQUIREMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEERS APPROVAL.

5. IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT AND COORDINATE ANY DEVIATIONS WITH THE ENGINEER AND OWNER.

6. ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

7. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT.

8. ALL SIGNS SHALL BE REFLECTORIZED TYPE III SHEETING AND CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

9. ALL UTILITIES (LOCATION AND ELEVATION) DEPICTED SHALL BE CONSIDERED APPROXIMATE ONLY. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-DIG-SAFE (1-888-344-7233) TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ALL DAMAGE TO EXISTING UTILITIES OR STRUCTURES, AND THE COST TO REPAIR THE DAMAGES TO INITIAL CONDITIONS, AS SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

10. NO EXCAVATION SHALL BE DONE UNTIL COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE. NOTE THAT NOT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RESPECTIVE UTILITY COMPANIES TO VERIFY AND LOCATE EXISTING UTILITIES.

LAYOUT NOTES

1. ALL LINES ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

2. ACCESSIBLE RAMPS SHALL BE PER THE AMERICAN WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND CODE OF MASSACHUSETTS REGULATIONS (CMR) TITLE 521 OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS.

3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL PERFORM BENCHMARK FIELD LEVEL VERIFICATION AND COORDINATE LAYOUT CHECK. THE CONTRACTOR SHALL CONTACT PARE CORPORATION IF ANY DISCREPANCIES ARE FOUND.

4. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING TO FACE OF CURB.

5. ALIGN WALKWAYS ON DOORWAYS THEY SERVE TO PROVIDE MINIMUM REQUIRED MANEUVERING CLEARANCE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND CODE OF MASSACHUSETTS REGULATIONS (CMR) TITLE 521 OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF STRUCTURES, PAVEMENT AND CONCRETE MATERIALS, AND UTILITIES WITH APPROPRIATE PROPOSED SITE GENERAL, GRADING, UTILITY, AND LANDSCAPING DRAWINGS.

2. ALL NOTED UTILITIES TO BE REMOVED AND DISPOSED OF, RELOCATED OR CAPPED REPRESENT ALL KNOWN SITE CONDITIONS TO BE DEMOLISHED. THE CONTRACTOR SHALL COORDINATE ALL UNFORESEEN CONDITIONS WITH THE PROJECT ENGINEER, OWNER AND/OR RESPECTIVE UTILITY COMPANIES PRIOR TO PROCEEDING WITH WORK.

3. WATER, SEWER, DRAINAGE, GAS, AND OTHER SITE UTILITIES SERVICING THE EXISTING FACILITIES ARE TO REMAIN ACTIVE THROUGHOUT CONSTRUCTION.

4. THERE SHALL BE NO INTERRUPTION OF UTILITY SERVICES DURING THE CONSTRUCTION OPERATION WITHOUT APPROVAL OF THE OWNER.

SURVEY REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF NEEDHAM, NORFOLK COUNTY, MAP 199.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 36 OF 430," COMMUNITY-PANEL NUMBER 255215 0036 E, EFFECTIVE DATE: JULY 17, 2012.

3. MAP ENTITLED "SCHOOL ADMINISTRATION BUILDING - EMERY GROVER BUILDING - ACTIVITY AND USE LIMITATION PLAN OF LAND IN NEEDHAM, MA" PREPARED BY HANCOCK ASSOCIATES. DATED JULY 30, 2018. RECORDED WITH THE NORFOLK REGISTRY OF DEEDS AS PLAN BOOK 674, PAGE 31.

4. MAP ENTITLED "PLAN & PROFILE OF HIGHLAND AVE." PREPARED BY TOWN OF NEEDHAM, MASS. DEPARTMENT OF PUBLIC WORKS. DATED APRIL 1957. RECORDED WITH THE NORFOLK REGISTRY OF DEEDS AS PLAN BOOK 205, PAGE 368.

5. UNDERGROUND WATER LINES PROVIDED BY TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS.

6. UNDERGROUND SEWER LINES PROVIDED BY TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS.

GRADING AND UTILITY NOTES

1. UNDERGROUND UTILITIES DEPICTED WERE COMPILED FROM AVAILABLE RECORD PLANS AND SHALL BE CONSIDERED APPROXIMATE ONLY. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-DIG-SAFE (1-888-344-7233) TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DEPICTED OR NOT DEPICTED ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS TO REPAIR SUCH DAMAGES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.

2. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS.

3. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH GRADE. RIM ELEVATIONS OF STRUCTURES AND MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

5. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.

6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION SHALL BE PROVIDED ON A SKETCH TO SCALE OF THE EXISTING UTILITY WITH TIES TO KNOWN POINTS, PHOTOS AND FURNISHED TO THE ENGINEER FOR RESOLUTION.

7. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.

8. GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES.

9. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

10. ALL GRAVITY SANITARY PIPING SHALL BE SDR-35 PVC. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF NEEDHAM SEWER STANDARDS.

11. ALL WATER LINE BENDS AND TEES SHALL BE REINFORCED WITH THRUST BLOCKS. ALL WATER DISTRIBUTION PIPING AND FITTINGS MUST ADHERE TO THE TOWN OF NEEDHAM SPECIFICATIONS AND SHALL BE INSPECTED BEFORE, DURING, AND AFTER CONSTRUCTION PRIOR TO TAPPING THE SERVICE MAIN.

12. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

13. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MIN. OF 1/8" PER FOOT UNLESS SPECIFIED.

14. THE PROPOSED WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS AND GRADING PLAN.

SURVEY NOTES:

1. PROPERTY KNOWN AS LOT 2, BLOCK 53 AS SHOWN ON THE TOWN OF NEEDHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 199.

2. AREA = 46,450 SQUARE FEET OR 1.066 ACRES

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

   TEMPORARY BENCH MARKS SET:
   TBM-A: MAG NAIL SET IN CONCRETE WALK, ELEVATION = 164.52'

   TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION = 167.58'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

EROSION AND SEDIMENTATION CONTROL NOTES - MASSACHUSETTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY'S (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) AND THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL PREPARE AND SUBMIT AN ELECTRONIC NOTICE OF INTENT (eNOI) WITH THE EPA IN ACCORDANCE WITH THE NDPES PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.

4. SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE PROVIDED IN ACCORDANCE WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND THE NOTES AND DETAILS SHOWN IN THIS PLAN SET.

5. THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS ARE INTENDED TO REPRESENT THE MINIMUM CONTROLS NECESSARY TO MEET ANTICIPATED SITE CONDITIONS. ADDITIONAL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

6. REQUIRED PERIMETER CONTROL SHALL BE PROPERLY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK. SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGHOUT THE CONSTRUCTION PERIOD.

7. AS FEASIBLE, CONSTRUCTION SHALL BE PHASED TO LIMIT THE AREA OF EXPOSED SOIL AND THE DURATION OF EXPOSURE. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED WITHIN 14 DAYS FOLLOWING COMPLETION OF GRADING ACTIVITIES.

8. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT OF 0.25 INCH OR GREATER DURING CONSTRUCTION TO ENSURE THAT THE EROSION CONTROL BARRIERS ARE INTACT.

10. CLEAN AND MAINTAIN SEDIMENTATION CONTROL BARRIERS WHEN SEDIMENT ACCUMULATES TO ONE HALF THE HEIGHT OF THE BARRIER. MATERIAL COLLECTED FROM THE SEDIMENTATION BARRIER SHALL BE REMOVED AS NECESSARY AND DISPOSED IN AN UPLAND AREA.

11. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT RESERVE OF VARIOUS EROSION CONTROL MATERIALS ONSITE AT ALL TIMES FOR EMERGENCY PURPOSES OR ROUTINE MAINTENANCE.

12. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUB GRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE, AS REQUIRED, TO STABILIZED DISCHARGE POINTS.

13. SOIL AND OTHER MATERIALS RESULTING FROM SITE CLEARING MAY BE RECYCLED AND/OR REUSED ON THE SITE AS APPROPRIATE. WASTE MATERIALS SHALL BE REMOVED FROM THE SITE.

14. CRUSHED STONE CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED AT ALL POINTS OF INGRESS AND EGRESS.

15. TEMPORARY DIVERSIONS (TD) MAY CONSIST OF A DITCH OR SWALE, OR MAY BE ACHIEVED USING WOOD CHIP PILES, COIR LOGS, OR SIMILAR MATERIALS.

16. TEMPORARY SEDIMENT TRAPS (TST) AND TEMPORARY SWALES (TS) SHALL BE SIZED BY THE CONTRACTOR USING THE PARAMETERS CONTAINED IN THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES.

17. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

18. CATCH BASINS AND STORM DRAINS SHALL BE PROTECTED WITH HAY BALES OR SEDIMENT BAGS IN PAVED AREAS UNTIL CONTRIBUTING AREA IS PERMANENTLY STABILIZED.

19. DEWATERING WASTEWATER PUMPED FROM EXCAVATIONS SHALL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO A DEWATERING BASIN, HAY BALE CORRALS, OR SEDIMENTATION BAGS.

20. CONSTRUCTION SITE WASTE MATERIALS SHALL BE PROPERLY CONTAINED ONSITE AND DISPOSED OFF SITE AT A LOCATION IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.

21. RIPRAP OR OTHER ENERGY DISSIPATERS SHALL BE USED WHERE NECESSARY TO CONTROL EROSION.

22. ANY EQUIPMENT THAT IS NOT READILY MOBILE (TRACK MACHINERY) SHALL BE PARKED WITHIN THE PROJECT LIMIT OF DISTURBANCE. LARGE AND/OR BULKY MATERIALS SHALL BE STORED SUCH THAT THEY DO NOT INTERFERE WITH THE ONGOING CONSTRUCTION ACTIVITIES OR EROSION CONTROL MEASURES.

23. NEWLY VEGETATED AREAS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE THE ESTABLISHMENT OF STABLE VEGETATED SURFACES.

24. THE CONTRACTOR SHALL NOT REMOVE ANY COMPOST FILTER SOCKS OR OTHER EROSION CONTROLS UNTIL THE CONTRIBUTING AREA IS PERMANENTLY STABILIZED.

25. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO ACCEPTANCE OF THE FINAL PROJECT. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUB GRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE, AS REQUIRED, TO STABILIZED DISCHARGE POINTS.

26. INSTALLATION OF THE EROSION CONTROL BARRIERS AS ILLUSTRATED IS INTENDED TO REPRESENT THE MINIMUM SEDIMENTATION CONTROL FACILITIES NECESSARY TO MEET ANTICIPATED SITE CONDITIONS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

27. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS UPON COMPLETION OF WORK IN THAT AREA.

ARCHITECT

bh+a

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PROJECT NAME

Emery Grover Renovations

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CLIENT

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REVISIONS

ZBA SUBMISSION	4-25-2022
	DATE

DRAWING TITLE

NOTES

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 42583
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022	
DATE OF ISSUE	
SITE PLAN SUBMISSION	
DESCRIPTION	
AS NOTED	AWB
SCALE	DRAWN BY
21228.00	
PROJECT #	FILE NAME

DRAWING NUMBER

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EXISTING LEGEND

124 / 125	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING BOTTOM OF CURB ELEVATION
DS 123.45	EXISTING DOOR SILL ELEVATION
	EXISTING TOP OF STEP ELEVATION
	EXISTING 1st FLOOR ELEVATION
	EXISTING 2nd FLOOR ELEVATION
	EXISTING BASEMENT ELEVATION
WV	WATER VALVE
EM	ELECTRIC METER
	APPROX. LOC. UNDERGROUND TELEPHONE LINE
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
	APPROX. LOC. UNDERGROUND WATER LINE
UP	UTILITY POLE
	SUBSURFACE UTILITY QUALITY LEVEL D
	SUBSURFACE UTILITY QUALITY LEVEL D
EM	ELECTRIC METER
	BOLLARD
CLF	CHAIN LINK FENCE
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
S SMH	SANITARY/SEWER MANHOLE
T TMH	TELEPHONE MANHOLE
MH MH	UNKNOWN MANHOLE
D DMH	DRAINAGE/STORM MANHOLE
CB	CATCH BASIN OR INLET
	TREE & TRUNK SIZE
	SHRUBS
10	PARKING SPACE COUNT
SWL	SOLID WHITE LINE
HT	HEIGHT
DWL	DASHED WHITE LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
MON	MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
GRT	GRATE ELEVATION
I.O.	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
CBDH	CONC. BOUND w/DRILL HOLE
T.O.P.	TOP OF PIPE
	ROOF DRAIN

PROPOSED LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	PARKING SETBACK
	EASEMENT LINE
262	CONTOUR
x 261.5	SPOT ELEVATION
D	DRAINAGE LINE
W	WATER LINE
FW	FIRE WATER LINE
S	SANITARY SEWER LINE
G	GAS LINE
E	ELECTRIC
T	TELEPHONE LINE
OHW	OVERHEAD ELECTRIC LINE
LOD	LIMIT OF DISTURBANCE
LOD/CFS	LIMIT OF DISTURBANCE/COMPOST FILTER SOCK
	CATCH BASIN
	HYDRANT
	DRAINAGE MANHOLE
	SEWER MANHOLE
	UTILITY POLE
	WATER VALVE
	GAS GATE
	LIGHT POLE
	TREE LINE
	STONE WALL
	CHAIN LINK FENCE
	CURBING
	EDGE OF PAVEMENT
	SAWCUT LINE
	SIGN
	COMPOST FILTER SOCK
#	NO. OF PARKING SPACES
	WETLAND EDGE
	50' PERIMETER WETLAND
	200' RIVERBANK

CONSTRUCTION NOTES - MASSDOT STANDARDS

106.3.0	=	METHOD OF SETTING VERTICAL CURB - M.A. STD. 106.3.0
107.6.0	=	WHEELCHAIR RAMPS FOR ONE CONTINUOUS DIRECTION OF PEDESTRIAN TRAVEL - M.A. STD. 107.6.0
107.6.5	=	DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS - M.A. STD. 107.6.5
201.4.0	=	PRECAST CONCRETE CATCH BASIN - M.A. STD. 201.4.0

ABBREVIATIONS

ADA	= AMERICANS WITH DISABILITIES ACT
ASSF	= AREA SUBJECT TO STORM FLOWAGE
BM	= BENCHMARK
BMP	= BEST MANAGEMENT PRACTICE
BIT.	= BITUMINOUS
BOT.	= BOTTOM
BC	= BOTTOM OF CURB (FINISHED GRADE ON LOW SIDE OF CURB)
BS	= BOTTOM OF STAIR (FINISHED GRADE AT BOTTOM STAIR)
BW	= BOTTOM OF WALL (FINISHED GRADE ON LOW SIDE OF WALL)
CI	= CAST IRON
CB	= CATCH BASIN, 4' DIA. UNLESS OTHERWISE NOTED
CLDI	= CEMENT-LINED DUCTILE IRON
CL.	= CLASS
CO	= CLEANOUT
CMR	= CODE OF MASSACHUSETTS REGULATIONS
CONC.	= CONCRETE
CC	= CONCRETE CURB, VERTICAL
DEMO	= DEMOLITION
DIA	= DIAMETER
DIV	= DIVERSION
DYL	= DOUBLE YELLOW LINE
DMH	= DRAIN MANHOLE
EOP	= EDGE OF PAVEMENT
ELEV.EL.	= ELEVATION
EX. EXIST.	= EXISTING
EXCB	= EXISTING CATCH BASIN
EXDMH	= EXISTING DRAIN MANHOLE
FFE	= FINISH FLOOR ELEVATION
FT	= FOOT
FND.	= FOUND
GTD	= GRADE TO DRAIN
GRAN.	= GRANITE
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
HMA	= HOT MIX ASPHALT
HYD	= HYDRANT
I.D.	= INNER DIAMETER
INV.	= INVERT
LOD	= LIMIT OF DISTURBANCE
LP	= LOW POINT
MUTCD	= MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION
MAX.	= MAXIMUM
MIN.	= MINIMUM
MON.	= MONITORING
NTS, N.T.S.	= NOT TO SCALE
OWS	= OIL WATER SEPARATOR
OCS	= OUTLET CONTROL STRUCTURE
PERF.	= PERFORATED
PE	= POLYETHYLENE
PVC	= POLYVINYL CHLORIDE
R=X'	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
MASSDEP	= MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
MASSDOT	= MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
M.A. STD.	= MASSACHUSETTS STANDARD
SMH	= SEWER MANHOLE
SWL	= SINGLE SOLID WHITE LINE
SESC	= SOIL EROSION AND SEDIMENT CONTROL
SDR	= STANDARD DIMENSIONAL RATIO
TD	= TEMPORARY DIVERSION
TST	= TEMPORARY SEDIMENT TRAP
TSW	= TEMPORARY SWALE
TP	= TEST PIT
TC	= TOP OF CURB
TS	= TOP OF STAIR (FINISHED GRADE OF TOP STAIR)
TW	= TOP OF WALL
TYP.	= TYPICAL
UP	= UTILITY POLE
VGC	= VERTICAL GRANITE CURB
VC	= VITRIFIED CLAY
WPM	= WATER PAINT MARK
w/	= WITH
YD	= YARD DRAIN

ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME
Emery Grover Renovations
1330 Highland Ave
Needham, MA 02492

CLIENT
Town of Needham Permanent Public Building Committee
500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
Pare Corporation
10 Lincoln Rd, Suite 210
Foxboro, MA 02035
(508) 543-1755

Landscape Architect
Kyle Zick Landscaping Architecture, Inc.
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MEP/FP Engineer
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Technology
Building Technology Consulting
992 Bedford St
Bridgewater, MA 02324
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REVISIONS

ZBA SUBMISSION	4-25-2022
DATE	

DRAWING TITLE
LEGEND

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 42583
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
DATE OF ISSUE

SITE PLAN SUBMISSION
DESCRIPTION

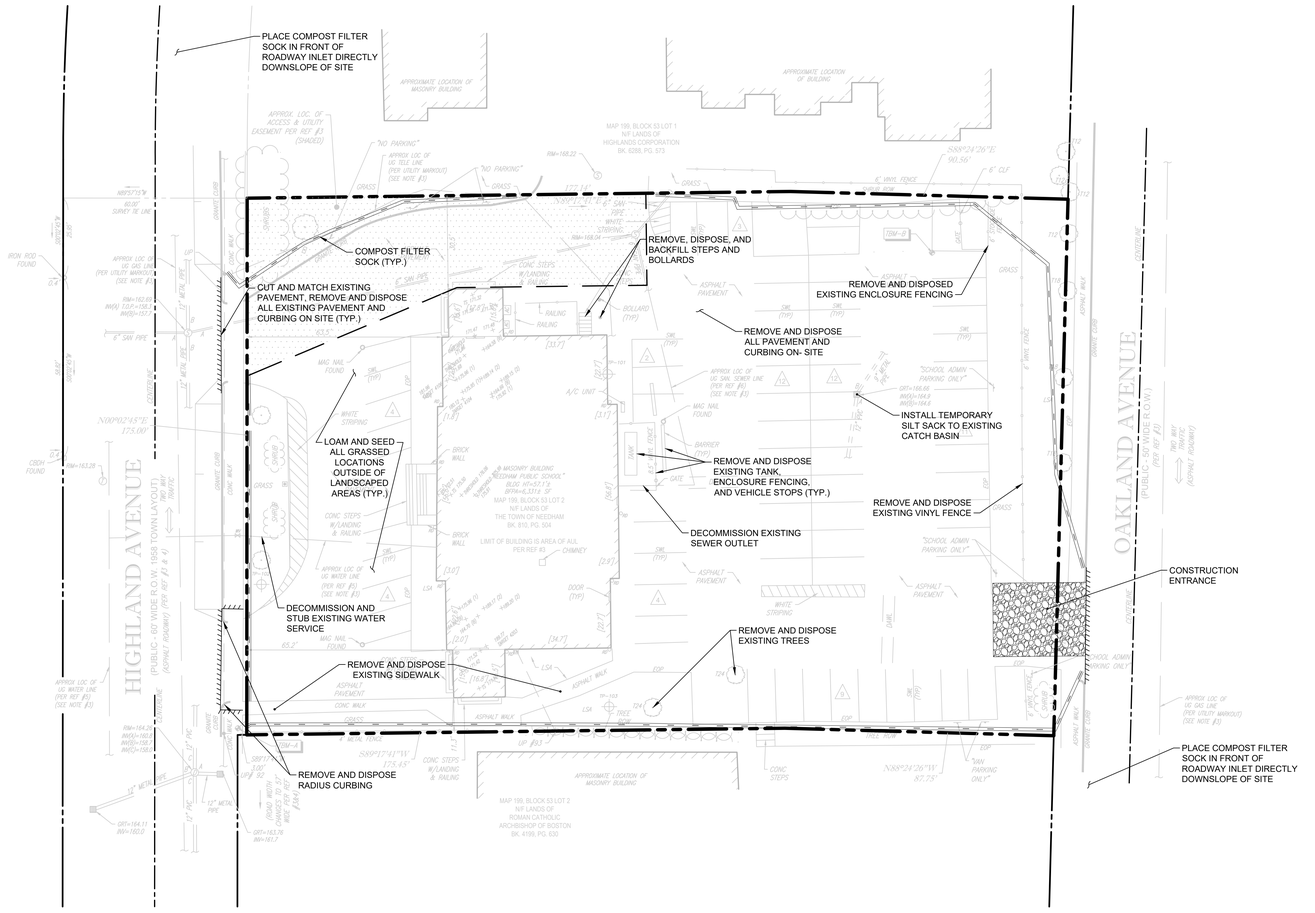
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AWB — DRAWN BY
21228.00 — PROJECT #
FILE NAME

DRAWING NUMBER
SP.C2

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DRAWING TITLE

DEMOLITION, EROSION, AND SEDIMENT CONTROL PLAN

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 42583
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
DATE OF ISSUE

SITE PLAN SUBMISSION
DESCRIPTION

1" = 20'
SCALE

AWB
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21228.00
PROJECT #

FILE NAME

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By: Andrew Wilson

LEGEND

PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

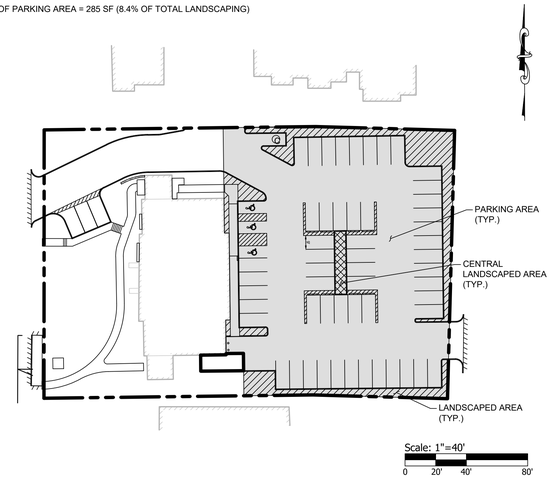
EASEMENT LINE

NOTES:

TOTAL PARKING AREA = 25,333 SF

TOTAL LANDSCAPING = 3,395 SF (13.4% OF TOTAL PARKING AREA)

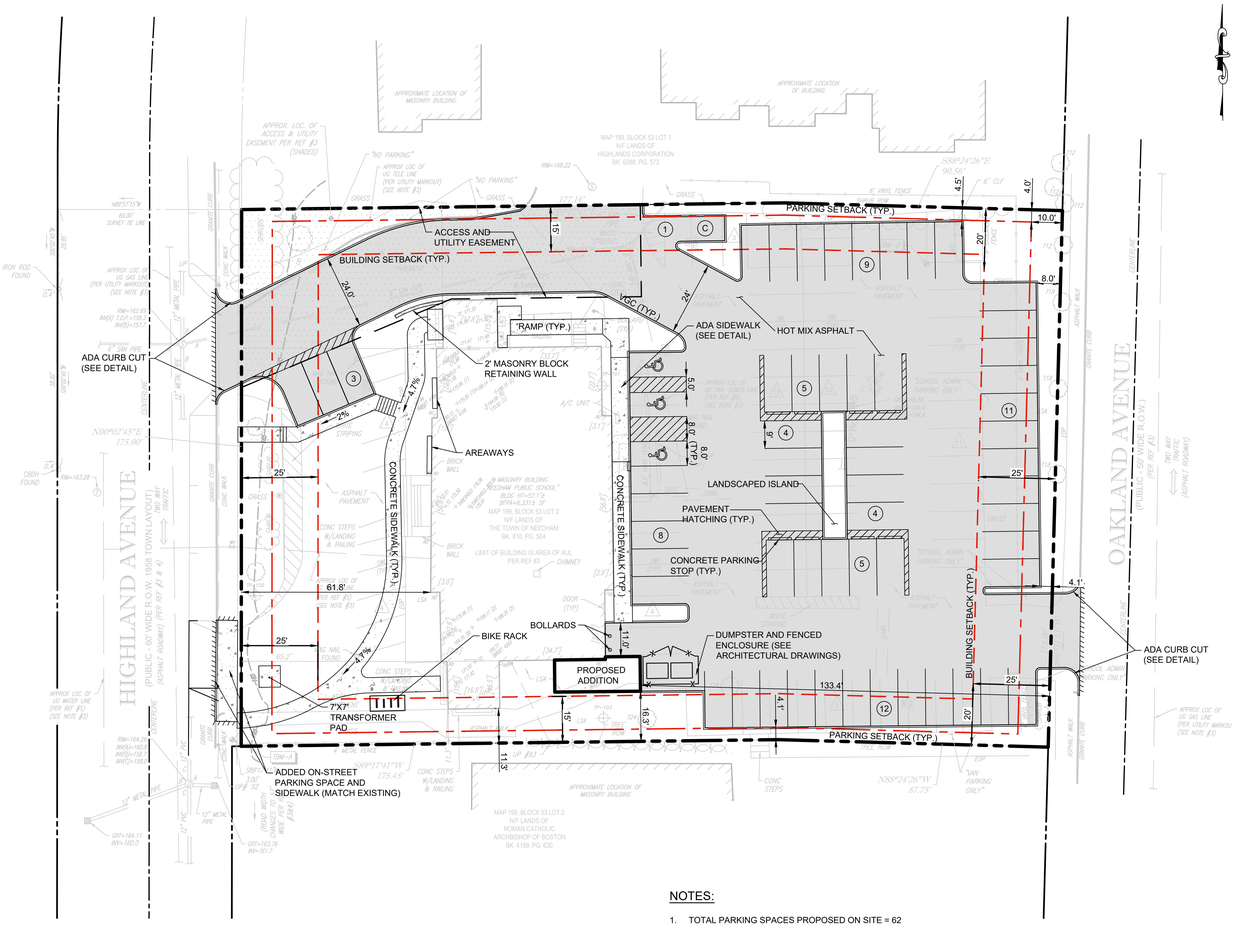
TOTAL LANDSCAPING WITHIN CENTER OF PARKING AREA = 285 SF (8.4% OF TOTAL LANDSCAPING)



LANDSCAPING DIAGRAM

SCALE: 1"=40'

Emery Grover Building			*Waiver Requested*			
Address: 1330 Highland Ave, Needham		Zoning District : Apartment -1		Gross Building area =	21,740	gsf
Table of Use Regulations			*Per section 4.3.1*	***Major Project Special Permit Required***		
4.3 Dimensional Regulations for Apartment Districts	***A-1 Requirements***	***Existing***	***Provided***	***Compliance***	***Waivers Requested***	***Notes***
Min. Lot Area	20,000 sf	46,174 sf	46,174 sf	Yes	NA	-
Min. Frontage	120 ft	175ft	*175 ft*	Yes	NA	-
Front Setback (Highland Ave)	25 ft	60.75 ft	*60.75 ft*	Yes	NA	-
Side Setback(North)	15 ft	30 ft	*30 ft*	Yes	NA	*Side setback dictated under Special Conditions, Section 4.7.3*
Side Setback(South)	15 ft	11.3 ft Existing Non-conforming	*16.3 ft New*	Yes	NA	*Proposed Addition Setback 16.3 ft; existing non-conforming setback of 11.3 ft to remain. Side setback dictated under Special Conditions, Section 4.7.3.*
Front Setback (Oakland Ave)	25 ft	144.0 ft	*133.4 ft*	Yes	NA	-
Max. Floor Area Ratio (FAR)	0.5	0.47	0.48	Yes	NA	-
Max. % Lot Coverage	NR	14%	15%	yes	NA	-
Max Stories	3	4	4	no (under current regs.)	NA	*Existing non-conforming*
Max. Height	40 ft	60 ft	*60 ft*	no (under current regs.)	NA	*Existing non-conforming*
5.1 Off-Street Parking Requirements	***A-1 Requirements***	***Existing***	***Provided***	***Compliance***	***Waivers Requested***	***Notes***
5.1.2 (7) -Required Parking	89 Spaces	65- front & back	*62 On-Site*	*no*	*Yes*	*Excess parking spaces provided on-street in addition to on-site. Please see Parking Assessment and Safety Memo by Pare.*
5.1.3 Parking Plan & Design Requirements	***A-1 Requirements***	***Existing***	***Provided***	***Compliance***	***Waivers Requested***	***Notes***
(a) Parking Lot illumination - to be designed to min of one Footcandle with cut off to abutters				yes	NA	*Minimum illumination met*
(b) Loading Requirements			*no requirement for A-1 identified*	yes	NA	*Dumpster located on plan.*
(c) Handicapped Parking	3 spaces, 1 van accessible of the spaces provided	0 Spaces Provided	3 handicap spaces (2 of which are van accessible)	yes	NA	*Per 521 CMR Section 23.2.1 and 23.2.2*
(d) Driveway Openings		NA	*One on Highland and one on Oakland*	yes	NA	*Access provided at both roadways*
(e) Compact Cars	Max 50% of total parking	16 spaces	*1 space provided*	yes	NA	*1 compact space provided (1.6%)*
(f) Parking Space Size	9 ft. x 18.5 ft.	NA	*all spaces comply with 9ft x 18.5 ft size.*	yes	NA	-
(g) Bumper Overhang - no more than 1ft bumper overhang assumed.				yes	NA	-
(h) Parking Space Layout - no backing or maneuvering in sidewalk of public row required.				yes	NA	-
(i) Width of Maneuvering Aisle - 90 o 24ft to 25 ft wide			24 ft	yes	NA	-
(j) Parking Setbacks- Front (Oakland Ave.)	10 ft	21.5 ft.	4 ft. to 8 ft.	no	*Yes*	*Waiver requested is at Oakland Ave.*
(j) Parking Setbacks- Side & Rear	4 ft	0 ft	4 ft min	yes	NA	*Minimum 4'-1.5"*
(k) Landscaped Areas	10% landscape, 25% of the 10% in interior of parking area	NA	13.4% Total, 8.4% of the 13.4% in the center	no	Yes	*Parking area defined as east of the east face of building*
(l) Trees	1 tree / 10 spaces	6	10	yes	NA	-
(m) Location	Provided parking on same lot or a lot within 300' with same owner	NA	12 on-street within 300'	no	Yes	*Peak demand spaces are also on-street*
(n) Bicycle Racks	1 /20 spaces	NA	4 bike racks provided	yes	NA	-



NOTES:

1. TOTAL PARKING SPACES PROPOSED ON SITE = 62
2. CONTRACTOR SHALL PROVIDE LOAM AND SEED ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE DRAWINGS.
3. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PAVERS.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO ESTABLISH CONTROL ON THE SITE AND TO PERFORM FIELD MEASUREMENTS AS REQUIRED TO LAYOUT THE PROPOSED BUILDING AND SITE IMPROVEMENTS. THE CONTRACTOR'S SURVEYOR SHALL COORDINATE THE BUILDING LAYOUT WITH THE PROJECT LAND SURVEYOR TO ACCURATELY LOCATE THE BUILDING ON THE SITE.

ARCHITECT

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REVISIONS

ZBA SUBMISSION	4-25-2022
	DATE

DRAWING TITLE

GENERAL PLAN

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS JAMES A. JACKSON, JR. CIVIL No. 45283 REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
DATE OF ISSUE

SITE PLAN SUBMISSION
DESCRIPTION

1" = 20'
SCALE

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DRAWN BY

21228.00
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FILE NAME

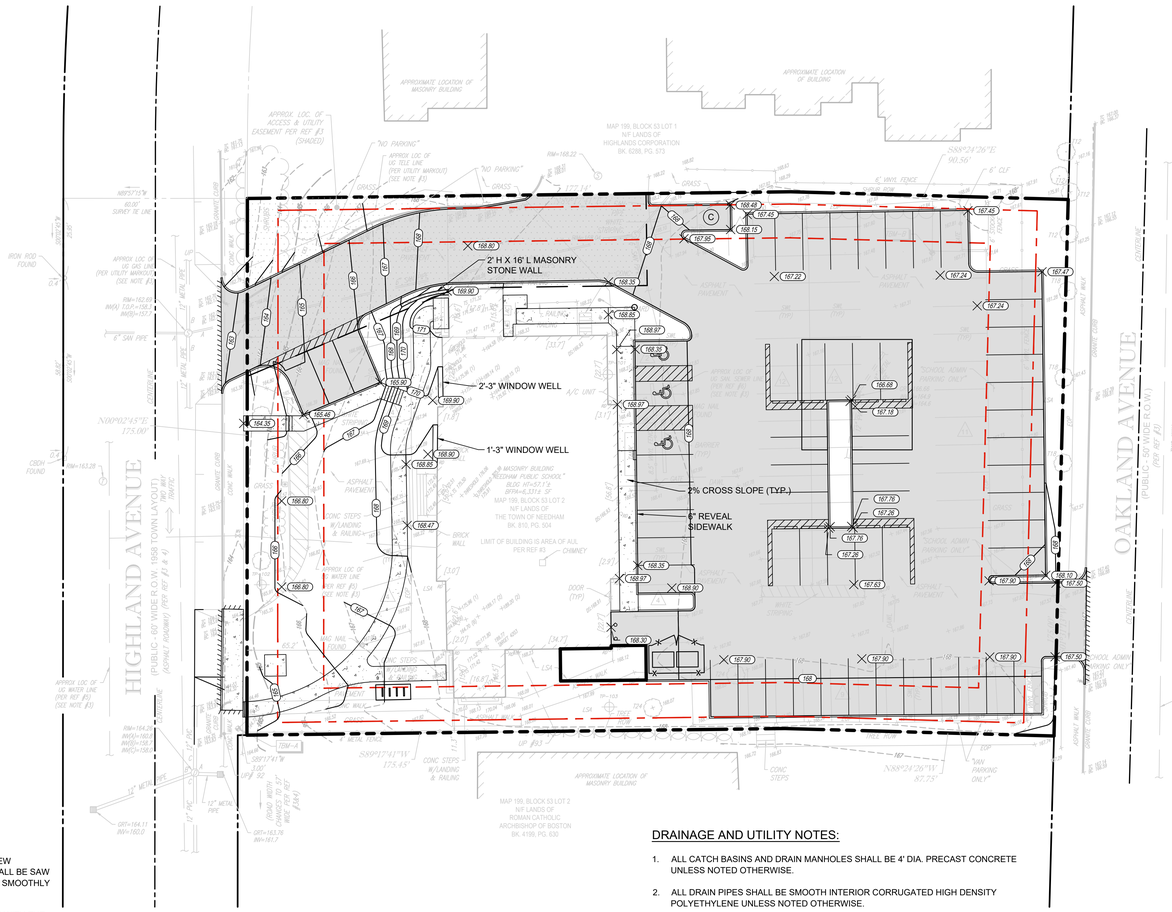
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GRADING NOTES:

1. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
2. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH GRADE. RIM ELEVATIONS OF STRUCTURES AND MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MIN. OF 1/8" PER FOOT UNLESS SPECIFIED.
4. THE PROPOSED WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS.
5. ALL GRADING AT ACCESSIBLE ROUTES SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 2010, LATEST EDITION.
6. BASIN BERM SHALL BE CONSTRUCTED WITH COMMON BORROW PLACED IN 12" LEFTS AND COMPACTED TO 95% TO FINISH GRADE. REMOVE ALL EXISTING TOPSOIL AND ORGANIC MATERIAL PRIOR TO CONSTRUCTING BASIN BERM.
7. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
8. REFER TO "CIVIL NOTES AND LEGEND" FOR ADDITIONAL NOTES.

DRAINAGE AND UTILITY NOTES:

1. ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE 4' DIA. PRECAST CONCRETE UNLESS NOTED OTHERWISE.
2. ALL DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE.
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8. REPAIR OR REPLACE DAMAGED IRRIGATION FACILITIES TO PRE-CONSTRUCTION CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
9. MODIFICATIONS AND REPAIRS TO THE EXISTING IRRIGATION SYSTEM AND SUPPLY WATER SERVICE SHALL BE DESIGNED, FURNISHED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ALL WATER AND ELECTRICAL COMPONENTS INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
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Scale: 1"=20'

0 10' 20' 40'

ARCHITECT

bh+a

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9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME

Emery Grover Renovations

1330 Highland Ave
Needham, MA 02492

CLIENT

Town of Needham Permanent Public Building Committee

500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
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REVISIONS

ZBA SUBMISSION	4-25-2022
DATE	

DRAWING TITLE

GRADING PLAN

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS JAMES A. JACKSON, JR. CIVIL No. 42583 REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022 — DATE OF ISSUE
SITE PLAN SUBMISSION — DESCRIPTION
1" = 20' — SCALE
AWB — DRAWN BY
21228.00 — PROJECT #
FILE NAME

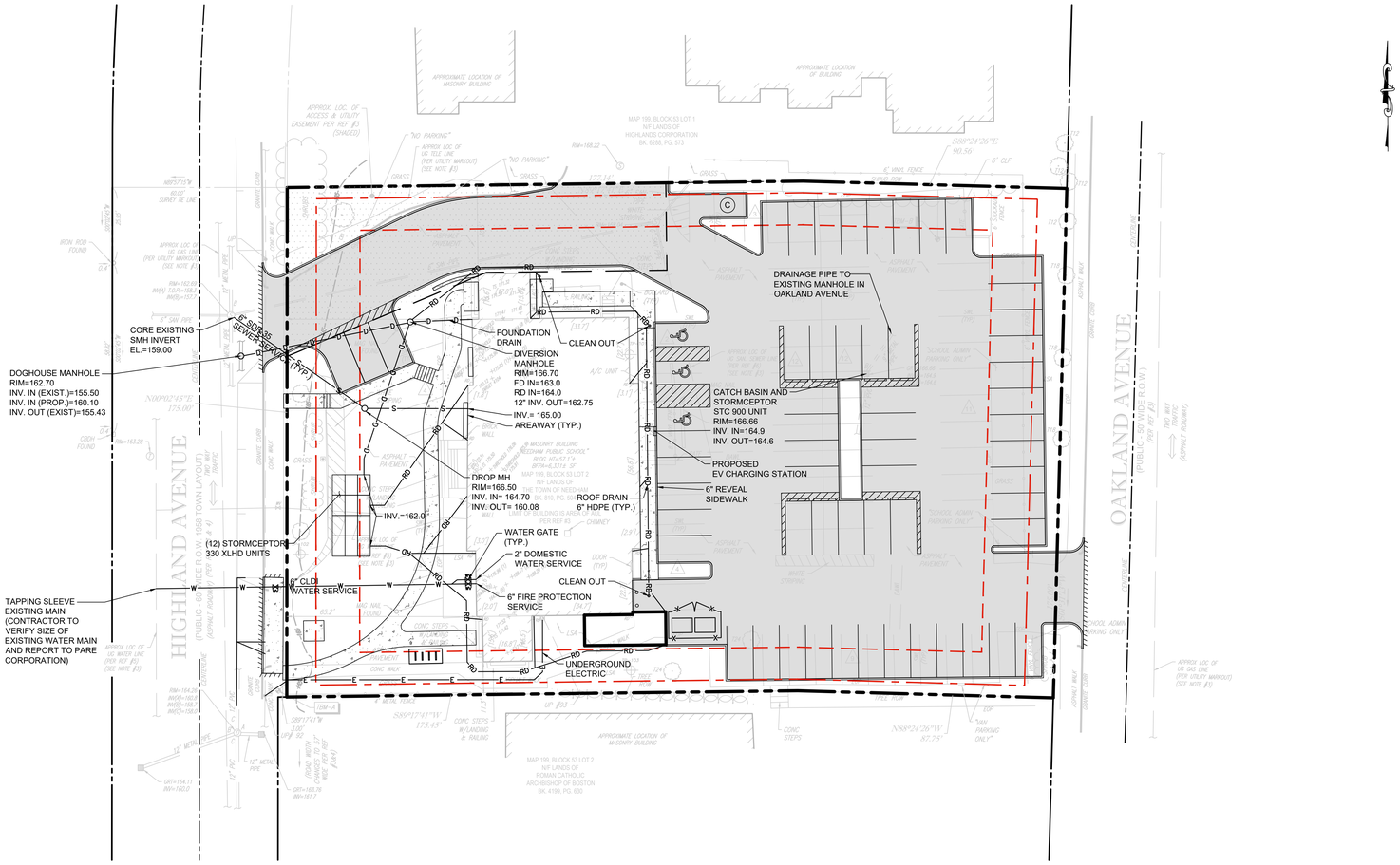
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Layout: SP.C5 GRADING PLAN
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0 10' 20' 40'

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ARCHITECT
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DRAINAGE AND UTILITY PLAN

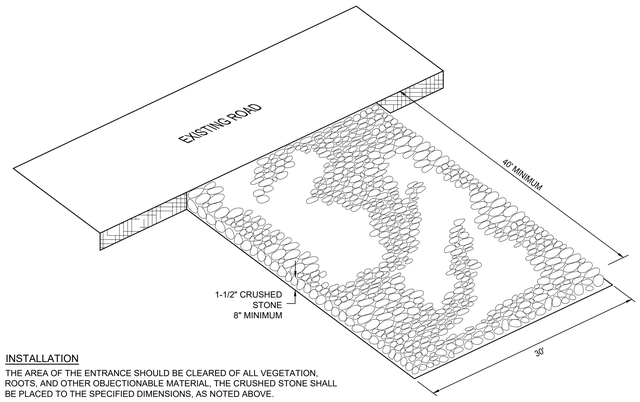
DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 42043
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
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DESCRIPTION
1" = 20'
SCALE
AWB
DRAWN BY
21228.00
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FILE NAME

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SP.C6

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INSTALLATION

THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE CRUSHED STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

LOCATION

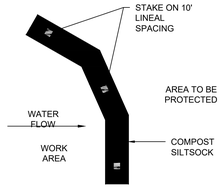
SEE PROJECT PLANS FOR LOCATION OF CONSTRUCTION ENTRANCE.

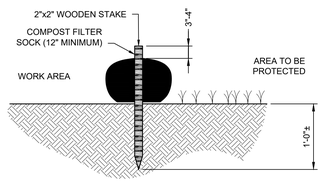
CONSTRUCTION ENTRANCE PROTECTION STONE STABILIZATION PAD

NOT TO SCALE

TEMPORARY INLET PROTECTION

NOT TO SCALE



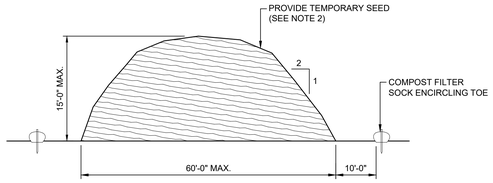


NOTES:

1. COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS.
2. COMPOST MATERIAL TO BE REMOVED OR DISPERSED ON SITE AS DETERMINED BY ENGINEER.
3. IF SOCK NETTING MUST BE JOINED, FIT BEGINNING OF NEW SOCK OVER END OF OLD SOCK, OVERLAPPING BY 2 FEET AND STACK OVERLAP. IF SOCK NETTING IS NOT JOINED, OVERLAP OLD SOCK WITH NEW ONE BY MINIMUM OF 2 FEET.

COMPOST FILTER SOCK DETAIL

NOT TO SCALE

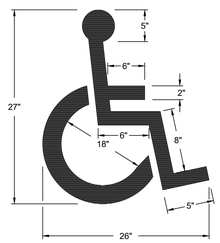


NOTES:

1. STOCKPILE AREA SHALL NOT EXCEED SPECIFIED DIMENSIONS WITHOUT APPROVAL FROM ENGINEER.
2. STOCKPILED ERODIBLE MATERIAL THAT WILL NOT BE USED FOR GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED IMMEDIATELY FOLLOWING PLACEMENT. USE RIDOT STD. M.18.10.5 SEED MIX.

ERODIBLE MATERIAL STOCKPILE

NOT TO SCALE



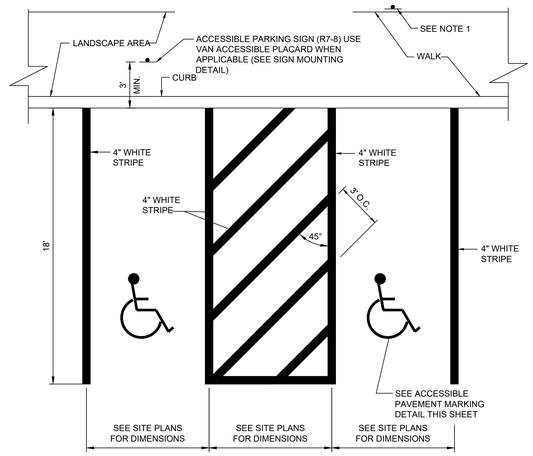
NOTE:

ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.

SHP

ACCESSIBLE PAVEMENT MARKING

NOT TO SCALE

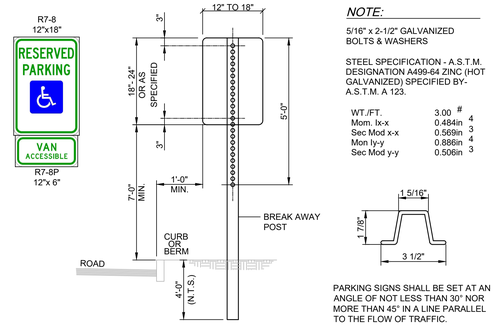


NOTES:

1. WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.
2. ALL PAVEMENT MARKINGS TO BE EPOXY RESIN.

ACCESSIBLE PARKING STALLS @ 90°

NOT TO SCALE



NOTE:

5/16" x 2-1/2" GALVANIZED BOLTS & WASHERS

STEEL SPECIFICATION - A.S.T.M. DESIGNATION A499-64 ZINC (HOT GALVANIZED) SPECIFIED BY- A.S.T.M. A 123.

WT./FT.	3.00	#
Mom. Ix-x	0.484in	4
Sec Mod x-x	0.569in	3
Mon Iy-y	0.886in	4
Sec Mod y-y	0.506in	3

PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° IN A LINE PARALLEL TO THE FLOW OF TRAFFIC.

NOTES:

1. ALL LAG SCREWS, BOLTS AND WASHERS SHALL BE GALVANIZED 5/16"x2 1/2" LONG UNLESS OTHERWISE NOTED.
2. WASHERS SHALL BE 0.07" THICK.
3. ALL SIGN COLORS, RADII AND BORDERS AS SPECIFIED IN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
4. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
5. PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOT MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1'-0" MIN.) FROM THE EDGE OF CURB FACE.
6. ALL ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS AS SPECIFIED BY THE AMERICAN DISABILITIES ACT (ADA).
7. SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
8. FOR ACCESSIBLE VAN SPACE USE SIGN AS DETAILED.
9. FOR ACCESSIBLE SPACE FOR AUTOMOBILES USE ONLY ACCESSIBLE PARKING SIGN.

ACCESSIBLE SIGN MOUNTING

NOT TO SCALE

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME

Emery Grover Renovations

1330 Highland Ave
Needham, MA 02492

CLIENT

Town of Needham Permanent Public Building Committee

500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
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MEP/FP Engineer
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Technology
Building Technology Consulting
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(617) 799-4309

REVISIONS

ZBA SUBMISSION	4-25-2022
	DATE

DRAWING TITLE

CIVIL DETAILS 1

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 40543
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
DATE OF ISSUE

SITE PLAN SUBMISSION
DESCRIPTION

1" = 20' SCALE | AWB DRAWN BY

21228.00 PROJECT # | FILE NAME

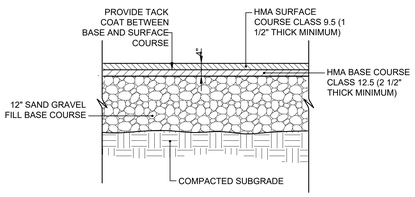
DRAWING NUMBER

SP.C7

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V.2.1

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Building\04 ARCH\SD\21HALS.dwg
4/25/2022 4:01 PM SLYNDS



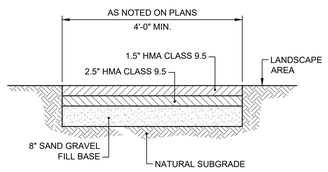
NOTE:

1. SUBMIT JOB MIX FORMULAS TO ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

HOT MIX ASPHALT PAVEMENT

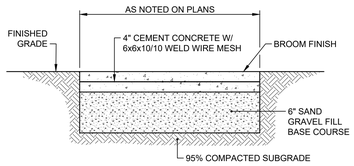
HMA

NOT TO SCALE



HOT MIX ASPHALT SIDEWALK

NOT TO SCALE

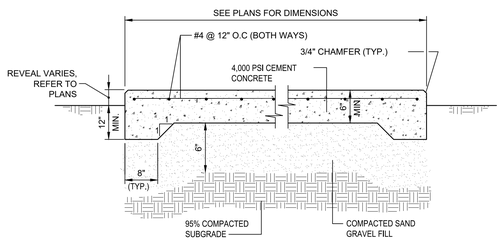


NOTES:

1. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 905 OF THE RI STANDARD SPECIFICATIONS.
2. WIRE MESH SHALL BE IN ACCORDANCE WITH SECTION M.05.02 OF THE RI STANDARD SPECIFICATIONS.

TYPICAL CEMENT CONCRETE SIDEWALK

NOT TO SCALE

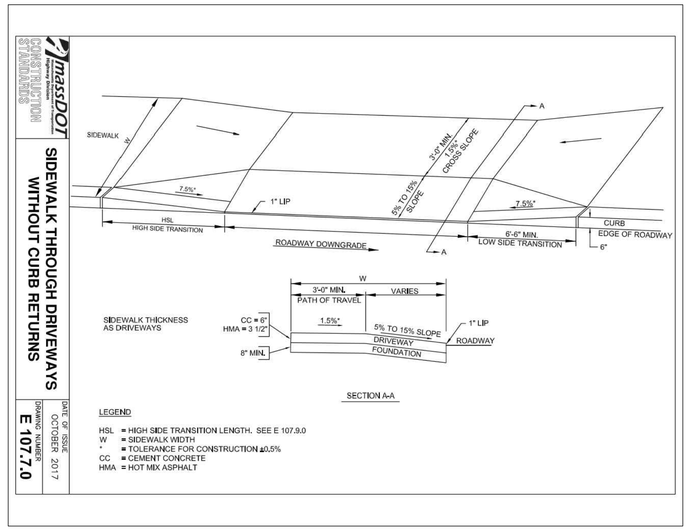


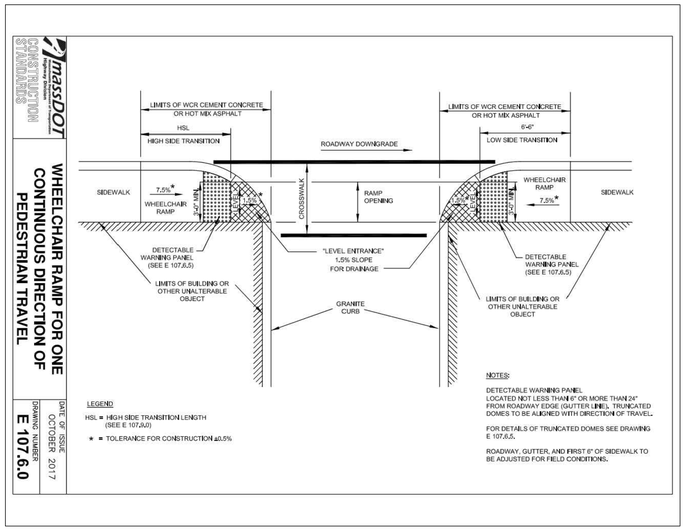
NOTES:

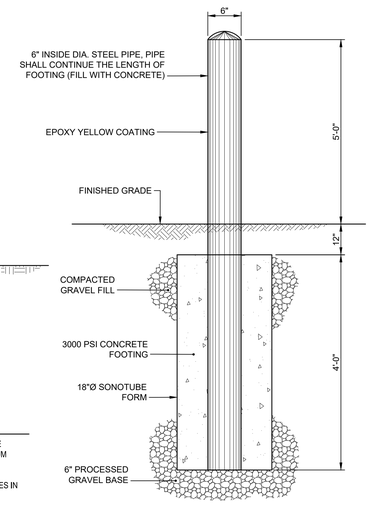
1. REINFORCING TO BE #4 GRADE 60 BARS AND SHALL CONFORM TO ASTM STANDARD A-615 OF THE LATEST DATA. REINFORCING RODS TO BE LOCATED IN THE CENTER OF THE SLAB, WITH A MINIMUM OF 2" CLEARANCE FROM FACE OF CONCRETE.
2. CONTRACTOR SHALL COORDINATE LOCATIONS OF OPENINGS, FENCE POSTS, OR OTHER FEATURES IN SLAB.

CP CEMENT CONCRETE PAD

NOT TO SCALE

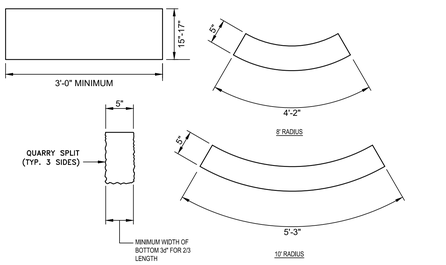






BOLLARD DETAIL

NOT TO SCALE

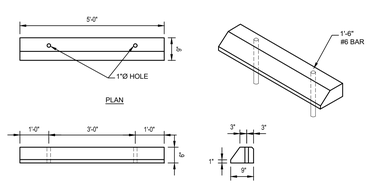


NOTES:

1. MAXIMUM LENGTHS USING 8' & 10' RADII, WITH 90° ANGLE, ARE 4'-2" AND 5'-3" RESPECTIVELY.
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
3. TOP SURFACE TO BE DRESSED BY SAW.
4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 100' OR LESS, STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 100' RADIUS.
5. GRANITE CURB SHALL CONFORM TO M.H.D. STD. SPECIFICATION MATERIALS SECTION M9.04.1 GRANITE CURB, TYPE VB.

GRANITE CURB QUARRY SPLIT

NOT TO SCALE

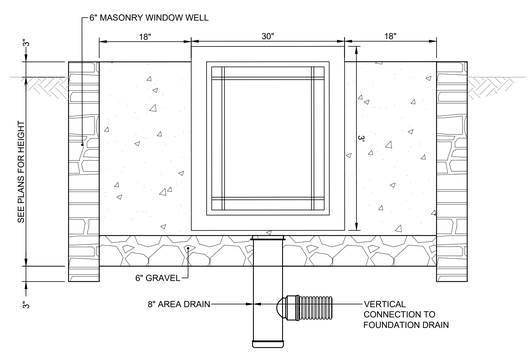


NOTES:

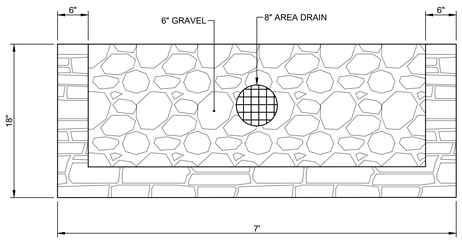
1. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
2. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

PRECAST CONCRETE WHEEL STOPS

NOT TO SCALE



PROFILE



PLAN

EGRESS WINDOW WELL DETAIL

NOT TO SCALE

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME

Emery Grover Renovations

1330 Highland Ave
Needham, MA 02492

CLIENT

Town of Needham Permanent Public Building Committee

500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
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10 Lincoln Rd, Suite 210
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REVISIONS

ZBA SUBMISSION	4-25-2022
DATE	

DRAWING TITLE

CIVIL DETAILS 2

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS JAMES A. JACKSON, JR. CIVIL No. 42583 REGISTERED PROFESSIONAL ENGINEER

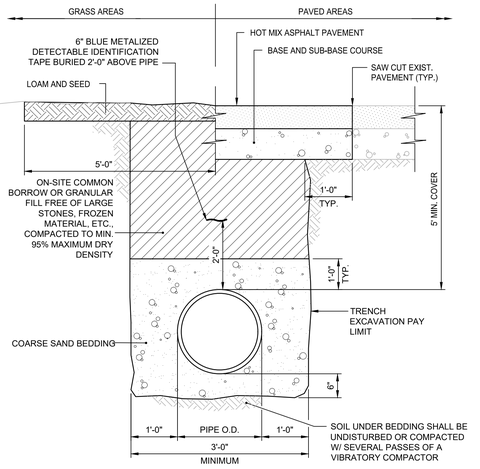
APRIL 15, 2022 — DATE OF ISSUE
SITE PLAN SUBMISSION — DESCRIPTION
AS NOTED — SCALE; AWB — DRAWN BY
21228.00 — PROJECT #; FILE NAME

DRAWING NUMBER

SP.C8

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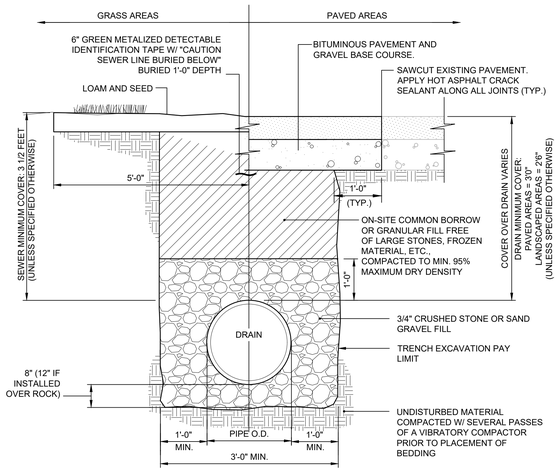


NOTES:

1. WHERE THE DISTANCE BETWEEN THE SAWCUT AND EDGE OF PAVEMENT IS 3' OR LESS, THE CONTRACTOR SHALL REPLACE THE PAVEMENT FROM THE TRENCH EDGE TO THE EXISTING EDGE OF PAVEMENT.
2. PIPE SHALL BE BEDDED IN 3/4-INCH CRUSHED STONE IF WITHIN GROUNDWATER.

TYPICAL WATER MAIN TRENCH DETAIL

NOT TO SCALE

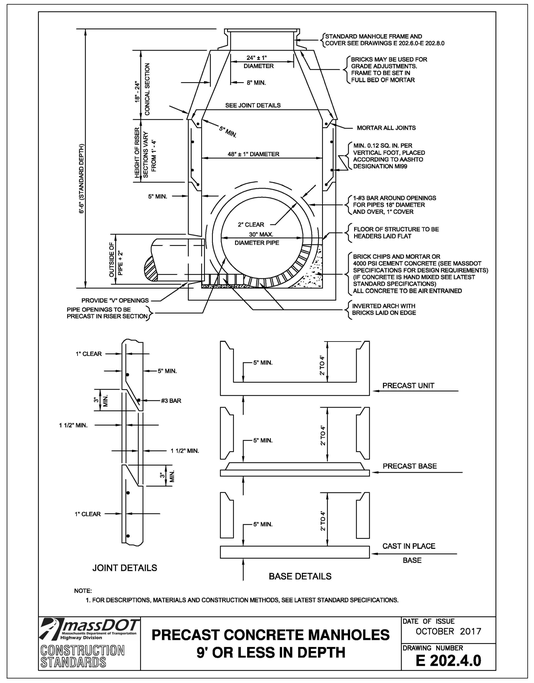


NOTES:

1. WHERE THE DISTANCE BETWEEN THE SAWCUT AND EDGE OF PAVEMENT IS 3' OR LESS, THE CONTRACTOR SHALL REPLACE THE PAVEMENT FROM THE TRENCH EDGE TO THE EXISTING EDGE OF PAVEMENT.
2. 3/4" DIA. CRUSHED STONE SHALL BE USED AS BEDDING WHERE TRENCH IS BELOW THE GROUND WATER TABLE.

DRAIN/SEWER TRENCH DETAIL

NOT TO SCALE

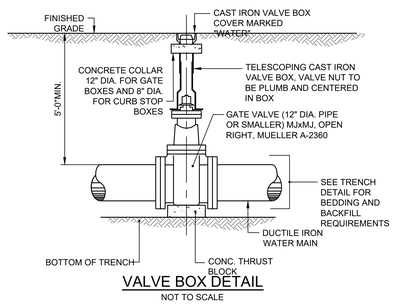


NOTE:
1. FOR DESCRIPTIONS, MATERIALS AND CONSTRUCTION METHODS, SEE LATEST STANDARD SPECIFICATIONS.

massDOT Highway Division — CONSTRUCTION STANDARDS

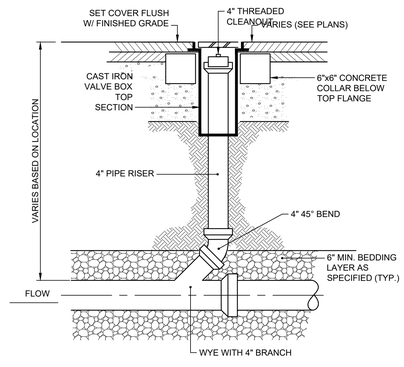
PRECAST CONCRETE MANHOLES 9' OR LESS IN DEPTH

DATE OF ISSUE: OCTOBER 2017
DRAWING NUMBER: E 202.4.0



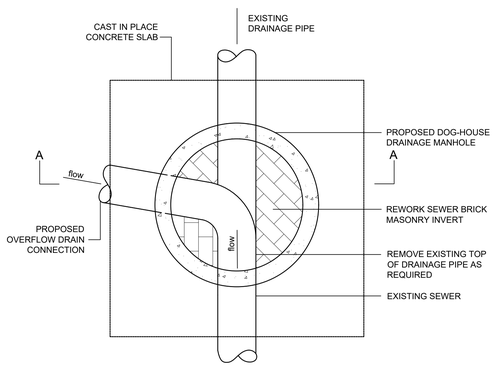
VALVE BOX DETAIL

NOT TO SCALE

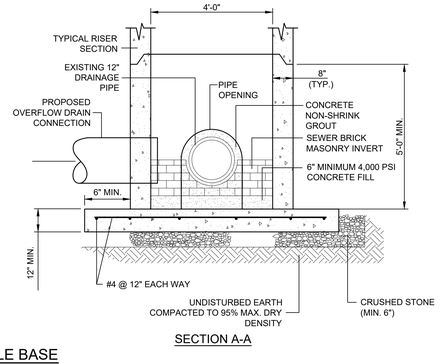


CLEANOUT DETAIL

NOT TO SCALE



PLAN



DOG-HOUSE MANHOLE BASE

NOT TO SCALE

SECTION A-A

ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
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(617) 350 0450

PROJECT NAME
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REVISIONS

ZBA SUBMISSION	4-25-2022
	DATE

DRAWING TITLE
CIVIL DETAILS 3

DRAWING INFORMATION

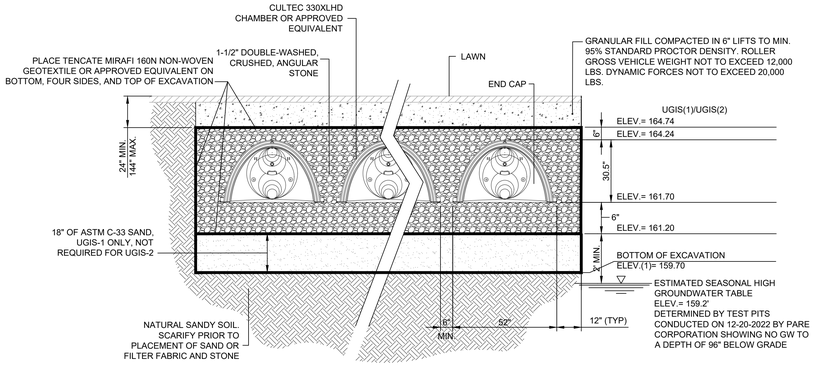
COMMONWEALTH OF MASSACHUSETTS — JAMES A. JACKSON, JR. — CIVIL — No. 42583 — REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022 — DATE OF ISSUE
SITE PLAN SUBMISSION — DESCRIPTION
AS NOTED — SCALE; AWB — DRAWN BY
21228.00 — PROJECT #; FILE NAME

DRAWING NUMBER
SP.C9

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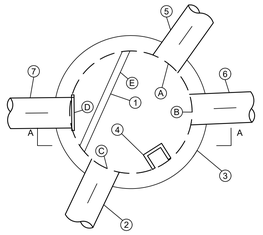


NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTION NOT TO COMPACT SUBGRADE.
2. CONTRACTOR SHALL NOT PLACE OR OPERATE MACHINERY ON SUBGRADE.
3. CONTRACTOR SHALL NOTIFY ENGINEER (48 HRS MIN) PRIOR TO EXPOSING SUBGRADE TO SCHEDULE INSPECTION.
4. ONCE CONTRACTOR HAS SUBGRADE EXPOSED, THE ENGINEER SHALL BE CONTACTED FOR INSPECTION.
5. CONSTRUCTION OF THE SYSTEM SHALL NOT COMMENCE UNTIL ENGINEER INSPECTS SUBGRADE AND CRUSHED STONE AND GRANTS PERMISSION TO PROCEED.
6. CONTRACTOR SHALL INSTALL UNDERGROUND INFILTRATION SYSTEM PER MANUFACTURERS RECOMMENDATIONS.

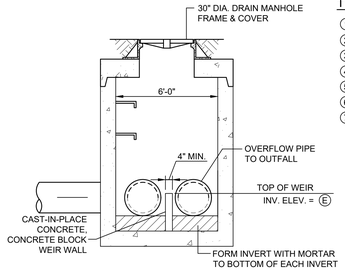
UNDERGROUND INFILTRATION SYSTEM DETAIL

NOT TO SCALE



DIV 1

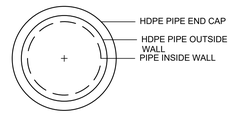
	A	B	C	D	E
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SECTION A-A DIVERSION WEIR WALL ELEVATION

TYPICAL NOTES LEGEND

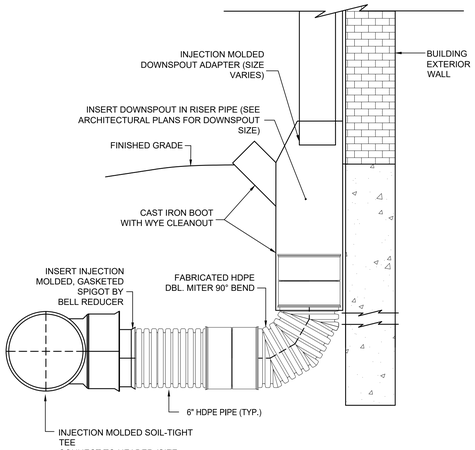
1. CAST IN PLACE CONCRETE DIVERSION WEIR WALL (4" WIDE)
2. OUTFLOW PIPE TO CULTEC RECHARGERS
3. PRECAST 6' DIAMETER MANHOLE
4. PROVIDE STEPS
5. PIPE IN (ROOF DRAIN)
6. PIPE IN (FOUNDATION DRAIN)
7. EMERGENCY OUTFLOW PIPE



CAP ELEVATION

TYPICAL DIVERSION MANHOLE DETAIL

NOT TO SCALE

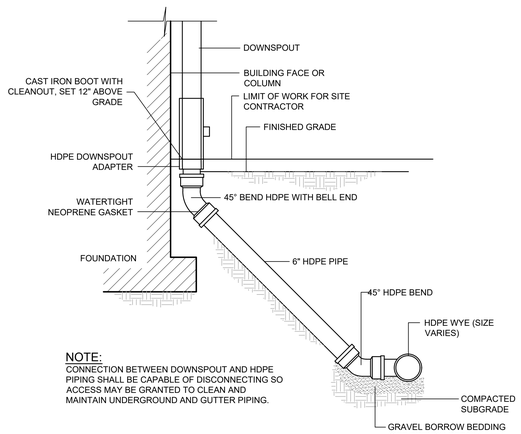


NOTES:

1. COORDINATE WITH OWNER AND ARCHITECT ON STYLE AND TYPE OF CAST IRON BOOT. CAST IRON BOOT SHOWN HERE FOR GENERAL COORDINATION PURPOSES ONLY.
2. CONTRACTOR SHALL INSTALL CAST IRON BOOT IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
3. DOWNSPOUT ADAPTORS SHALL BE INSTALLED AT ALL DOWNSPOUTS ROUTING TO UNDERGROUND DRAINAGE SYSTEMS.

DOWNSPOUT ADAPTOR TO HEADER

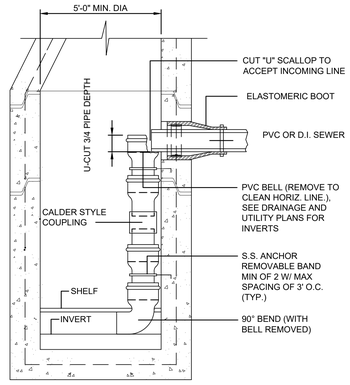
NOT TO SCALE



NOTE:
CONNECTION BETWEEN DOWNSPOUT AND HDPE PIPING SHALL BE CAPABLE OF DISCONNECTING SO ACCESS MAY BE GRANTED TO CLEAN AND MAINTAIN UNDERGROUND AND GUTTER PIPING.

DOWNSPOUT DETAIL

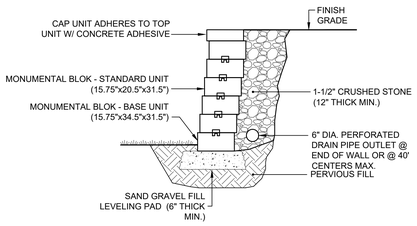
NOT TO SCALE



NOTE:
ALL HARDWARE TO BE TYPE 316 STAINLESS STEEL

DROP MANHOLE DETAIL

NOT TO SCALE



NOTES:

1. WALL DESIGN SHALL CONFORM TO MANUFACTURER'S REQUIREMENTS. WALL DESIGN SHALL INCORPORATE PROPOSED GUARDRAIL WHERE INDICATED ON PLANS.
2. RETAINING WALL TO BE CONSTRUCTED WITH MONUMENTAL BLOK UNITS OR APPROVED EQUAL.

SEGMENTAL BLOCK RETAINING WALL DETAIL

NOT TO SCALE

ARCHITECT
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Boston, MA 02210
(617) 350 0450

PROJECT NAME
Emery Grover Renovations
1330 Highland Ave
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CLIENT
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500 Dedham Ave
Needham, MA 02492

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REVISIONS

ZBA SUBMISSION	4-25-2022
	DATE

DRAWING TITLE
CIVIL DETAILS 4

DRAWING INFORMATION

COMMONWEALTH OF MASSACHUSETTS
JAMES A. JACKSON, JR.
CIVIL
No. 42583
REGISTERED PROFESSIONAL ENGINEER

APRIL 15, 2022
DATE OF ISSUE

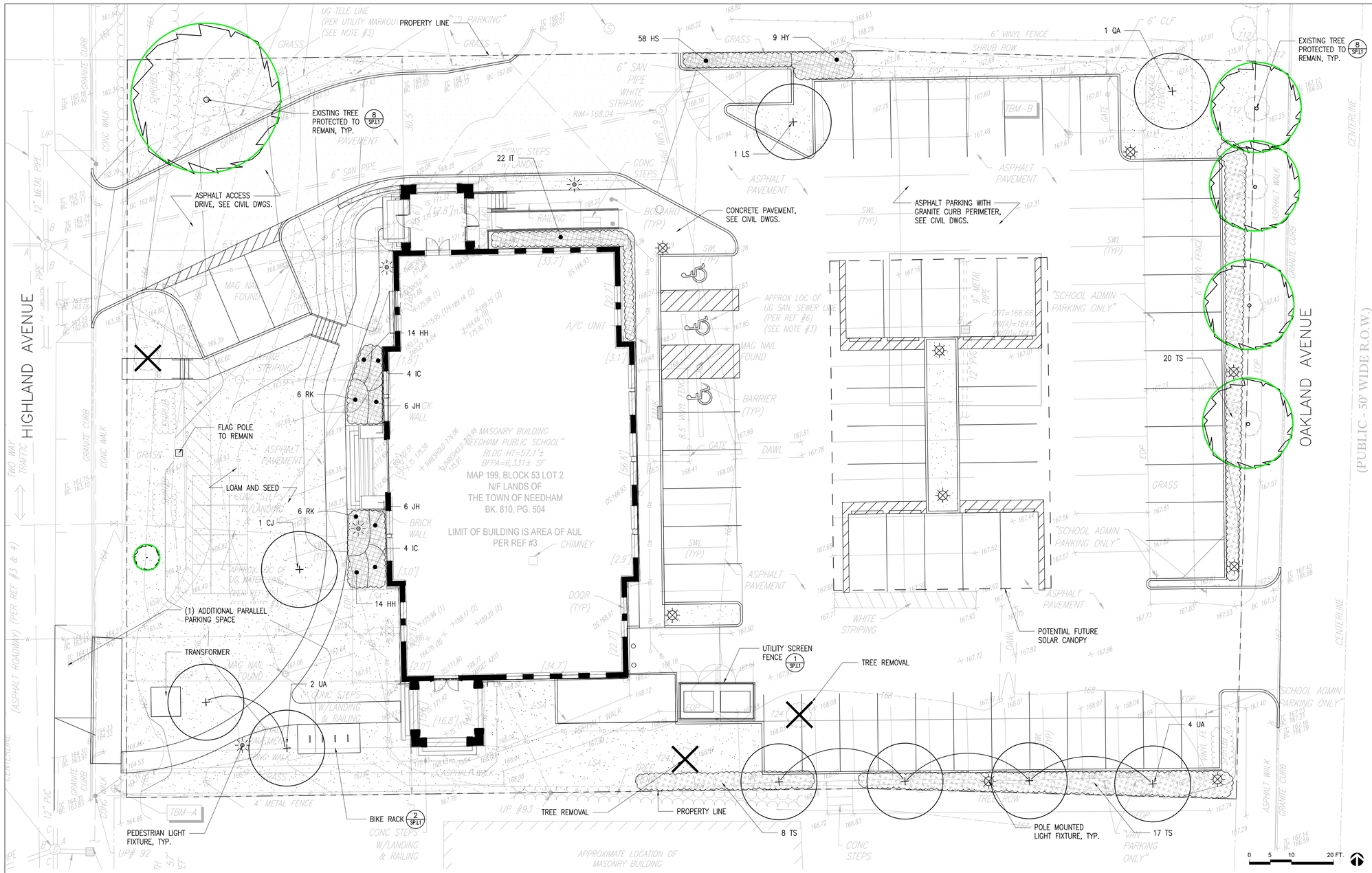
SITE PLAN SUBMISSION
DESCRIPTION

AS NOTED — SCALE
AWB — DRAWN BY
21228.00 — PROJECT #
FILE NAME

DRAWING NUMBER
SP.C10

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V:\JOBS\21_Jobs\21228.00 Needham Emery Grover\Bldg\Arch\REVISED\CIVIL\DETAILS.dwg
Apr 25, 2022 - 4:07 PM
SLYNDS



PLANT SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Size	Notes
Deciduous Trees					
1	CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CALIPER	SPRING DIG ONLY
1	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	3" CALIPER	SPRING DIG ONLY
1	QA	QUERCUS ALBA	WHITE OAK	3" CALIPER	SPRING DIG ONLY
6	UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CALIPER	SPRING DIG ONLY
Evergreen Trees					
45	TS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HEIGHT	5' O.C.
Shrubs					
8	IC	ILEX CRENATA	JAPANESE HOLLY	24" SPREAD	4' O.C.
28	HH	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	1 GALLON	2' O.C.
58	HS	HEMEROCALLIS X 'GENTLE SHEPARD'	GENTLE SHEPARD DAYLILY	1 GALLON	1.5' O.C.
9	HY	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	5 GALLON	4' O.C.
22	IT	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	36" HEIGHT	3' O.C.
12	JH	JUNIPERUS HORIZONTALIS 'ANDORRA'	ANDORRA JUNIPER	12" HEIGHT	3' O.C.
12	RK	ROSA 'RADRAZZ'	KNOCK OUT ROSE	24" SPREAD	4 O.C.

LEGEND

- LOAM AND SEED, TYP. (3 / SP.L1)
- SHRUBS/PERENNIALS (4 | 5 / SP.L1)
- EVERGREEN SCREEN PLANTING (7 / SP.L1)
- EXISTING TREE PROTECTED TO REMAIN, TYP. (9 / SP.L1)
- TREE REMOVAL, TYP.
- DECIDUOUS TREE (6 / SP.L1)
- POLE MOUNTED LIGHT FIXTURE, TYP.
- PEDESTRIAN LIGHT FIXTURE, TYP.

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REVISIONS

DATE

DRAWING TITLE
Landscape Improvement Plan

DRAWING INFORMATION

MASSACHUSETTS KYLE B. ZICK REGISTERED LANDSCAPE ARCHITECT NO. 1195

04/14/2022
DATE OF ISSUE

Design Development
DESCRIPTION

1"=10'-0" | YL
SCALE | DRAWN BY

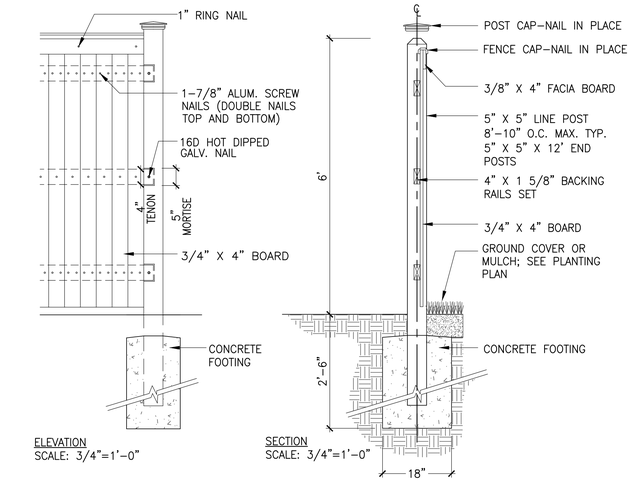
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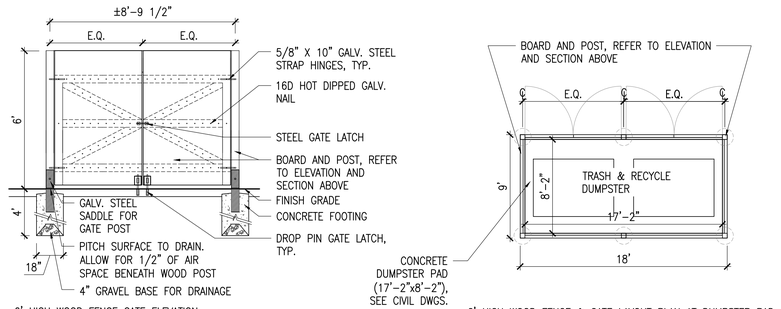
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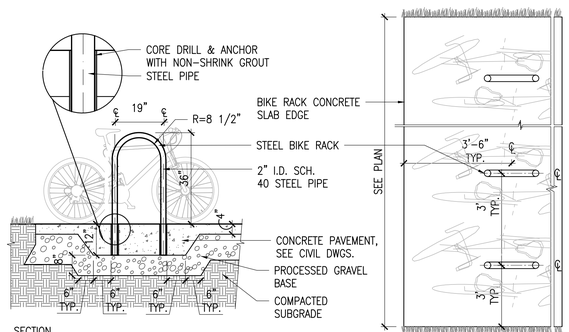
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Author





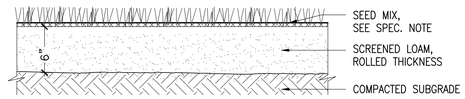
1 UTILITY SCREEN FENCE

SCALE: AS SHOWN



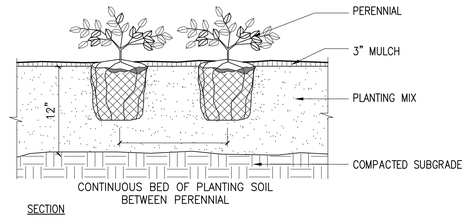
2 BIKE RACK

SCALE: 1/2"=1'-0"



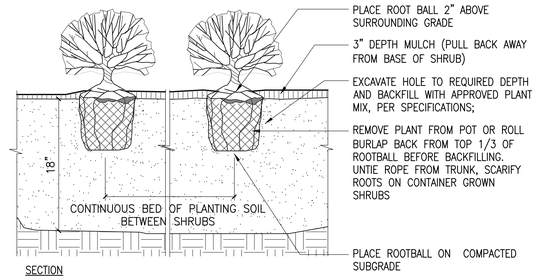
3 LAWN

SCALE: 1'-1/2"=1'-0"



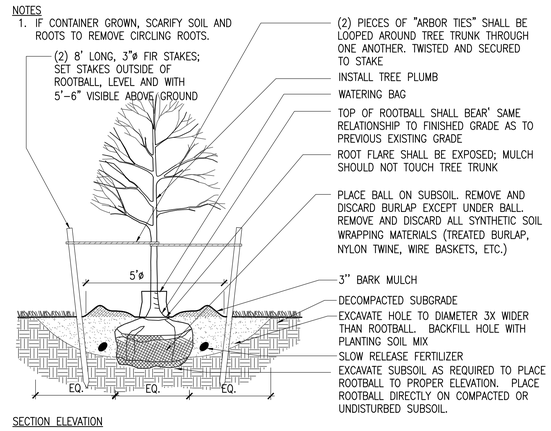
4 PERENNIAL PLANTING

SCALE: 1 1/2"=1'-0"



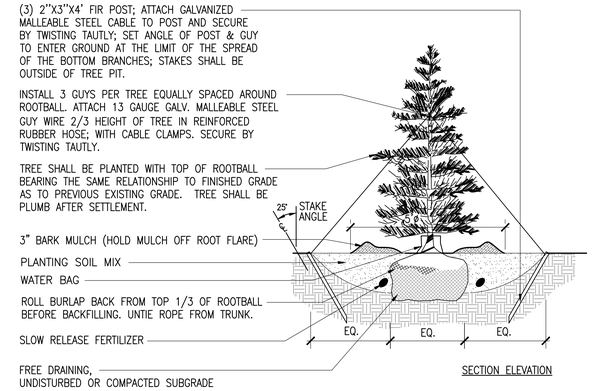
5 SHRUB PLANTING

SCALE: 1 1/2"=1'-0"



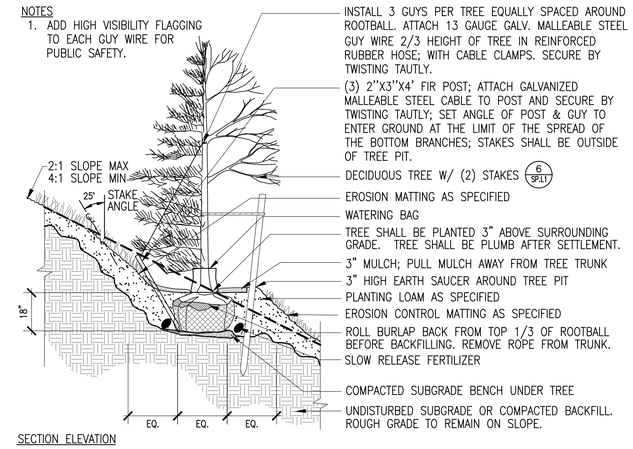
6 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



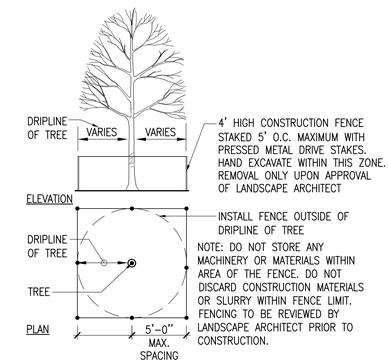
7 EVERGREEN TREE PLANTING

SCALE: N.T.S.



8 TREE PLANTING ON SLOPE

SCALE: N.T.S.



9 TREE PROTECTION - FENCE

SCALE: N.T.S.

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REVISIONS
DATE

DRAWING TITLE
Landscape Improvement Details

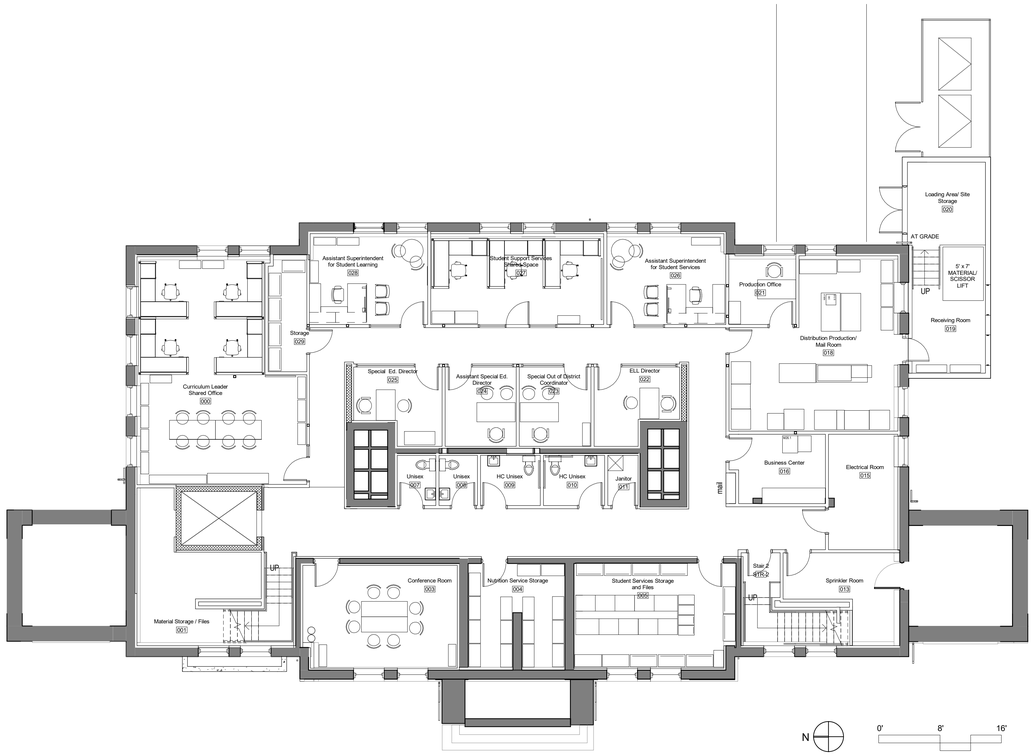
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MASSACHUSETTS KYLE S. ZICK REGISTERED LANDSCAPE ARCHITECT NO. 1195

04/14/2022
DATE OF ISSUE
Design Development
DESCRIPTION
AS SHOWN
SCALE
YL
DRAWN BY
3398.03
PROJECT #
xr-site
FILE NAME

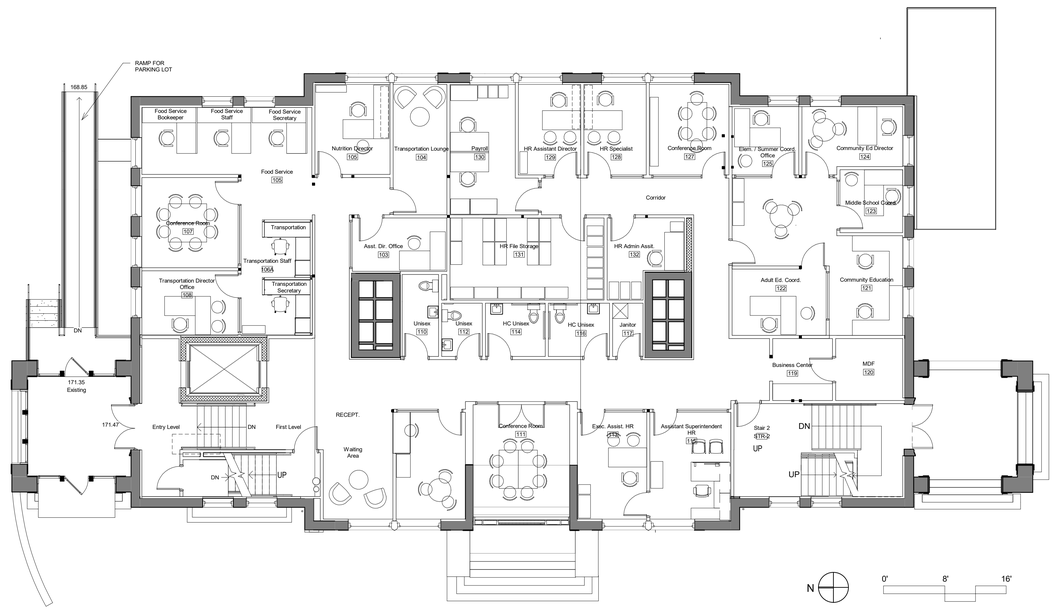
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SP.L1

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1 Ground Floor Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"

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DATE
04/25/2022 For ZBA Submisson

DRAWING TITLE
Lower Level Plan and First Level Plan

DRAWING INFORMATION

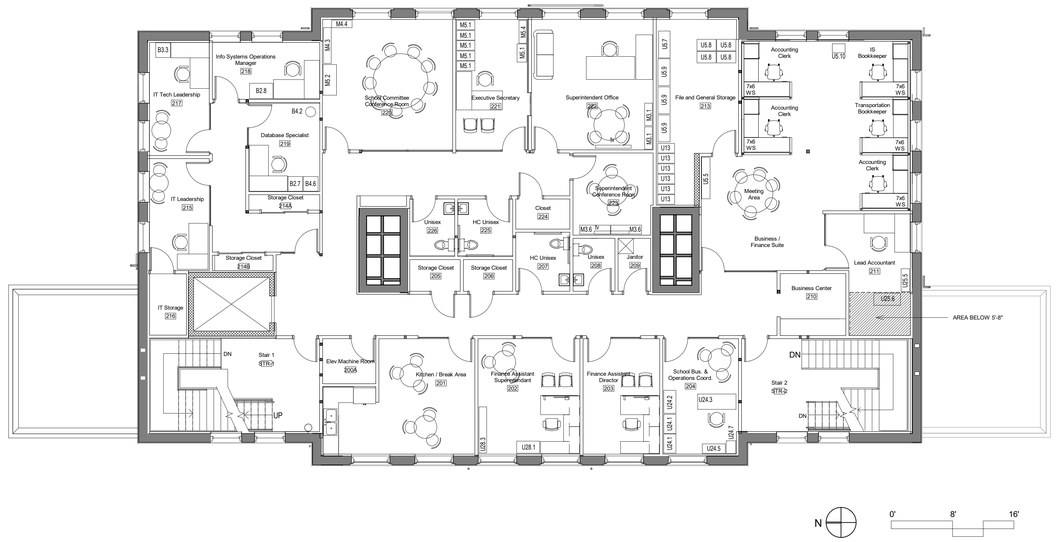
REGISTERED ARCHITECT — GREGORY D. BARGMANN — No. 5380 — BOSTON, MA

04/15/2022 — DATE OF ISSUE
Site Plan Review — DESCRIPTION
1/8" = 1'-0" — SCALE
Author — DRAWN BY
3398.03 — PROJECT #
FILE NAME

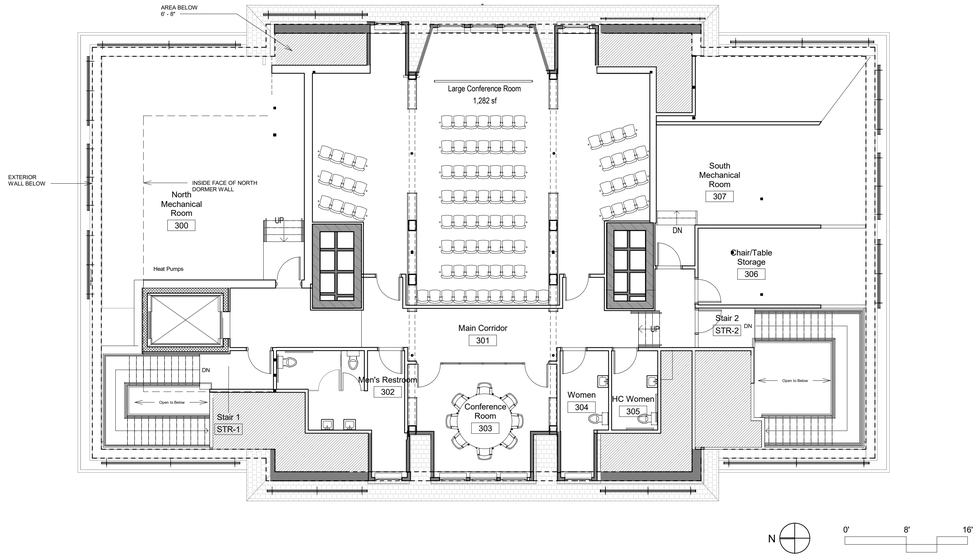
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1 Second Floor Plan
1/8" = 1'-0"



2 Third Floor Plan
1/8" = 1'-0"

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REVISIONS
04/25/2022 For ZBA Submisson
DATE

DRAWING TITLE
Second Level Plan and Third Level Plan

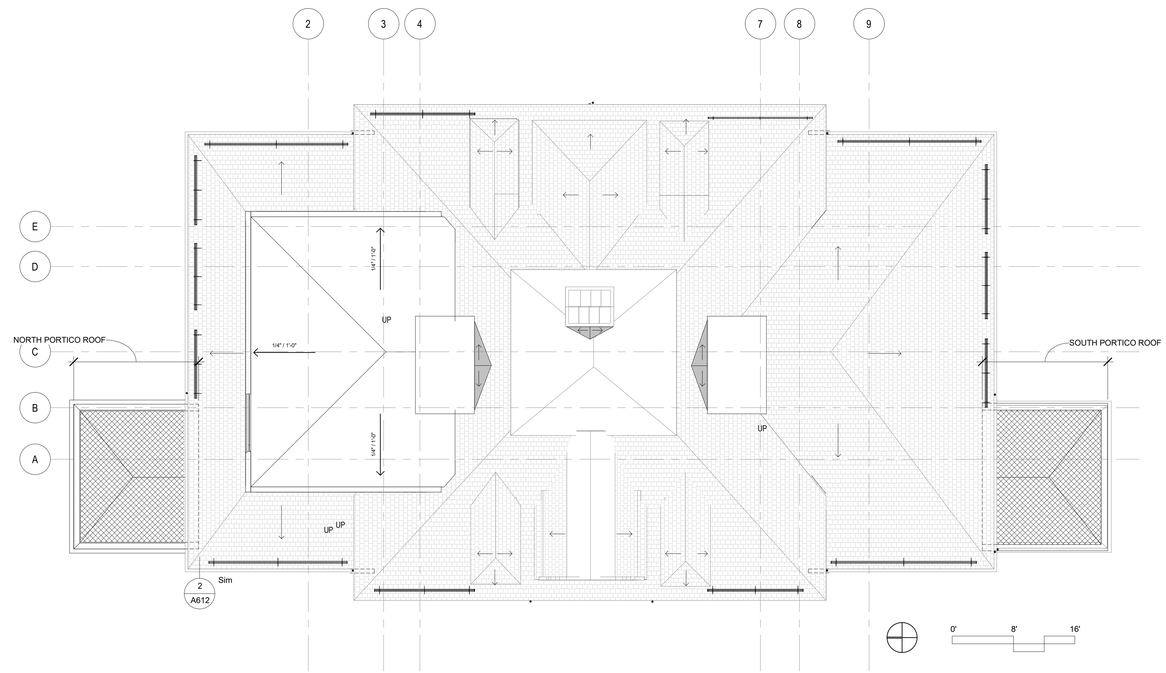
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REGISTERED ARCHITECT JOHN C. BARGMANN No. 5380 BOSTON, MA
04/15/2022 DATE OF ISSUE
Site Plan Review DESCRIPTION
1/8" = 1'-0" SCALE
Author DRAWN BY
3398.03 PROJECT #
FILE NAME

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1 Roof Plan
1/8" = 1'-0"

ARCHITECT

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PROJECT NAME

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1330 Highland Ave
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REVISIONS

	DATE
04/25/2022 For ZBA Submisson	

DRAWING TITLE

Roof Plan

DRAWING INFORMATION

REGISTERED ARCHITECT · JOHN C. BARGMANN · No. 5380 · BOSTON · MA

04/15/2022
DATE OF ISSUE

Site Plan Review
DESCRIPTION

1/8" = 1'-0" — SCALE
Author — DRAWN BY

3398.03 — PROJECT #
FILE NAME

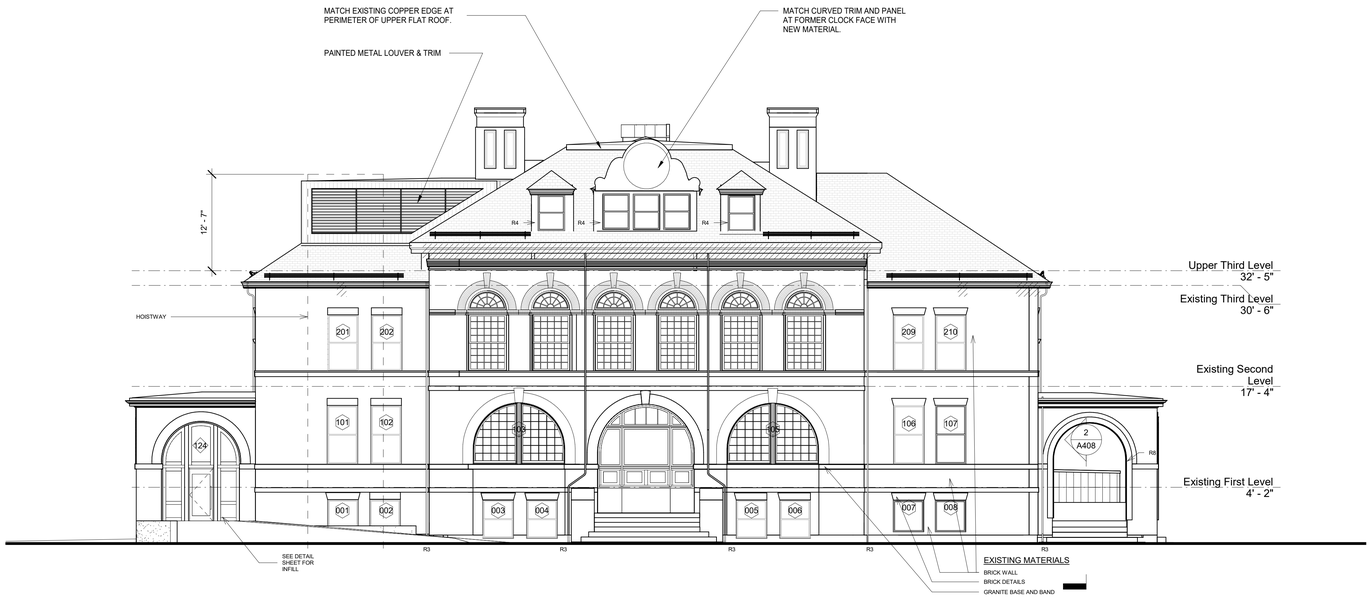
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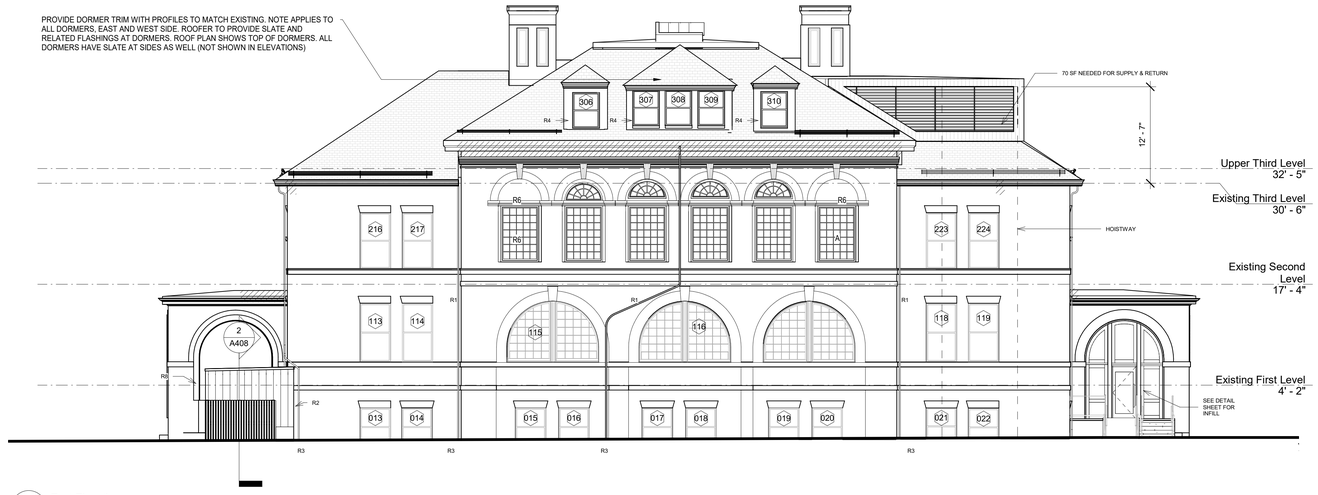
5 West Elevation
1/8" = 1'-0"



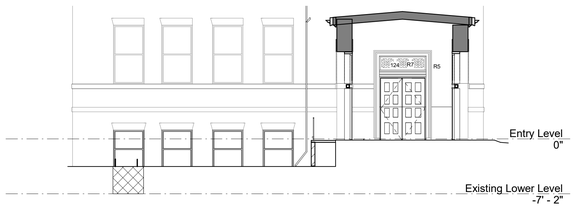
4 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



3 North Elevation at Face of Wall Copy 1
1/8" = 1'-0"

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4/25/2022 2:51:09 PM Author

ARCHITECT
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PROJECT NAME
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REVISIONS

DATE
04/25/2022 For ZBA Submisson

DRAWING TITLE
Exterior Elevations

DRAWING INFORMATION

04/15/2022 DATE OF ISSUE
Site Plan Review DESCRIPTION
1/8" = 1'-0" SCALE
Author DRAWN BY
3398.03 PROJECT #
FILE NAME

DRAWING NUMBER
SP.A3

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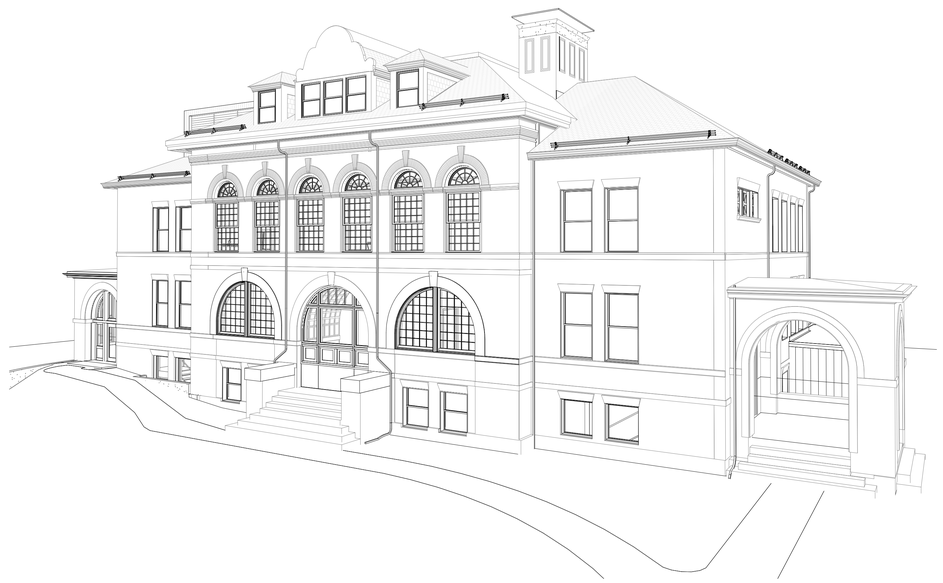
Historic Photo



Existing Current Photo



Northwest Exterior



Southwest Exterior

ARCHITECT

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REVISIONS

DATE
04/25/2022 For ZBA Submisson

DRAWING TITLE

Exterior Views

DRAWING INFORMATION

REGISTERED ARCHITECT · GREGORY C. BARGMANN · No. 5380 · BOSTON, MA · COMMONWEALTH OF MASSACHUSETTS

04/15/2022
DATE OF ISSUE

Site Plan Review
DESCRIPTION

SCALE

Author
DRAWN BY

3398.03
PROJECT #

FILE NAME

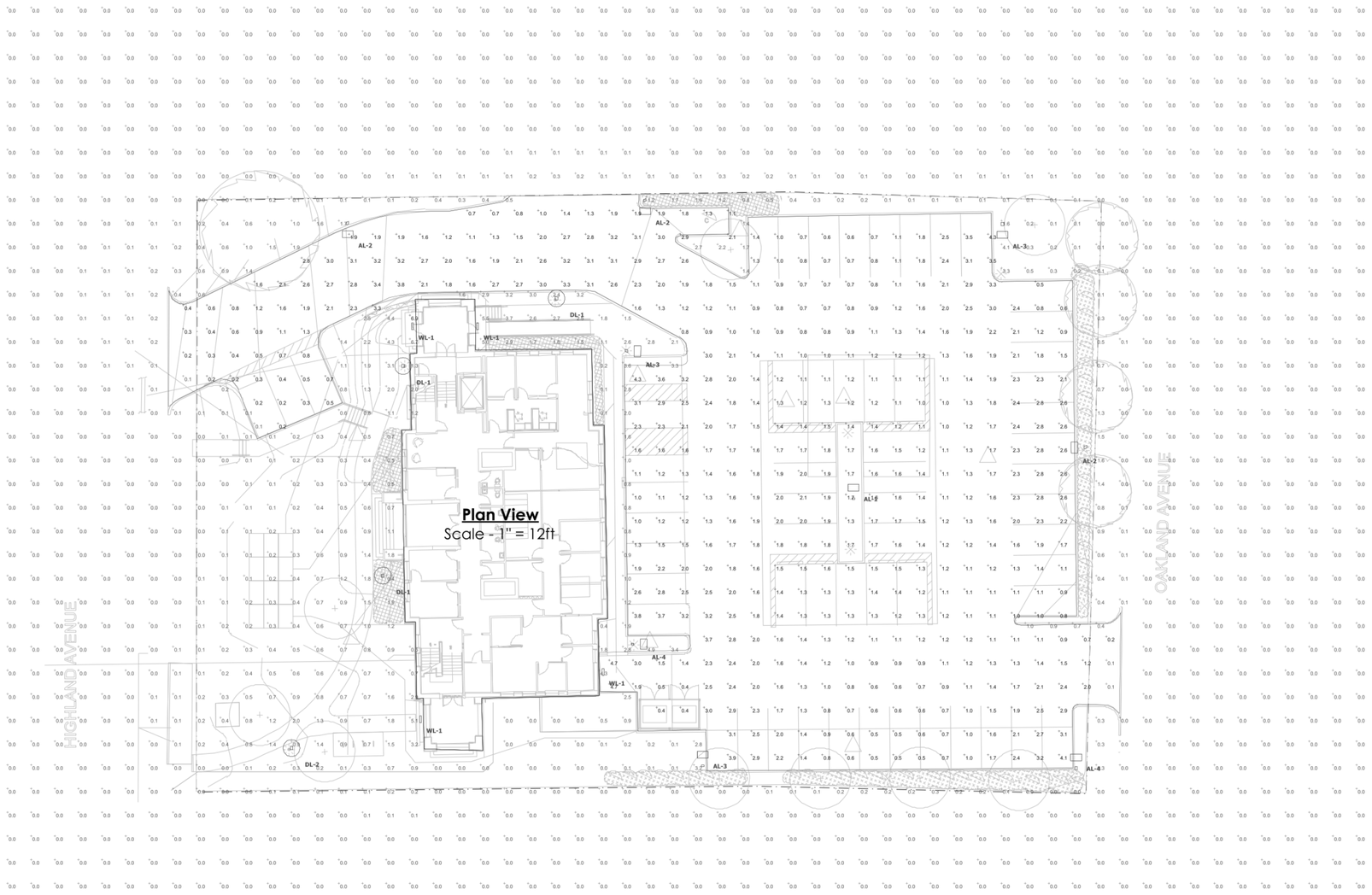
DRAWING NUMBER

SP.A4

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Plan View
Scale - 1" = 12ft

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	AL-1	1	Lithonia Lighting	DSX0 LED P3 30K T5M MVOLT	DSX0 Area Light | Type 5 Distribution | Mounted @ 20'-0" AFG	0.9	71
	AL-2	3	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 Area Light | Back Light Control Distribution | | Mounted @ 20'-0" AFG	0.9	71
	AL-3	3	Lithonia Lighting	DSX0 LED P3 30K LCCO MVOLT	DSX0 Area Light | Left Corner Distribution | House Side Sheild | Mounted @ 20'-0" AFG	0.9	71
	AL-4	2	Lithonia Lighting	DSX0 LED P3 30K RCCO MVOLT	DSX0 Area Light | Right Corner Distribution | House Side Sheild | Mounted @ 20'-0" AFG	0.9	71
	DL-1	3	Lumenpulse	PURXXXY VOLT SSL S40 30K CRI 70 5S FINISH XX XX XX	Pure 100 Series Pedestrian Scale Light | Type 5 Distribution | Mounted @ 12'-0" AFG	0.6	31
	DL-2	1	Lumenpulse	PURXXXY VOLT SSL S40 30K CRI 70 4BLS FINISH XX XX XX	Pure 100 Series Pedestrian Scale Light | Type 4 Distribution w/ Back Light Sheild | Mounted @ 12'--0" AFG	0.6	31
	SL-1	0	Hydrel	Pine P2 80CRI 30K 120 15DEG FLC	Pine, Clear Lens	0.9	53.23
	WL-1	4	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts - Mounted @ 8'-0" AFG	0.9	11.49

NOTES:

-REFLECTANCES ASSUMED:
SURFACE: 50

- MOUNTING HEIGHTS:
AL @ 20'-0" AFG
DL @ 12'-0" AFG
WL @ 8'-0" AFG

- TASK HEIGHT: AT SURFACE

- CALCULATION POINT SPACING: 5'X5' OC

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter	+	0.2 fc	6.9 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.6 fc	4.7 fc	0.1 fc	47.0:1	16.0:1

Designer
Robert J. Lindstrom
Date
05/06/2022
Scale
Not to Scale
Drawing No.

Job No.

1 of 2

Emery Grover
04-21-2022

ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

PROJECT NAME
Emery Grover Renovations
1330 Highland Ave
Needham, MA 02492

CLIENT
Town of Needham Permanent Public Building Committee
500 Dedham Ave
Needham, MA 02492

PROJECT TEAM

Civil Engineer
Pare Corporation
10 Lincoln Rd, Suite 210
Foxboro, MA 02035
(508) 543-1755

Landscape Architect
Kyle Zick Landscaping Architecture, Inc.
36 Bromfield St Suite 202
Boston, MA 02108
(617) 451-1018

Structural Engineer
Structures North
Consulting Engineers, Inc.
60 Washington St, Suite 401
Salem, MA 01971
(978) 745-6817

MEP/FP Engineer
Allied Engineering
235 Littleton Rd, Suite 5
Westford, MA 01886
(978) 443-7888

Technology
Building Technology Consulting
992 Bedford St
Bridgewater, MA 02324
(617) 799-4309

REVISIONS

DATE

DRAWING TITLE
Site Lighting Analysis

DRAWING INFORMATION

REGISTERED ARCHITECT JOHN C. BARGMANN No. 5380 COMMONWEALTH OF MASSACHUSETTS

04/15/2022
DATE OF ISSUE
Site Plan Review
DESCRIPTION
SCALE
Author
DRAWN BY
3398.03
PROJECT #
FILE NAME

DRAWING NUMBER
SP.A7

Copyright BH+A, Inc.

V.2.1

C:\Local Revit\3398.03 Emery Grover Renovation_MBarker.rvt
4/25/2022 2:51:15 PM Author

Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel.781-455-7550 x 308

May 6, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the May Hearing

Dear Board Members,

68 Garden Street

The applicant is seeking a Special Permit under section **6.1.2** for additional garage space in the SRB District.

No comment

670 Highland Avenue, 284 Webster Street and 28 Greendale Avenue

The Temple Beth Shalom has purchased 284 Webster Street and 28 Greendale Avenue which abut the Temple property. The applicant if granted the Special Permits and waivers is planning on demolishing 28 Greendale Avenue and creating additional parking. The 284 Webster Street property which consist of a single-family home and accessory garage will be converted into additional educational spaces.

The Temple has not asked for relief under MGL 40A Dover amendment which permits the Town to reasonably regulate Zoning By-Laws but in previously approved Special Permits it was considered. The additional parking would add needed spaces when the Temple has events or holidays, although it will not bring the site it into compliance with the regulations it certainly will help. Lastly the conversion of 284 Webster Street into educational spaces should not affect the neighborhood, access to these future accessory buildings will be from the main parking lot with limited access from Greendale Avenue.

I am generally in favor of the proposal.

1330 Highland Avenue

The applicant the Town of Needham Permanent Building Committee is seeking Special Permits for the renovation of the Emery Grover Building. This building that was built in 1898 is a National Registered Historic Place and will be renovated for the Needham School Administration offices. The building will require a Special Permit under Section **1.4.6 Alteration** which allows a lawful pre-existing non-conforming building to be structurally altered, enlarged, or reconstructed. The project is basically saving the existing façade, adding a small addition and replacing building mechanicals, windows, doors, accessibility and other interior and exterior features to bring up to Building Code requirements.

The applicant will also be seeking waivers for number of parking spaces Section **5.1.1.5 Special Permit,** and **5.1.3 Parking Plan and Design Requirements.** The proposal is to reconfigure the existing parking lot on the rear of the building and to alter the front parking and driveway area.

Many proposals were looked at for the School Administration, and in the end the voters and staff feel this is a reasonable plan and keeps an historic building in the town center, I am in support of this project.

Please contact my office with any questions.

David A Roche
Building Commissioner
Town of Needham

Daphne Collins

From: Dennis Condon
Sent: Friday, April 29, 2022 9:19 AM
To: Daphne Collins
Subject: Re: ZBA Administrative Review - 1330 Highland Avenue
Attachments: 1330 Highland Ave - Notice Legal Ad-Pl.doc

Hi Daphne
The Fire dept. Is okay with this proposal.

Sent from my iPhone

On Apr 28, 2022, at 2:32 PM, Daphne Collins <dcollins@needhamma.gov> wrote:

Good Afternoon –

1330 Highland Avenue- Emery Grover Building – The Town of Needham Permanent Public Building Committee is seeking a Special Permit pursuant to Sections 1.4.6, 5.1.1.5, 5.1.2, 5.1.3 of the Zoning By-Law for the purpose to allow the change, extension, alteration, enlargement, or reconstruction of a preexisting non-conforming building and to waive the required number of parking spaces and parking design requirements. This request is associated with the full "core and shell" renovation of the Emery Grover Building, a National Registered Historic Place, built in 1898, to allow its continued use by the Needham School Administration.

Attached please find the application with its associated back-up documents for your information and review. If you prefer large printed plans to review the project please let me know to provide those for you.

I appreciate your comments no later than **May 10, 2022** to allow time for the applicant to respond prior to the hearing.

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

Thank you,
Daphne

Daphne M. Collins
Zoning Specialist

Phone 781-455-7550, x 261
Web https://www.needhamma.gov/
https://needhamma.gov/1101/Board-of-Appeals
www.needhamma.gov/NeedhamYouTube
Zoning Board of Appeals Office
Town of Needham
Planning and Community Development Dept.
500 Dedham Avenue
Needham, MA 02492

TOWN OF NEEDHAM
TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

Memo: Minor Site Plan review, 1330 Highland Avenue, Emery Grover Building

On April 25, 2022 the proponents appeared before the Design Review Board (DRB) to provide an overview of the site plan and building improvements. The DRB was generally supportive of the project, commended the proponent's research and respect for the historic integrity of the building, and provided the following, specific feedback:

- The DRB appreciated the historic context photos, especially to gain an understanding of landscape treatments and architectural details including the clock and the balustrade around the side porticos
- The proponents noted that several decisions had been made for budgetary reasons and to avoid triggering major renovation project requirements
- It was noted that the site plans in the packet were of a slightly earlier iteration that the plans presented via screen-sharing
- It was noted that a large, mature tree at the northeast corner of the building appeared to be removed
    - The proponents note that the tree roots would be damaged by the foundations of the addition
    - The DRB noted that removing a mature tree for a dumpster enclosure seemed unfortunate
- It was noted that a large bush proposed to the east of the parking spaces near Highland Avenue seemed to have been removed in the plan updates
    - The DRB noted that the large bushes seemed consistent with the historic landscaping
    - The DRB suggested bushes could be used to screen the parking spaces so that they would be less apparent from Highland Avenue
- It was noted that the site lighting fixtures had been selected to avoid light pollution; the DRB commended the decision
- The North Portico will be reconfigured as an accessible entry

- The DRB noted that the modifications were sensitive to the architectural integrity of the building
- The DRB acknowledged that the entry involves multiple floor levels, which offer few choices to locate an elevator

• At the original center entrance, the DRB suggested that something could be done with the original clock face location

- The proponents noted that the budget would not allow for the clock face to be reinstalled
- The DRB suggested that circle could be painted dark
- The DRB also suggested the street address could be painted in the circle in a period-appropriate font or a sundial could be created

• The DRB noted that the painted metal louver and trim enclosing the elevator override and the mechanical equipment would have a significant impact on the appearance of the building

- The DRB acknowledged there were not many options given the challenges locating the elevator
- The DRB suggested breaking up the mass of the enclosure should be explored
- The DRB suggested paneling might be appropriate
- The DRB also observed the existing horizontal roof lines were quite strong, and contemporary-looking horizontal trim bands projecting from / around the enclosure might help to break up the mass

• The DRB observed that the central entry archway was recessed and encouraged the proponent to explore setting the new glazing back, deeper than the glazing at the right and left glazed arched windows (recognizing that the coffering in the archway could limit how far back the glazing could be set)

• The DRB provided comments regarding the infill paneling at the central entry portico

- The DRB noted that the white paneling carries through horizontal lines from the brickwork and looks appropriate
- The DRB observed that the gray panels below the white paneling look a bit blank, and suggested a low planter might help to conceal the paneling and make it clear that the central portico is no longer an entry

Daphne Collins

From: Tara Gurge
Sent: Tuesday, May 10, 2022 3:30 PM
To: Daphne Collins
Cc: Timothy McDonald
Subject: RE: Public Health Division comments re: ZBA Administrative Review - 1330 Highland Avenue

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **#1330 Highland Ave.** See below:

- Prior to demolition/renovations, the owner must apply for this Demolition review online, via our online permit application system. See direct link to this permit review application - https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE**: Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.

- On-going pest control must be conducted during demolition of all structures AND on-going pest control must be conducted throughout construction.

Please let us know if you have any follow-up questions or if you need any additional information from us on those requirements.

Thanks,

TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health

please consider the environment before printing this email

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Daphne Collins

From: John Schlittler
Sent: Tuesday, May 10, 2022 3:38 PM
To: Daphne Collins
Subject: RE: ZBA Administrative Review - 1330 Highland Avenue - Emery Grover Building

Police do not have any issues with this

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, May 10, 2022 2:54 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: FW: ZBA Administrative Review - 1330 Highland Avenue - Emery Grover Building

Friendly reminder – ZBA reviews due today.
Thank you,
Daphne

Daphne M. Collins
Zoning Specialist

Phone 781-455-7550, x 261
Web https://www.needhamma.gov/
https://needhamma.gov/1101/Board-of-Appeals
www.needhamma.gov/NeedhamYouTube
Zoning Board of Appeals Office
Town of Needham
Planning and Community Development Dept.
500 Dedham Avenue
Needham, MA 02492

Regular Office Hours: Mon-Wed 8:30am – 5:00pm

From: Daphne Collins
Sent: Thursday, April 28, 2022 2:33 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: ZBA Administrative Review - 1330 Highland Avenue

Good Afternoon –

1330 Highland Avenue- Emery Grover Building – The Town of Needham Permanent Public Building Committee is seeking a Special Permit pursuant to Sections 1.4.6, 5.1.1.5, 5.1.2, 5.1.3 of the Zoning By-Law for the purpose to allow the change, extension, alteration, enlargement, or reconstruction of a preexisting non-conforming building and to waive the required number of parking spaces and parking design requirements. This request is associated with the full "core and shell" renovation of the Emery Grover Building, a National Registered Historic Place, built in 1898, to allow its continued use by the Needham School Administration.

Attached please find the application with its associated back-up documents for your information and review. If you prefer large printed plans to review the project please let me know to provide those for you.

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

May 9, 2022

Mr. Jon Schneider, Chairman
Board of Appeals
Needham, MA 02492

RE: Minor Project Site Plan Review – Emery Grover Building
1330 Highland Avenue

Dear Mr. Schneider:

The above-named application for Site Plan Review - Minor Project was reviewed by the Planning Board at its meeting of Tuesday, May 3, 2022. The requested Minor Project would, if granted, permit the change, extension, alteration, enlargement, or reconstruction of a preexisting non-conforming building and to waive the required number of parking spaces and parking design requirements. This request is associated with the full "core and shell" renovation of the Emery Grover Building, a National Registered Historic Place, built in 1898, to allow its continued use by the Needham School Administration. The Zoning Board of Appeals hearing on this matter is scheduled for May 19, 2022.

Henry Haff, Director of the Building Design and Construction Department, Chris Heep, the applicant's attorney, and Joel Bargmann, Architect, were present to make a presentation regarding the subject proposal at the Planning Board meeting of May 3, 2022. The plans reviewed by the Planning Board and which comprise this submittal are delineated below.

1. Application Form for Minor Project Review completed by the applicant and filed with the Town Clerk on April 26, 2022.

2. Letter from Attorney Chris Heep to zoning Board of Appeals, dated April 25, 2022.

3. Parking Assessment and Safety Memo directed to Joel Bargmann from Amy Archer, Pare Corporation, dated April 25, 2022.

4. Plan entitled "Emery Grover Renovations, 1330 Highland Avenue, Needham MA, prepared by bh+a, consisting of 20 sheets, dated April 25, 2022.

The Planning Board recommends approval of the requested waivers sought by the Petitioner under Section 5.1.1.5 of the Zoning By-Law, Subsection 5.1.2 (Required Number of Parking Spaces), Subsection 5.1.3(j) (Parking Setback), and Subsection 5.1.3(k)(Landscaping). Based on the Petitioner's calculations, the required number of parking spaces for the proposed renovation is 89. For purposes of comparison, the number of parking spaces required for the *current* building is 85. There have historically been 65 parking spaces located at the site, and the Petitioner has

proposed to include 62 parking spaces in connection with this renovation. The Planning Board is satisfied that 62 on-site parking spaces are sufficient to serve the proposed use of the building. Historical experience has demonstrated that daily use and special events are well accommodated by the existing parking area containing 65 spaces. The proposed reduction of three spaces (from the existing condition) was caused by the elimination of the access drive and parking lot that currently cover most of the front yard along Highland Avenue. Further in the Petitioner's parking calculation, 31 required parking spaces are attributable to the conference room that occupies the entire fourth floor of the building. This conference room is used intermittently and, as a practical matter, when a meeting occurs in the conference room many of those present will already be working within the building. Conversely, when the conference room is used for an evening meeting, many of the offices in the rest of the building will be vacant. The conference room is therefore not expected to generate significant parking demand at the same times as the other daily administrative uses of the building.

Finally, the Board recommends against the granting of the requested waiver under Section 5.1.1.5, Subsection 5.1.3(m)(Location), as said waiver is not necessary with the associated grant of waiver anticipated under Section 5.1.1.5, Subsection 5.1.2 (Required Number of Parking Spaces), of the Zoning By-Law as relates the number of required on-site parking spaces.

Should you have any further questions regarding this matter, please feel free to contact me directly.

Sincerely yours,

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development

cc: David Roche, Building Commissioner *by email*
Henry Haff *by email*
Chris Heep *by email*
Planning Board

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ROBERT T. SMART, JR., ESQ.
ATTORNEY AT LAW
399 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242
E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

By Hand
April 25, 2022

Needham Zoning Board of Appeals
Town Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Temple Beth Shalom and Davenport Holding Properties, Inc.
670 Highland Avenue, 284 Webster Street, and 28 Greendale Avenue

Dear Members of the Board:

Enclosed for filing in connection with the application of Temple Beth Shalom and Davenport Holding Properties, Inc. for amendments to the Temple's April 30, 2015 Special Permit, please find: 7 copies of the following:

1. ZBA Application for Hearing, dated April 22, 2022.
2. Plans to Accompany ZBA Application for Temple Beth Shalom (Sheets 1-3), by Kelly Engineering Group, Inc., dated April 22, 2022.
3. Letter from Vanasse & Associates, Inc., dated April 21, 2022.
4. Letter from Jillian Erdos, Project Manager, Temple Beth Shalom, dated April 22, 2022.
5. Parking Requirements Chart, dated April 22, 2022.
6. Zoning letter, by Robert T. Smart, Jr., Esq., dated April 22, 2022.
7. Filing fee of $200.00, payable to "Town of Needham".

Please let me know what additional materials, if any, need to be filed in connection with the application.

Please confirm that this matter will be heard by the Board of Appeals at its May 19, 2022, meeting, via zoom.

Very truly yours,

RTS

Robert T. Smart, Jr.

cc: Temple Beth Shalom

ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. *Failure to do so will delay the scheduling of the hearing.*

Applicant Information

Applicant Name	Temple Beth Shalom and Davenport Holding Properties, Inc.		Date 4/22/22
Applicant Address	Both at 670 Highland Avenue, Needham, MA 02494		
Phone	781-444-0077	email	jillianerdos@gmail.com

Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____

If not the owner, a letter from the owner certifying authorization to apply must be included

Representative Name	Robert T. Smart, Jr., Esq.		
Address	399 Chestnut Street, Needham, MA 02492		
Phone	781-444-9344	email	bob@robertsmart.net

Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____

Contact ☐ Me ☒ Representative in connection with this application.

Subject Property Information

Property Address	670 Highland Avenue, 284 Webster Street, 28 Greendale Avenue		
Map/Parcel Number	Map 71, Parcels 46, 47, 50	Zone of Property	Single Residence B

Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No

Is property ☐ Residential or ☐ Commercial

If residential renovation, will renovation constitute "new construction"?
☐ Yes ☐ No

If commercial, does the number of parking spaces meet the By-Law requirement?
☐ Yes ☒ No
Do the spaces meet design requirements? ☐ Yes ☒ No

Application Type (*select one*): ☐ Special Permit ☐ Variance ☐ Comprehensive Permit ☒ Amendment ☐ Appeal Building Inspector Decision

ZBA Application For Hearing

Existing Conditions: 670 Highland Avenue is used for religious, educational, and day care purposes. 284 Webster Street and 28 Greendale Avenue each have two residential rental units.

Statement of Relief Sought:

Amendment of special permit issued by Zoning Board of Appeals on April 30, 2015, to permit religious, educational and day care uses on two acquired abutting properties at 284 Webster Street and 28 Greendale Avenue, allow construction of parking area on 284 Webster Street, and use house and garage at 28 Greendale Avenue for religious education classes.

Applicable Section(s) of the Zoning By-Law: 7.5.2, 5.1.1.5, 1.4.2

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use	Religious, educational, day care	Same
# Dwelling Units	Four	None
Lot Area *(square feet)*	N/A	N/A
Front Setback *(feet)*	19.5, 20.8	19.5, 20.8
Rear Setback *(feet)*	N/A	N/A
Left Setback *(feet)*	5.5	5.5

ZBA Application For Hearing

Right Setback *(feet)*	N/A	N/A
Frontage *(feet)*	N/A	N/A
Lot Coverage *(%)*	22.1	20.4
FAR *(Floor area divided by the lot area)*	.44	.41
Numbers must match those on the certified plot plan and supporting materials		

Date Structure Constructed including additions:	**Date Lot was created:**
670 Highland Avenue 1953, 2001, 2015	Pre-1953
28 Greendale Avenue 1992, 2017	Pre-1992
284 Webster Street 1821, 1900, 2001	Pre-2001

Submission Materials	**Provided**
Certified Signed Plot Plan of Existing and Proposed Conditions *(Required)*	Yes
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" *(Required)*	Yes
If applicant is tenant, letter of authorization from owner *(Required)*	N/A
Electronic submission of the complete application with attachments *(Required)*	Yes
Elevations of Proposed Conditions *(when necessary)*	N/A
Floor Plans of Proposed Conditions *(when necessary)*	N/A

Feel free to attach any additional information relative to the application. Additional information may be requested by the Board at any time during the application or hearing process.

[redacted]

I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

ZBA Application For Hearing

I certify that I have consulted with the Building Inspector___4/19/22_____

date of consult

Date:_4/22/2022__ Applicant Signature_____

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

2015 JUN 17 AM 11:11

TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS

Temple Beth Shalom
Record owner: ***Temple Beth Shalom***
670 Highland Avenue, Map 71 Parcel 46

April 30, 2015

Appeal of the Building Inspector's Decision and Special Permit

Temple Beth Shalom, 670 Highland Avenue, owner, applied to the Board of Appeals for Special Permits to construct a two and a half story 22,379 square foot addition to an existing 28,648 square foot building. The Applicant is seeking special permits under Section 7.5.2 of the Zoning By-Law as follows: (a) under Section 1.4.6 to alter and enlarge a pre-existing non-conforming structure, as to lot coverage under Section 4.2.1 of the By-Law, from 15.2% to 22.4%; and (b) under Section 5.1.1.5 to waive strict adherence to the number of required parking spaces and parking lot design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The Applicant further seeks a determination that the building is lawfully pre-existing and non-conforming, and accordingly, that the front yard setback of 19.5 feet (25 feet is required under Section 4.2.1(b)), and the minimum driveway width of 19.8 feet (20 feet is required under Section 5.1.3(i)), may be continued under Zoning By-Law Section 1.4.2. The property is located at 670 Highland Avenue, Needham, MA in the Single Residence B Zoning District.

Temple Beth Shalom, 670 Highland Avenue, owner, has also appealed from the Building Inspector's Decision seeking relief under Section 1.2 of the Zoning By-Law and under Massachusetts General Laws Chapter 40A, Section 3 (also known as the Dover Amendment) from the prohibition of more than one non-residential use on a lot under Section 3.2.1; from the maximum height of 35 feet as it applies to roof-top mechanical equipment, to permit a height of 41.5 feet, under Section 4.2.1; from the maximum floor area ratio of .30, to permit an FAR of .449, under Section 4.2.1(e); and from the denial of any special permit also sought for this project and any other applicable sections of the Zoning By-Law to allow the Applicant to build a two and a half story 22,379 square foot addition to an existing 28,648 square foot building. The property is located at 670 Highland Avenue, Needham, MA in the Single Residence B Zoning District.

The hearings for the Special Permits and the Appeal of the Building Inspector's Decision were heard concurrently at a public hearing held on Thursday, April 30, 2015 pursuant to notice thereof, published in a local newspaper and mailed to all parties of interest.

Documents of Record:

- Application Packet received April 6, 2015, containing:
  1. Application dated April 6, 2015.
  2. Cover Letter from Robert T. Smart, Jr., Esquire dated April 6, 2015.
  3. Letter from Robert T. Smart, Jr. Esquire dated April 6, 2015.
  4. Parking Requirements Chart dated April 4, 2015.
  5. Letter from Daniel T. Barkowitz dated April 6, 2015.
  6. Proposed Grade Plane Temple Beth Shalom prepared by Garrett Horsfall, Kelly Engineering Group, Inc. dated April 3, 2015.
  7. Set of Site Development Plans: Sheet 1 - Title Page prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015; Sheet 2 - "Existing Conditions Plan" prepared by Kelly Engineering Group signed and stamped by Steven M. Horsfall PLS No. 41608 dated April 3, 2015; Sheet 3 - "Layout Plan" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015; Sheet 4 - "Site Plan" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015; Sheet 5 - "Detail Sheet" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015.
  8. Set of Architectural Plans with sheets titled "Proposed Floor Plans", "Proposed Exterior Elevations", "Proposed Exterior Renderings" prepared by BKA Architects signed and stamped by David Scott Seibert Registered Architect No. 7451 dated April 3, 2015.
  9. Traffic Impact and Parking Study Temple Beth Shalom Expansion/Renovation prepared by Vanasse and Associates dated March 2015.
  10. Landscape Plan (2 sheets) signed and stamped by Nelson R. Hammer RLA No. 550 dated April 3, 2015.
- Documents received before the April 30, 2015 hearing:
  11. Stormwater Management Report prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 17, 2015.
- Documents received at the April 30, 2015 hearing:
  12. Letter from Ashly Scheufele dated April 30, 2015.
- Documents received before the May 21, 2015 hearing:
  13. Addendum to Stormwater Management Report prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated May 15, 2015.
  14. Site Development "Sketch": Sheet 4 - "Site Plan" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE

No. 37942 dated April 3, 2015, revised May 15, 2015 per Town Engineer and May 19, 2015 per Town Engineer.

- Documents received at the May 21, 2015 hearing:
  15. Revised Letter from Ashly Scheufele dated May 21, 2015.
- Documents received after the May 21, 2015 hearing:
  16. Landscape Plan with Existing Trees signed and stamped by Nelson R. Hammer RLA No. 550 dated May 29, 2015.
  17. Set of Site Development Plans: Sheet 1 - Title Page prepared by Kelly Engineering Group signed and stamped on June 10, 2015 by David Noel Kelly RPE No. 37942 dated April 3, 2015, revised May 19, 2015; Sheet 2 - "Existing Conditions Plan" prepared by Kelly Engineering Group signed and stamped by Steven M. Horsfall PLS No. 41608 dated April 3, 2015; Sheet 3 - "Layout Plan" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015, revised May 19, 2015; Sheet 4 - "Site Plan" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015, revised May 15, 2015, May 19, 2015; Sheet 5 - "Detail Sheet" prepared by Kelly Engineering Group signed and stamped by David Noel Kelly RPE No. 37942 dated April 3, 2015, revised May 15, 2015, May 19, 2015.

April 30, 2015

The Board included Jon D. Schneider, Chairman; Howard S. Goldman, Member; and Peter Friedenberg, Associate Member. Mr. Schneider opened the hearing at 9:46 p.m. by reading the public notices.

Mr. Schneider explained that the Board will hear the applications for the Special Permit and the Appeal from the Building Inspector's Decision concurrently. As a matter of disclosure, both Mr. Goldman and Mr. Friedenberg are members of Temple Beth Shalom, but feel they can be impartial. They have sent letters to the Board of Selectmen disclosing their membership. Mr. Schneider said that their participation is necessary for the Board to have a quorum.

The Planning Board had no comment.

Mr. Robert Smart, the attorney representing Temple Beth Shalom, introduced the team: Ed Zaval, Temple President; Beth Pinals, Project Chair; Mike Bogdan, Project Manager; Ellen Dietrick, Director of Childhood Learning; David Seibert, Project Architect; David Kelly, Engineer; Nelson Hammer, Landscape Architect; Giles Hamm, Traffic and Parking Consultant and Roy Cramer, attorney.

Mr. Smart said that the purpose of Temple Beth Shalom's proposed work is to provide more space, particularly space used for education. Temple Beth Shalom is a mature congregation and they do not expect much growth in their membership. There will be no increase in worship space. The applicant has held several productive meetings with neighbors. As a result, some plans have changed. The site plans, landscape plans, and architectural plans were approved by the Design Review Board on April 13, 2015.

The premises are located in the Single Residence B Zoning District. Religious services, K-12 education and day care services are allowed as of right in this district. The existing lot coverage already exceeds the current permitted maximum percentage and the proposal would further increase the overage. They are also asking for relief from parking requirements outlined in Section 5.1.2 of the Zoning By-Law. They need a waiver of 179 spaces. The peak parking requirement as calculated by maximum attendance at the large services such as the High Holy Days is 267 parking spaces. This need happens only a few times a year. There are 88 parking spaces on site. The parking was increased from about 70 to 88 spaces when the Board last issued a decision around 1990. The applicant is applying for relief from parking lot design requirements under Sections 5.1.1.5 and 5.1.3 of the Zoning By-Law. The parking lot is existing and functions well.

The applicant is also appealing a Building Inspector's Decision under the Dover Amendment. They are seeking relief from the maximum height limit because the roof-top mechanicals on the building addition will exceed the limit and the proposed floor area ratio (FAR) of the enlarged building will exceed the permitted maximum (0.30). The FAR is 0.25 currently, and the proposed FAR is 0.449. In the Building Inspector's letter, he makes a finding that the 19.5 foot front setback is a lawfully pre-existing non-conformity.

Mr. Schneider explained that it is the Town's practice to consider relief under the Dover Amendment via an Appeal of the Building Inspector's Decision since the projects are usually large and warrant a public hearing process.

Mr. Smart said that they are not expecting a significant change in the number of students or in the number of staff. The school operates Monday through Friday serving pre-school to 12th grade students and has a parking requirement of 89 spaces. During Friday night services and Saturday bar and bat mitzvahs the parking requirement is 110 spaces, which is based on the 330 seat sanctuary. They are not increasing the sanctuary, so this requirement will remain the same.

Mr. Smart went over some procedural matters. The applicant received a letter from the Building Commissioner dated March 26, 2015 denying their Dover Amendment request. They presented the project to the Planning Board on April 26, 2015 who agreed that a Site Plan Review was not necessary. The Building Inspector made the same determination. The stormwater management system complies with DEP stormwater requirements. The engineer is working on some revisions requested by the Needham Engineering Department. The Fire Department indicated that they had no concerns. They have discussed the roof-top mechanicals with the neighbors. In order to attenuate the sound, the applicant has agreed to turn the equipment 90° toward Highland Avenue.

Mr. Schneider added that the Police Department commented today, saying their main concern is traffic and parking on High Holy Days and large funerals. The police indicated that they have a long established and good relationship with the applicant. The applicant prepares a parking plan to assist members and the police during holy days and funerals. They have worked together to post certain areas for no-parking and to aid in safely crossing people. Lt. Kraemer requests that they continue the practice of pre-planning with the police before a large event and that they designate a person to reach out to neighbors ahead of the event to provide a contact should there be a problem on the day of the event. The applicant agreed that they would continue their relationship with the Police

Department and have a point of contact for neighbors.

The Health Department said that as long as the applicant is not using its kitchen space to make snacks or other food for the on-site daycare, the Health Department has no comments.

Ms. Beth Pinals spoke on behalf of Daniel Barkowitz, Executive Director, since he was unable to attend. The applicant is a community of 800 families and they are growing at a very small rate. They desire a space that is intimate and warm to live out their values, but the current space is in need of repair. Particularly, the Learning Center needs to align with their innovative curriculum. They currently use the hallways as teaching space. The clergy and administrative staff offices are literally in closets; rooms with no windows. There is no private waiting room space for members with personal matters to discuss with the rabbis. Their goal is to align their space with the way they work.

She agreed that they do enjoy a good relationship with the Police Department. The police have been extremely helpful. It is really two holidays that encompass four days per year when parking is difficult. As preventative measures they ask congregants to park off-site at the high school and arrange for vans to drive them from there to the Temple. Carpools are encouraged. They continue to adjust the parking strategy. Parking for funerals is more difficult to plan. The applicant uses the funeral home staff to assist in parking.

During the week the Learning Center staff meets the children in the parking lot and walks them in. Classes are staggered to aid in the traffic flow and relieve congestion. As far as regular Friday services are concerned, there are one or two services whose times are staggered. Occasionally cars park on Greendale Avenue. There is not much overflow in terms of parking. Large bar and bat mitzvahs use off-site parking and busing is arranged. On Saturday mornings often two bar and/or bat mitzvahs are celebrated at one service, but then one of the celebrations needs to be held off-site since the Temple only has one reception and entertainment space. The expansion will offer social spaces for two celebrants. The applicant's Safety and Security Committee is out in the parking lot during the really busy times.

Mr. David Seibert, Project Architect, said the parking, vehicular access and flow would remain the same. The addition is mainly on the eastern side where the existing two-story school structure will be demolished. The new addition is two levels. Due to the grade change, the basement is exposed on the east side and ties into the existing basement. Classrooms will be in the lower level. The upper level will house administrative functions, social hall and community space. The project creates 15 classrooms, office space and expands the circulation areas and social spaces. They are not expanding the sanctuary and its occupancy will remain the same.

Mr. Schneider asked if these plans were final. Mr. Seibert said they were.

Mr. Seibert showed elevation and perspective drawings of the proposed project. The proposed facade will be brick and fiber cement panels to match the existing building.

The roof-top mechanical equipment is screened on all four sides by louvered vents. There is no practical alternative to having these mechanicals exceed the maximum permitted

height. This is the most efficient location for both heating and cooling equipment in order to reach all of the zones. The edge of the screen is approximately 10 feet back from the building's edge and is about 7 feet high. The color is neutral to the sky. The Design Review Board has approved the plans.

David Kelly of Kelly Engineering Group said that the building is on a slope. The parking lot is at elevation 280 feet and the back of the building is at elevation 270 feet. The existing playground is at elevation 275 feet. The new playground is proposed to be two-tiered at elevations 273 and 271 feet. The slope is pushed further out with a retaining wall to support it. At its highest point this wall will be 10 feet high. The slope is a 3:1 slope which is a typical engineered slope that can be planted. They looked carefully at the limit of work to preserve as many trees as possible. As for drainage, the addition adds 8700 square feet of impervious surface. Stormwater will be brought to a subsurface recharge area underneath the playground. The recharge area allows a two-year storm to slowly seep into the ground. Only small portions of large storms will be directed towards the swale to spread the water. There were two changes requested by the Town engineer. The first was to move the outfall pipe to a higher location to allow more water to be stored and to infiltrate in the recharge area. The second was to make the swale more of a shallow ditch with stones and grass on top to hold more water. The stormwater system is designed to fully comply with DEP regulations. The Town requires a higher level of recharge than the DEP standard because of the proximity to the Charles River.

Mr. Goldman asked if Mr. Kelly was confident that the run-off will be stopped and not run onto the nearby residential properties. Mr. Kelly explained that he was confident because the design was conservative and the soils have high infiltration qualities.

Mr. Schneider confirmed with Mr. Kelly that the retaining walls meet the setback requirements.

Mr. Nelson Hammer, principal of Hammer and Walsh, the project landscape architect, said that they have worked with the neighbors and have come to a mutual understanding on how to best treat the slope between the neighbors' properties and the Temple. In response to neighbor comments, they have revised the plans. They have expanded the evergreen screening in length and height to provide better, more permanent screening. White pine, hemlock and white spruce are the primary screening materials. Their mature size is 50 feet high and 20 feet wide. He noted that this area is in deep shade so the vegetation will grow more slowly than they would like. Due to harsh winters, they have removed the planting between the parking lot and the playground. In an effort to block the headlights from the parking lot they have increased the vegetation on the far side. The natural-looking design uses rosebay azaleas, rhododendron, and mountain laurel, all common in northeast woodlands. Lawn is avoided in the back because of the negative effects of pesticide and fertilizers. Instead they propose a wild flower seed mix which once established should grow naturally.

The evergreen trees will be six to seven feet in height when planted. Because they are planting on a slope, they will not be able to use mechanized equipment to bring in larger trees. There will be places where the landscape screening will be several plants deep. They expect this design to have reasonably good coverage. Some existing trees will have to be removed because they are either dead, dying, or interfere with construction. They will be replaced with trees of species and sizes mutually agreed upon with the neighbors.

Mr. Hammer said that this plan is not final as they are still making adjustments according to neighbors' suggestions.

Mr. Friedenberg confirmed that they are not planting any trees on the Davenport Road side of the retaining wall. Mr. Hammer said that they were not planting below the wall because there are many 15 to 20 foot high saplings not shown on the plan. If they were to plant trees, the roots of the established saplings would be disturbed and those saplings lost.

The Design Review Board has approved the landscape plan, but it has changed since the approval in response to neighbor's comments.

Mr. Giles Hamm from Vanasse Associates explained that they have comprehensively looked at the traffic and parking conditions over the last two years. Weekday, evening, and Saturday conditions were studied for traffic and parking. The recent widening of Webster Street has improved traffic movement in and out of the site. During typical peak hours, there were between 70 and 115 trips in and out of the site. The programs are staggered to minimize peak hour congestion. They don't expect any significant changes to the traffic flow because there are no changes to the programming. Although the applicant does not expect any increase in enrollment, they looked at a 20% increase in growth and found a typical day to be manageable. The parking lot is tight as far as space size and aisle width, but the spaces are used effectively. There is no expansion of the sanctuary planned. Several years ago they counted 290 cars parked throughout the neighborhood during High Holy Days. Last year, off-site parking at the high school worked well. The key to traffic and parking success during High Holy Days and large funerals is using parking monitors and coordinating with the Police Department.

Ellen Dietrick, Director of Early Childhood Learning, explained the proposed changes to their learning program. They plan to offer year round programming, expand the length of the school day and add two preschool classes of nine students each. The K-12 program will stay the same. The two additional classrooms will allow for better planning and enable staff to not have to change out classrooms as often. Currently they change a classroom two times a day to accommodate the various age groups. For example, now they have to change a two-year old classroom to a fourth grade classroom in the afternoon and then to a high school classroom in the evening. The drop-off and pick-up procedure is well established. Usually the teaching staff runs the queue, but during peak times parking professionals run the drop-off and pick-up.

Mr. Schneider asked for public comment.

Ashly Scheufele, 29 Davenport Road, is a direct abutter and is the closest neighbor to the expansion. She submitted a letter to Ms. Pinals and Mr. Bogdan memorializing an agreement the neighbors have with the applicant. She said that the applicant has been extremely cooperative and receptive to neighbor's concerns. This is a major project; an imposing structure with 38 windows, five doors and a lighted walkway. The applicant has agreed to turn the roof-top heating and ventilating equipment away from the neighbors. Her letter outlines eight concerns. The main concern is to maintain the vegetative buffer. Although the forested area between the neighbors and the Temple is rough looking, it is an important buffer between residential and commercial uses. She said they are 97% in agreement about which trees are slated to remain. There will be

evergreen shrubs planted as discussed earlier. The new building is a significant light source. They request that the building be dark sky compliant. They want a landscape that is natural with groundcover that does not need any pesticide applications. Her yard is downhill from this area and she is concerned about pesticide and fertilizer run off. They have discussed trees to be saved and request that the trees and roots are properly fenced to protect them from construction activity. These are enormous trees, such as a 50 inch sugar maple that will need protection.

Once they have agreed to a few more items, she will ask the applicant to counter-sign the letter. She is satisfied provided they can work out the remaining issues and the applicant signs the letter.

Steven Sussman, 30 Davenport Road, lives across the street from Ms. Scheufele. He can see the structure when he steps out his front door. He commends the applicant for its willingness to work with the neighbors. The vegetative buffer is very important as it blocks everything: noise, light and views. He would like this project built as if the applicant was its own neighbor. Without the buffer, he is concerned that a view of the proposed larger building will devalue his property. He hopes that the project will be an improvement.

He does have reservations about the mechanicals on the roof, specifically the sound of the equipment turning on and off. He is not sure that facing the equipment away and adding a barrier will solve the noise issue. They don't have any measurements as to how loud the sound will be. He thinks from his home he will be able to see the roof mechanicals. He wants to be involved in the project and hopes that the applicant and the neighbors can continue to work together.

Mr. Goldman asked if the equipment on the roof can be covered.

Mr. Mike Bogdan of Four Point Project Management said they couldn't be covered because the equipment needs natural air circulation. Screening around the unit can help to dampen the noise. They can put on a compression jacket to dampen the noise from the equipment switching on and off.

Mr. Goldman asked if the noise-dampening measures were in the plans. Mr. Bogdan said they are not currently in the plans, but they are working with the engineers to design it into the plans.

Mr. Friedenberg asked if the other immediate abutter has participated in the ongoing conversation with neighbors. Ms. Pinals said that they were unable to attend tonight, but they have been an important part of the conversation.

Mr. Schneider said that there are parking problems when the congregation is full, but this construction won't change the situation. Mr. Goldman agreed, saying that the parking monitors are quite active and have been effective.

Mr. Sussman said that he has been a neighbor of the Temple since 1988. Although it is very busy and sometimes difficult during the High Holy Days, the parking has never been an issue. The headlights from the cars are a problem and do bother him. He hopes that the additional plantings will rectify the headlight shine. He is concerned about what will

happen if the Temple expands again and they really do need more parking. He does not want any parking on Davenport Road.

Mr. Schneider said that he understands that the Dover Amendment allows the Board to waive restrictions such as the height and the floor area ratio that they would not otherwise be able to waive. Mr. Smart said that expansions at St. Sebastian's, St. Joseph's and Greendale Worship Center were handled in a similar manner.

Mr. Friedenberg said that he doesn't have an issue with the waivers, but he feels that there are still loose ends such as landscaping and engineering and the last abutter should have an opportunity to weigh in.

Mr. Schneider said he would like to conclude the hearing tonight subject to final sign-off on the remaining items.

The Board agreed that the remaining issues were the stormwater management system approval by the Engineering Department, description of noise mitigation for roof-top mechanicals from the engineers and a revised landscape plan developed in agreement with the neighbors.

Mr. Schneider said that, since there were very few open issues, he suggested the Board close the hearing

Mr. Goldman made a motion to allow the applicant's request for a special permit (i) pursuant to Section 1.4.6 to alter, enlarge or reconstruct a pre-existing non-conforming structure as to lot coverage under section 4.2.1 from 15.2% to 22.4%; (ii) pursuant to Section 5.1.1.5 to waive strict adherence to the parking space requirements of Section 5.1.2; (ii) pursuant to Section 5.1.1.5 waive strict adherence to the parking design requirements of Section 5.1.3, so as to maintain the existing parking lot, and with respect to the applicant's Dover Amendment requests, grant it (a) relief from the prohibition of more than one non-residential use on a lot so as to be permitted to continue the religious, educational, and daycare activities; (b) relief from the maximum height requirements of 35 feet, as it applies to roof-top mechanicals, so as to permit roof-top mechanical equipment not to exceed 41.5 feet in height; and (c) relief from the maximum floor area ratio of 0.30 to permit a floor area ration of 0.449, all in accordance with the plans dated April 3, 2015 submitted with the application, subject to resolution of the following open items:

1) a drainage plan finalized and approved by the Town Engineer,

2) a final landscape plan submitted to the Board and approved, and

3) an engineer's letter outlining plans to turn the roof-top equipment away from neighbors and to include compression jackets on the roof-top equipment.

The Board expects there will be a written agreement with the neighbors as to the landscaping. If not, any dispute will be considered and resolved by the Board. Mr. Friedenberg seconded the motion. The Board unanimously voted in favor.

There will be a hearing on May 21, 2015 to consider approval of the revised landscape

plan and any dispute with respect to the letter agreement with the neighbors.

The hearing closed at 11:17 p.m.

May 21, 2015

The hearing opened at 8:38 p.m. Mr. Schneider explained that the discussion tonight is to tie up loose ends from last month's hearing.

The Board received a letter from the applicant's engineer stating that they will turn the roof-top mechanical equipment 90° as requested and will install compression jackets on the equipment. The Board agreed that this letter satisfied the Board's condition with respect to those items.

The Town Engineer has reviewed a revised site plan. A final stamped version needs to be submitted to the Town Engineer as well as a final landscape plan that matches the revised site plan. Mr. Hammer said that the landscape plan currently does not reflect the most recent changes in the site plan, which was just finalized.

Mr. Smart explained the changes to the site plan on pages 1, 3, 4, and 5. The retaining wall was moved back three feet to save some trees and to allow installation of the drainage system required by the Engineering Department. Although the infiltration system is not any bigger, some alterations were made to increase the storage capacity to one inch in depth over the entire property. The Town Engineer requested that a subsurface infiltration spreader following the 265 foot elevation contour replace the drainage swale. Additional pipe was added to carry overflow out to Highland Avenue to connect to a future sewer system.

Mr. Hammer said that the wall was moved closer to increase the no disturbance zone to preserve more of the existing vegetation.

Mr. Schneider proposed that the Board allow substitution of the revised plans as an informal matter.

Mr. Hammer explained the changes to the landscape plan. Additional plantings such as Baltic ivy and mountain laurel were added to screen the wall. He needs to do an additional revision to move the wall to reflect the changes in the site plan.

Mr. Friedenberg asked if the wall will be higher. Mr. Hammer was not sure, but guesses it will not be higher.

Mr. Hammer said that as far as the landscaping, he was able to agree with all the neighbors' requests.

Mr. Smart submitted highlighted sections from the May 20th neighbor's letter and suggested that certain language from it be included in this Board's decision. The applicant agrees to the substance of the agreement and feels that it can be incorporated into the decision. Mr. Schneider asked if there was an executed copy of the letter agreement. Mr. Friedenberg said that he would rather include the agreement in the Decision so that the neighbors have an enforcement mechanism. Mr. Smart said that the

applicant agrees with the substance of the letter, but he felt it would be best for the agreement to be incorporated into the Decision rather than a signed letter. This way the enforcement is through the Town rather than by private contract.

The Board noted that the agreement was signed by Ashly Scheufele and there was a signature line for Mr. Sussman. Mr. Sussman said that he supports the landscape plan, but he did not know about the site plan changes. Unfortunately, Ms. Scheufele could not attend tonight's meeting, but he thinks that an infiltration spreader is better than a swale because the swale was to be right behind her property. He was under the impression that all the parties would sign the agreement tonight. Mr. Goldman explained that the neighbors would have greater rights if the landscape issues are incorporated into the decision. That way the Town enforces the terms of the decision rather than private parties having to sue.

Mr. Schneider asked Mr. Smart if the applicant was agreeable to the May 20th letter signed by Ms. Scheufele. Mr. Smart said that they were agreeable to the parts he highlighted which are appropriate to a decision.

Mr. Goldman suggested that since the roof-top mechanical design has not been developed, the engineer's statement regarding turning the equipment to reduce noise for the abutters be referenced in the decision.

The Board discussed whether the Design Review Board should review the revised landscape plan. Mr. Hammer said there are no changes to the structure, so he believes there is no need for further Design Review Board review of the landscape plan. He also said that he is a member of the Design Review Board and is the only landscape architect on the Board. He would have to recuse himself if the matter came back to that Board. The other members don't have that expertise, so a further review would not be worthwhile. Since the landscape changes were requested by the abutters, the Board agreed that the revised plans do not need to be reviewed again by the Design Review Board as part of this Board's decision.

Mr. Goldman made a motion that the applicant's revised landscape plan be substituted for the previously submitted landscape plan with the caveat that the plan will be further revised to show the wall near Davenport Road is approximately three feet closer to the building; that the plan with those revisions is approved by the Board; that the applicant's new site plan dated May 19, 2015 be substituted for the previous site plan; and that a condition to the Decision be that the mechanical equipment on the roof will be turned to minimize the noise from the unit's vertical outlets and/or fans generating noise to face at least 90° away from the residents on Davenport Road and that these units will be equipped with integral compressor blankets to mitigate noise; and that the conditions relating to landscaping indicated by Mr. Smart in the May 20th letter will be incorporated in the Decision.

Mr. Friedenberg seconded the motion. The Board unanimously voted in favor.

The hearing closed at 9:05 p.m.

Findings and Decision

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

1. The premises contains approximately 113,760 square feet of land at the intersection of Highland Avenue and Webster Street (670 Highland Avenue). It is in the Single Residence B Zoning District.

2. The premises abuts a number of existing residences along both Davenport Road and Greendale Avenue.

3. There currently exists on the premises a 2-1/2 story building containing a total of approximately 28,648 square feet of floor area including a sanctuary, social/reception area, offices, classrooms and ancillary areas. A paved parking area containing 88 parking spaces is also situated on the premises. The Temple building was originally constructed in 1964.

4. The premises and the building are owned by Temple Beth Shalom, a non-profit corporation organized under M.G.L. Chapter 180 which operates a religious institution, a religious school and a day care center on the premises. There are currently approximately 90 students enrolled in the religious school.

5. The applicant proposes to construct an addition to the existing building on the northern side of the premises, containing approximately 22,379 square feet, to be used primarily for additional classrooms, additional day care center space, a second social hall, additional offices for Temple employees, and ancillary uses (collectively, the "Project"). As part of the Project, the outdoor play area would be regraded and modified to become a two-level playground. No changes are proposed to be made to the parking area.

6. The purpose of the proposed Project is to improve the facilities available for education and day care uses so as to allow the school faculty and day care staff to better fulfill their religious and educational functions. In the current space, classrooms need to be re-adapted for use by multiple age groups over the course of a school day, thereby imposing substantial additional work on the staff and severely limiting the flexibility of each classroom. There is inadequate space for the day care center to meet the needs of Temple congregants. In addition, the provision of a second social hall to host receptions for bar or bat mitzvahs which are already being held within the existing building will encourage congregants and their families to celebrate important family occasions within the temple building. The improvements will not be accompanied by any increase in student enrollment, although there will be a modest increase (estimated to be 18 children) in the number of children attending the day care center (and a corresponding modest increase in the number of day care staff persons).

7. The Project is not being constructed to enlarge the enrollment of the existing religious school, but rather to benefit the existing enrollment. The Project does not include any additional worship space and the applicant does not anticipate

increasing its membership as a result of constructing the Project. However, the Project will permit the applicant to expand the number of children able to attend the day care center.

8. The current building is non-conforming in a variety of respects, namely: (1) 19.5' front setback along Highland Avenue whereas Section 4.2.1(b) of the current Zoning By-Law requires a minimum 25' front setback here; (2) building height in excess of 35' whereas Section 4.2.1 of the current Zoning By-Law permits a maximum building height of 35' here; (3) 15.2% lot coverage whereas Section 4.2.1 of the current Zoning By-Law permits a maximum lot coverage of 15% here; and (4) the existing parking area does not comply with various requirements of the current Zoning By-Law applicable to the parking area, including the minimum number of parking spaces, the minimum parking illumination, minimum number of loading bays, minimum parking space size, minimum parking aisle and driveway widths, and minimum setback of the parking area from Highland Avenue. These nonconformities are identified in the materials submitted to the Board by Attorney Smart, as well as shown on Sheet 3 of the revised "Site Development Plans" submitted to the Board. In addition, the premises are non-conforming as to Section 3.2.1 of the Zoning By-Law because they are currently used for more than one non-residential purpose. These nonconformities are legal nonconformities by virtue of either the building having been built prior to the adoption of the current dimensional requirements in the Zoning By-Law or by virtue of exceptions for religious and educational institutions permitted by M.G.L. Chapter 40A, Section 3 (the "Dover Amendment") and Section 1.2 of the Zoning By-Law.

9. Construction of the Project will result in the continuation of, the increase in, or the creation of, the following nonconformities: (1) the existing legally nonconforming front yard setback of 19.5' along Highland Avenue will remain; (2) the existing legally nonconforming building height will be further increased to approximately 41.5' whereas Section 4.2.1 of the current Zoning By-Law permits a maximum building height of 35' here; (3) the existing legally nonconforming lot coverage will be further increased from the current 15.2% to approximately 22.4% whereas Section 4.2.1(f) of the current Zoning By-Law permits a maximum lot coverage of 15% here; (4) the existing legally nonconforming aspects of the parking area identified above will not be modified by the Project so as to eliminate any such nonconformities; and (5) the floor area ratio, which currently complies with the maximum floor area ratio of 0.30 set forth in Section 4.2.1(e) of the current Zoning By-Law, will increase from approximately 0.25 to approximately 0.45, which is in excess of the maximum permitted floor area ratio here. These nonconformities are also identified in the materials submitted to the Board by Attorney Smart, as well as shown on Sheet 3 of the revised "Site Development Plans" submitted to the Board. In addition, the legally nonconforming use of the premises for more than one non-residential purposes will continue following completion of the Project.

10. The Project cannot be constructed without relief from certain of the dimensional and other requirements of the Zoning By-Law.

11. No one appeared in opposition to the Project at either of the public hearings. As previously noted, several residents of Davenport Road who are direct abutters to the Temple spoke of agreements they had reached with the applicant concerning various aspects of the Project which enabled them to support the Project.

Decision

I. Appeal of the Building Inspector's Decision/Dover Amendment and Sections 1.2 and 7.5.1

12. On or about March 16, 2015, the applicant filed a packet with the Building Inspector for his preliminary review, which included a set of plans substantially similar to those submitted to this Board. The applicant requested that the Building Inspector determine that certain dimensional requirements of the Zoning By-Law are not reasonable under M.G.L. Chapter 40A, Section 3 if applied to the Project.

13. In his letter dated March 26, 2015 (the "Building Inspector Letter"), David A. Roche, Building Commissioner of the Town of Needham, (1) determined that the front building setback of approximately 19.5' is a lawful pre-existing nonconformity; (2) determined that the minimum parking requirements under the Zoning By-Law for the proposed uses of the premises as improved by the Project, vary from (i) 89 parking spaces Monday - Friday, from 7:45 a.m. to 6:00 p.m., to (ii) 110 parking spaces during Friday evening services from 6:00 p.m. to 9:00 p.m. and during Saturday bar or bat mitzvah services, to (iii) 40 parking spaces during Sunday religious school classes, to (iv) 267 parking spaces on the High Holy Days and a small number of well-attended funerals; and (3) denied the applicant's request for relief under the Dover Amendment from the maximum floor area ratio, the maximum building height, and the not more than one non-residential use on a lot requirements of the Zoning By-Law, and directed the applicant to take an appeal as to those matters to this Board.

14. Under Section 7.5.1 of the Zoning By-Law the Board has jurisdiction "to hear and decide an appeal taken by any person aggrieved by reason of his (her) inability to obtain a permit or enforcement action from the Building Inspector" or "by any person...aggrieved by an order or decision of the Building Inspector." Although the applicant had not (and still has not) formally applied for a building permit at the time of the Building Inspector's review and issuance of the Building Inspector Letter, it is clear to this Board that the applicant will not be able to obtain a building permit from the Building Inspector given the positions articulated in the Building Inspector Letter without relief granted by this Board. Even if the letter is not formal action by the Building Inspector, any jurisdictional defect disappears if the Board of Appeals chooses to decide the matter. Maini v. MacDonald, 7 LCR 114 (Ma. Land Ct 1999); Worcester County Christian Communication, Inc. v. Board of Appeals of Spencer, 22 Mass. App. Ct. 83 (1986).

15. The premises is subject to a maximum floor area ratio of 0.30, a maximum lot coverage of 15%, and a maximum building height of 35 feet under Section 4.2.1 of the Zoning By-Law. The current floor area ratio is approximately 0.25 and

the proposed condition is approximately 0.45. The current lot coverage is legally nonconforming at approximately 15.2% and the proposed condition is approximately 22.4%. The existing building height is legally nonconforming at more than 35 feet and the proposed condition (at the top of the rooftop mechanical equipment) is approximately 41.5 feet.

16. Currently, the Temple's building is not in compliance with and is lawfully nonconforming with respect to the maximum lot coverage and maximum building height limitations of the Zoning By-Law. Consequently, application of these requirements would seriously impede the ability of the applicant to fulfill its mission to provide a high quality religious educational environment for its students and to provide religious and social services to its members.

17. The applicant has used its building on the premises for a number of uses, including religious worship, social events for congregants, and religious education since its construction. Currently, the Temple's building is not in compliance with and is lawfully nonconforming with respect to the prohibition of more than one non-residential use on a lot set forth in Section 3.2.1 of the Zoning By-Law. Application of this requirement effectively would require the applicant to discontinue many of the important religious and education functions it currently serves, and would seriously impede the ability of the applicant to fulfill its mission to provide religious, educational and social services to its members.

18. The Board relies upon Section 1.2 of the Zoning By-Law wherein, in relevant part, it is provided that "In accordance with the General Laws, Chapter 40A, and notwithstanding any provisions to the contrary, this By-Law shall not prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned...by a religious sect or denomination or by a non-profit educational corporation, provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements."

19. Applicable case law requires the Board to strike a reasonable balance between meeting the applicant's educational and religious needs and the impact of the Project upon the neighborhood or the community at large. The abutters who appeared before the Board are supportive of the Project provided that certain steps (to which the applicant has agreed) are taken by the applicant. A zoning requirement may be unreasonable under the Dover Amendment if it detracts from the usefulness of a structure, imposes excessive costs on the applicant or impairs the character of a proposed structure. Trustees of Tufts College v. Medford, 415 Mass. 753, 759 (1993).

20. The Board finds that although the Zoning By-Law provisions specific to this appeal are reasonable as promulgated, strict enforcement would adversely impact on the viability of the applicant's need to expand and to continue to conduct within its building the multiple functions that are currently conducted there, and would, in fact, be in contravention to the statutory intent of Chapter 40A, Section 3, the principles of which are reinforced by case law.

21. The Board finds that the proposed improvements are considerate of the physical constraints of the premises and strike a reasonable balance between meeting the applicant's religious and educational needs and the impact upon the neighborhood or the community at large. Similarly, the continuation of the current multiple uses made of the building will not impose any detriment or hardship upon the neighborhood or the community at large.

II. Special Permits

(1) Alter, Enlarge or Reconstruct a Pre-existing Nonconforming Structure and Extension of a Pre-existing Nonconforming Use - Section 1.4.6

22. The Project is designed to complement the architecture of the existing building and fit into the surrounding community and complies with the criteria set forth in Section 7.5.2 of the Zoning By-Law. The Project is not substantially more detrimental to the neighborhood than the existing Temple building and will not derogate from the intent and purpose of the Zoning By-Law.

23. The existing Temple building is a pre-existing nonconforming building because it presently has (1) a 19.5' front setback along Highland Avenue whereas Section 4.2.1(b) of the current Zoning By-Law requires a minimum 25' front setback here; (2) a building height in excess of 35' whereas Section 4.2.1 of the current Zoning By-Law permits a maximum building height of 35' here; and (3) a 15.2% lot coverage whereas Section 4.2.1 of the current Zoning By-Law permits a maximum lot coverage of 15% here. In addition, the existing parking area does not comply with various requirements of the current Zoning By-Law applicable to the parking area, including the minimum number of spaces, the minimum parking illumination, minimum number of loading bays, minimum parking space size, minimum parking aisle and driveway widths, and minimum setback of the parking area from Highland Avenue. Finally, the premises are non-conforming as to Section 3.2.1 of the Zoning By-Law because they are currently used for more than one non-residential purpose.

24. The Board finds that the construction of the Project will result in the continuation of, or the increase in, the following existing nonconformities: (1) the legally nonconforming front yard setback of 19.5' along Highland Avenue will remain; (2) the legally nonconforming building height will be further increased to approximately 41.5'; (3) the legally nonconforming lot coverage will be further increased from the current 15.2% to approximately 22.4%; and (4) the legally nonconforming aspects of the existing parking area identified above will not be modified by the Project so as to eliminate any such nonconformities. In addition, the legally nonconforming use of the premises for more than one non-residential purposes will continue following completion of the Project.

25. The Board finds that the increases in existing nonconformities described above will not be more detrimental to the neighborhood than the existing nonconforming structure and will not derogate from the intent and purpose of the Zoning By-Law. To the extent to which the provisions of Section 1.2 of the Zoning By-Law and of M.G.L. c. 40A, Section 3 apply to the Project, these increased nonconformities are consistent with the intent of those provisions.

(2) **Waive Strict Adherence to the Off-street Parking Requirements of Sections 5.1.2 and 5.1.3 as authorized by Section 5.1.1.5**

26. The Project will not effect any change in the size or layout of any portion of the parking area, nor reduce the number of spaces from the 88 currently existing, nor modify the width of any existing parking aisle or driveway. The applicant does not anticipate any increase in enrollment in the religious school, or growth of the Temple's membership, by reason of the construction of the Project, although a modest increase (approximately 18 children) in the number of children in the day care center will result.

27. The Building Inspector Letter sets forth a series of different parking requirements applicable to the building as modified by the Project, for different times of day and days of the week, ranging from a requirement of 89 parking spaces during the day and early evenings on weekdays, to a high of 267 parking spaces on the High Holy Days (four days per year) and a small number of well-attended funerals. Therefore, at most times of the year, there will be a deficit of one parking space in the on-site parking area.

28. The applicant has an active parking management program in place, including pro-active contact with the Police Department in advance of days on which parking demand is anticipated to exceed the capacity of the on-site parking area. This plan includes off-site parking at the High School with the use of shuttle busses to and from the premises. Both the Police Department and the neighbors who spoke at the hearing stated that the existing parking and traffic plan implemented by the applicant functions well.

29. Since the existing building as modified by the Project will continue to be used for religious and educational purposes within the meaning of M.G.L. Chapter 40A, Section 3, the Zoning By-Law has a limited applicability and cannot be enforced where it limits the religious or educational use without significantly advancing the goals of the Zoning By-Law.

30. The Board finds that due to the special circumstances relating to the particular uses made of the existing building and the proposed Project, the structure does not warrant strict compliance with the minimum number of spaces required under Section 5.1.2 or the design requirements of Section 5.1.3 (to the extent to which the existing parking area does not comply with the same). The Board further finds that the issuance of a special permit waiving such compliance will not be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses, and is consistent with the intent of the Zoning By-Law.

On the basis of the foregoing findings, following motion duly made and recorded, after due and open deliberations, the Board by unanimous vote (1) overrules the decision of the Building Inspector and grants Temple Beth Shalom relief under Sections 7.5.1 and 1.2 of the Zoning By-Law, and under Massachusetts General Laws Chapter 40A, Section 3 so as to permit (a) more than one non-residential use on the premises; (b) a maximum building height of approximately 41.5 feet applicable to rooftop mechanical equipment

only; and (c) a maximum floor area ratio of approximately 0.45; and (2) pursuant to Section 7.5.2 of the Zoning By-Law grants Temple Beth Shalom a special permit (a) under Section 1.4.6 to alter and enlarge a pre-existing non-conforming structure, as to lot coverage, from approximately 15.2% to approximately 22.4%; and (b) under Section 5.1.1.5 to waive strict adherence to the number of required parking spaces and parking lot design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law with respect to the parking area as it currently exists, in each case so as to allow the applicant to construct the Project substantially as shown on the plans submitted with the applications and subsequently revised as set forth above and submitted to this Board, and all subject to the following conditions:

1. In order to minimize the noise impact on the residential abutters of the new roof-top mechanical equipment to be installed as part of the Project, (i) these units shall be installed such that the units' vertical outlets and/or fans generating noise will be facing at least 90 degrees away from the residences on Davenport Road, and (ii) these units are to be equipped with integral compressor blankets to mitigate noise.

2. As set forth in the letter dated May 20, 2015 from Ashly Schedule to Beth Pinals, of Temple Beth Shalom, and Mike Bogdan, of Fort Point Project Management:

   (1) As shown on the attached portion of the site plan:
   - The trees highlighted in red will be retained.
   - The applicant has determined that the four blue-shaded trees closest to the proposed retaining wall behind 19 Davenport Road (the McCarthy residence) must be removed in order to construct the retaining wall. The applicant will plant a minimum of six trees in that general area in addition to those shown on the landscape plan submitted to this Board. The replacement trees shall be deciduous ornamental trees 8-10' in height and shall be species that will thrive in a woodland setting, such as dogwood, redbud, serviceberry, or birch (species to be determined based on availability at the time of planting and consultation with the abutters).
   - The blue-shaded 8" and 12" caliper trees near the proposed playground will be removed and the applicant will replace them with 8 specimens of deciduous trees such as birch, maple, and oak. The birch will be planted as 8-10' clumps, and the oaks and maple shall be planted at 1.5-2" caliper. Species will be determined based on availability at the time of planting.
   - Further, two trees (30" and 36") are noted on the attached plan as requiring an arborist's attention. If an arborist concludes that both of those trees must be removed, the applicant will replace them with four multi-stem birch clumps 8-10' in height, of a species to be determined based on availability at the time of planting. The replacement

trees will be in addition to those plantings currently shown on the landscape plan.

(2) Climbing vines such as Baltic Ivy will be planted at the base of the retaining wall at a spacing of 5' o.c. (plants will be in 2-gallon pots).

(3) Flowering broadleaf evergreen shrubs (mountain laurel and rhododendron) will be planted in front of the retaining wall.

(4) Replanting on the hill and surrounding areas between the existing Temple building and Davenport Road shall be accomplished in accordance with the updated landscape plan submitted to and approved by this Board, providing for the planting of approximately 10 Rosebay Rhododendron, 15 Snowdrift Mountain Laurel, 17 Eastern White Pine, 8 White Spruce, 5 Carolina Hemlock, 3 Red Oak, 3 Red Sunset Maple, and 2 Paper Birch, running along the side of the Project facing Davenport Road from roughly the corner of the retaining wall planned behind 19 Davenport Road to the 50" sugar maple. (Those totals do not include the screening along the play area.)

(4) With respect to groundcover to be planted on the hill and along the property lines, the applicant shall select a species of groundcover that does not require fertilizer or pesticide application *(e.g.,* a wildflower mix, which would return the groundcover to its present state in a few years).

(5) All existing trees which are to remain in place are to be fenced, and the applicant shall include in its site work contract (and other contracts, as necessary) significant penalties intended to discourage accidental or careless removal of or damage to these existing trees.

(6) Light-blocking shades will be installed on all windows and lighted doors of the Project facing the Davenport Road residences to prevent light pollution during evening activities on the premises.

(7) All outdoor lights will be "dark sky compliant" according to the International Dark Sky Association's standards for reducing the waste of ambient light.

(8) The landscaping along the parking lot will incorporate evergreen shrubs to screen headlights.

(9) The applicant shall create an email list of neighbors to alert at least 24 hours before the commencement of any construction work that will create significant levels of noise, dust, or other pollutants.

(10) The applicant shall obtain the approval by the Town Engineer of a final revised and stamped drainage plan for the Project.

(11) The landscaping shall be in accordance with the landscape plan approved by the Board and shall be maintained by the owner in good condition. Any tree or plant material that dies or becomes diseased shall be replaced by the owner.

(12) Prior to the issuance of an occupancy permit, the applicant shall file three wet stamped copies of the following with the Board:

a. An as-built plan supplied by the engineer of record certifying that the Project was built according to the approved documents submitted to the Board and Department of Public Works. The

as-built plan shall show all structures, all finished grades and final construction details of the drainage systems, utility installations, and sidewalk and curbing improvements in their true relationship to the lot lines for all on-site and off-site construction. In addition, the as-built plan shall show the final location, size, depth, and material of all public and private utilities on the site and their points of connection to the individual utility, and all utilities which have been abandoned. In addition to the engineer of record, the as-built plan shall be certified by a Massachusetts Registered Land Surveyor.

b. A statement by the registered professional engineer of record certifying that the finished grades and final construction details of the drainage systems, utility installations, and sidewalk improvements on-site and off-site, have been constructed to the standards of the Town of Needham Department of Public Works and in accordance with the approved plans for the Project.

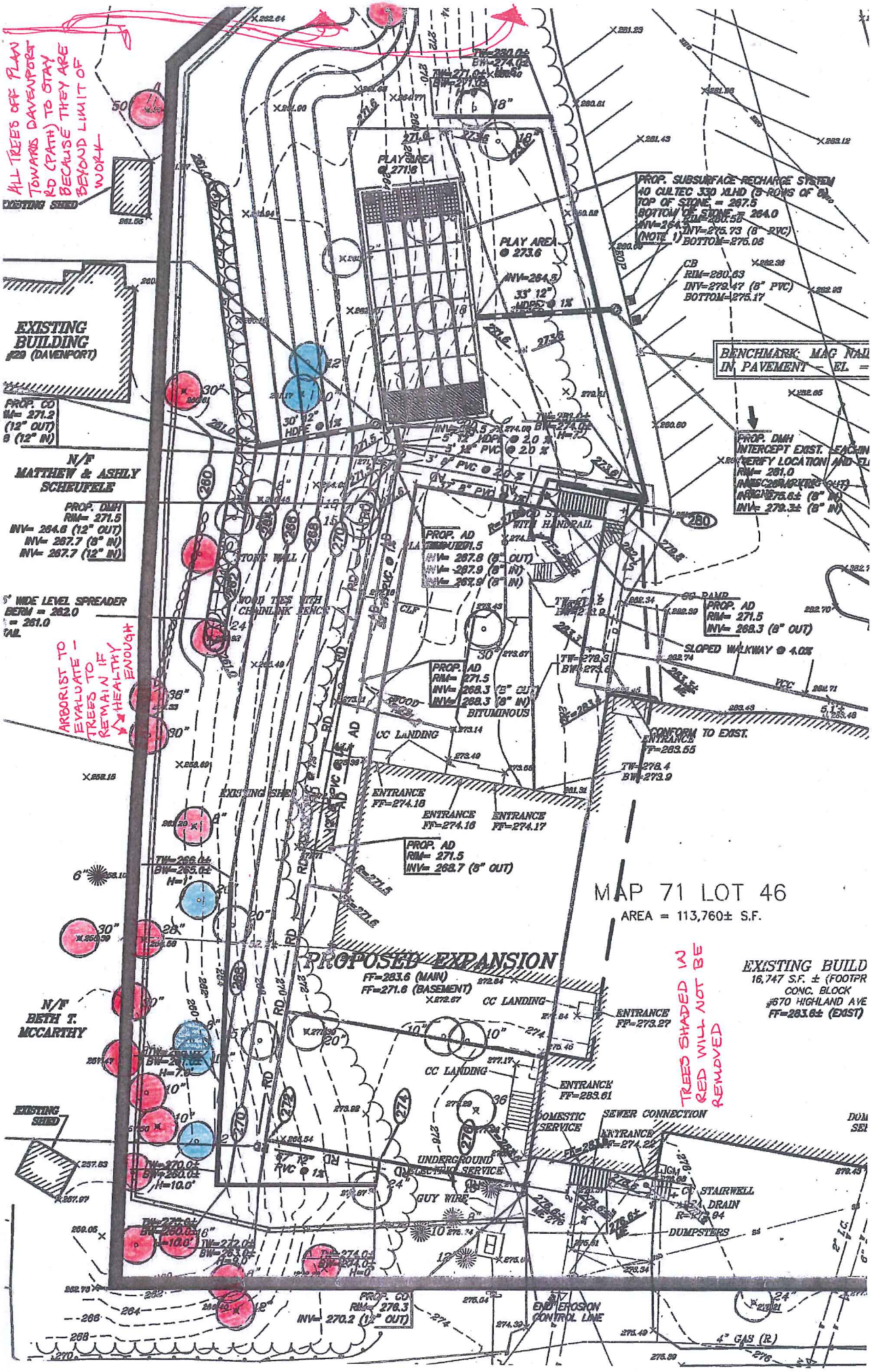
c. An as-built landscaping plan showing the final location, number and type of plant material, final landscape features, parking areas, and lighting installations for the project. The plan shall be prepared by the landscape architect of record and shall include a certification that such improvements were completed according to the approved documents.

(13) No building may be occupied prior to the issuance of an occupancy permit by the Building Commissioner. The Building Commissioner, in his discretion, may issue one or more certificates for temporary or partial occupancy of a building prior to the completion of the entire project if he determines that such occupancy or use will be safe and that he has adequate assurance that the project will be completed. In connection with any temporary or partial permit, the Building Commissioner may require that a bond be filed with the Board in an amount not less than 135% of the value of the unfinished work on the project.

Jon D. Schneider, Chairman

Howard S. Goldman, Member

Peter Friedenberg, Associate Member


ALL TREES OFF PLAN TOWARDS DAVENPORT RD (PATH) TO STAY BECAUSE THEY ARE BEYOND LIMIT OF WORK
EXISTING SHED
EXISTING BUILDING #29 (DAVENPORT)
N/F MATTHEW & ASHLY SCHEUFELE
N/F BETH T. MCCARTHY
PLAY AREA @ 271.6
PLAY AREA @ 273.6
PROP. SUBSURFACE RECHARGE SYSTEM
40 CULTEC 330 XLHD (3-ROWS OF 8)
TOP OF STONE = 267.5
BOTTOM OF STONE = 264.0
INV=264.5
(NOTE 1)
INV=275.73 (8" PVC)
BOTTOM=275.06
CB
RIM=280.63
INV=279.47 (8" PVC)
BOTTOM=275.17
BENCHMARK: MAG NAIL IN PAVEMENT - EL =
33" 12" HDPE @ 1%
30" 12" HDPE @ 1%
PROP. CO
RIM= 271.2
(12" OUT)
(12" IN)
PROP. DMH
RIM= 271.5
INV= 264.6 (12" OUT)
INV= 267.7 (8" IN)
INV= 267.7 (12" IN)
PROP. DMH
INTERCEPT EXIST. CATCH BASIN
VERIFY LOCATION AND EL
RIM= 281.0
INV=275.6± (8" IN)
INV= 279.3± (8" IN)
5' WIDE LEVEL SPREADER
BERM = 262.0
= 261.0
TAIL
STONE WALL
WOOD TIES WITH CHAINLINK FENCE
ARBORIST TO EVALUATE - TREES TO REMAIN IF HEALTHY ENOUGH
PROP. AD
RIM= 271.5
INV= 267.8 (8" OUT)
INV= 267.9 (8" IN)
INV= 267.9 (8" IN)
PROP. AD
RIM= 271.5
INV= 268.3 (8" OUT)
SLOPED WALKWAY @ 4.0%
PROP. AD
RIM= 271.5
INV= 268.3 (8" CI)
INV= 268.3 (8" IN)
BITUMINOUS
CC LANDING
CONFORM TO EXIST.
ENTRANCE
FF=283.55
TW=278.4
BW=273.9
ENTRANCE
FF=274.18
ENTRANCE
FF=274.16
ENTRANCE
FF=274.17
PROP. AD
RIM= 271.5
INV= 268.7 (8" OUT)
MAP 71 LOT 46
AREA = 113,760± S.F.
PROPOSED EXPANSION
FF=283.6 (MAIN)
FF=271.6 (BASEMENT)
CC LANDING
ENTRANCE
FF=273.27
CC LANDING
ENTRANCE
FF=283.61
TREES SHADED IN RED WILL NOT BE REMOVED
EXISTING BUILD
16,747 S.F. ± (FOOTPR
CONC. BLOCK
#670 HIGHLAND AVE
FF=283.6± (EXIST)
DOMESTIC SERVICE
SEWER CONNECTION
ENTRANCE
UNDERGROUND ELECTRIC SERVICE
GUY WIRE
DUMPSTERS
CONC. STAIRWELL
AREA DRAIN
PROP. CO
RIM= 276.3
INV= 270.2 (12" OUT)
END EROSION CONTROL LINE
4" GAS (R)

Vanasse & Associates inc
Transportation Engineers & Planners

35 New England Business Center Drive
Suite 140
Andover, MA 01810

Ref: 9309

April 21, 2022

Zoning Board of Appeals
500 Dedham Avenue
Needham, MA 02492

Re: Proposed Improvements to Temple Beth Shalom
Needham, Massachusetts

Dear Members of the Board:

As requested by Temple Beth Shalom, Vanasse & Associates, Inc. (VAI) has reviewed the proposed addition of two new lots to the property of Temple Beth Shalom located on Highland Avenue in Needham, Massachusetts as described below (hereinafter referred to as the "Project"). The purpose of this letter is to identify the Project's likely changes in the area from a traffic and parking perspective from the expansion approved by the Needham Zoning Board of Appeals in 2015. A traffic and parking study conducted by VAI for that expansion was also reviewed for the purposes of this analysis. A summary of our findings is that the Project is not likely to result in a substantial change in intersection operations from those projected in the 2015 VAI traffic and parking study. Further, the Project should improve operations at the intersection of Greendale Avenue with Webster Street and will reduce on-street parking demands that currently exist due to the Temple activities.

PROJECT DESCRIPTION

The Project includes the addition of two new lots to the Temple's location at 670 Highland Ave. These lots are located at 28 Greendale Avenue and 284 Webster Street. Both of these properties currently contain residential buildings. The Temple proposes to demolish the house and garage at 284 Webster Street and replace it with a parking lot of 27 spaces, which will be connected to the existing Temple driveway and its main parking lot. The Temple intends to renovate the interiors of the house and garage at 28 Greendale Ave for use as classroom space.

The site currently has 88 parking spaces, 4 of which are handicapped accessible spaces. Primary access is provided through one driveway to Webster Street. The addition of 27 parking spaces at the 284 Webster Street property will result in a net increase of 22 spaces, as 5 spaces in the existing Temple parking lot will be removed (4 to allow egress from the 284 Webster Street parking area to the existing internal Temple driveway, and a fifth handicapped space in the Temple lot will replace 2 regular spaces). The net result will be an increase in parking spaces from 88 to 110. Access to the 284 Webster Street parking lot will be provided through two driveway connections to the main Temple internal driveway. Currently the house located at 284 Webster Street has a driveway intersecting the north side of Greendale Avenue approximately 50 feet from the Greendale Avenue intersection with Webster Street. With the proposed creation of a parking area at 284 Webster Street, this driveway entrance will be closed. The proposed addition of 28 Greendale Avenue will not change the parking conditions associated with the Temple, as no additional parking spaces are proposed there.

PREVIOUS TRAFFIC STUDY AND TEMPLE CONDITIONS

In 2015 the Temple proposed and obtained a Zoning Board of Appeals Special Permit Decision allowing for an expansion of the Temple building. VAI provided a traffic impact and parking study for the proposed expansion. This study described traffic impacts at the Temple based on an estimated 20% increase in vehicle trips. This increase was based on discussions with Temple staff regarding the effects of the proposed expansion.

The 2015 traffic study conducted traffic counts at three locations including:

- Highland Avenue and Webster Street;
- Temple Beth Shalom site driveway and Webster Street; and,
- Greendale Avenue and Webster Street.

These traffic counts were conducted during the weekday morning (7:00 to 9:00 AM), weekday evening (2:00 to 6:00 PM), and Saturday midday (10:00 AM to 3:00 PM) time periods. Accounting for the 20% increase in observed vehicle traffic during these time periods, the study determined that only minor changes in delay would result due to the proposed expansion. In terms of traffic operations at the intersections, Level-of-Service (LOS) D or better conditions were calculated under existing and future conditions with or without the expansion.

In addition, a parking accumulation study was also conducted during a typical weekday between the hours of 8:00 and 9:00 AM in the morning and between 2:30 and 4:00 PM in the afternoon. This study indicated that the observed demand peaked in the afternoon with 56 of the 88 available spaces utilized. Parking counts had also been conducted during the High Holy days of Rosh Hashanah and Yom Kippur in September of the previous year. These counts indicated that the majority of parking associated with the events occurred on street with total on-site and on-street demands of between 267 and 290 parked vehicles observed during the peak days of these holidays. The on-site capacity of 88 spaces at the time was fully utilized with the remaining demand for parking satisfied through the on-street supply.

Due to lingering effects of the pandemic, many houses of worship have seen dramatically reduced attendance at functions, including religious school, events, and regular worship services. For these reasons, new traffic counts at the Temple would not be representative of pre-COVID conditions and therefore were not conducted.

CURRENT STATUS

The pre-school/daycare program is expected to run between 7:45 AM and 5:30 PM, Monday through Friday. The religious school will run between 3:00 and 6:00 PM, Monday through Friday, and the teen program will run between 6:30 PM and 8:30 PM on Tuesdays and Thursdays.

Proposed changes resulting from the Project may result in incremental increases in attendance and population on site. However, such incremental increases would not significantly change the site traffic generation as many of the activities already occur. Further, traffic operations previously reviewed in 2015 indicated no significant issues, with vehicle LOS of the Temple driveway operating at LOS C or better during the weekday morning, weekday evening, and Saturday midday time periods. At that time, based on information provided by the Temple, the maximum number of students and day care children on site at any one time was 125 students, while current projections are for up to 190 students and day care children at any one time in these same functions. Similarly, in 2015 the religious school had approximately 80 students

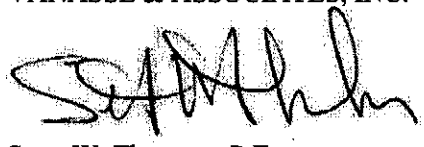
while the current projections are for up to 120 students. Since the 2015 expansion, there have been changes made which reduce on-site parking demand. In the morning, preschool parents are now using a carpool line for drop off, so no parking spaces are needed. In the afternoon, many of the students of the school arrive by bus, rather than by car. The buses stop on Highland Avenue to discharge students to Temple property and do not travel to the Temple parking lot. With these changes, it is likely that the traffic and parking conditions will be no worse, and may be better, than the conditions described in the 2015 traffic study.

With regard to the Project, the changes to parking and area vehicle circulation are expected to be positive. Closing the 284 Webster Street curb cut will remove a source of potential congestion due to vehicles turning into and out of this driveway, which is located within 60 feet of the Greendale Avenue intersection with Webster Street. This is slightly longer than the length of two vehicles waiting to exit Greendale Avenue and operations at the intersection are influenced by vehicles seeking to turn left into or out of this driveway. With the Project implementation, this event will no longer occur.

The proposed additional parking spaces to be located at 284 Webster Street will increase the on-site parking supply and reduce the amount of on-street parking otherwise utilized by the Temple. This parking area will be accessed from the Temple's internal driveway and will not use the existing 284 Webster Street driveway. As indicated previously, during the High Holy days and Friday Evening Services as well as events such as Bar Mitzvahs and large funerals, some on-street parking that currently occurs will be reduced with the increase in on-site parking as part of the Project. Based on our review, the Project is not likely to result in a substantial change in intersection operations from those projected in the 2015 VAI study. The addition of the two residential lots to the Temple site is expected to improve circulation and parking operations, both on-site and on the streets adjacent to the Temple.

Sincerely,

VANASSE & ASSOCIATES, INC.



Scott W. Thornton, P.E.
Principal

cc: J. Erdos, Temple Beth Shalom
R. Smart, Esq.
File

TEMPLE BETH SHALOM

April 22, 2022

Zoning Board of Appeals
500 Dedham Avenue
Needham, MA 02492

Re: Proposed Improvements to Temple Beth Shalom Property, 670 Highland Avenue, 284 Webster Street, and 28 Greendale Avenue, Needham

Dear Members of the Board:

Temple Beth Shalom proposes to add two new lots to its site at 670 Highland Avenue. These lots, 10,000 square feet each, are located at 28 Greendale Avenue and 284 Webster Street. The houses on the lots are currently rented to tenants at will, who will be vacating. The lots are currently owned by Davenport Holding Properties, Inc., a Massachusetts non-profit corporation, which is wholly owned by Temple Beth Shalom. Assuming approval by the Board, and prior to construction, Davenport intends to convey both lots to the Temple.

The Temple proposes to demolish the house and garage at 284 Webster Street, and then construct a parking lot of 27 spaces, which would be connected to the existing Temple driveway and its main parking lot. With the loss of 5 existing spaces at the Temple's current parking lot, the net gain will be 22 parking spaces. The Temple intends to renovate the interiors of the house and garage at 28 Greendale Avenue, for use as classroom space.

In 2015, the Temple applied to the Zoning Board of Appeals for zoning relief to construct a 22,379 square foot addition to the existing 28,648 square foot building. The purpose of the addition was to add office space, classroom space, and a second social hall. The Board granted the requested special permits and Dover Amendment relief. At the time, the Temple had 800 member families, preschool enrollment of 148, and religious education enrollment of 80. The maximum number of children on site at any one time was 125. The maximum number of employees involved with the preschool and educational programs at any one time was 35. The maximum number of administrative employees in the 7,600 square feet of office space at any one time was 13.

TEMPLE BETH SHALOM

Temple membership, the numbers of preschool and religious education children, and the number of educational staff have increased since 2015, although the pandemic has dramatically reduced the number of children and staff members on site at any one time. Now, the Temple has 1039 member families.

Since 2015, the Temple has experienced some changes which have reduced the number of cars parking in the Temple lot. Preschool parents are now using a carpool line for drop off, so no parking spaces are needed for the morning drop off. Most of the children arriving at around 3:00 p.m. for religious education classes now come by buses. The buses stop on Highland Avenue, and the children disembark directly onto Temple property and walk directly into the building. In addition, the Temple worked with a parking specialist, and adopted the specialist's recommendations to re-route the late afternoon pick-up line, reducing the chance of any backup onto neighboring streets.

The Temple expects that usage and staffing of the Temple, after the reconstruction proposed at 28 Greendale Avenue and the replacement of the buildings at 284 Webster Street with additional parking spaces, and post-pandemic, to be as follows:

Monday – Friday 7:45 A.M. to 6:00 P.M.:

The pre-school/daycare program will run from 7:45 a.m. to 5:30 pm. The maximum number of pre-school children on site at any one time is expected to be 190. The period of peak number of pre-school children on site will run from 8:30 a.m. to 11:45 a.m., Monday-Friday. The maximum number of pre-school staff on site at any one time is expected to be 40.

The religious school will run Monday-Friday from 3:00 p.m. to 6:00 p.m. with an expected maximum of 120 children. There is little overlap with the preschool/daycare program, so the maximum number of preschool and religious school children, combined, is not expected to exceed the 190 children figure achieved in the morning.

The teen program runs on Tuesdays and Thursdays from 6:30 p.m. to 8:30 p.m., with a maximum of 60 teens expected, and will not overlap with the preschool/daycare and religious school programs.

Temple administrative and office staff (teachers are excluded from this number) will be on site between 8:00 a.m. and 5:00 p.m. The expected maximum number of staff on site at any time during the week is 12. The area devoted to administrative and office staff will continue to be 7600 square feet.

TEMPLE BETH SHALOM

Friday Evening Services 6:00 P.M. to 9:00 P.M. (specific hours vary by week between these hours)

The sanctuary will continue to seat 210, and the expansion area 120, total 330. After the services, the social halls will be used. There will be no change from 2015.

Saturday Bar and Bat Mitzvahs 11:00 A.M. to 12:45 P.M.

The maximum number of students who can be celebrating their Bar or Bat Mitzvahs at one time is two. At a recent, very well attended double service, the attendance was 300 persons. After the renovation at 28 Greendale Avenue is completed, classes currently held in the second social hall will be moved to that location, which will allow the use of both social halls at once.

Sunday K-12 Classes, 8:30 A.M. to 2:00 P.M.

Maximum occupancy of the classes is 80. Currently, the Temple is not holding Sunday classes, as they are being conducted at Camp Grossman in Dover. The Temple may resume Sunday classes at some point in the future.

High Holy Days, Large Funerals

Records of Temple attendance during the High Holy Days, from 2004 to 2021 indicate maximum attendance of 780 in 2019. During the High Holy Days and from 0-2 other occasions annually (large funeral, special events), the Temple brings in additional chairs, increasing the total available seating to 800. During these events, the parking lot capacity will be exceeded, and some street parking will occur. On such occasions, the Temple will hire a police detail or send out Temple personnel to direct attendee parking. It is expected that the additional parking spaces at 284 Webster Street will reduce the need for attendees to park on adjacent streets.

Jillian Erdos
Project Manager, TBS

TEMPLE BETH SHALOM

Parking Requirements Chart, April 22, 2022

Needham Zoning By-Law, Required Parking categories under Section 5.1.2:

School, Day Care:	½ of design or expected enrollment
Auditorium or similar place of public assembly:	1 space per 3 seats of total seating capacity
Office:	1 space per 300 sq. ft. of floor area

Monday – Friday 7:45 A.M. to 6:00 P.M.

Maximum occupancy for the pre-school/daycare and K-12 programs occurs between 8:30-11:30 a.m. and 3:00-4:00 p.m. During these times the maximum number of students on site is 190.

The space devoted to administrative and office staff is 7600 square feet.

	Parking Space Demand:
Pre-school/daycare and K-12 (190 x .5)	95
Administrative and office (7,600/300)	26
TOTAL	121[1]

Friday Evening Services 6:00 P.M. to 9:00 P.M.

The sanctuary and expansion areas, combined, seat 330 people. No change in capacity is proposed.

	Parking Space Demand:
Public assembly (330 x .33)	110[2]

[1] This is an increase from the 89-space parking space demand referred to on page 4 of the 2015 ZBA Decision.

[2] No change from 2015.

TEMPLE BETH SHALOM

Saturday Bar and Bat Mitzvahs 11:00 A.M. to 12:45 P.M.

Bar and Bat Mitzvah services are held in the sanctuary and expansion areas, which, combined, seat 330 people. No change in capacity is proposed.

	Parking Space Demand:
Public assembly (330 x .33)	110[3]

Sunday K-12 Classes, 8:30 A.M. to 2:00 P.M.

Maximum occupancy of the classes is 80.

	Parking Space Demand:
K-12 classes (80 x .5)	40[4]

High Holy Days, Occasional Well-Attended Funerals

Temple occupancy records show that during the two-day High Holy Day period, the highest attendance is at the 8:45 A.M. and 11:30 A.M. services on Rosh Hashanah. Those records also show that the number of attendees at its highest recent period was 780 in 2019. During these services, and during 0-2 funerals per year, the capacity of the sanctuary and expansion area is exceeded, and some attendees are seated in the social hall. For these occasions, the Temple rents additional chairs, bringing total seating capacity to 800. The public assembly seating (below) is assumed to equal the number of chairs. During these events, the parking lot does not have sufficient capacity and there is street parking.

	Parking Space Demand:
Public assembly (800 x .33)	267[5]

[3] No change from 2015.

[4] Currently, the Temple is not conducting Sunday classes on site, as it is renting space at Camp Grossman in Dover. Classes may resume at some point in the future.

[5] No change from 2015.

ROBERT T. SMART, JR., ESQ.
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NEEDHAM, MASSACHUSETTS 02492

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April 22, 2022

Needham Zoning Board of Appeals
Town Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Temple Beth Shalom and Davenport Holding Properties, Inc.
670 Highland Avenue, 284 Webster Street, and 28 Greendale Avenue

Dear Members of the Board:

This letter supports the application of Temple Beth Shalom (the "Temple") and Davenport Holding Properties, Inc. ("Davenport") (the Temple and Davenport combined the "Applicants") for amendments to the Temple's April 30, 2015, Special Permit.

The Temple proposes to add two new lots to its site at 670 Highland Avenue. These lots, 10,000 square feet each, are located at 28 Greendale Avenue and 284 Webster Street. The lots are currently owned by Davenport, a Massachusetts non-profit corporation, of which the Temple is the sole Member. Assuming approval by the Board, and prior to construction, Davenport will convey both lots to the Temple. It is requested that the three properties be treated as one lot for zoning purposes.

The Temple proposes to demolish the house and garage at 284 Webster Street, and then construct on that site a parking lot of 27 spaces, which would be connected to the existing Temple driveway and its main parking lot. To allow for egress from the new parking area, 4 spaces will have to be removed from the main current Temple parking area. In addition, the Temple plans to replace 2 regular spaces with 1 handicapped space in the Temple lot. With the loss of 5 existing spaces at the Temple's current parking lot, the net gain will be 22 parking spaces.

The Temple intends to renovate the interiors of the house and garage at 28 Greendale Avenue, for use as additional classroom space, without changing the footprint of those buildings, except to add a handicapped ramp to the garage building.

It is not expected that adding the two new lots to the Temple property, and making the proposed changes, will increase the number of Temple members, preschoolers, or religious education students beyond their current levels.

In 2015, the Zoning Board of Appeals granted special permit and Dover Amendment relief which allowed the Temple to construct a 22,379 square foot addition to the then existing 28,648 square foot building. At that time, the Temple had 800 member families, preschool enrollment of 148, and religious education enrollment of 80. The maximum number of children on site at any one time was 125. The maximum number of employees involved with the preschool and educational programs at any one time was 35. The maximum number of administrative employees in the 7,600 square feet of office space at any one time was 13.

Temple membership, the numbers of preschool and religious education children, and the number of educational staff have increased since 2015, although the pandemic has dramatically reduced the number of children and staff members on site at any one time. Now, the Temple has 1039 member families, the maximum number of children expected on site has increased to 190, and the maximum number of employees involved with the preschool and educational programs has increased to 40. The number of administrative staff has not increased.

Since 2015, the Temple has made some changes which have reduced the number of cars parking in the Temple lot. Preschool parents are now using a carpool line in the morning, so no parking spaces are needed for the morning drop off. Most of the children attending religious education classes in the mid-afternoon now come by bus. The buses stop on Highland Avenue, and the children disembark onto Temple property and walk directly into the building. In addition, the Temple has adopted and implemented a parking specialist's recommendation to re-route the late afternoon pick-up line, reducing the chance of any backup onto neighboring streets.

The Temple presently uses the 670 Highland Avenue lot for religious services, a religious school, and a preschool/daycare program. These uses will not change with the addition of the two properties at 284 Webster Street and 28 Greendale Avenue, and completion of the proposed work thereon.

The addition of the 284 Webster Street and 28 Greendale Avenue properties to the original Temple lot at 670 Highland Avenue will result in reductions in the lot coverage percentage and the floor area ratio approved by the Zoning Board of Appeals in 2015.

Site plan review under Zoning By-Law Section 7.4 is not required, as the proposed net increase in parking spaces is 22, less than the 25 new parking space trigger for site plan review.

Proposed Special Permit Amendments

The Temple is requesting that its 2015 special permit be amended, to accommodate the expansion of its property due to acquisition of the lots at 284 Webster Street and 28 Greendale Avenue. The relief sought is described below.

(a) An extension of the 2015 special permit, and the relief granted therein, to the expanded lot due to the acquisition of the properties at 284 Webster Street and 28 Greendale Avenue, under Needham Zoning By-Law (the "By-Law") Section 7.5.2.

(b) A waiver under By-Law Section 5.1.1.5 of strict adherence to the parking space requirements of By-Law Section 5.1.2.

(c) A determination under By-Law Section 1.4.2 that pre-existing nonconforming buildings and structures, and uses thereon, may be continued to the same extent.

(d) Such other zoning relief as may be required to allow the changes and improvements proposed by the Applicants.

Zoning Analysis

The lots at 670 Highland Avenue, 28 Greendale Avenue, and 284 Webster Street should be treated as one lot for zoning purposes. Adjacent lots in common ownership are normally treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of the zoning by-law. Seltzer v. Board of Appeals of Orleans, 24 Mass. App. Ct. 521 (1987). Checkerboard conveyances to create an appearance of separate ownership should be disregarded. Distefano v. Town of Stoughton, 36 Mass. App. Ct. 642 (1994). The Temple's wholly owned subsidiary (Davenport) is the sole owner of the properties at 28 Greendale Avenue and 284 Webster Street. After approval by the Board of the requested relief, and prior to commencement of any work under the proposed amended special permit, Davenport will convey those two properties to the Temple . The addition of the two properties to the Temple's existing property will reduce existing zoning non-conformities.

The special permit relief granted in 2015, including the continuation of more than one non-residential use on the lot under By-Law Section 3.2.1, should be extended to the new, expanded lot. The Zoning Board of Appeals granted relief under the Dover Amendment in 2015, and those uses – religious, educational, and day care – should be allowed to continue.

The existing Temple building, the house at 28 Greendale Avenue, and the garage at 28 Greendale Avenue, should be permitted to remain standing, despite the prohibition of multiple non-residential buildings on one lot under By-Law Section 3.2.1. Building Commissioner David Roche has advised that, with the conversion of the house and garage at 28 Greendale Avenue to educational uses, those buildings should be treated as accessory structures, which are permitted under the By-Law under the accessory use category.

The Temple seeks findings that the lawful, pre-existing non-conformities on the original Temple lot at 670 Highland Avenue may be continued, under Section 1.4.2 of the By-Law, as those non-conformities are either not changing, or are being reduced.

The non-conformities at 670 Highland Avenue which are not changing include: (i) front yard setback of 19.5 feet under By-Law Section 4.2.4, (ii) maximum height of 41.5 feet under Section 4.2.4, (iii) loading requirements under Section 5.1.3(b), (iv) compact cars under Section 5.1.3(e), (v) parking space size under Section 5.1.3(f), (vi) aisle and minimum driveway width under Section 5.1.3(i), and (vii) front parking setback under Section 5.1.3(j).

The non-conformities at 670 Highland Avenue which are being reduced include: (i) maximum building coverage under By-Law Section 4.2.4, from 22.1% to 20.8%, and (ii) floor area ratio under Section 4.2.4, from .44 to .41.

The Temple also seeks findings that the lawful, pre-existing non-conformities on the lot at 28 Greendale Avenue may be continued, under Section 1.4.2 of the By-Law, as those non-conformities are not changing. Those non-conformities are (i) front yard setback of 20.8 feet (25 feet is required under Section 4.2.4), and (ii) side yard setback of 5.5 feet for a garage over 15 feet in height (25 feet is required under Section 4.2.4).

The new parking area at 284 Webster Street will meet all parking plan and design requirements of By-Law Section 5.1.3.

The Temple also seeks relief from any other Zoning By-Law sections which may be needed to permit the proposed development to go forward.

Proposed Special Permit Findings Under By-Law Sections 1.4.2 and 7.5.2.1

The proposed expansion of the Temple lot, replacement of the structures at 284 Webster Street with parking spaces, and use of the existing house and garage at 28 Greendale Avenue, and the continued use of the property for religious services, religious school, and day care, meets the criteria set forth in the Zoning By-Law for the grant of the requested special permits, under Zoning By-Law Sections 1.4.6 and 7.5.2.1:

(a) Complies with such criteria or standards as may be set forth in the section of this By-Law which refers to the granting of the requested special permit.

The proposed changes will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure, because the parking space deficiency will be reduced, and the addition of a handicapped ramp at the garage at 28 Greendale Avenue will have no visual impact on neighbors.

(b) Is consistent with (1) the general purposes of this By-Law as set forth in subparagraph 1.1, and (2) the more specific objectives and purposes applicable to the requested special permit which may be set forth elsewhere in this By-Law, such as, but not limited to, those at the beginning of the various sections:

The health, convenience, and welfare of the inhabitants of Needham are enhanced by the reduction of off-site parking demand, and the continued operation of the Temple's religious, educational and day care programs.

(c) Is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area:

The new parking area at 284 Webster Street will be visually screened from the abutting condominiums by the existing 6-foot high fence, and new landscaping.

(d) The circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area;

There is adequate parking, and turning radii, on site. The traffic and parking letter offered by Vanasse and Associates concludes that the project is not likely to result in a substantial change in intersection operations, and is expected to improve circulation and parking operations, both on-site and on the streets adjacent to the Temple.

(e) the proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from: (1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area, (2) emission or discharge of noxious or hazardous materials or substances, or (3) pollution of water ways or ground water.

The religious, educational and day care activities will take place inside the buildings,

and will be conducted in compliance with all environmental requirements.

Parking and Traffic Analysis

The Temple has determined that it needs more space to properly accomplish its religious purposes, including operation of a religious school. The addition of the buildings at 28 Greendale Avenue will help. The proposed project is not expected to result in any significant increase in Temple membership and preschool and school children from the numbers already present. A letter from the Temple's Project Manager, Jillian Erdos, describing current and proposed usage and staffing of the Temple, is filed herewith.

Section 5.1.2 of the Zoning By-Law establishes parking space requirements. Places of public assembly require one space per three seats. Office use requires one space for every 300 square feet of floor area. Storage space requires one space for every 850 square feet of floor area. Preschool and daycare use requires spaces for one half of the design or expected enrollment.

A parking demand chart, based on existing and proposed usage and staffing, and By-Law standards, has been filed herewith. It shows that the projected "by the book" parking demand of 121 spaces will exceed the 110-space capacity of the expanded Temple parking areas, by 11 spaces at limited times during the week, during Friday evening services and Saturday morning Bar and Bat Mitzvahs, and by substantially more during the High Holy Days. The traffic and parking letter provided by Vanasse and Associates concludes that the project is not likely to result in a substantial change in intersection operations, and is expected to improve circulation and parking operations, both on-site and on the streets adjacent to the Temple. The Temple project manager's letter identifies several changes enacted since 2015 in the morning and afternoon drop-off operations which have reduced the number of cars in the Temple lot. It also states that the Temple hires a police detail or sends out Temple personnel to direct attendee parking during High Holy Days and an occasional special event, such as an exceptionally well-attended funeral.

The existing Temple parking lot does not fully comply with parking plan and design requirements as to parking lot illumination, parking space size, bumper overhang, width of maneuvering aisle, parking setbacks, landscaped areas, and bicycle racks, but these are existing conditions, and do not affect its functional ability to provide safe and accessible parking spaces. The new spaces at 284 Webster Street will comply with all Section 5.1.3 parking plan and design requirements.

Proposed Findings Under Zoning By-Law Section 5.1.1.5

The standards for the grant of a waiver under Zoning By-Law Section 5.1.1.5 from strict adherence to the minimum number of parking spaces required under Section 5.1.2 are met:

(i) Special circumstances in a particular use of a structure does not warrant the minimum number of spaces required under Section 5.1.2:

Since 2015, the Temple's membership has increased from 800 families to 1,039 families, and the maximum number of children on site at any one time has increased from 125 to 190. Construction of the proposed new parking area at 284 Webster Street will increase the parking supply on site by 22 spaces, from 88 to 110. The increased supply of spaces will result in less need for any off-site parking during the week and on special occasions. The changes implemented by the Temple since 2015, including improvements in drop off operations in the morning and in the afternoon, have reduced the demand for on-site parking spaces. Parking consultant Vanasse and Associates, Inc. concluded that the project is not likely to result in a substantial change in intersection operations, and is expected to improve circulation and parking operations, both on-site and on the streets adjacent to the Temple.

(ii) The extent of existing building coverage on a particular lot is such that in laying out parking spaces in accordance with the design requirements of Subsection 5.1.3, the requirement for minimum number of spaces under Section 5.1.2 cannot be met.

The area of 670 Highland Avenue which is not covered by the Temple building is almost entirely devoted to surface parking and a play area for the day care children. The Temple is maximizing the number of additional spaces by devoting the recently acquired property at 284

Webster Street to parking. As a practical matter, there is no room on site for construction of additional parking spaces.

(a) The issuance of a special permit will not be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses, and is consistent with the intent of this Zoning By-Law.

The Temple's religious, educational, and day care uses are allowed by right. No external building changes, other than the addition of a handicapped ramp to the existing garage at 28 Greendale Avenue are proposed. The six-foot high stockade fence along the boundary between 284 Webster Street and the adjacent condominiums provides a visual shield, which will be augmented by the plantings proposed by the Temple between the fence and the new parking area.

(b) In the case of waiving strict adherence to the requirements of Section 5.1.2 under subparagraph (i) above, the special permit shall define the conditions of the use of the structure so as to preclude changes that would alter the special circumstances contributing to the reduced parking need or demand.

The applicant's use will be as set forth in the special permit decision.

(c) In the Avery Square Business, Hillside Avenue Business, and Neighborhood Business districts, shared parking for uses having peak demands at different times, unusual age or other characteristics of site users, or user-sponsored demand reduction services, such as car-pooling.

The premises are not in any of these listed districts.

(d) Provisions to demonstrate the ability to provide for additional parking consistent with Section 5.1.2 and/or parking designed in accordance with the particular requirements of Section 5.1.3.

There are three proposed changes to the existing parking area at 670 Highland Avenue. First, two parking spaces will be replaced with one handicapped space, to meet the requirements of Zoning By-Law Section 5.1.3(c). Second, the elimination of 4 parking spaces to make room for an opening which will connect the new parking area at 284 Webster Street to the 670 Highland Avenue lot will make possible the addition of 27 parking spaces, bringing the Temple closer to the number of parking spaces required under By-Law Section 5.1.2. Third, the addition of a bicycle rack for 6 bicycles in front of the Temple building will bring the parking area into compliance with By-Law Section 5.1.3(n).

The new parking area at 284 Webster Street will comply with all the requirements of By-Law Section 5.1.3.

The granting of a special permit under this Section shall not exempt a structure, use or lot from future compliance with the provisions of Section 5.1.2 and/or 5.1.3.

The special permit decision will not so exempt the structure, use, or lot.

Conclusion

Temple Beth Shalom has been part of the Needham community for nearly 70 years. Its membership has grown since 2015. The special permit amendments proposed by the Temple are not expected to increase membership.

No changes to the footprint of the house and garage at 28 Greendale Avenue, other than the addition of a handicapped ramp, are proposed. The use of the house and garage for classrooms will relieve the pressure of increased enrollment on existing classroom space in the main Temple building.

The use of the 284 Webster Street property for parking will increase the Temple's net parking supply by 22 spaces, which will reduce the need for off-site parking. The Applicants plan to discuss landscaping with the neighbors prior to the Board's hearing.

The Temple requests that the Board grant the requested amendments to its 2015 special permit. Thank you for your consideration.

Very truly yours,

RTS

Robert T. Smart, Jr.

cc: Temple Beth Shalom

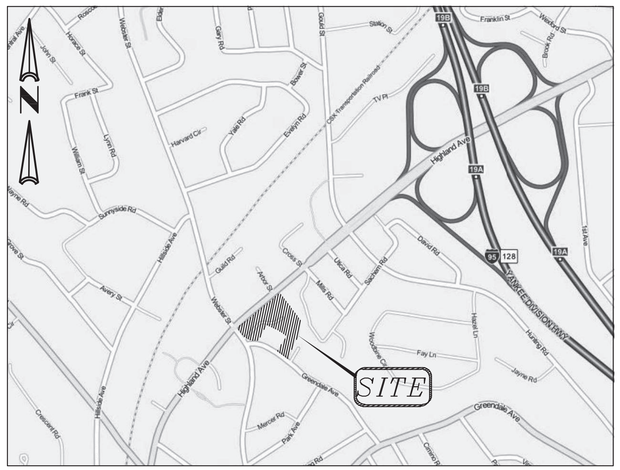
PLANS TO ACCOMPANY
ZBA APPLICATION

FOR

TEMPLE BETH SHALOM
670 HIGHLAND AVE., 284 WEBSTER ST., & 28 GREENDALE ST.
NEEDHAM, MA

APRIL 22, 2022

SHEET INDEX						
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION REVISIONS			
1	COVER SHEET	04/22/22				
2	EXISTING CONDITIONS PLAN	04/22/22				
3	OVERALL LAYOUT & ZONING PLAN	04/22/22				



LOCATION MAP

OWNER/APPLICANT:
TEMPLE BETH SHALOM
670 HIGHLAND AVENUE
NEEDHAM, MA 02494

DAVENPORT HOLDING PROPERTIES, INC
670 HIGHLAND AVENUE
NEEDHAM, MA 02494

CIVIL ENGINEERS:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT:
BKA ARCHITECTS, INC.
142 CRESCENT STREET
BROCKTON, MA 02302

ATTORNEY:
ROBERT T. SMART, JR., ESQ.
399 CHESTNUT ST.
NEEDHAM, MA 02492

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, Inc., ou, email=dkelly@kellyengineeringgroup.com, c=US
Date: 2022.04.21 11:10:28 -04'00'

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COMMONWEALTH OF MASSACHUSETTS
DAVID NOEL KELLY CIVIL NO. 37942
REGISTERED PROFESSIONAL ENGINEER

SCALE NA	JOB # F:\P\2022-029
DATE 04/22/22	DRAWN BY CJL
SHEET 1 OF 3	CHKD BY GSH
FILE # TS00	APPD BY DNK

TEMPLE BETH SHALOM
NEEDHAM, MA

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO. 1

NAD 83 (GEOID 2012 b)

LEGEND

○DS	ROOF DRAIN/ DOWN SPOUT
■	CATCH BASIN
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
WV	WATER VALVE
FH	HYDRANT
○ x"	TREE/SIZE
BIT. CONC.	BITUMINOUS CONCRETE
LS	LANDSCAPED
VGC	VERTICAL GRANITE CURB
(R.)	RECORD LOCATION
EHH	ELECTRIC HAND HOLE
☼	LIGHT POLE
UP	UTILITY POLE
GY	GUY WIRE
OHE	OVERHEAD ELECTRIC
W	WOOD/VINYL FENCE
D	GAS LINE
286	CONTOUR LINE (MNR)
280	CONTOUR LINE (MJR)
× 285.00	SPOT GRADE
	SIGN
A.C.	A.C. UNIT

HIGHLAND AVENUE (PUBLIC - VARIABLE WIDTH) (STATE HIGHWAY)

WEBSTER STREET (PUBLIC - VARIABLE WIDTH)

GREENDALE AVENUE (PUBLIC - VARIABLE WIDTH)

DAVENPORT ROAD (PRIVATE WAY)

N/F TEMPLE BETH SHALOM

N/F GREENDALE COMMONS CONDOMINIUM

EXISTING BUILDING #14 (GREENDALE)

EXISTING BUILDING #32 GREENDALE

N/F DANIEL GEORGE & SUSAN ANNE BUTTERFIELD

EXISTING GARAGE WOOD FRAME FOOTPRINT AREA= 921± S.F.

EXISTING BUILDING WOOD FRAME FOOTPRINT AREA= 1040± S.F. #28 GREENDALE

EXISTING BUILDING FOOTPRINT AREA= 1,488± S.F. #284 WEBSTER ST.

EXISTING SHED

LOT AREA= 9,883± S.F. OR 0.23± AC.

LOT AREA= 10,180± S.F. OR 0.23± AC.

BENCHMARK: MAG NAIL SET IN PAVEMENT - EL. = 280.74

BENCHMARK: MAG NAIL SET IN PAVEMENT - EL. = 285.66

BENCHMARK: MAG NAIL SET IN PAVEMENT - EL. = 284.41

NOTES:

1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.

3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY PERFORMED BY KELLY ENGINEERING GROUP ON MARCH 21, 2022.

4.) ELEVATIONS SHOWN ARE BASED ON THE TOWN OF NEEDHAM DATUM.

PLAN REFERENCES:

1.) LAND COURT PLAN 28362A

2.) PLAN NO. 472 OF 1955 IN FILED IN BOOK: 3360 PAGE: 201

3.) PLAN NO. 836 OF 1993 IN FILED IN PLAN BOOK: 418

4.) PLAN NO. 1090 OF 1947 IN FILED IN BOOK: 2724 PAGE: 301

5.) PLAN NO. 124 OF 1953 IN FILED IN BOOK: 3147 PAGE: 114

CURRENT OWNER(S):

284 Webster Street
DAVENPORT HOLDING PROPERTIES, INC.
Deed Book 38421 Page 469
Assessors Parcel ID# 1990710004700000

28 Greendale Avenue
DAVENPORT HOLDING PROPERTIES, INC.
Deed Book 38322 Page 513
Assessors Parcel ID# 1990710005000000

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SCALE 1" = 20'

DATE 04/22/22

SHEET 2 OF 3

PLAN NO. EX00

DISK REF NO. F:\P\2022-029

DRAWN BY SMH

CHKD BY SMH

APPD BY SMH

REV	DATE	REVISION	BY

TEMPLE BETH SHALOM
670 HIGHLAND AVE., 284 WEBSTER ST. & 28 GREENDALE AVE.
NEEDHAM, MASSACHUSETTS

EXISTING CONDITIONS PLAN

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

COMMONWEALTH OF MASSACHUSETTS
STEVEN M HORSFALL
No. 41608
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
Steven Horsfall
2022.04.19 15:11:42 -04'00'

SHEET NO. 2

*ZONING LEGEND

ZONING DISTRICT: SINGLE RESIDENCE B

	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	10,000 S.F.	133,825 S.F.	133,825 S.F.	YES
MIN. FRONTAGE	80'	471± (HIGHLAND AVE.) 216± (WEBSTER ST.) 101± (GREENDALE AVE.)	471± (HIGHLAND AVE.) 216± (WEBSTER ST.) 101± (GREENDALE AVE.)	YES
MIN. YARD –FRONT	25' (20' BY S.P.)	19.5'±(NOTE 1) 12.1'±(284 WEBSTER) 20.8'±(28 GREENDALE)	19.5'± (NOTE 1) NA (284 WEBSTER) 20.8'±(28 GREENDALE)	EXISTING NON-CONFORMING NA (NOTE 2) EXISTING NON-CONFORMING
–SIDE	25' (20' BY S.P.)	28.4'± (NOTE 3) 14.7'± (284 WEBSTER) 5.5'± (28 GREENDALE)	28.4'±(NOTE 3) NA (284 WEBSTER) 5.5'± (28 GREENDALE)	YES NA EXISTING NON-CONFORMING
–REAR	25' (10' BY S.P.)	NA (NOTE 4)	NA (NOTE 4)	YES (NOTE 4)
MAX. STORIES	2.5	2	2	YES
MAX. HEIGHT	35'	**41.5	41.5'	EXISTING NON CONFORMING
MAX. BLD. COVERAGE	15%	**22.1%± (NOTE 5)	20.4%± (NOTE 5)	EXISTING NON CONFORMING
FAR COVERAGE	0.3	**0.44± (NOTE 6)	0.41± (NOTE 6)	EXISTING NON CONFORMING
PARKING TOTAL	121 (NOTE 8)	**88	110	SPECIAL PERMIT

ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE	<1 FOOT CANDLE	***<1 FOOT CANDLE	***EXISTING NON-CONFORMING
B) LOADING REQUIREMENTS	1	NONE	NONE	EXISTING NON CONFORMING
C) HANDICAPPED PARKING	5	4	5	YES
D) DRIVEWAY OPENINGS	N/A	5	4	YES
E) COMPACT CARS	NO MORE THAN 50% (8'X16')	EXISTING CONDITION	***EXISTING CONDITION	EXISTING NON CONFORMING
F) PARKING SPACE SIZE	9'x 18.5' 1' BUMPER OVERHANG	VARIES	***VARIES (NOTE)	EXISTING NON CONFORMING
G) BUMPER OVERHANG	1' OVERHANG	NA	NA	NA
H) PARKING SPACE LAYOUT	NA	NA	NA	YES
I) AISLE WIDTH	24' (90 DEG. STALL)	<24'	***<24'	EXISTING NON CONFORMING
	18' (60 DEGREE)	18.4' (ONE WAY)	18.4' (ONE WAY)	YES
MIN. DRVWY. WIDTH	20'	19.8'±	19.8'±	***EXISTING NON CONFORMING
J) PARKING SETBACK				
–FRONT	10'	9.5'± (670 HIGHLAND)	9.5'± (670 HIGHLAND) 10' (284 WEBSTER)	EXISTING NON-CONFORMING YES
–SIDE	4'	4.1'± (670 HIGHLAND)	4.1'± (670 HIGHLAND) 5'± (284 WEBSTER)	YES YES
–REAR	4'	NA (NOTE 4)	NA (NOTE 4)	NA (NOTE 4)
–BUILDING	5'	5.1'±	5.1'±	YES
K) LANDSCAPED AREAS	10%	>10% (NOTE 7)	>10% (NOTE 7)	YES
INTERIOR LANDSCAPING	2.5%	>2.5% (NOTE 7)	>2.5% (NOTE 7)	YES
L) TREES	1 PER 10 SPACES	>1 PER 10 SPACES	>1 PER 10 SPACES	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	WITHIN LOT	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES

NOTES *FOR PURPOSES OF THIS ZONING ANALYSIS ALL 3 LOTS ARE ANALYZED AS COMBINED LOTS.
**RELIEF PREVIOUSLY GRANTED
***NEW PARKING WILL COMPLY

1) EXISTING BUILDING #670 HIGHLAND COMPLIED WITH SETBACKS IN APPROVED AS–BUILT IN 1964. PARKING WITHIN FRONT SETBACK IS EXISTING.

2) EXISTING BUILDING FRONT SETBACK IS 12.1'. EXISTING BUILDING WILL BE REMOVED.

3) RETAINING WALL IS CONSIDERED A STRUCTURE PER NEEDHAM ZONING BY–LAW

4) SINCE PARCEL IS A CORNER LOT ALL LOT LINES BESIDES FRONT LOT LINES ARE ASSUMED SIDE LOT LINES.

5) PREVIOUS RELIEF GRANTED ALLOWED 22.4%
EXISTING BLD COVERAGE ROOF OVERHANG AND RETAINING WALL AREA INCLUDED:
25,337± S.F. + 2,221 S.F. + 1,961 S.F. = 29,519 S.F. / 133,825± = 22.1%
PROPOSED BLD COVERAGE:
25,337± S.F. + 1,961 S.F. = 27,298 S.F. / 133,825± = 20.4%

6) PREVIOUS RELIEF GRANTED ALLOWED 0.45
EXISTING FAR:
TOTAL FAR = 51,027 (670 HIGHLAND) + 3,490 S.F. (284 WEBSTER)+ 3,920 S.F. (28 GREENDALE) = 58,437 / 133,825± = 43.7%±
PROPOSED FAR = 51,027 S.F. + 3,920 S.F. = 54,947 S.F. / 133,825 S.F. = 41.1%

7) EXISTING PARKING AREA = 39,150± S.F.
REQUIRED LANDSCAPING = 39,150± S.F. * 10% = 3,915± S.F
PROVIDED LANDSCAPING AREA = 12,367

PROVIDED PARKING AREA = 61,695 S.F.
REQUIRED LANDSCAPING = 61,695 S.F. * 10% = 6,170 S.F.
PROVIDED LANDSCAPING AREA = 13,144 S.F.

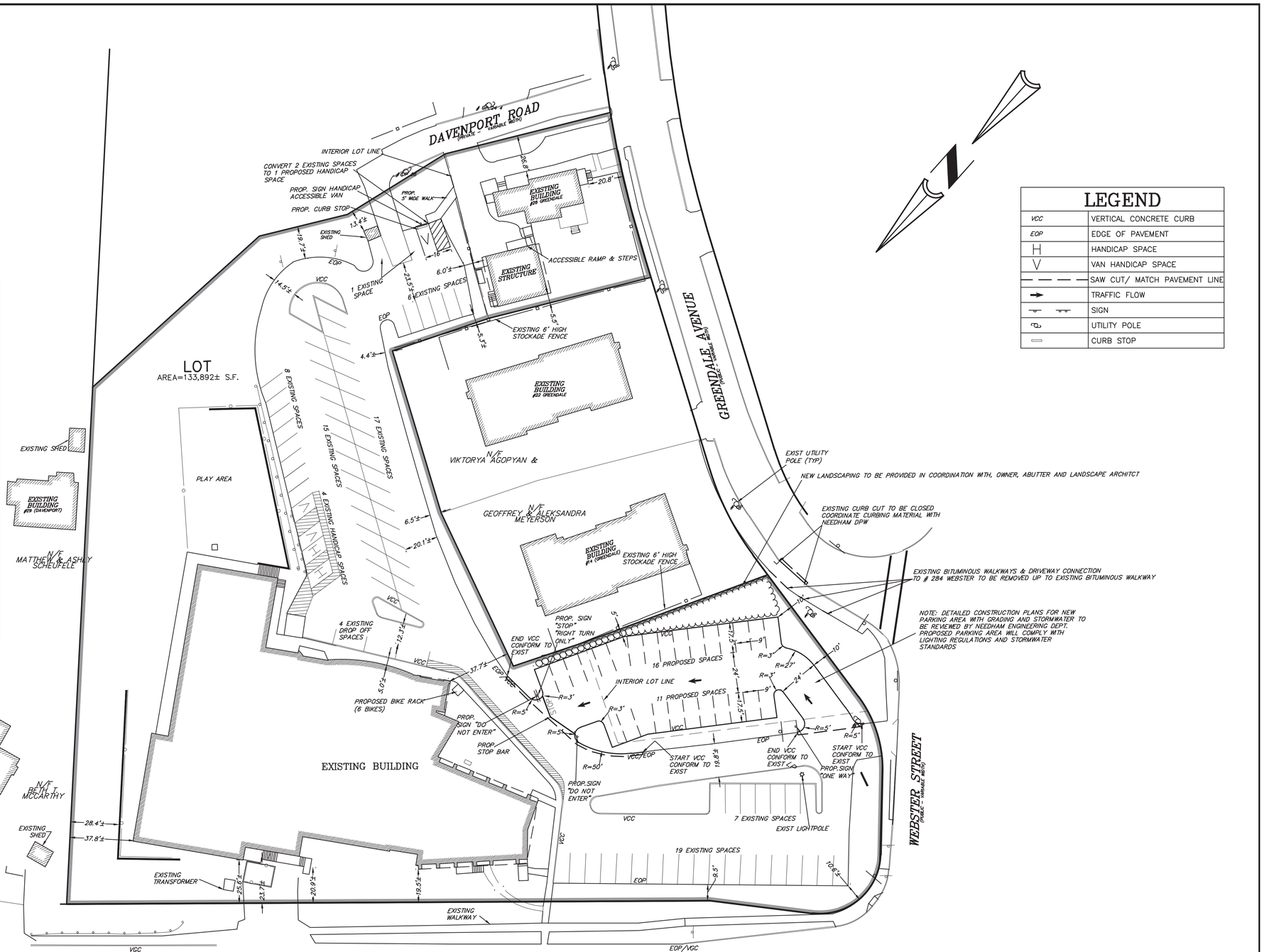
EXISTING REQUIRED INTERIOR LANDSCAPING = 39,150± S.F. * .025 = 979± S.F.
EXISTING INTERIOR LANDSCAPING = 2,439± S.F.

PROVIDED REQUIRED INTERIOR LANDSCAPING = 61,695 S.F. *.025 = 1,542 S.F.
PROVIDED INTERIOR LANDSCAPING = 3,998 S.F.

8) PARKING BREAKDOWN

		EXISTING	PROPOSED
MON–FRI 7:45 AM TO 6:00 PM			
SCHOOL AND DAYCARE @ .5 SPACE / EXPECTED ENROLLMENT			
EXISTING = 190 STUDENTS PROPOSED = 190 STUDENTS		95	95
ADMINISTRATIVE/OFFICE @ 1 SPACE / 300 S.F			
EXISTING = 7,600 S.F. PROPOSED = 7,600 S.F.		26	26
	TOTAL	121	121
FRI SERVICES 6:00 PM TO 9:00 PM			
PUBLIC ASSEMBLY @ 1 SPACE / 3 SEATS			
EXISTING AND PROPOSED = 330 SEATS	TOTAL	110	110
SAT BAR AND BAT MITZVAHS 9:30 AM TO 12:30 PM			
PUBLIC ASSEMBLY @ 1 SPACE / 3 SEATS			
EXISTING AND PROPOSED = 330 SEATS	TOTAL	110	110
SUN SCHOOL 8:45 A.M. TO 4:30 P.M. (4 SESSIONS)			
SCHOOL @ .5 SPACE / EXPECTED ENROLLMENT			
EXISTING AND PROPOSED = 80 STUDENTS (ONE SESSION)	TOTAL	40	40
HIGH HOLY DAYS, 1–2 OTHER EVENTS PER YEAR			
PUBLIC ASSEMBLY @ 1 SPACE / 3 SEATS			
EXISTING AND PROPOSED = 800 SEATS	TOTAL	267	267

*REQUIRED PARKING SHOWN IN ZONING LEGEND IS BASED ON PRIMARY USE (MON – FRI 7:45 AM TO 6:00 PM)



LEGEND

VCC	VERTICAL CONCRETE CURB
EOP	EDGE OF PAVEMENT
H	HANDICAP SPACE
V	VAN HANDICAP SPACE
– – – –	SAW CUT/ MATCH PAVEMENT LINE
→	TRAFFIC FLOW
–o–	SIGN
	UTILITY POLE
▭	CURB STOP

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SCALE 1" = 30'
DATE 04/22/22
SHEET 3 OF 3
FILE # LA00
JOB # 2022-029
DRAWN BY GSH
CHKD BY GSH
APPD BY DNK

REV	DATE	REVISION	BY

TEMPLE BETH SHALOM
670 HIGHLAND AVE., 284 WEBSTER ST. & 28 GREENDALE AVE.
NEEDHAM, MASSACHUSETTS

LAYOUT AND ZONING PLAN

COMMONWEALTH OF MASSACHUSETTS – DAVID NOEL KELLY CIVIL NO. 37942 – REGISTERED PROFESSIONAL ENGINEER

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, Inc., ou, email=dkelly@kellyengineering.com, c=US
Date: 2022.04.21 11:10:51 -04'00'

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO. 3

Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel.781-455-7550 x 308

May 6, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the May Hearing

Dear Board Members,

68 Garden Street

The applicant is seeking a Special Permit under section **6.1.2** for additional garage space in the SRB District.

No comment

670 Highland Avenue, 284 Webster Street and 28 Greendale Avenue

The Temple Beth Shalom has purchased 284 Webster Street and 28 Greendale Avenue which abut the Temple property. The applicant if granted the Special Permits and waivers is planning on demolishing 28 Greendale Avenue and creating additional parking. The 284 Webster Street property which consist of a single-family home and accessory garage will be converted into additional educational spaces.

The Temple has not asked for relief under MGL 40A Dover amendment which permits the Town to reasonably regulate Zoning By-Laws but in previously approved Special Permits it was considered. The additional parking would add needed spaces when the Temple has events or holidays, although it will not bring the site it into compliance with the regulations it certainly will help. Lastly the conversion of 284 Webster Street into educational spaces should not affect the neighborhood, access to these future accessory buildings will be from the main parking lot with limited access from Greendale Avenue.

I am generally in favor of the proposal.

1330 Highland Avenue

The applicant the Town of Needham Permanent Building Committee is seeking Special Permits for the renovation of the Emery Grover Building. This building that was built in 1898 is a National Registered Historic Place and will be renovated for the Needham School Administration offices. The building will require a Special Permit under Section **1.4.6 Alteration** which allows a lawful pre-existing non-conforming building to be structurally altered, enlarged, or reconstructed. The project is basically saving the existing façade, adding a small addition and replacing building mechanicals, windows, doors, accessibility and other interior and exterior features to bring up to Building Code requirements.

The applicant will also be seeking waivers for number of parking spaces Section **5.1.1.5 Special Permit,** and **5.1.3 Parking Plan and Design Requirements.** The proposal is to reconfigure the existing parking lot on the rear of the building and to alter the front parking and driveway area.

Many proposals were looked at for the School Administration, and in the end the voters and staff feel this is a reasonable plan and keeps an historic building in the town center, I am in support of this project.

Please contact my office with any questions.

David A Roche
Building Commissioner
Town of Needham

May 3, 2022

348 Webster Street
Needham, MA 02494

Mr Jon D. Schneider
Chairman Needham Zoning Board of Appeals
Town Clerk's Office
Needham Town Hall
1471 Highland Avenue
Needham, MA 02492

RE: Temple Beth Shalom – Expansion

Dear Chairman Schneider and Members of the Board,

Through a friendly abutter notification we received from members of Temple Beth Shalom, my wife and I have been made aware of their recent acquisition of two residential homes at 284 Webster Street and 28 Greendale Avenue and their intention to raze the home at 284 Webster while creating a new use for the home at 28 Greendale.

In general terms, we are supportive of this initiative. Our primary interest and comments have to do with the added parking. We would ask the board to stipulate the following conditions if the necessary variances for the same are granted.

1. There will be no parking allowed on Webster Street, except for the areas where it is legally allowed or spaces exist (by Avery Park). For the past twenty years during high volume events, we have literally risked our lives pulling out of our driveway. For these events, parking has been allowed on both sides of our driveway (many times with our driveway encroached upon). This has left us to guess if we are driving into oncoming traffic on Webster. We have complained about this in the past, but the events come and go, and nothing really has changed in 20 years.
2. The parking lot should meet State Stormwater Management guidelines where no additional runoff is created post-construction. Perhaps the Temple can consider using pervious pavement.
3. The parking lot should be lit with full cut off lighting fixtures.
4. The parking lot should be broken up with some smaller landscape islands with some mature trees installed.

Thank you for your consideration.

Dan and Gale Endyke

Daphne Collins

From: Tara Gurge
Sent: Tuesday, May 10, 2022 3:19 PM
To: Daphne Collins
Subject: RE: Public Health Division comments re: ZBA Administrative Review - 670 Highland Avenue/284 Webster Street/28 Greendale Avenue -

Daphne –

Here are the Public Health Division's comments for the ZBA Review for the property located at **#670 Highland Avenue/284 Webster Street/28 Greendale Avenue.** See below:

- Prior to demolition of the property located at #284 Webster St., the owner must now apply for this Demolition review online, via our online permit application system. See direct link to this permit review application - https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE**: Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.

- On-going pest control must be conducted during demolition of all structures AND on-going pest control must be conducted throughout construction.

- For the #28 Greendale Ave. property, If the applicant is planning on serving food to these children that take part in this new Religious Education program, a Health Division Food Permit Plan Review packet will need to be filled out online and submitted for review and approval, and a food permit issued, prior to any food service on site.

Please let us know if you have any follow-up questions or if you need any additional information from us on those requirements.

Thanks,

TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health

please consider the environment before printing this email

Daphne Collins

From: John Schlittler
Sent: Tuesday, May 10, 2022 3:39 PM
To: Daphne Collins
Subject: RE: ZBA Administrative Review - 670 Highland Avenue/284 Webster Street/28 Greendale Avenue -

Police do not have any issues with this

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, May 10, 2022 2:52 PM
To: Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: FW: ZBA Administrative Review - 670 Highland Avenue/284 Webster Street/28 Greendale Avenue -

Friendly reminder – ZBA reviews due today.
Thank you,
Daphne

Daphne M. Collins
Zoning Specialist

Phone 781-455-7550, x 261
Web https://www.needhamma.gov/
https://needhamma.gov/1101/Board-of-Appeals
www.needhamma.gov/NeedhamYouTube
Zoning Board of Appeals Office
Town of Needham
Planning and Community Development Dept.
500 Dedham Avenue
Needham, MA 02492

Regular Office Hours: Mon-Wed 8:30am – 5:00pm

From: Daphne Collins
Sent: Thursday, April 28, 2022 3:03 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>
Subject: ZBA Administrative Review - 670 Highland Avenue/284 Webster Street/28 Greendale Avenue -

Good Afternoon –

670 Highland Avenue, 284 Webster Street and 28 Greendale Avenue – The Temple Beth Shalom and Davenport Holding Properties, Inc. are seeking an Amendment to a Special Permit issued by the ZBA in 2015 to permit religious, educational and day care uses on two acquired abutting properties at 284 Webster Street and 28 Greendale Avenue. 284 Webster Street is proposed to be demolished and reconstructed as a parking area; 28 Greendale Avenue's existing single family and garage are proposed to be adapted for religious education purposes. They are seeking parking number and parking design waivers.

Attached please find the application with its associated back-up documents for your information and review. If you prefer large printed plans to review the project please let me know to provide those for you.

Daphne Collins

From: Dennis Condon
Sent: Monday, May 2, 2022 3:44 PM
To: Daphne Collins
Subject: RE: ZBA Administrative Review - 670 Highland Avenue/284 Webster Street/28 Greendale Avenue -

Hi Daphne,
The FD is not opposed to this change.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov

Follow on Twitter: Chief Condon@NeedhamFire

Watch Needham Fire Related Videos on YouTube @ Chief Condon

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Thursday, April 28, 2022 3:03 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>
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TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023

May 10, 2022

Needham Zoning Board of Appeals
Needham Public Safety Administration Building
Needham, MA 02492

RE: Case Review-Special Permit
670 Highland Avenue- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced Special Permit to allow Temple Beth Shalom to add two new lots from 28 Greendale and 284 Webster Street for purposes of constructing additional parking for their facility at 670 Highland Avenue.

The documents submitted for review are as follows:

- Application for Special Permit dated 4/22/22;
- Plans prepared by Kelly Engineering Group dated 4/22/22.
- Letter from Vanasse & Associates, Inc. dated 4/21/22;
- Letter from Jillian Erdos, Project Manager, Temple Beth Shalom dated 4/22/22;
- Parking Requirements Chart dated 4/22/22
- Letter to ZBA from Robert Smart Jr., Esq. dated 4/22/22

Our comments and recommendations are as follows:

- Provide a Parking Lot illumination plan, details should show that illumination is shielded so as not to shine directly onto the neighboring properties
- Provide Landscape plans for the parking areas in accordance with the zoning requirement.
- Provide stormwater calculations for the 2, 10, 100 year Storm events; provide controls and infiltration of at least 1-inch of the impervious area so that post development does not exceed pre-development peak runoff rates.
- As part of the NPDES requirements, the applicant will need to comply with the Public Out Reach & Education and Public Participation & Involvement control measures. The applicant shall submit a letter to the DPW identifying the

measures selected and dates by which the measures will be completed in order to incorporate it into the Zoning Board's decision.

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas A Ryder
Town Engineer

tryder