



TOWN OF NEEDHAM
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Office of the
TOWN MANAGER

October 31, 2012

Mr. Gregory Watson
Manager of Comprehensive Permit Programs
MassHousing
One Beacon Street
Boston, MA 02108

Dear Mr. Watson:

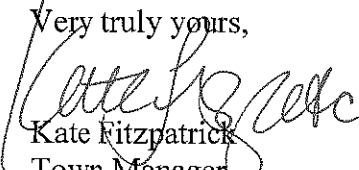
I am responding to your October 2, 2012 request for comments from the Town of Needham on the Project Eligibility Application for 692 Greendale Avenue/Needham Mews, submitted by Greendale Avenue Ventures, LLC. The Board of Selectmen discussed this proposal on October 23, 2012 and I offer the following comments on the Board's behalf.

The Board of Selectmen is of the unanimous opinion that the development of 300 units of housing on a six acre parcel in a residential neighborhood is inappropriate. The proposed project is vastly larger than the eight to ten units per acre standard that the Town developed and has supported in neighborhood settings.

The Town is committed to achieving an affordable housing goal of 10%, working with private developers to permit and construct projects of different types and sizes. These projects typically raise concerns about traffic, loss of tree buffer, landscaping, neighborhood communication, and affordability and financial monitoring. However, the Board is convinced that the sheer size of this proposal will be significantly disruptive to the neighborhood and contrary to the best interests of our citizens.

If you have questions or need additional information, please contact me at 781-455-7500.

Very truly yours,


Kate Fitzpatrick
Town Manager

cc: Board of Selectmen
Lee Newman, Director of Planning and Community Development