

NEEDHAM PLANNING BOARD

Tuesday, October 3, 2023

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **880 4672 5264**

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 following ID: **880 4672 5264**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

1. Public Hearing:

7:05 p.m. Major Project Site Plan Special Permit No. 2023-03: Neehigh LLC, 93 Union Street, Suite 315, Newton Center, Petitioner. (Property located at 629-661 Highland Avenue, Needham, Massachusetts). Regarding request to demolish the five existing buildings on the property and build a single two-story 50,000 square feet Medical Office Building (25,000 square feet footprint) with two levels of parking (one at-grade and one below grade) totaling two hundred and fifty (250) spaces. *Please note: This hearing has been continued from the September 5, 2023 Planning Board meeting and will be further continued to the October 17, 2023 Planning Board meeting.*

2. Appointment:

7:05 p.m. Needham Housing Authority – discussion about Linden/Chambers Redevelopment Project.

3. Zoning Board of Appeals – October 19, 2023.

4. Minutes.

5. Report from Planning Director and Board members.

6. Correspondence.

(Items for which a specific time has not been assigned may be taken out of order.)

FRIEZE CRAMER ROSEN & HUBER LLP
COUNSELLORS AT LAW

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481

781- 943- 4000 • FAX 781-943-4040

September 28, 2023

Via electronic mail

Members of the
Needham Planning Board

And

Lee Newman
Director of Planning and Community Development
Public Services Administration Building
500 Dedham Ave
Needham, MA 02492

Re: 629-661 Highland Avenue, Needham

Dear Planning Board Members and Ms. Newman:

I am writing on behalf of the Applicant, Neehigh LLC, to confirm the Applicant's agreement that the public hearing on this matter be continued to October 17. This will allow the Applicant's team to prepare a written response to the issues raised by the GPI peer review report. We anticipate submitting a written response by October 10.

In light of this we do not plan on attending the Planning Board meeting on October 3. Thank you for your attention to this matter.

Sincerely,

/s/ *Evans Huber*

Evans Huber

EH:sfc



NEEDHAM HOUSING AUTHORITY

Redevelopment of Linden and Chambers Streets

Planning Board Update
October 3, 2023



Bargmann Hendrie + Archetype Inc.

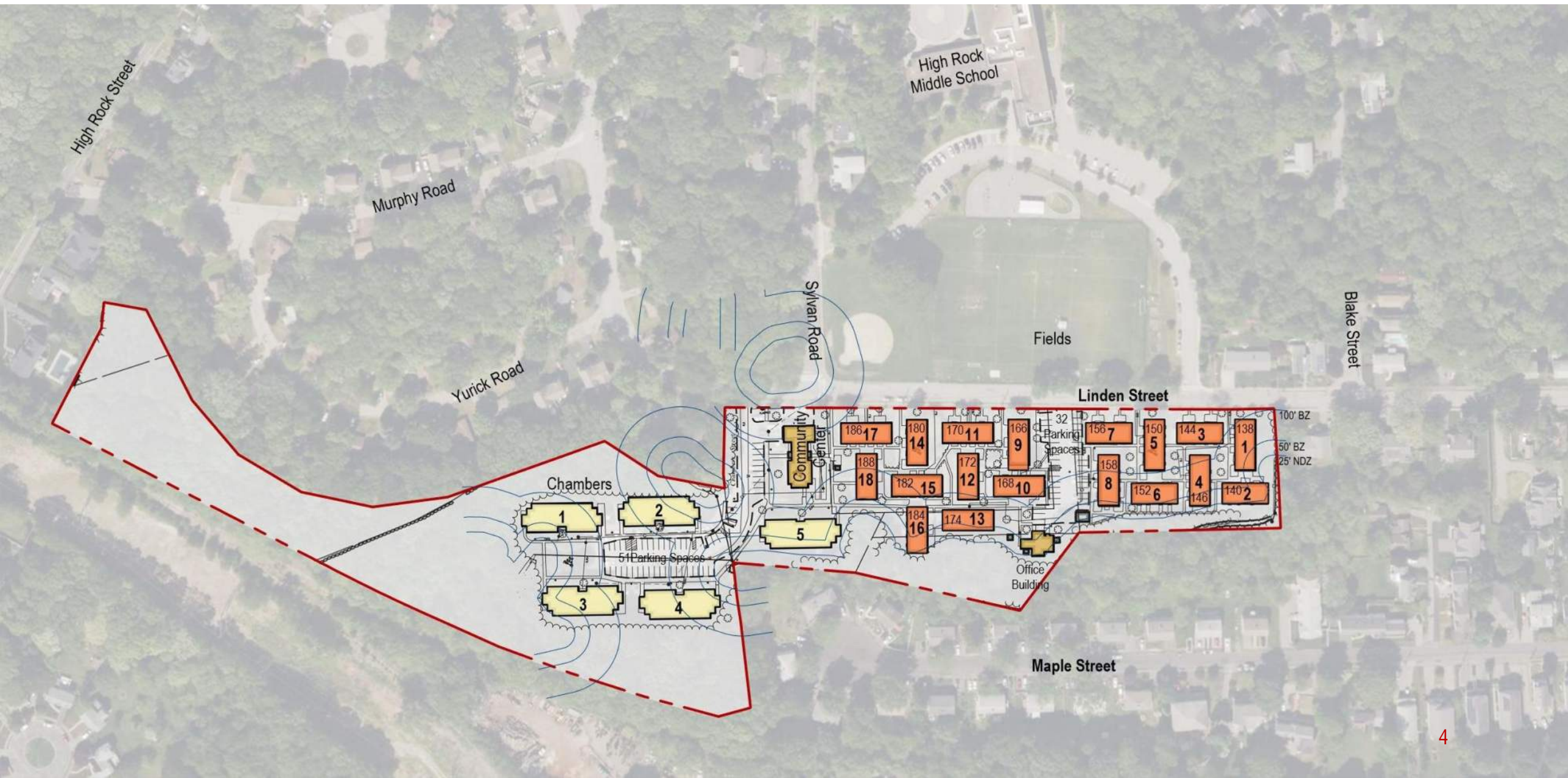
Summary of Schematic Design Changes

Concept Design – Phase 1A & 1B 6/23/2023	Schematic Design – Phase 1A & 1B 9/23/2023	Overall Benefit
Size = 122,000 sf.	Size reduced to = 108,130 sf.	With \$10m reduction in estimated construction cost, Phase 1A/1B Project is likely fundable from known or foreseeable sources of funding (OTHERWISE THE PROJECT IS <u>NOT</u> FUNDABLE AND WILL NOT HAPPEN!)
144 one-BR units	136 units (includes 8 two-BRs)	
4 Elevators	2 Elevators	
4 Stairwells	3 Stairwells	
9’ finish ceiling heights	8’ finish ceiling heights	
2 Mechanical Rooms	1 Mechanical Room	
4,000 sf. Lobby & Amenities	2,000 sf. Lobby & Amenities	
42,200 sf. Building Footprint	28,300 sf. Building Footprint	
3 Stories/51’ height	4 Stories/53’ ft height	
Construction Cost \$65 million	Cost reduced to \$55 million	
\$533/sf net	\$509 /sf net	

Additional Considerations

Concept Design – Phase 1A & 1B 6/23/2023	Schematic Design – Phase 1A & 1B 9/23/2023	Benefit
<u>Other Design Features/Shortfalls</u>	<u>Other Design Features/Shortfalls</u>	
144 1-Bedroom units	136 units (includes 8 two-BRs)	- Minimal unit reduction (6%) 1 BR unit loss offset by 8 two-BR units
25’ setback from Linden St.	80’+ setback from Linden St.	Building mass is less apparent
43’ setback from Maple St.	35’ setback from Maple St.	Building mass is less apparent from Linden St. with deciduous trees screening from Maple St. neighborhood
30,000 ft² Green Space	45,000 ft² Green Space	50% more Green Space
47% reduction from existing wetlands encroachment	78% reduction from existing wetlands encroachment	Less Wetlands encroachment
51’ 3-story building height	53’ 4-story building height	Four stories achieved with only 2’ additional height
0.5 parking ratio	0.5 parking ratio	No change
40 existing tenants relocated in Phase 1A	24 existing tenants relocated for Phase 1A	40% impact reduction on tenant relocation
All Stormwater disposed of on site	All Stormwater disposed of on site	No change
N/A	Allowance for future Town retention basin/pond	Possible future option for Needham DPW to mitigate local flooding
N/A	Mass and setback are comparable to High Rock School	Does not set a new precedent in residential neighborhood

Site Plan - Existing



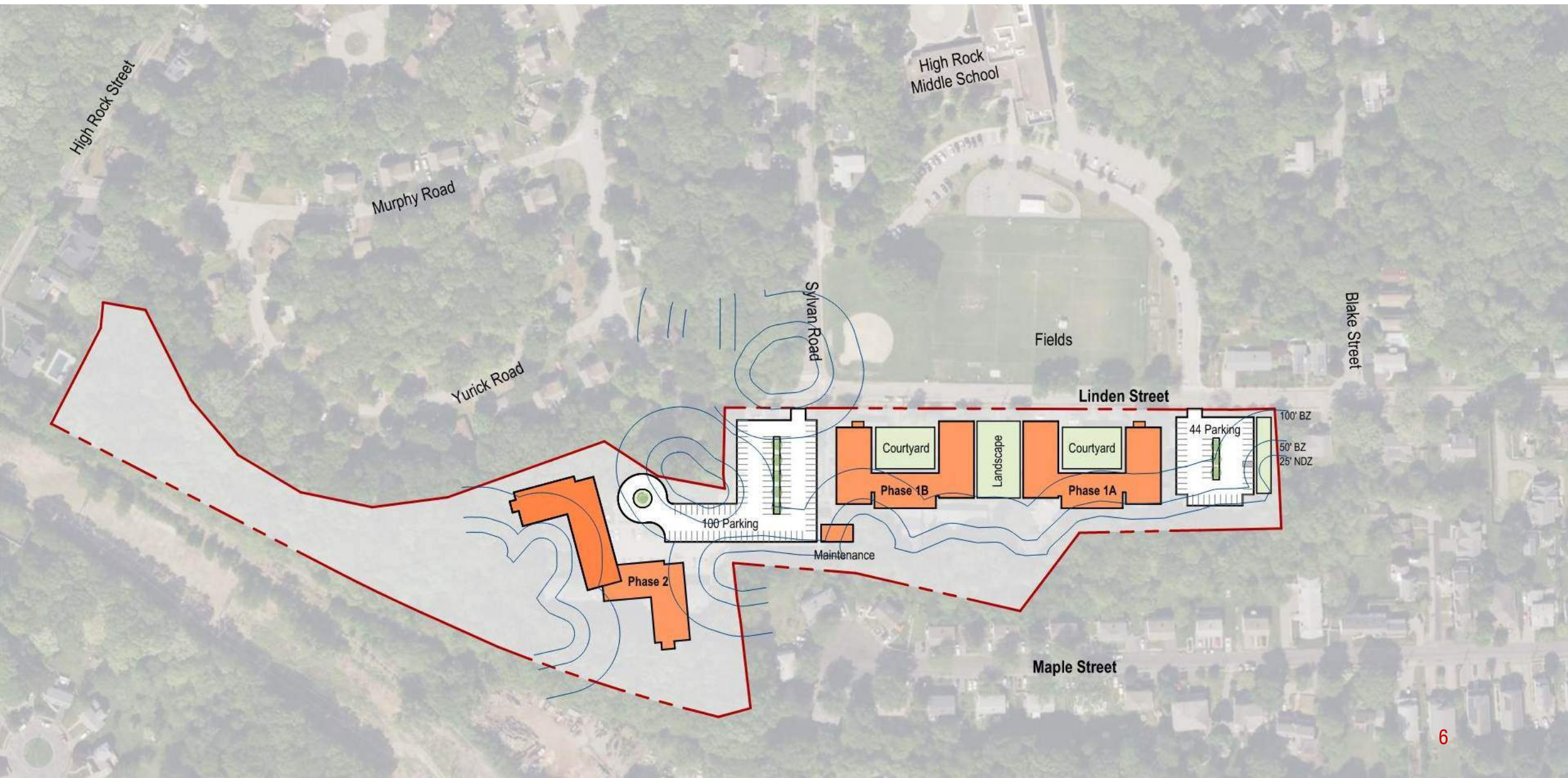
Concept Design - Phase 1A, 1B and 2

252 units - 3 and 4 Stories

215,600 Gross sf

- U-Shaped Buildings with courtyard facing Linden Street
- 25 ft Front Yard setback from Linden Street property
- 68,000 sf Building Footprint (FAR 0.45)
- 150 parking spaces
- 9 ft finish ceiling at interior units – 48 ft @ flat roof
- (6) Elevators and (7) Egress Stairs
- 51 ft at 3 stories (Linden) and 62 ft at 4 stories (Chambers)

Concept Design - 215,600 sf (122,000 sf Phase 1A+1B)



Concept Design

Phase 1A and 1B Building – Exterior Elevations

51 feet



West Elevation

51 feet



North Elevation

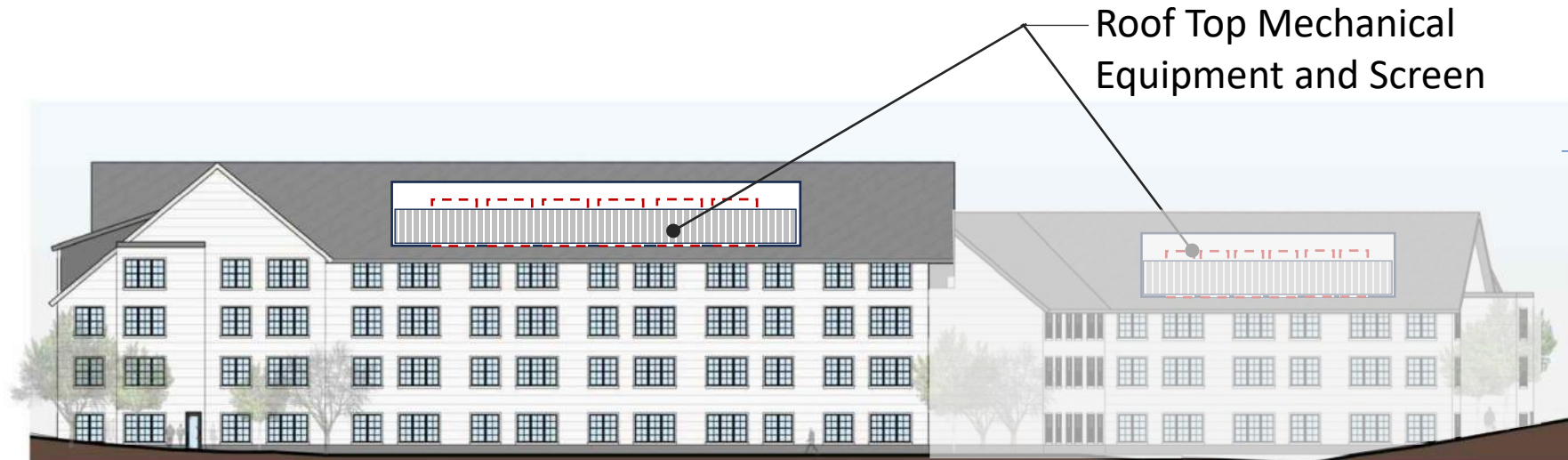
Concept Design

Phase 2 Building – Exterior Elevations



North Elevation

62 feet



South Elevation

Roof Top Mechanical
Equipment and Screen

62 feet



Concept Design
Linden Street – Aerial View



Concept Design
Corner at Linden and Blake Street



Concept Design
Corner at Linden and High Rock Middle School Road



Concept Design
Linden Street North

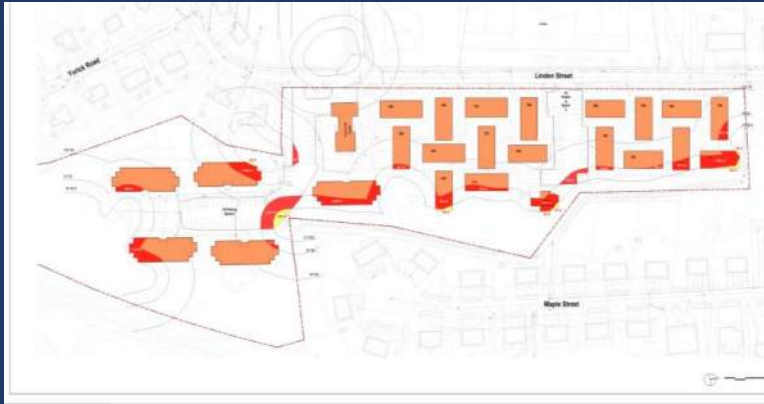
Schematic Design – Phase 1A, 1B and 2

247 units - 4 Stories

201,800 Gross sf (13,800 sf reduction)

- Most compact footprint to maximize efficiency and cost reduction
- Maximize distance to Linden Street abutters
- 88 ft Building setback from Linden Street
- 51,000 sf Building Footprint - 17,000 sf reduction (FAR 0.42)
- 130 Parking spaces
- 8 ft finish ceiling at interior units – 43 ft @ flat roof (5 ft height reduction)
- (4) Elevators and (6) Egress Stairs
- 53 ft ridge height with 4 stories

Wetland Footprint Reduction



Existing Condition

25' BVW – 1,136 sf

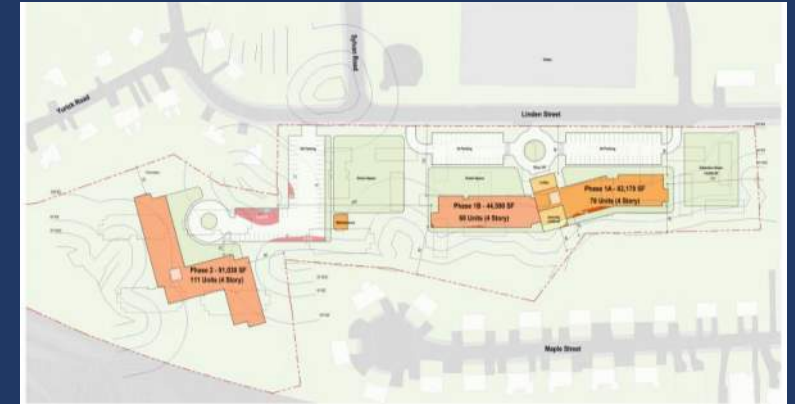
50' BVW – 15,777 sf



Concept Design

25' BVW – 269 sf (76.3% Reduction)

50' BVW – 8,427 sf (46.6% Reduction)

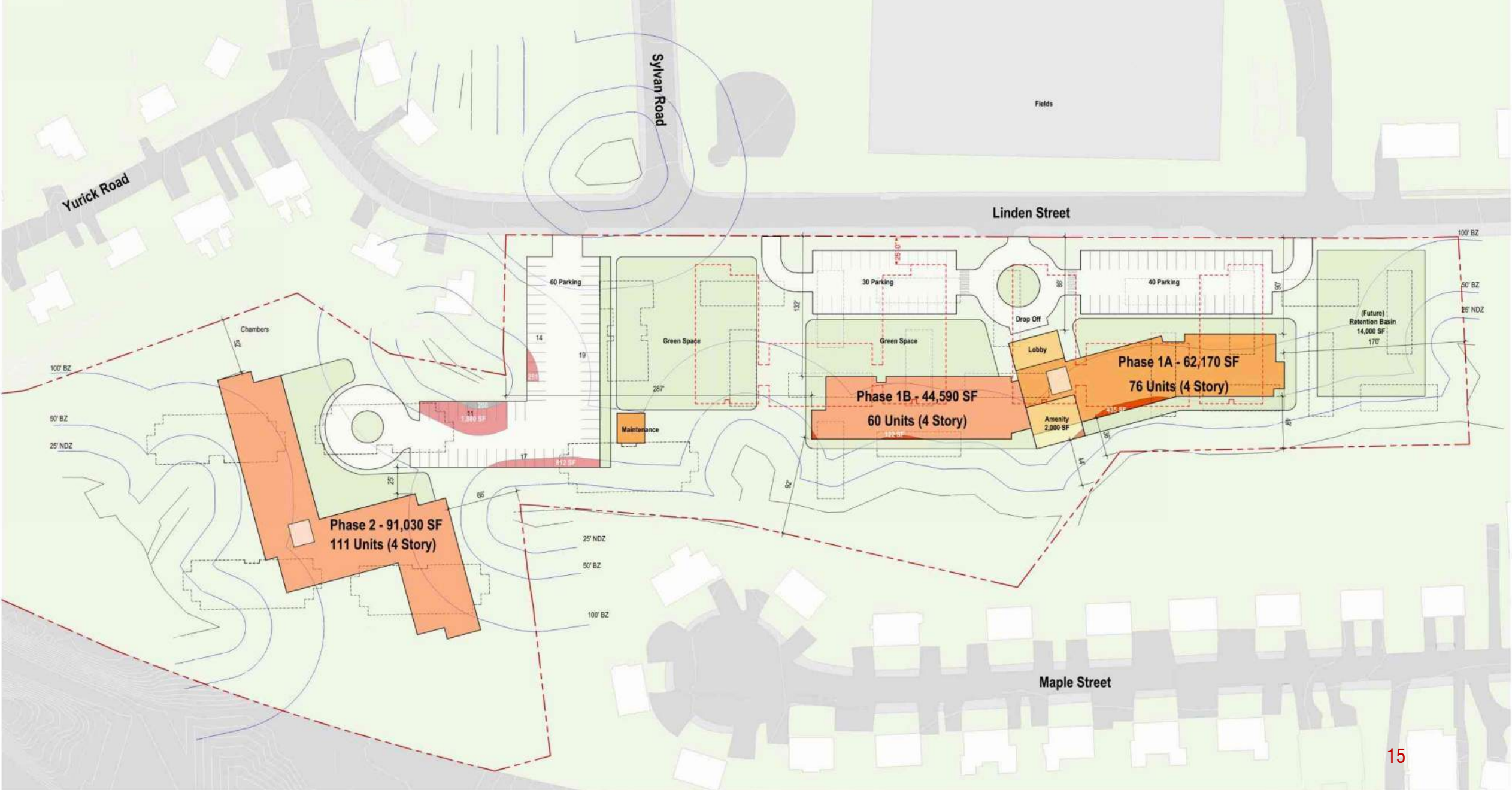


Schematic Design

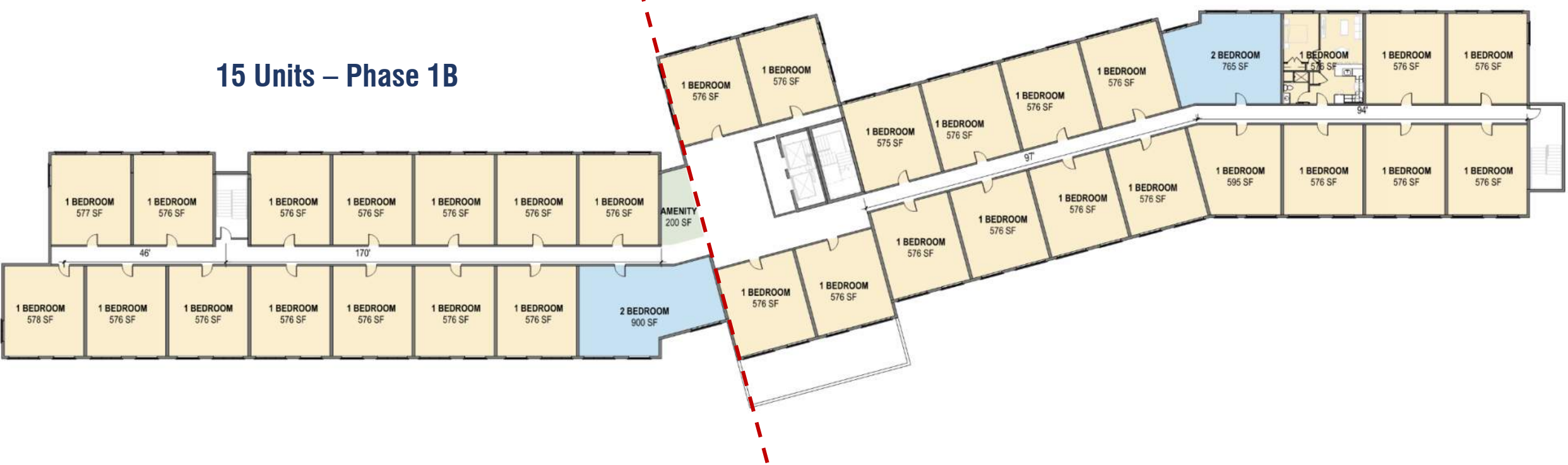
25' BVW – 208 sf (81.7% Reduction)

50' BVW – 3,500 sf (77.8% Reduction)

Schematic Design 201,800 sf (108,130 sf Phase 1A+1B)



35 Units Each Floor



Schematic Design

Phase 1A and 1B Building – Exterior Elevation

53 feet



Linden Street Elevation



Schematic Design
Linden Street – Aerial View



**Schematic Design
Corner at Linden and Blake Street**



Schematic Design
Corner at Linden and High Rock Middle School Road



Schematic Design
Linden Street North

Phase 1A and 1B Building – Linden Street



Schematic Design – 4 Stories



Concept Design – 3 Stories

Phase 1A and 1B Building – Linden Street



Schematic Design – 4 Stories



Concept Design – 3 Stories

Phase 1A and 1B Building – Linden Street



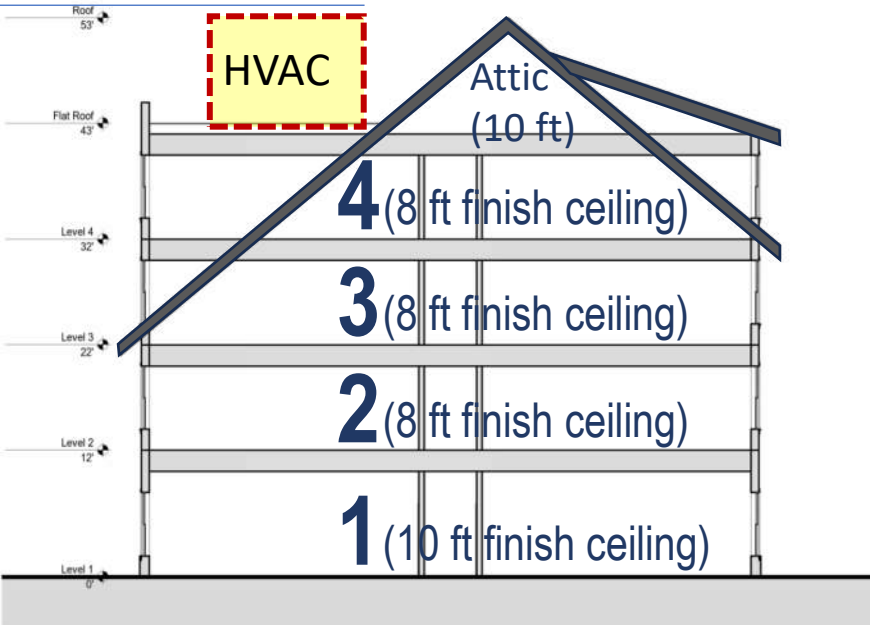
Schematic Design – 4 Stories



Concept Design – 3 Stories

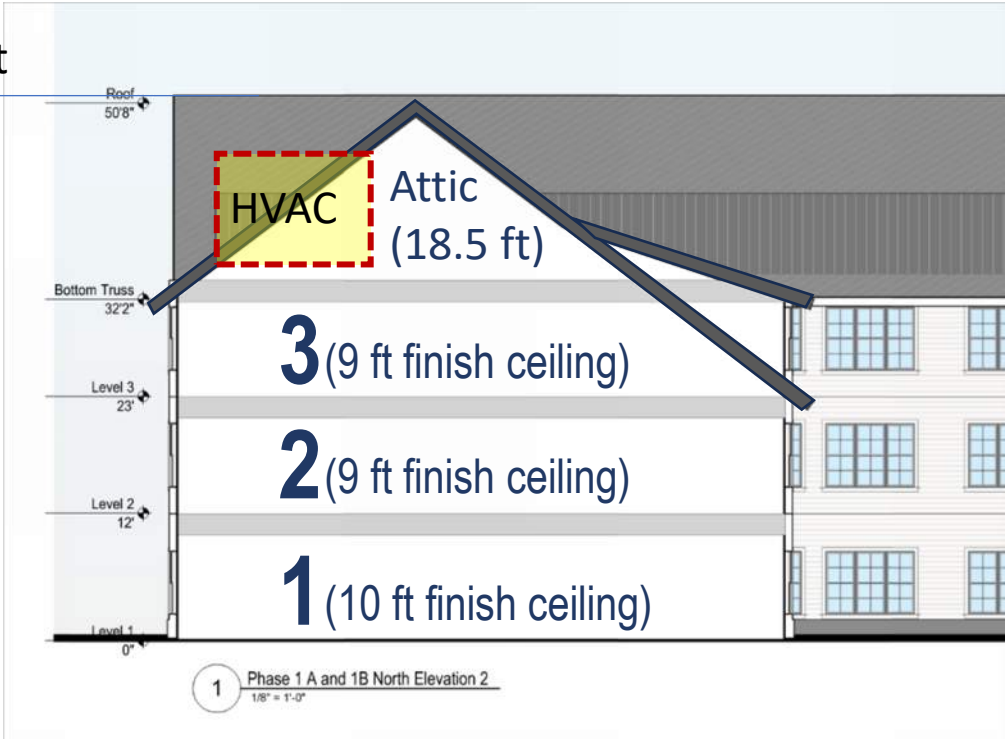
Building Section Analysis

53 feet



Schematic Design
8 ft Unit Finish Ceiling

51 feet



Concept Design
9 ft Unit Finish Ceiling

Zoning Analysis

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT - Schematic Design 09/2023	PROPOSED DEVELOPMENT - Concept Design 06/2023	PROPOSED:	
ZONING DISTRICT	SRB, GR District	(existing is non-conforming -- approved via four variances 1958-1970)			ZONING FOR PROJECT (SRB, GR uses and Multi-Family Dwelling)	A-1 DISTRICT (Single Family, Two-Family, Multi-Family)
USES	Detached single family or duplex	Elderly and Disabled Housing	Elderly and Disabled Housing	Elderly and Disabled Housing		
ZONING DIMENSIONAL ANALYSIS						
Gross Lot Area (Acres)		11.03	11.03	11.03		
Net Lot Size (Acres)		11.03	11.03	11.03		120 min.
Frontage	80 ft	898 ft	898 ft	898 ft	80 ft	120 ft
Front yard	20 ft	20 ft	88 ft	20 ft	30 ft	25 ft
Side Yard	14 ft	35 ft	85 ft	35 ft	20 ft	20 ft
Rear Yard	20 ft	30 ft	36 ft	43 ft	20 ft	20 ft
Height, Sloped Roof	35 ft	-	53 ft	62 ft	58 ft	40 ft
Height, Flat Roof	35 ft	25 ft	43 ft	48 ft	43 ft	40 ft
Mechanical Height	NR	none	10 ft	none	15 ft	NR
Mechanical Roof Coverage	NR	none	30%	15%	33%	NR
Stories	2.5	2	4	3 and 4	4	3
FAR	0.36-0.38	0.22	0.42	0.45	0.5	0.5
Units per Acre	NR	13.8	22.4	22.8	25	18
Lot Coverage	25-35%	16%	11%	14%	25%	NR
Parking Spaces	1.5/unit	.55/unit	0.5/unit	0.5/unit	0.5/unit	1.5 / unit
Parking Lot Illumination	1 fc	-	1 fc	1 fc	per 5.1.3 (a)	per 5.1.3 (a)
Loading Requirement	Off-Street Loading	-	-	-	per 5.1.3 (b)	per 5.1.3 (b)
Handicapped Parking	per MAAB	6	5	5	per 5.1.3 (c)	per 5.1.3 (c)
Driveway Openings	Minimize conflict with Street Traffic	-	18 ft	18 ft	per 5.1.3 (d)	per 5.1.3 (d)
Compact Cars	Up to 50% maybe compact	-	-	-	per 5.1.3 (e)	per 5.1.3 (e)
Parking Space Size	9'x18.5'	9'x18.5'	9'x18.5'	9'x18.5'	per 5.1.3 (f)	per 5.1.3 (f)
Bumper Overhang	1 ft Front and Rear	-	-	-	per 5.1.3 (g)	per 5.1.3 (g)
Parking Space Layout	No Movement of other vehicles required	-	-	-	per 5.1.3 (h)	per 5.1.3 (h)
Width of Maneuvering Aisle	see 5.1.3(j)	-	24 ft	24 ft	per 5.1.3 (i)	per 5.1.3 (i)
Parking Setbacks	20 ft front, 5 ft side and rear	14 to 30	25 ft	25 ft	per 5.1.3 (j)	per 5.1.3 (j)
Landscape Areas	4' wide planting strip; 10% landscape	<5%	10% and 25%	10% and 25%	per 5.1.3 (k)	per 5.1.3 (k)
Trees	1 per 10 parking spaces	7	TBD	TBD	per 5.1.3 (l)	per 5.1.3 (l)
Location	same lot	same lot	same lot	same lot	per 5.1.3 (m)	per 5.1.3 (m)
Bicycle Racks	1 per 20 parking spaces	none	TBD	TBD	per 5.1.3 (n)	per 5.1.3 (n)



**Thank you
+
Questions**

Needham Housing Authority - Linden Chambers Redevelopment

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT - Schematic Design 09/2023	PROPOSED DEVELOPMENT - Concept Design 06/2023	PROPOSED: ZONING FOR PROJECT (SRB, GR uses and Multi-Family Dwelling)	A-1 DISTRICT (Single Family, Two-Family, Multi-Family)
ZONING DISTRICT	SRB, GR District	(existing is non-conforming -- approved via four variances 1958-1970)				
USES	Detached single family or duplex	Elderly and Disabled Housing	Elderly and Disabled Housing	Elderly and Disabled Housing		
ZONING DIMENSIONAL ANALYSIS						
Gross Lot Area (Acres)		11.03	11.03	11.03		
Net Lot Size (Acres)		11.03	11.03	11.03		120 min.
Frontage	80 ft	898 ft	898 ft	898 ft	80 ft	120 ft
Front yard	20 ft	20 ft	88 ft	20 ft	30 ft	25 ft
Side Yard	14 ft	35 ft	85 ft	35 ft	20 ft	20 ft
Rear Yard	20 ft	30 ft	36 ft	43 ft	20 ft	20 ft
Height, Sloped Roof	35 ft	-	53 ft	62 ft	58 ft	40 ft
Height, Flat Roof	35 ft	25 ft	43 ft	48 ft	43 ft	40 ft
Mechanical Height	NR	none	10 ft	none	15 ft	NR
Mechanical Roof Coverage	NR	none	30%	15%	33%	NR
Stories	2.5	2	4	3 and 4	4	3
FAR	0.36-0.38	0.22	0.42	0.45	0.5	0.5
Units per Acre	NR	13.8	22.4	22.8	25	18
Lot Coverage	25-35%	16%	11%	14%	25%	NR
Parking Spaces	1.5/unit	.55/unit	0.5/unit	0.5/unit	0.5/unit	1.5 / unit
Parking Lot Illumination	1 fc	-	1 fc	1 fc	per 5.1.3 (a)	per 5.1.3 (a)
Loading Requirement	Off-Street Loading	-	-	-	per 5.1.3 (b)	per 5.1.3 (b)
Handicapped Parking	per MAAB	6	5	5	per 5.1.3 (c)	per 5.1.3 (c)
Driveway Openings	Minimize conflict with Street Traffic	-	18 ft	18 ft	per 5.1.3 (d)	per 5.1.3 (d)
Compact Cars	Up to 50% maybe compact	-	-	-	per 5.1.3 (e)	per 5.1.3 (e)
Parking Space Size	9'x18.5'	9'x18.5'	9'x18.5'	9'x18.5'	per 5.1.3 (f)	per 5.1.3 (f)
Bumper Overhang	1 ft Front and Rear	-	-	-	per 5.1.3 (g)	per 5.1.3 (g)
Parking Space Layout	No Movement of other vehicles required	-	-	-	per 5.1.3 (h)	per 5.1.3 (h)
Width of Maneuvering Aisle	see 5.1.3(j)	-	24 ft	24 ft	per 5.1.3 (i)	per 5.1.3 (i)
Parking Setbacks	20 ft front, 5 ft side and rear	14 to 30	25 ft	25 ft	per 5.1.3 (j)	per 5.1.3 (j)
Landscape Areas	4' wide planting strip; 10% landscape	<5%	10% and 25%	10% and 25%	per 5.1.3 (k)	per 5.1.3 (k)
Trees	1 per 10 parking spaces	7	TBD	TBD	per 5.1.3 (l)	per 5.1.3 (l)
Location	same lot	same lot	same lot	same lot	per 5.1.3 (m)	per 5.1.3 (m)
Bicycle Racks	1 per 20 parking spaces	none	TBD	TBD	per 5.1.3 (n)	per 5.1.3 (n)

ARTICLE ____: AMEND ZONING BY-LAW – AFFORDABLE HOUSING DISTRICT

To see if the Town will vote to amend the Zoning By-Law as follows:

- (a) In Section 2.1, Classes of Districts, by adding the following term and abbreviation under the subsection Residential:

“AHD – Affordable Housing District”

- (b) In Section 3, Use Regulations, by inserting a new Subsection 3.16, Affordable Housing District, to read as follows:

“3.16 Affordable Housing District

3.16.1 Purpose of District

The purpose of the Affordable Housing District (hereinafter referred to as AHD) is to promote the health, safety, and general welfare of the community by encouraging the establishment of affordable housing units, while minimizing potential adverse impacts upon nearby residential and other properties.

3.16.2 Scope of Authority

The regulations of the Affordable Housing District shall govern all new construction, reconstruction, or expansion of new or existing buildings, and new or expanded uses, regardless of whether the requirements of Section 3.16 are more or less restrictive than those of the underlying District or Districts of which the Affordable Housing District was formerly a part. Provisions of Section 3.16 shall supersede those of Section 3.2 (Schedule of Use Regulations), Sections 4.2 through 4.10 (Dimensional Regulations) and Section 5.1.2 (Required Parking), except as otherwise specifically provided herein. The Planning Board shall be the permitting authority for any multi-family development in the AHD.

3.16.3 Definitions

For the purposes of this section and the Needham Zoning By-Law, the following words and phrases shall have the following meanings:

- a. AHD Project – a multi-family housing development of affordable housing units, as defined in Section 1.3 of this By-Law.
- b. Multi-family dwellings – buildings containing three or more dwelling units.

- c. Site Plan Review – the Site Plan Review process as provided in Section 7.4 that an applicant must obtain for any AHD project.

3.16.4 Allowed Uses

The following uses may be constructed, maintained, and operated by right:

- a. All uses allowed by right in the underlying zoning districts.
- b. Accessory buildings and uses to the uses allowed by right.
- c. AHD Projects, after Site Plan Review as provided in Section 7.4.

3.16.5 Multiple Buildings in the Affordable Housing District

More than one building may be located on a lot in the AHD as a matter of right, provided that each building and its uses complies with the requirements of Section 3.16 of this By-Law.

3.16.6 Dimensional Regulations for AHD Projects in the Affordable Housing District

NOTE: THIS SECTION COULD BE LAID OUT IN THE FORM OF A BOXED TABLE WITH FOOTNOTES.

- a. Minimum Lot Area (Sq. Ft.): 10,000 SF
- b. Minimum Lot Frontage (Ft.): 80 FT
- c. Minimum Front Setback (Ft.): 30 FT
- d. Minimum Side Setback (Ft.): 20 FT
- e. Minimum Rear Setback (Ft.): 20 FT
- f. Maximum Floor Area Ratio: .5
- g. Maximum Dwelling Units Per Acre: 25
- h. Maximum Lot Coverage: 25%
- i. Maximum Height: 58 FT
- j. Maximum Number of Stories: 4

3.16.7 Parking Requirements

- a. Notwithstanding anything in the By-Law to the contrary, for AHD Projects in the Affordable Housing District, the off-street parking requirement shall be .5 parking spaces per dwelling unit.
- b. For AHD Projects in the Affordable Housing District, the requirements of By-Law Section 5.1.3, Parking Plan and Design Requirements, shall apply.

3.16.8 Site plan review

- a. Site plan review under Section 7.4 of the By-Law shall be performed by the Planning Board for any AHD Project prior to the filing of an application for a building permit.
- b. For AHD Projects the site plan review filing requirements shall be those set forth in the By-Law for Major Projects as defined in Section 7.4.2.
- c. The procedure for the conduct of site plan review for an AHD project shall be as set forth in Section 7.4.4 of the By-Law.
- d. In conducting site plan review of an AHD project, the Planning Board shall consider the review criteria set forth in Section 7.4.6 of the By-Law.

(c) Amend Section 7.4 Site Plan Review

Make the following changes to Section 7.4.2 Definitions:

Under MAJOR PROJECT: Add a new paragraph after the paragraph defining MAJOR PROJECT:

“In the Affordable Housing District, a MAJOR PROJECT shall be defined as any construction project which involves the construction of more than 5,000 but less than 10,000 square feet of gross floor area; or increase in gross floor area by 5,000 or more square feet; or any project which results in the creation of 25 or more off-street parking spaces; or any project that results in any new curb or driveway cut.”

Under MINOR PROJECT, Add a new paragraph after the paragraph defining MINOR PROJECT:

“In the Affordable Housing District, a MINOR PROJECT shall be defined as any construction project which involves the construction of more than 5,000 but less than 10,000 square feet gross floor area; or an increase in gross floor area such that the total gross floor area after the increase is 5,000 or more square feet – and the project cannot be defined as a MAJOR PROJECT.”

Or take any other action relative thereto.

INSERTED BY: Planning Board

FINANCE COMMITTEE RECOMMENDS THAT:

Proposed Map Article 9/27/23 DRAFT

ARTICLE ____: AMEND ZONING BY-LAW – MAP CHANGE FOR AFFORDABLE HOUSING DISTRICT

To see if the Town will vote to amend the Zoning By-Law by amending the Zoning Map as follows:

Place in the Affordable Housing District all the land described under Article ____, Section 3.16.2 of the May, 2024 Annual Town Meeting Warrant, said description being as follows:

DESCRIPTION

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Draft For Planning Board Use Only

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
THURSDAY, October 19, 2023 - 7:30PM**

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241 To join the meeting click this link: https://us02web.zoom.us/j/86964757241
--	---

Minutes Review and approve Minutes from September 21, 2023 meeting.

Case #1 – 7:30PM **30 Wilshire Park** –Jeremy & Jessica Karlin, owners, applied for a Special Permit under Sections 1.4.6, and any other applicable section of the By-Law to alter, enlarge and extend a pre-existing, non-conforming single-family to allow the demolition of an existing deck and stairs and replace it with a basement and a family room above. The property is located at 30 Wilshire Park, Needham, MA in the Single-Residence B (SRB) District.

Case #2 – 7:45PM **24 Webster Street** – Med A. Gharsallaoui, owner, applied for a Special Permit under Sections 1.4.6 and any other applicable section of the By-Law to alter, enlarge and extend a pre-existing, non-conforming single-family to allow the expansion and addition of the second story to accommodate two bedrooms and a bathroom on the second floor. The property is located at 24 Webster Street, Needham, MA in the Single-Residence B (SRB) District.



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	Jessica & Jeremy Karlin	Date:	9/12/23
Applicant Address	30 Wilshire Park, Needham, MA		
Phone	339-927-4289	email	jess.karlin@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	New England Design & Remodeling		
Address	168 Main Street, Northboro, MA 01532		
Phone	508 726 0362	email	alpaar alpaar@aol.com
Representative is ☐ Attorney; ☒ Contractor; ☐ Architect; ☐ Other _____			
Contact ☐ Me ☒ Representative in connection with this application.			

Subject Property Information

Property Address	30 Wilshire Park, Needham, MA		
Map/Parcel Number	19903100055	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			
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:

SEE PLOT PLAN
EXISTING SINGLE FAMILY HOME
PROPOSED ADDITION

Statement of Relief Sought:

PRE-EXISTING NON-CONFORMING
LOT. RELIEF FROM FRONTAGE
& LOT AREA.
ALSO FAR

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

SEC 4.2.1 DIMENSIONAL REQUIREMENTS

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

	Existing Conditions	Proposed Conditions
Use	Single Res	same
# Dwelling Units	1	1
Lot Area (square feet)	7,184 S.F.	7,184 S.F.
Front Setback (feet)	20'	20'
Rear Setback (feet)	10'	10'
Left Setback (feet)	9.8	9.8
Right Setback (feet)	10'	10'
Frontage (feet)	66.00	66.00
Lot Coverage (%)	28.8	29.3
FAR (Floor area divided by the lot area)	.37	.42

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



ZBA Application For Hearing

Date Structure Constructed including additions:

1927

Date Lot was created:

1924

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	✓
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)	✓
If applicant is tenant, letter of authorization from owner (Required)	N/A
Electronic submission of the complete application with attachments (Required)	✓
Elevations of Proposed Conditions (when necessary)	✓
Floor Plans of Proposed Conditions (when necessary)	✓

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 9/14/23
date of consult

Date: 9/18/23 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*

CERTIFIED PLOT PLAN
IN
NEEDHAM, MASS
#30 WILSHIRE PARK
PARCEL ID: 199/031.0-0055

PREPARED FOR: NEW ENGLAND DESIGN AND REMODELING
OWNED BY: JEREMY & JESSICA KARLIN
AUGUST 1, 2023 SCALE: 1"=20'

DEED REFERENCE: BOOK 37123 / PAGE 71
PLAN REFERENCE: BOOK 1778 / PAGE END

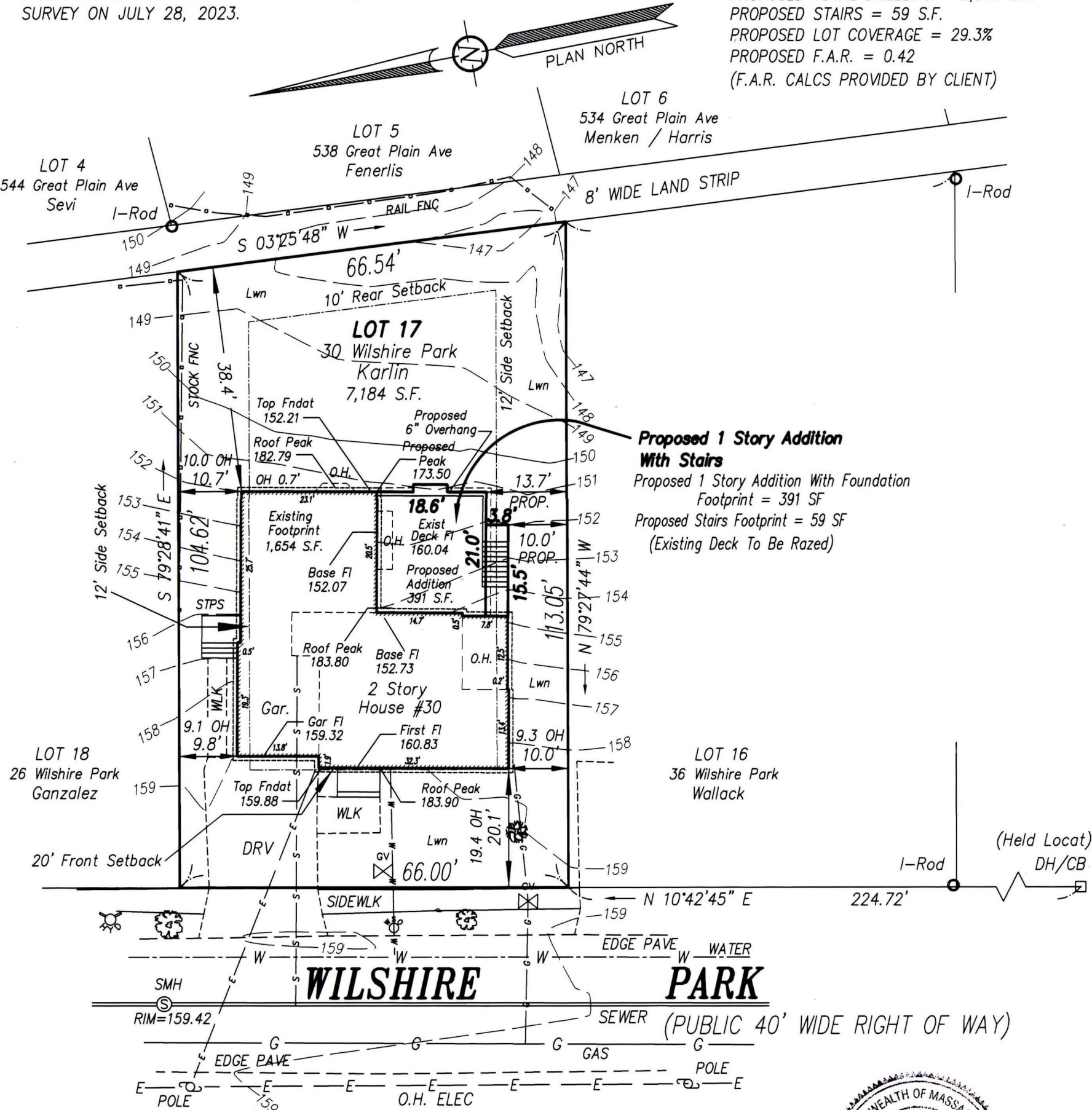
THE EXISTING AND PROPOSED STRUCTURES SHOWN DO NOT FALL
WITHIN A FLOOD HAZARD ZONE - SEE MAP 25021C0038E

THIS PLAN IS THE RESULT OF AN INSTRUMENT
SURVEY ON JULY 28, 2023.

ZONE DISTRICT: (SRB) SINGLE RESIDENCE "B"

MIN. LOT AREA = 10,000 SQUARE FEET
MIN. LOT FRONTAGE = 80 FEET
EXISTING LOT AREA = 7,184 SQUARE FEET
EXISTING LOT FRONTAGE = 66.00 FEET
MIN. FRONT SETBACK = 20 FEET
MIN. SIDE SETBACK = 12 FEET (< 80' Frntg)
MIN. REAR SETBACK = 10 FEET
MAX FLOOR AREA RATIO = 0.38
MAXIMUM LOT COVERAGE = 26% (7,184 S.F.)
MAXIMUM HEIGHT = 35 FEET
EXISTING DWELLING = 1,654 S.F.
EXISTING DECK/STAIRS = 416 S.F.
EXISTING DRIVEWAY = 415 S.F.
EXISTING LOT COVERAGE = 28.8%
EXISTING F.A.R. = 0.37

PROPOSED TOTAL DWELLING = 2,046 S.F.
PROPOSED STAIRS = 59 S.F.
PROPOSED LOT COVERAGE = 29.3%
PROPOSED F.A.R. = 0.42
(F.A.R. CALCS PROVIDED BY CLIENT)

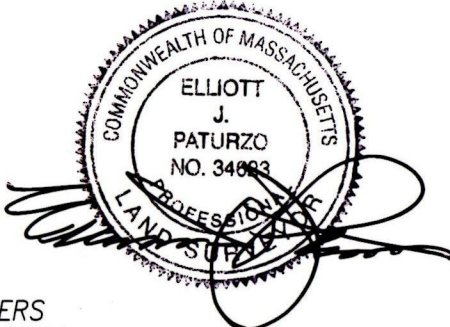


LOCATIONS OF UTILITIES SHOWN ARE COMPILED FROM
PLAN AND FIELD SURVEY DATA. NO WARRANTY OR
GUARANTEE IS IMPLIED FOR THEIR LOCATION. ALL
UTILITIES ARE TO BE MARKED OUT ON SITE BY THEIR
RESPECTIVE UTILITY COMPANIES PRIOR TO ANY
GROUND BREAKING EVENTS.

REVISED: SEPT. 14, 2023 - REVISE F.A.R. NUMBERS

DATE: AUGUST 21, 2023
SCALE: 1"=20'
CALC. BY: JAS
DRAWN BY: JAS
CHECKED BY: EJP

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com



KARLIN FAMILY ROOM ADDITION

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

JESSICA & JEREMY KARLIN
30 WILSHIRE PARK
NEEDHAM, MA 02492



PROJECT:

KARLIN
RESIDENCE

30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS

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



GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING

DATE:

16 JAN., 2022

DRAWN BY:

B.L. SAULNIER

KARLIN

REVISED:

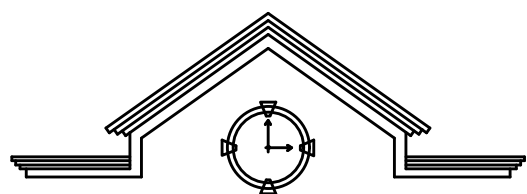
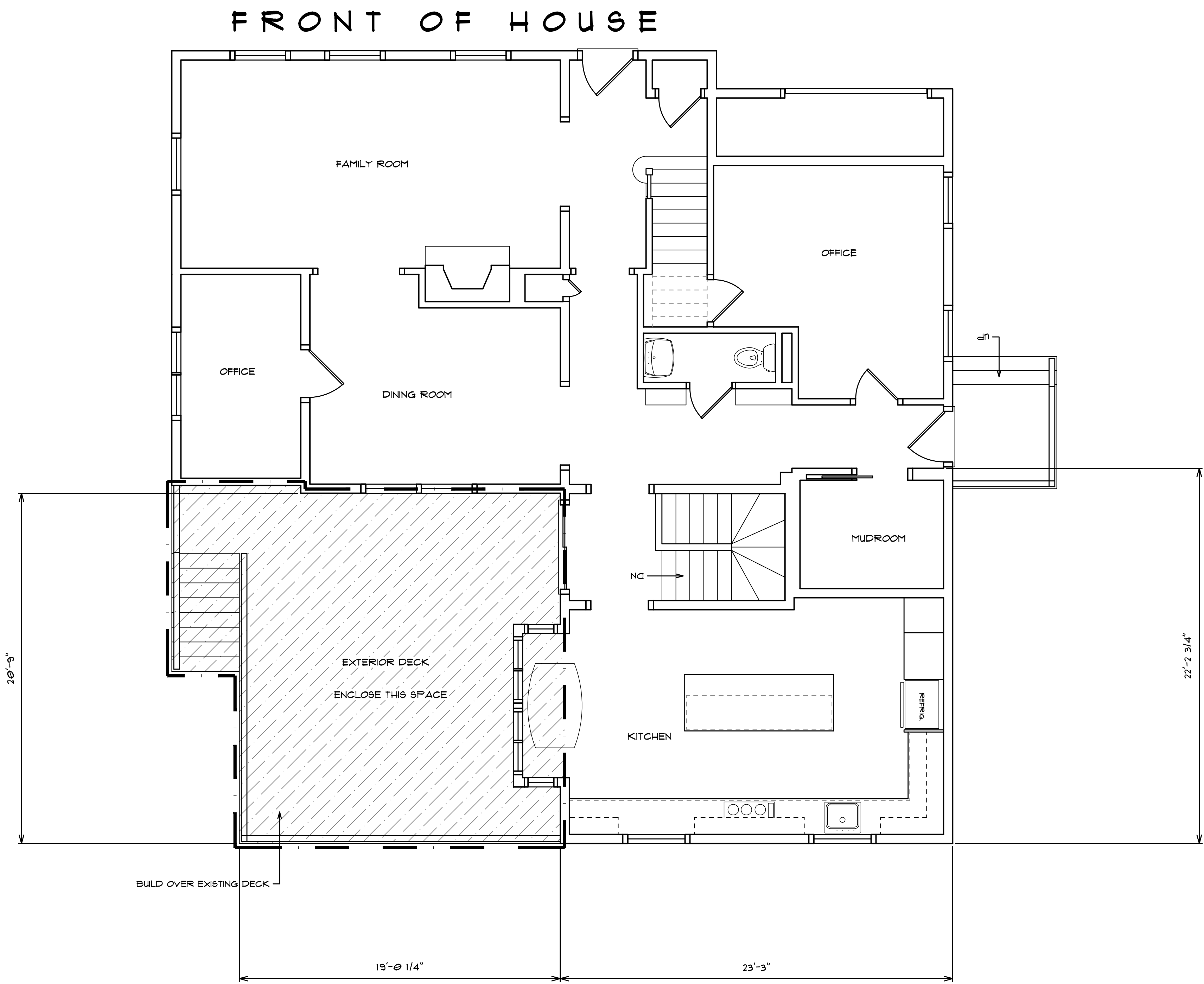
02 FEB., 2023
12 MAY., 2023

PAGE:

1

KARLIN FAMILY ROOM ADDITION

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



NEW ENGLAND DESIGN
& REMODELING

INCORPORATED
168 MAIN STREET
NORTHBOROUGH, MA 01532
(508)351-5454

PROJECT:

KARLIN
RESIDENCE
30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS
SCALE: 1/4" = 1' - 0"

FIRST FLOOR PLAN

GENERAL REMODELING PLANS

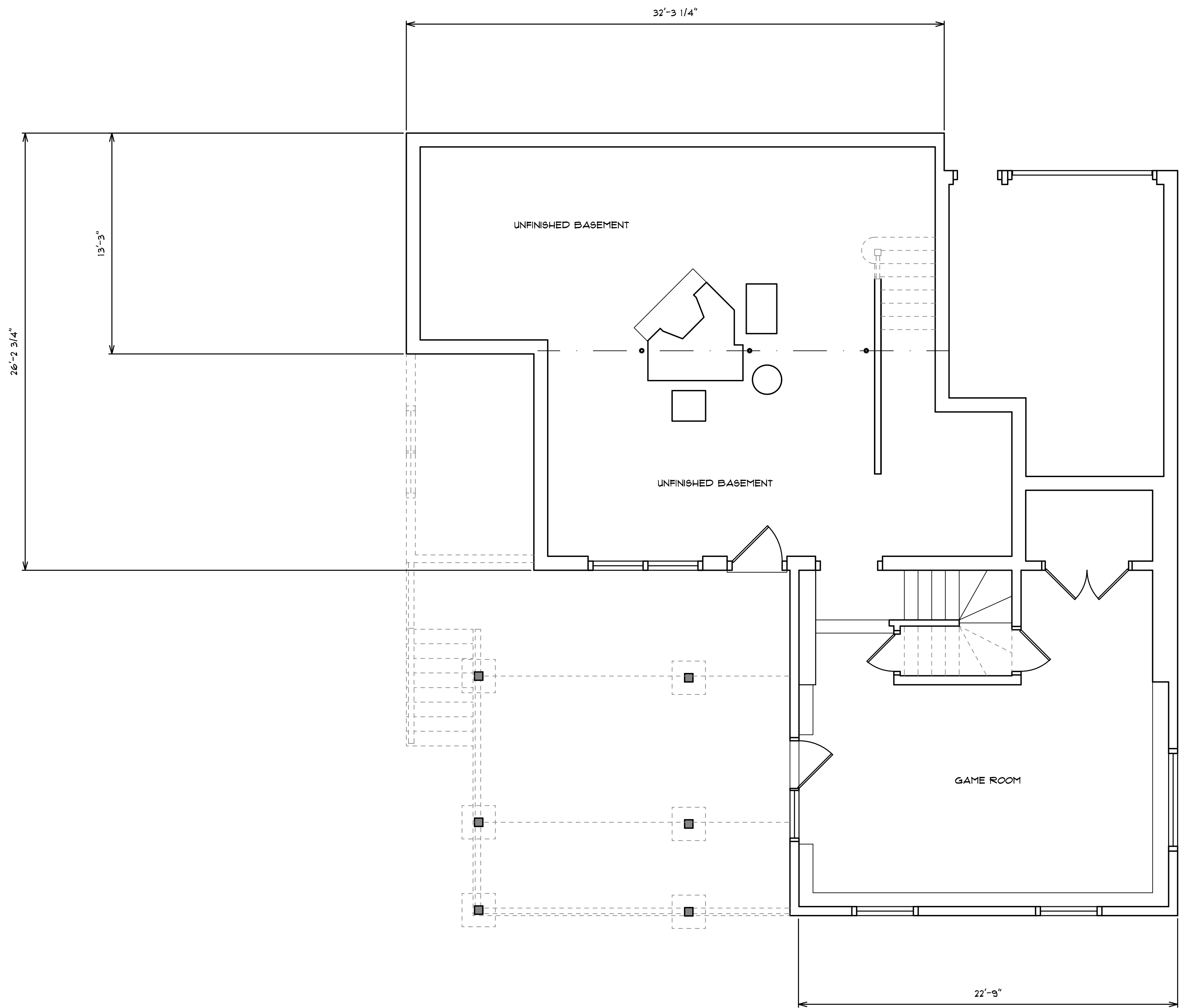
PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING

DATE:	DRAWN BY:
10 JAN., 2022	B.L. SAULNIER
	KARLIN
REVISED:	PAGE:
02 FEB., 2023 12 MAY., 2023	2

KARLIN FAMILY ROOM ADDITION

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



PROJECT:

KARLIN
RESIDENCE
30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS
SCALE: 1/4" = 1' - 0"

BASEMENT FLOOR PLAN

GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

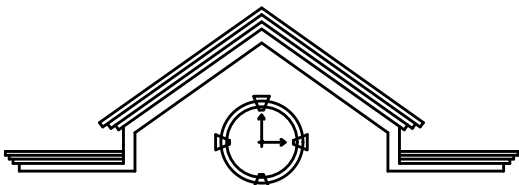
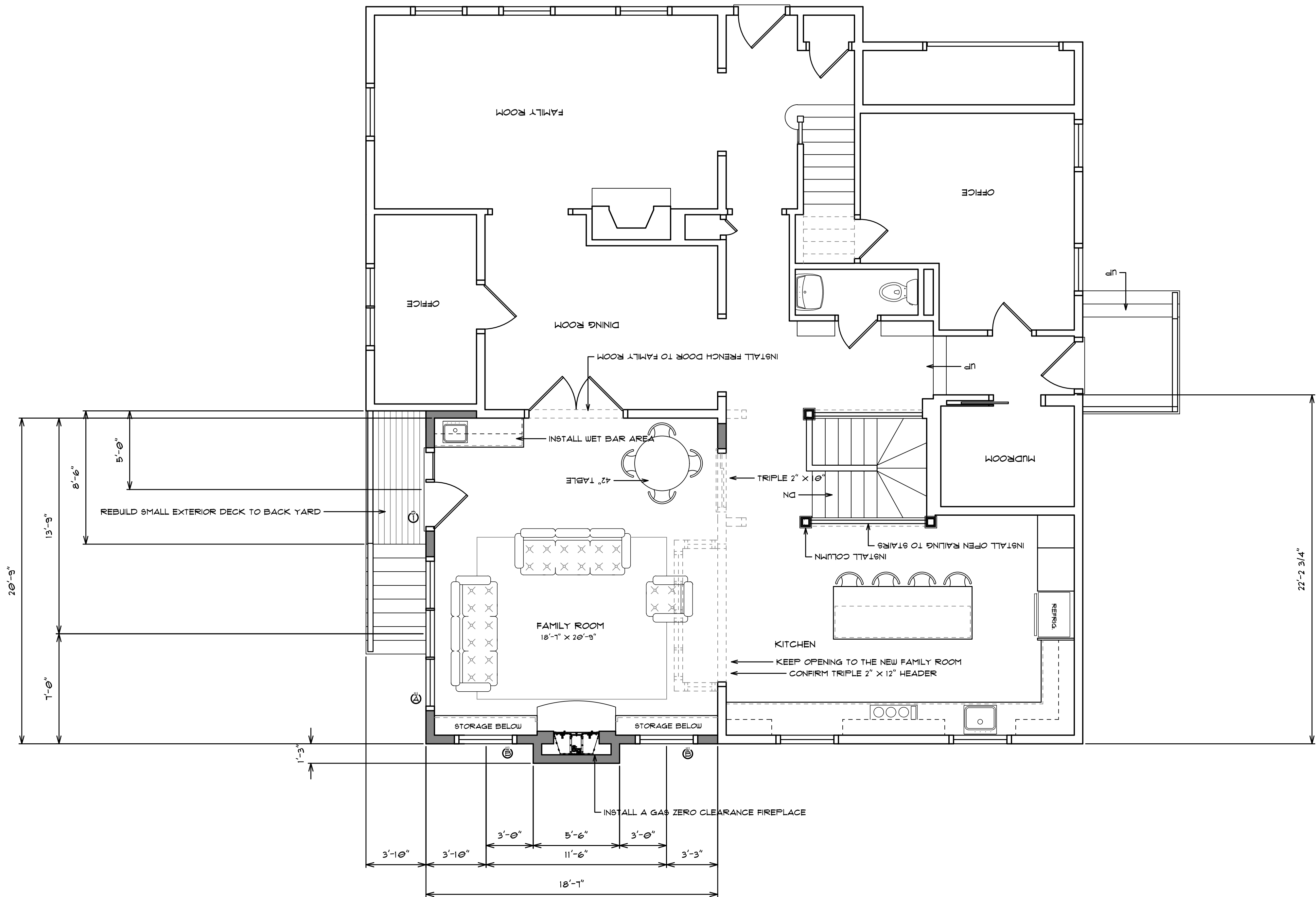
NEW ENGLAND DESIGN & REMODELING

DATE:	DRAWN BY:
16 JAN., 2022	B.L. SAULNIER
REVISD:	PAGE:
02 FEB., 2023 12 MAY, 2023	KARLIN 3

KARLIN FAMILY ROOM ADDITION

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

FRONT OF HOUSE



NEW ENGLAND DESIGN
& REMODELING

INCORPORATED
168 MAIN STREET
NORTHBOROUGH, MA 01532
(508) 351-5454

PROJECT:

KARLIN
RESIDENCE

30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS

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

REVISED FIRST FLOOR PLAN GENERAL REMODELING PLANS

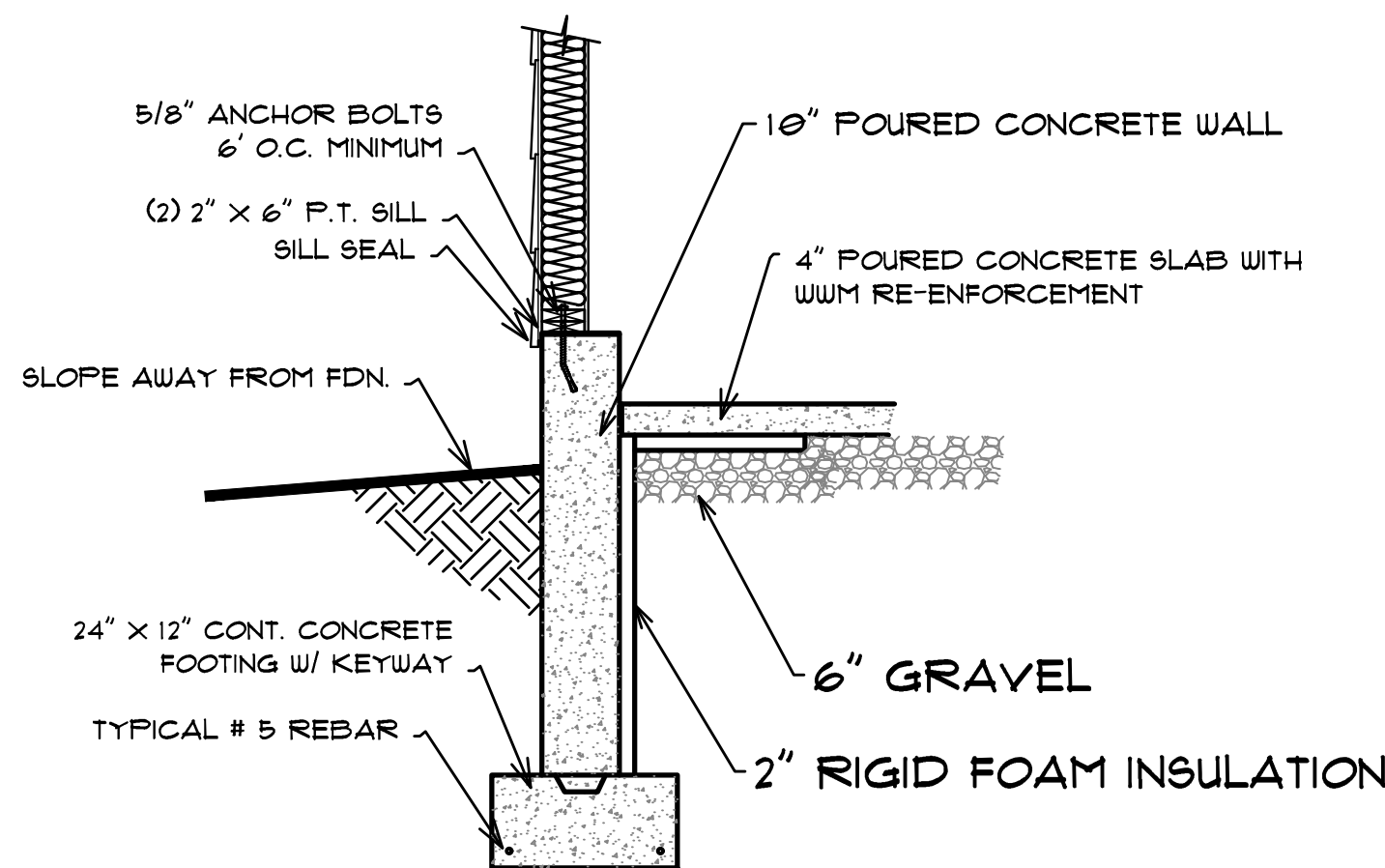
PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING

DATE: 16 JAN., 2022	DRAWN BY: B.L. SAULNIER
REVISID: 02 FEB., 2023 12 MAY., 2023	PAGE: KARLIN 4

KARLIN FAMILY ROOM ADDITION

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



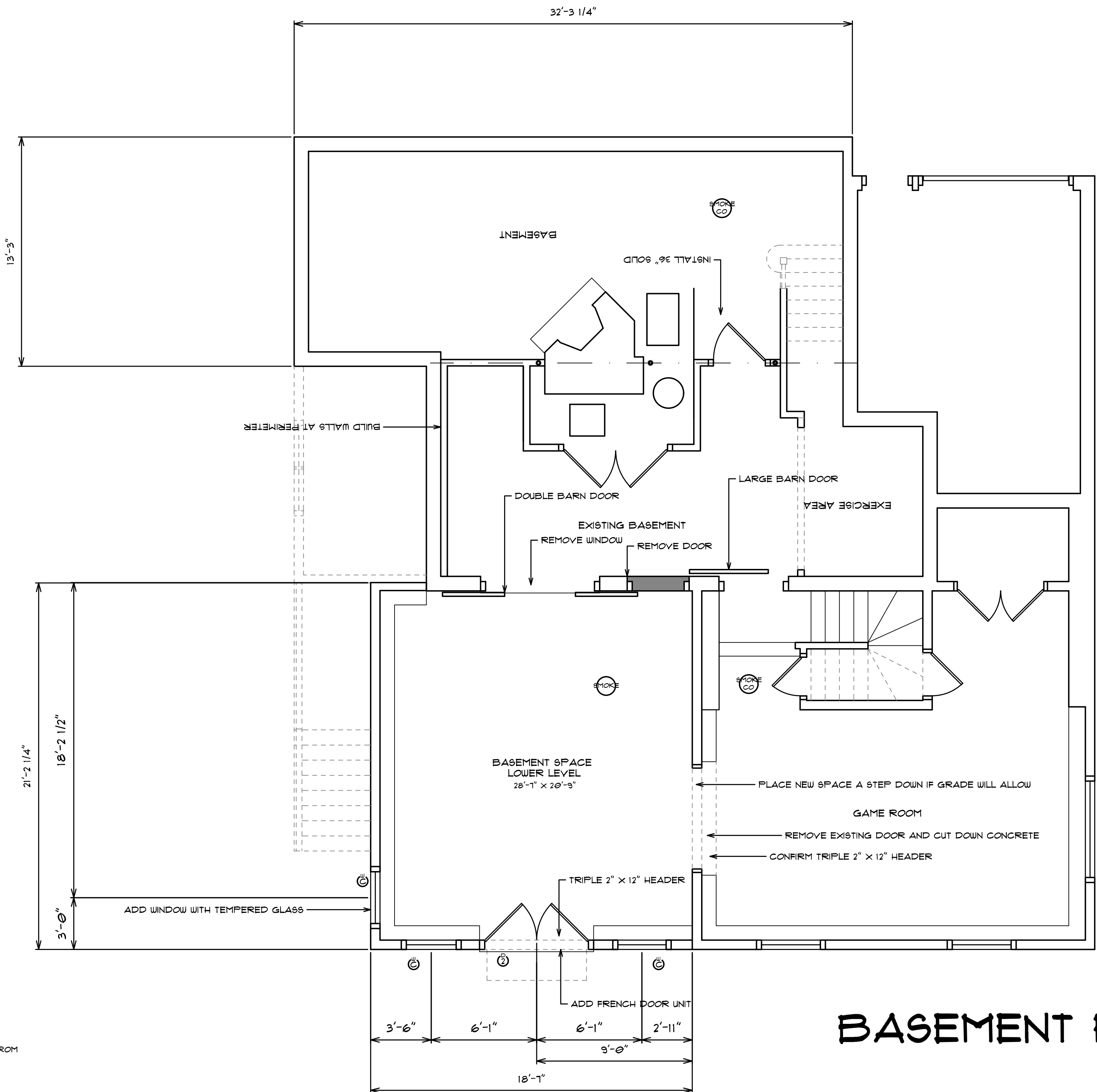
TYPICAL CONCRETE WALL DETAIL
AT GARAGE WALL
SCALE : 1/2" = 1'-0"

DESIGN CRITERIA:

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND
SHALL BE STRICTLY ADHERED TO

1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	50 P.S.F.
ROOF DEAD LOAD	12 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	125 MPH, RISK CAT II
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	48 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

ALL FIRST FLOOR WINDOW R.O. HGT'S TO BE 6'-3 1/2" U.N.O.
ALL SECOND FLOOR WINDOW R.O. HGT'S TO BE 6'-3 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL.
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 1' = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)x10's OR (3)x12's (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM
THE SHOWER OR TUBS.

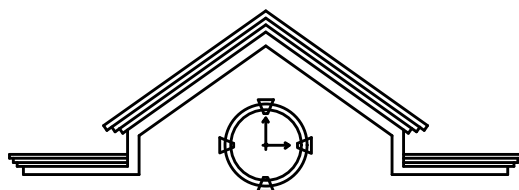


BASEMENT FLOOR PLAN

GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING



**NEW ENGLAND DESIGN
& REMODELING**

INCORPORATED
168 MAIN STREET
NORTHBOROUGH, MA. 01532
(508) 351-9494

PROJECT:

**KARLIN
RESIDENCE**

30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

**REMODELING
FLOOR PLANS**

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

DATE:

16 JAN., 2022

DRAWN BY:

D.L. SAULNIER

KARLIN

REVISED:

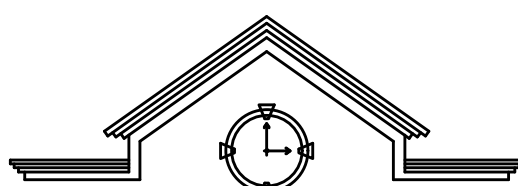
02 FEB., 2023
12 MAY, 2023

PAGE:

5

KARLIN FAMILY ROOM ADDITION

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



**NEW ENGLAND DESIGN
& REMODELING**
INCORPORATED
168 MAIN STREET
NORTHBOROUGH, MA 01532
(508)351-9404

PROJECT:

**KARLIN
RESIDENCE**

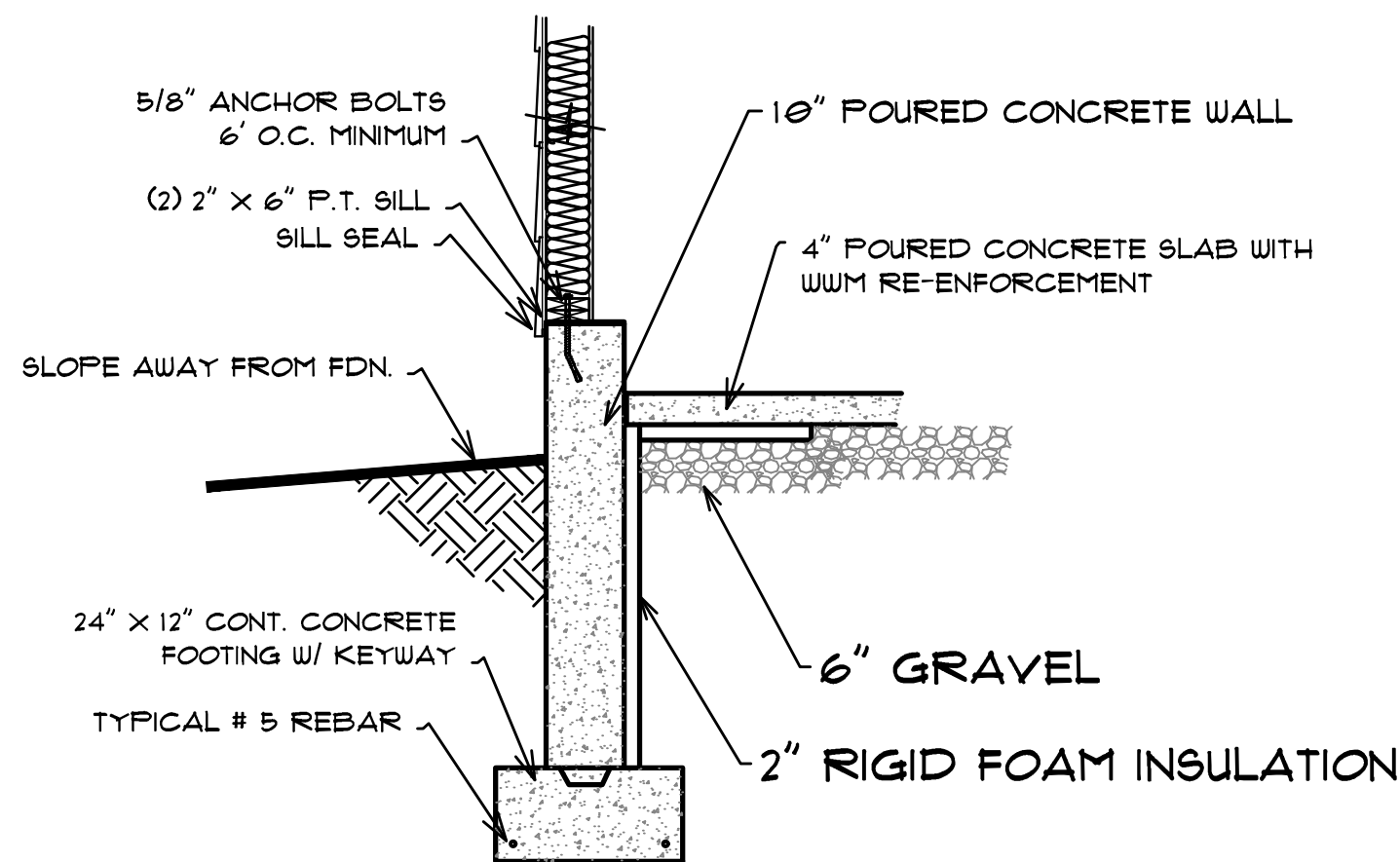
30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

**REMODELING
FLOOR PLANS**

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

DATE:	DRAWN BY:
16 JAN., 2022	B.L. SAULNIER
	KARLIN
REVISED:	PAGE:
02 FEB., 2023 12 MAY., 2023	6



**TYPICAL CONCRETE WALL DETAIL
AT GARAGE WALL**
SCALE : 1/2" = 1' - 0"

DESIGN CRITERIA:

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	50 P.S.F.
ROOF DEAD LOAD	12 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE

WIND SPEED 125 MPH, RISK CAT II

SEISMIC DESIGN CATEGORY B

WEATHERING SEVERE

FROST LINE DEPTH 48 INCHES

TERMITE DAMAGE SLIGHT TO MODERATE

DECAY DAMAGE NONE TO SLIGHT

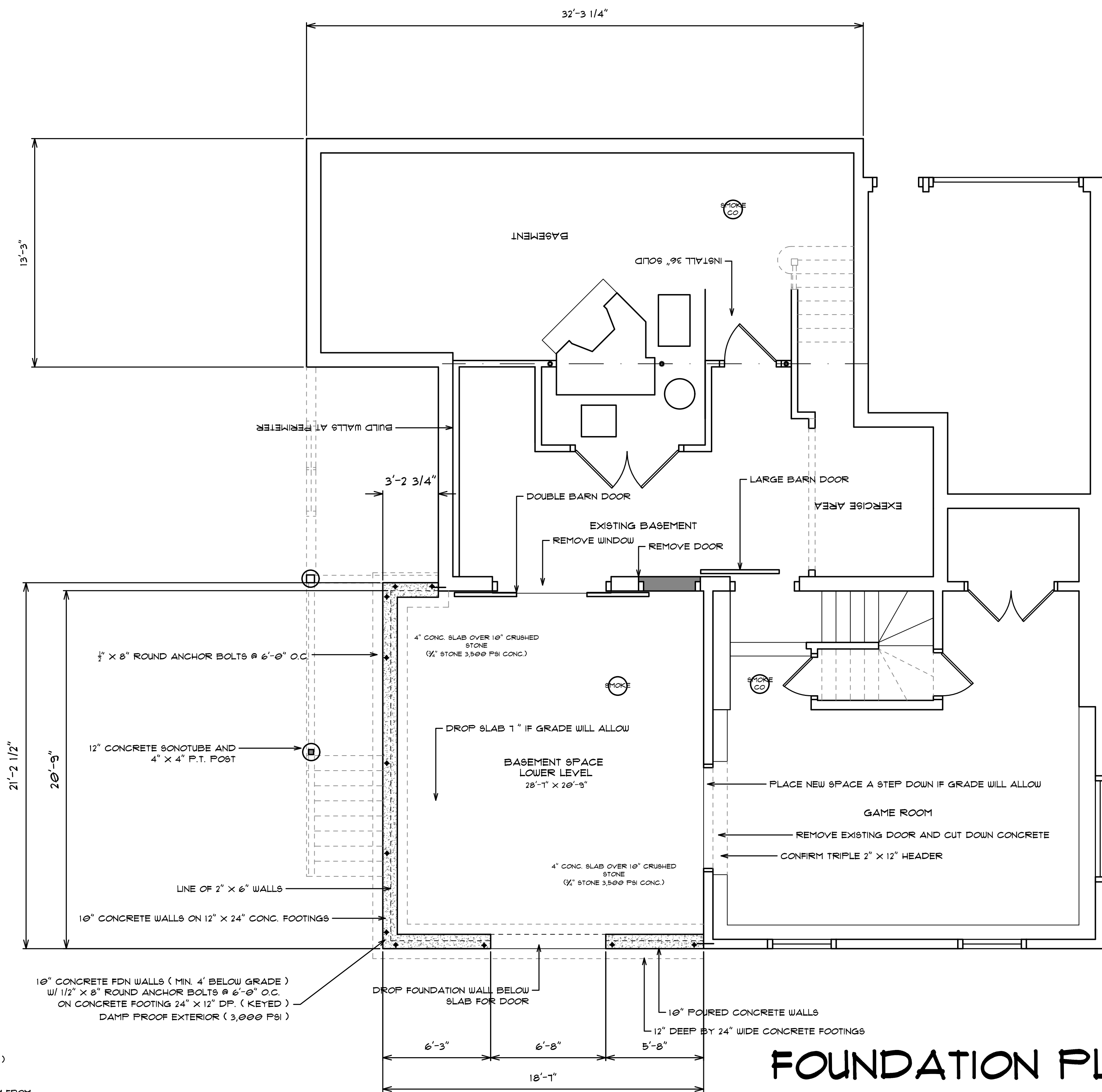
WINTER DESIGN TEMPERATURE 1 DEGREE

ICE SHIELD UNDERLAYMENT REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

FLOOD HAZARD FIRM - 2008

ROOF TIE DOWN REQUIREMENTS R802.11, BASED UPON SPECIFIC ROOF DESIGN

ALL FIRST FLOOR WINDOW R.O. HGT'S TO BE 6'-3 1/2" U.N.O.
ALL SECOND FLOOR WINDOW R.O. HGT'S TO BE 6'-9 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 1' = 4'-0"
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. 2X12'S OR 3X12'S (U.N.O.)
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.



FOUNDATION PLAN

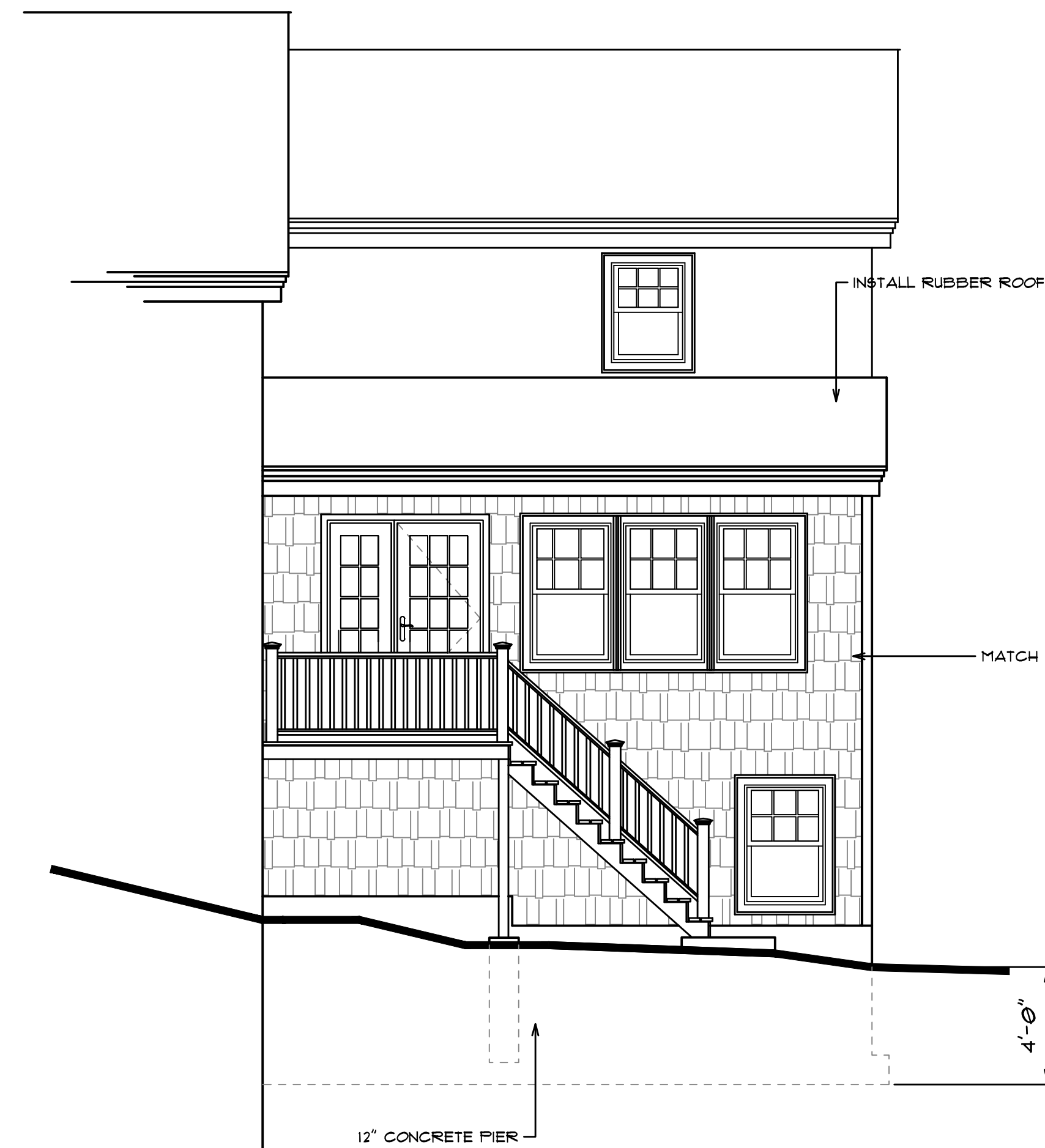
GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

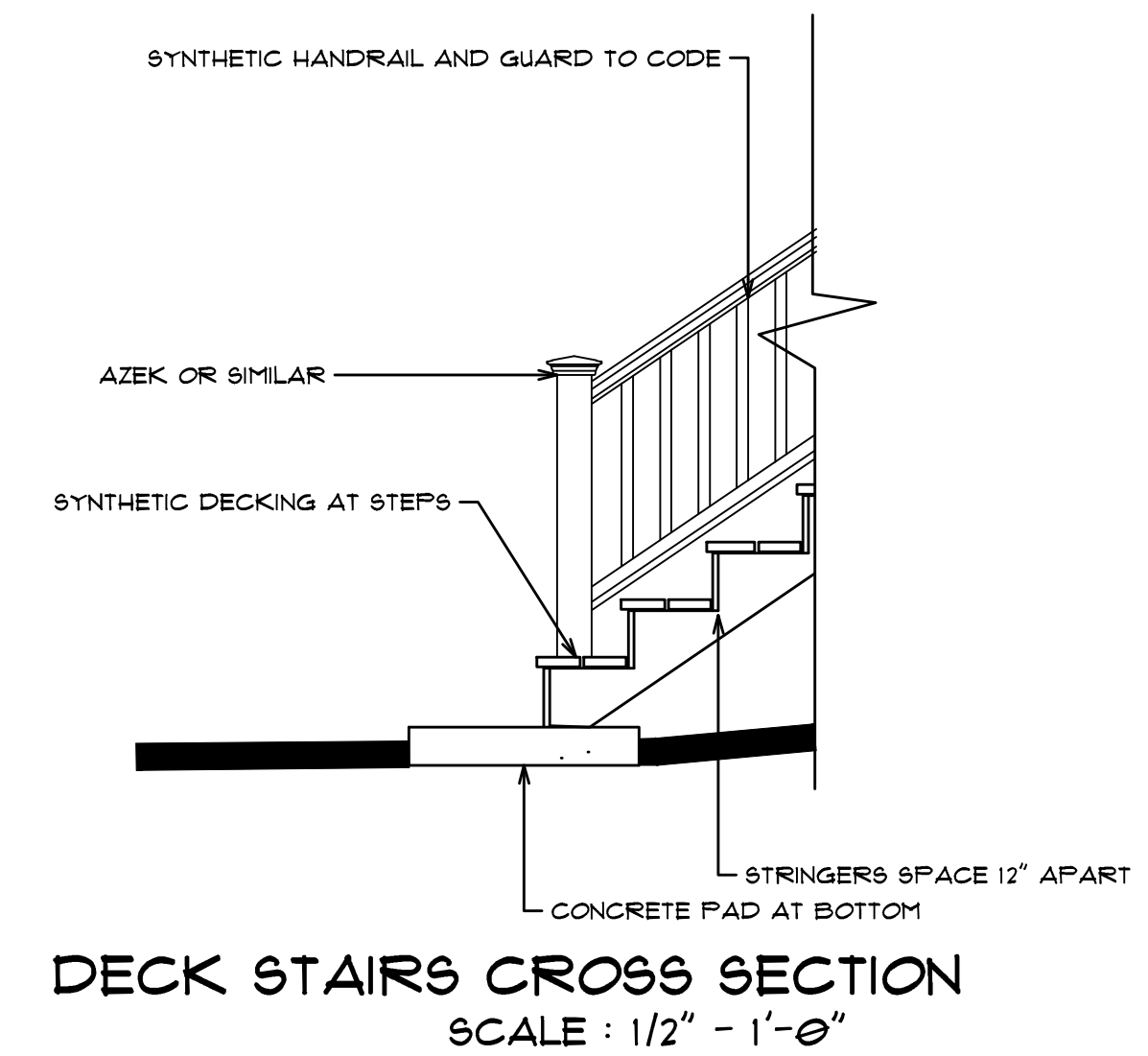
NEW ENGLAND DESIGN & REMODELING

KARLIN FAMILY ROOM ADDITION

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



SIDE ELEVATION



DECK STAIRS CROSS SECTION

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



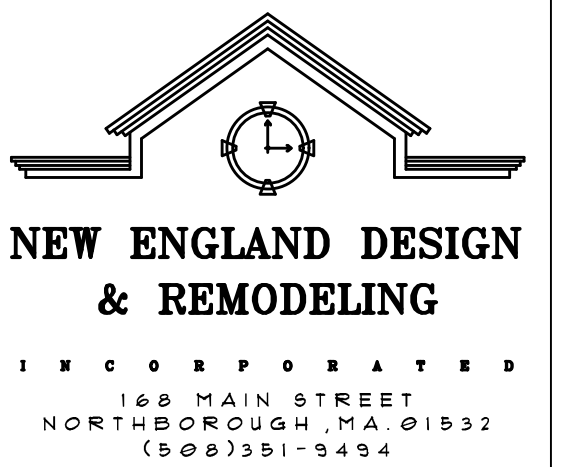
REAR ELEVATION

EXTERIOR REAR ELEVATION

GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING



PROJECT:

KARLIN
RESIDENCE

30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS

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

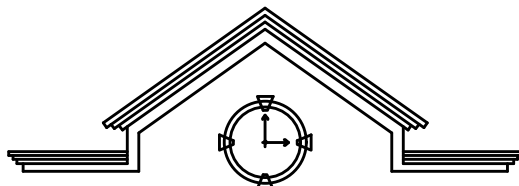
DATE:	DRAWN BY:
16 JAN., 2022	B.L. SAULNIER
REVISD:	PAGE:
02 FEB., 2023 12 MAY., 2023	KARLIN 7

KARLIN FAMILY ROOM ADDITION

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

WINDOW AND DOOR SCHEDULE
ALL WINDOWS SHALL BE HARVEY CLASSIC

MARK	MFG.	TYPE	NUMBER	R.O.	HDR	REMARKS	QTY
A	HARVEY	D.H.	2846-3	100 3/4" X 57 1/2"	(3) 2" X 12"	W/1/2" FLY	1
B	HARVEY	D.H.	28310	34" X 49 1/2"	(3) 2" X 10"	W/1/2" FLY	2
C	HARVEY	D.H.	2846	34" X 57 1/2"	(3) 2" X 10"	W/1/2" FLY	3
HARVEY CLASSIC WINDOW VINYL 2X LOW E ARGON/ ENERGY STAR FILLED U-FACTOR 0.25							
# 1	HARVEY	SLIDER	5068PD	60 1/4" X 80 1/2"	(3) 2" X 10"	W/1/2" FLY	1
# 1	HARVEY	SLIDER	60680PD	72 1/4" X 80 1/2"	(3) 2" X 10"	W/1/2" FLY	1



NEW ENGLAND DESIGN
& REMODELING
INCORPORATED
168 MAIN STREET
NORTHBOROUGH, MA 01532
(508)391-5454

PROJECT:

KARLIN
RESIDENCE
30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

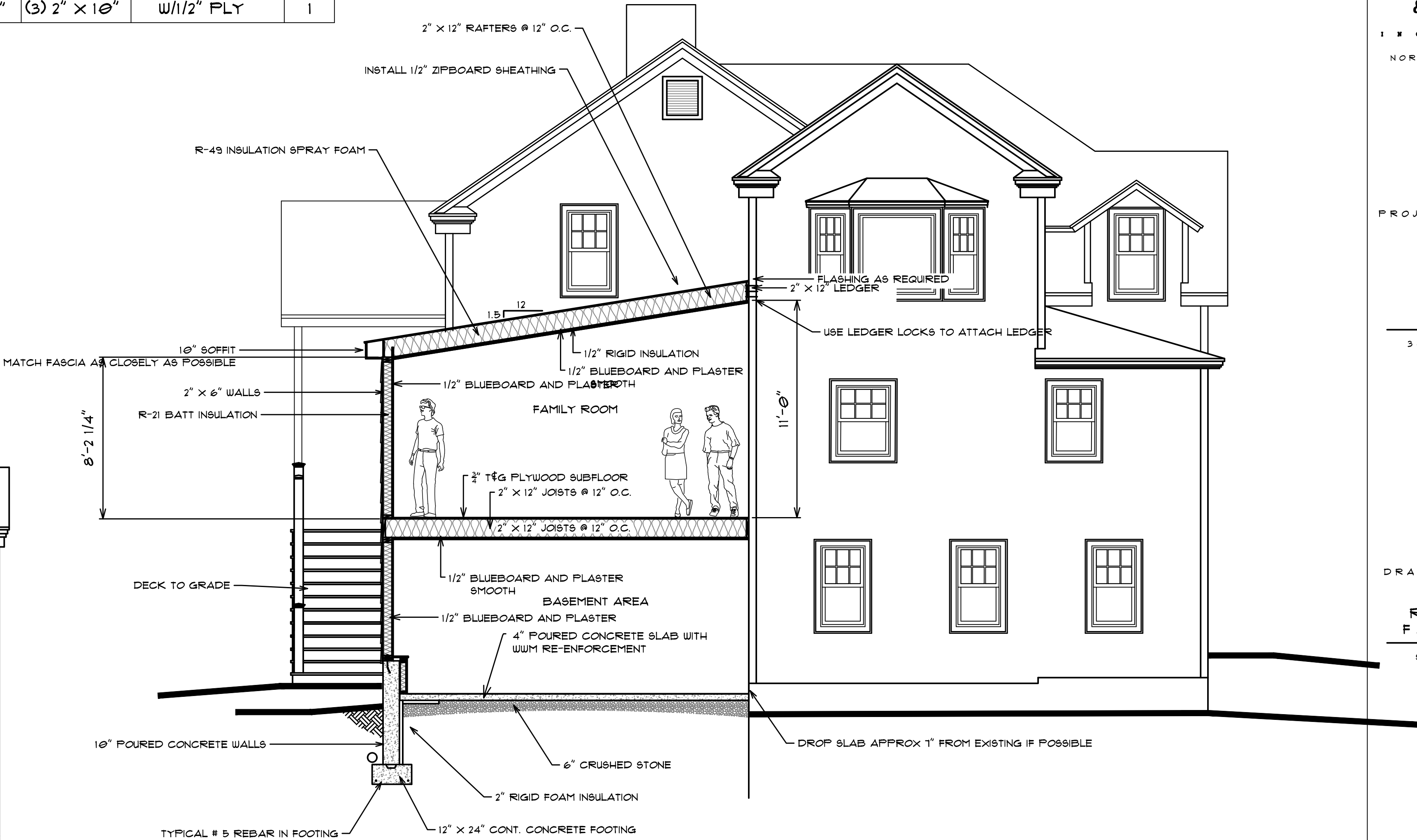
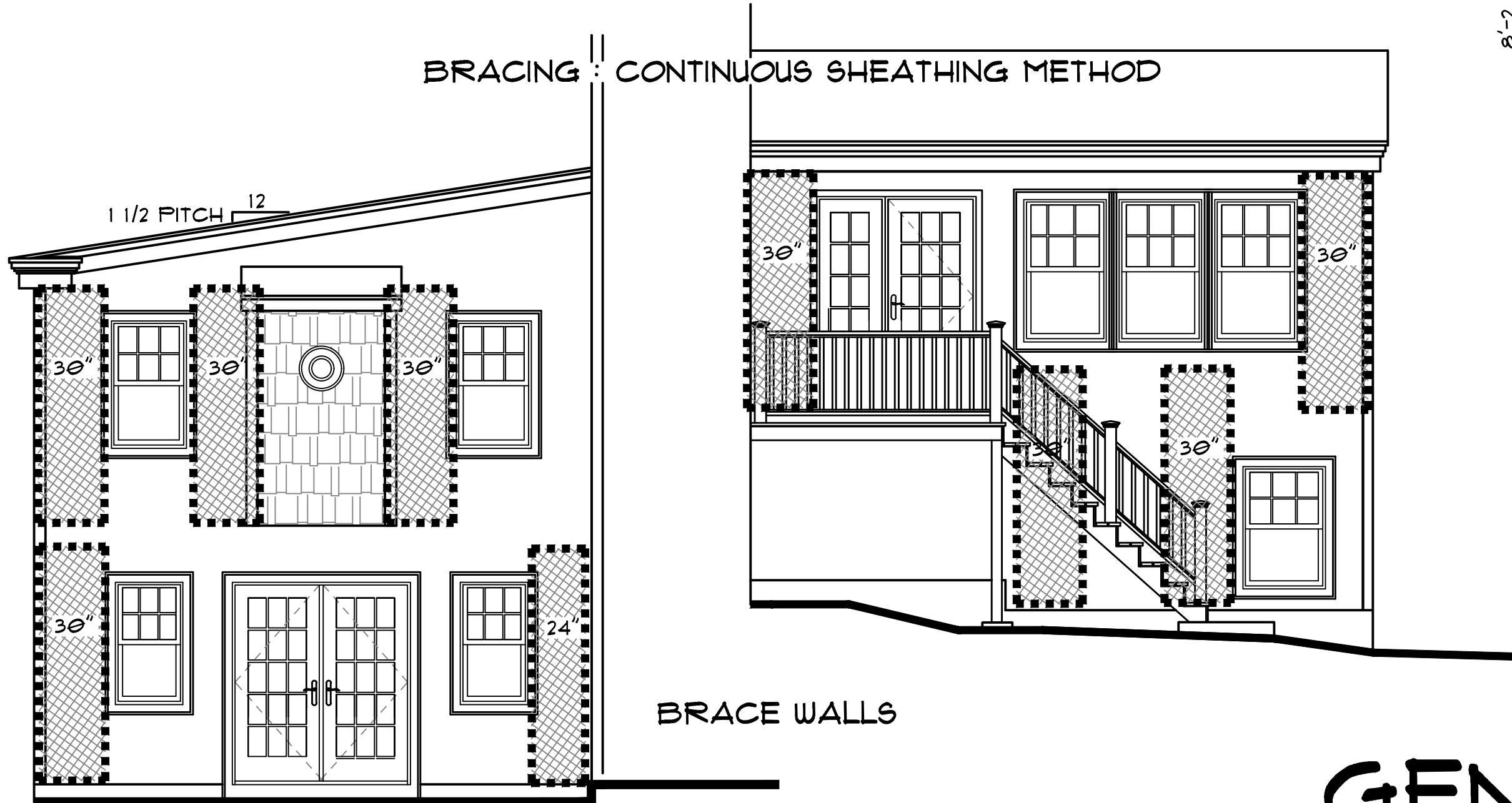
REMODELING
FLOOR PLANS
SCALE: 1/4" = 1' - 0"

CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	3/8"		8D COMMON (2"x0.119") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. x 1 3/4 STAPLES AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS)
CS-G	WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS AND SUPPORTING ROOF LOAD ONLY*+b	3/8"		SEE METHOD CS-WSP
CS-PF	CONTINUOUS PORTAL FRAME	SEE SECTION R002.10.4.1.1		SEE SECTION R002.10.4.1.1

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 47.88 Pa.

BRACING : CONTINUOUS SHEATHING METHOD



FAMILY ROOM CROSS SECTION

GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

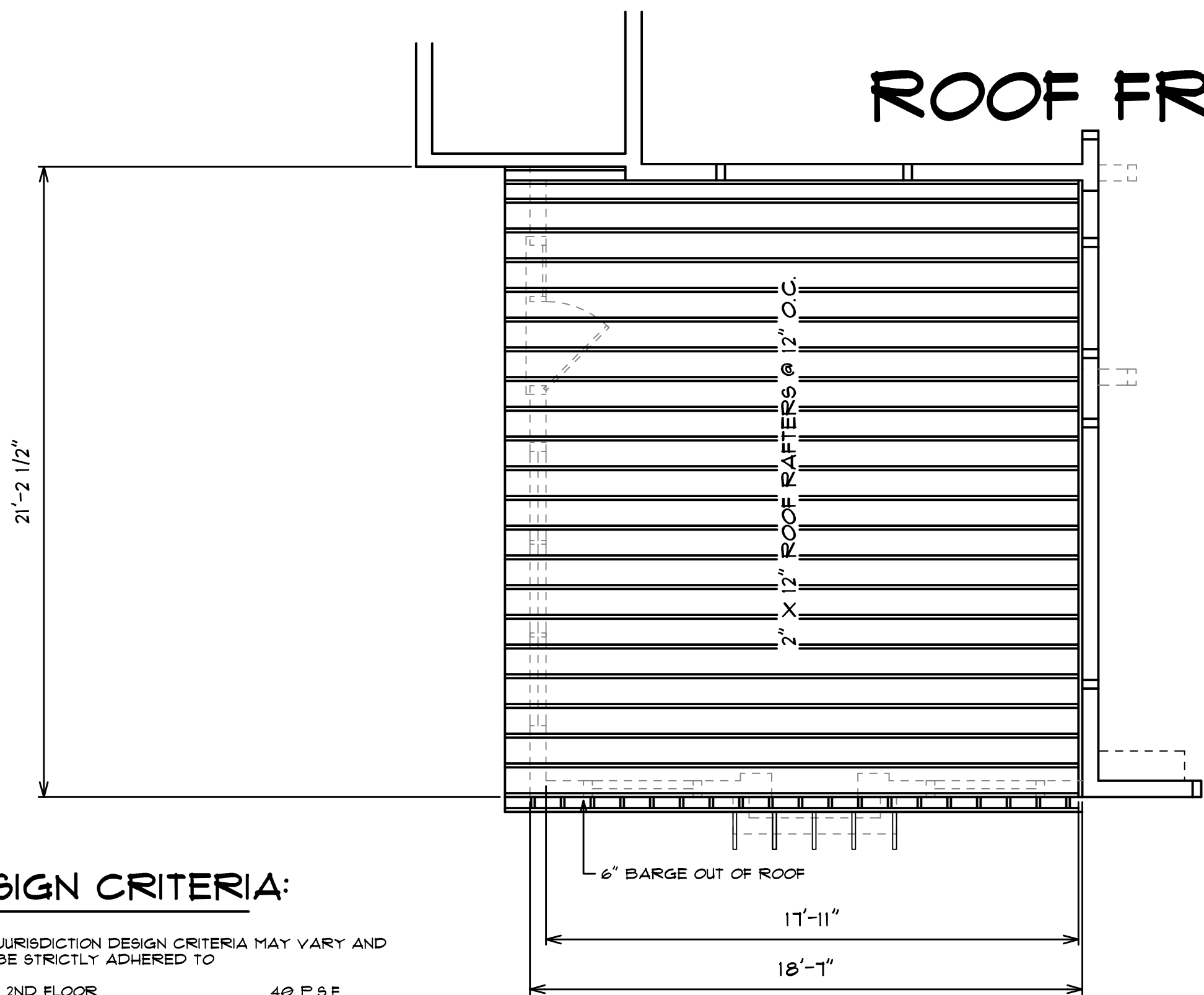
NEW ENGLAND DESIGN & REMODELING

DATE:	DRAWN BY:
16 JAN., 2022	B.L. SAULNIER
REVISION:	PAGE:
02 FEB., 2023 12 MAY., 2023	8

KARLIN FAMILY ROOM ADDITION

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

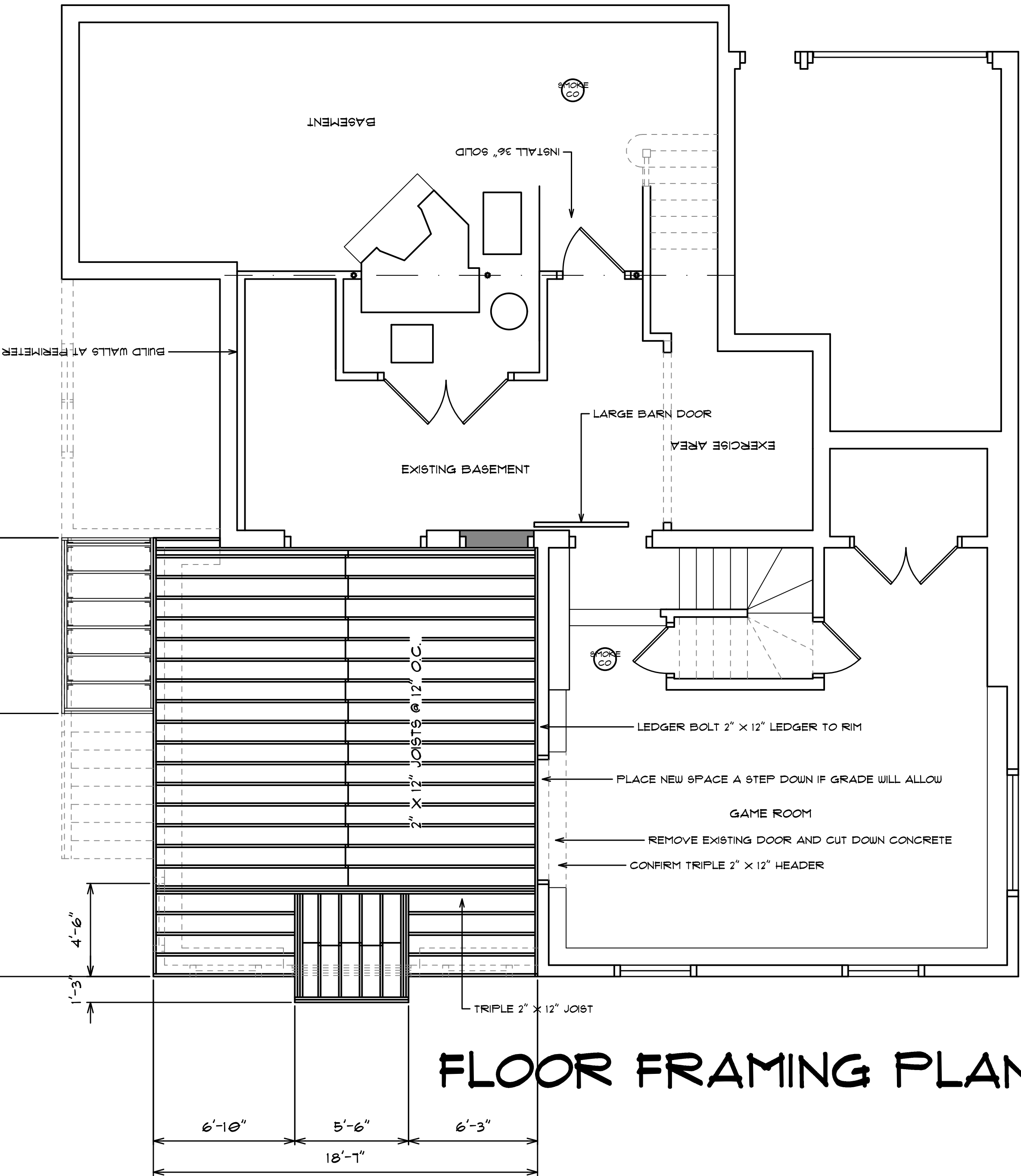
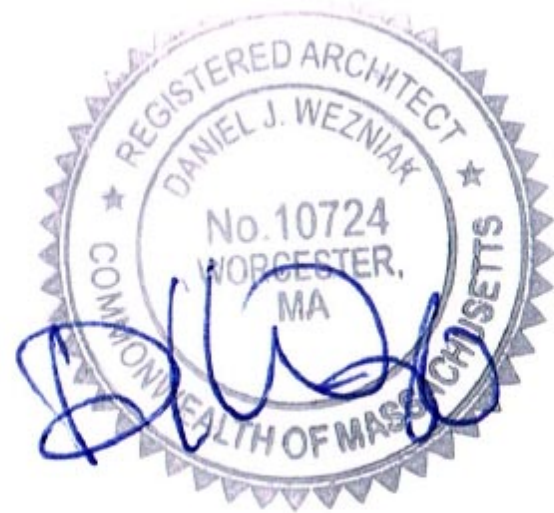
ROOF FRAMING PLAN



DESIGN CRITERIA:

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	50 P.S.F.
ROOF DEAD LOAD	12 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42\"/>
WIND SPEED	125 MPH, RISK CAT II
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	48 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24\"/>
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R80211, BASED UPON SPECIFIC ROOF DESIGN

ALL FIRST FLOOR WINDOW R.O. HGT'S TO BE 6'-3 1/2\"/>



FLOOR FRAMING PLAN

GENERAL REMODELING PLANS

PLANS ARE FOR DESIGN PURPOSES, CONTRACTOR TO TAKE RESPONSIBILITY FOR CONSTRUCTING ADDITION IN ACCORDANCE TO MASS. STATE BUILDING CODES
CONTRACTOR SHALL FIELD MEASURE AND ADJUST ALL DIMENSIONS ON SITE AND GET MANUFACTURERS ENGINEERING ON ALL STRUCTURAL BEAMS AND JOISTS AND NOTIFY HOMEOWNER OF ANY CHANGES.

NEW ENGLAND DESIGN & REMODELING



PROJECT:

KARLIN
RESIDENCE
30 WILSHIRE PARK
NEEDHAM, MA

DRAWING TITLE:

REMODELING
FLOOR PLANS
SCALE: 1/4" = 1' - 0"

DATE:

16 JAN., 2022

DRAWN BY:

D.L. SAULNIER

KARLIN

REVISED:

02 FEB., 2023
12 MAY, 2023

PAGE:

9



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	MED. A GHARSALLAOUI			Date:	9/20/23
Applicant Address	24 WEBSTER ST NEEDHAM MA 02494				
Phone	617-650-6615	email	ADNEN.GHARSALLAOUI@HOTMAIL.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	24 WEBSTER ST		
Map/Parcel Number	197 087 032	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			
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: Single Family Pre-Existing Non-Conforming - Two Story In Front - One Story in the Back.

Statement of Relief Sought: Seeking to create a two story house. Enlarging the house by raising the second story taller. Add two Bedrooms and one Bathroom in the second floor

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

Alter 1.4.6 Enlarge Lawfully Existing House

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

	Existing Conditions	Proposed Conditions
Use	Residential	Residential
# Dwelling Units	1	1
Lot Area (square feet)	7,747	7,747
Front Setback (feet)	33.3'	33.3'
Rear Setback (feet)	77.2	77.2'
Left Setback (feet)		
Right Setback (feet)	9.8'	9.8'
Frontage (feet)	52'	52'
Lot Coverage (%)	$1088/7747 = 0.14$	$1088/7747 = 0.14$
FAR (Floor area divided by the lot area)	$1638/7747 = 0.21$	$2176/7747 = 0.28$

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



ZBA Application For Hearing

Date Structure Constructed including additions:

1928

Date Lot was created:

1928

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	✓
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)	✓
If applicant is tenant, letter of authorization from owner (Required)	
Electronic submission of the complete application with attachments (Required)	✓
Elevations of Proposed Conditions (when necessary)	✓
Floor Plans of Proposed Conditions (when necessary)	✓

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

8/16/23
date of consult

Date: 9/20/23

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

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Building Permit Number: _____

Assessor's Map & Parcel Number: 199-087-032

Lot Area: 7,747 S.F.

Zoning District: S12 B

Owner: MEL ADNEN CHARSAIAOUI

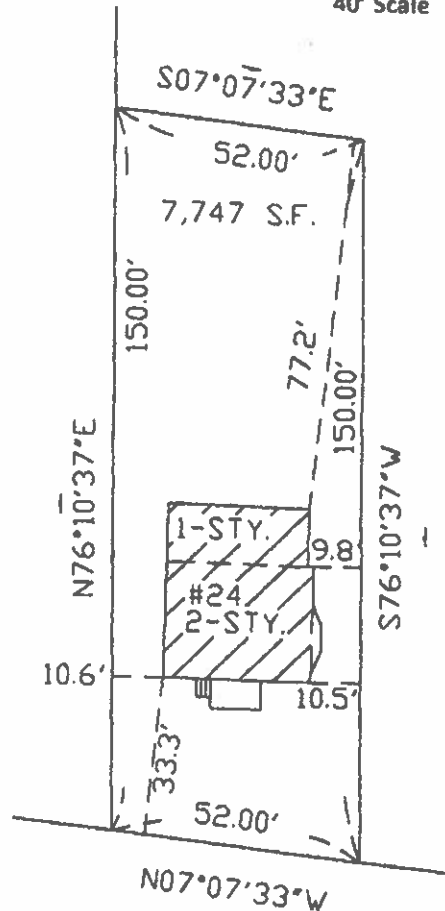
Address: 24 WEBSTER ST

Builder: _____

DEMO / PROPOSED PLOT PLAN / FOUNDATION AS-BUILT / FINAL AS-BUILT

Circle One that Applies

40' Scale



24 WEBSTER STREET



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 & private utilities, including water mains, sewers, drains, gas lines, etc.; driveways, septic systems, wells, Flood Plain and Wetland Areas, lot dimensions, lot size, dimensions of proposed structures, sideline, front and rear offsets and setback distances (measured to the face of structure) and elevation of top of foundations and garage floor. For new construction, lot coverage, building height calculations, proposed grading and drainage of recharge structures. 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 areas with no public sewer.

*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 11 day of JULY, 2023.

Name: Paul F. Wocchie

Address: 4 Highland Ave City: Wakefield

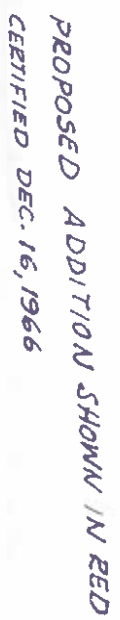
Approved: _____

Approved: _____

Registered Land Surveyor Date: 7/11/23
State: MA Zip: 01880 Phone: 781-893-5473
Director of Public Works Date: _____
Building Inspector Date: _____

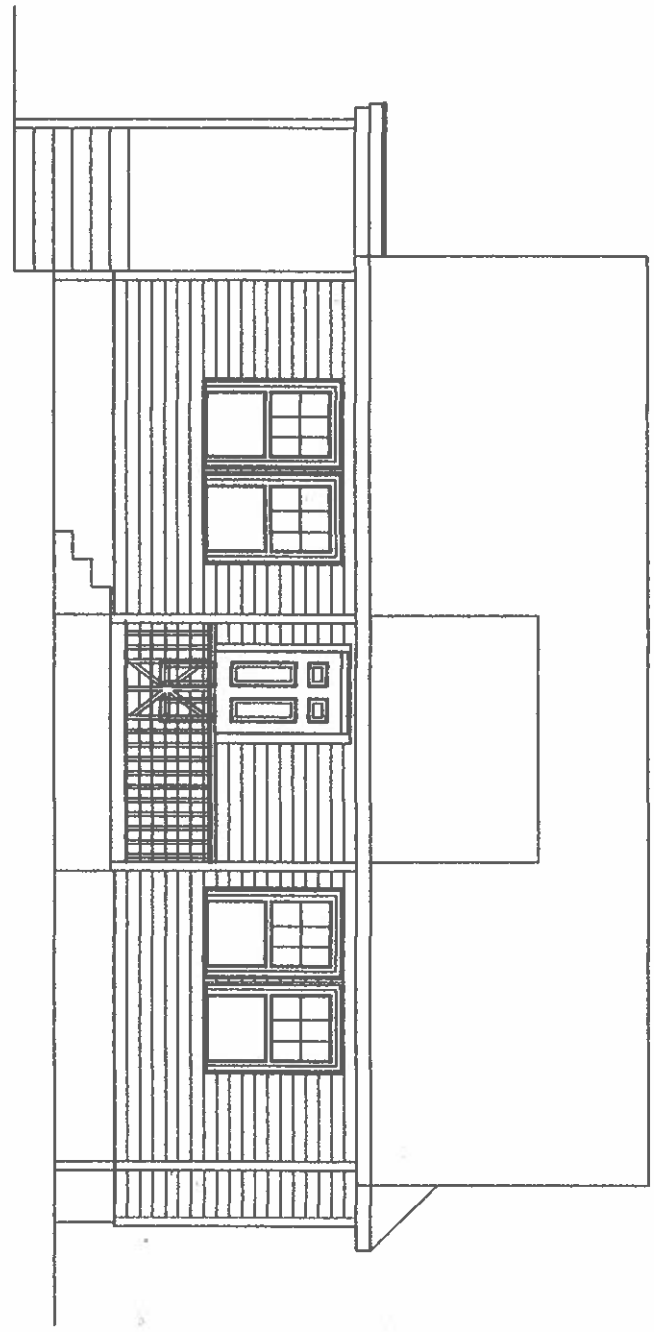
**10-
PLOT PLAN**
in Section VII-B, Zoning By-Laws of the Town of Needham.

To be drawn according to specifications set forth in Section 1112, ...



1

Exist WEST ELEVATION_Street Side

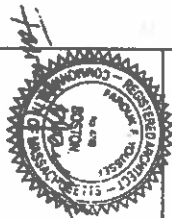
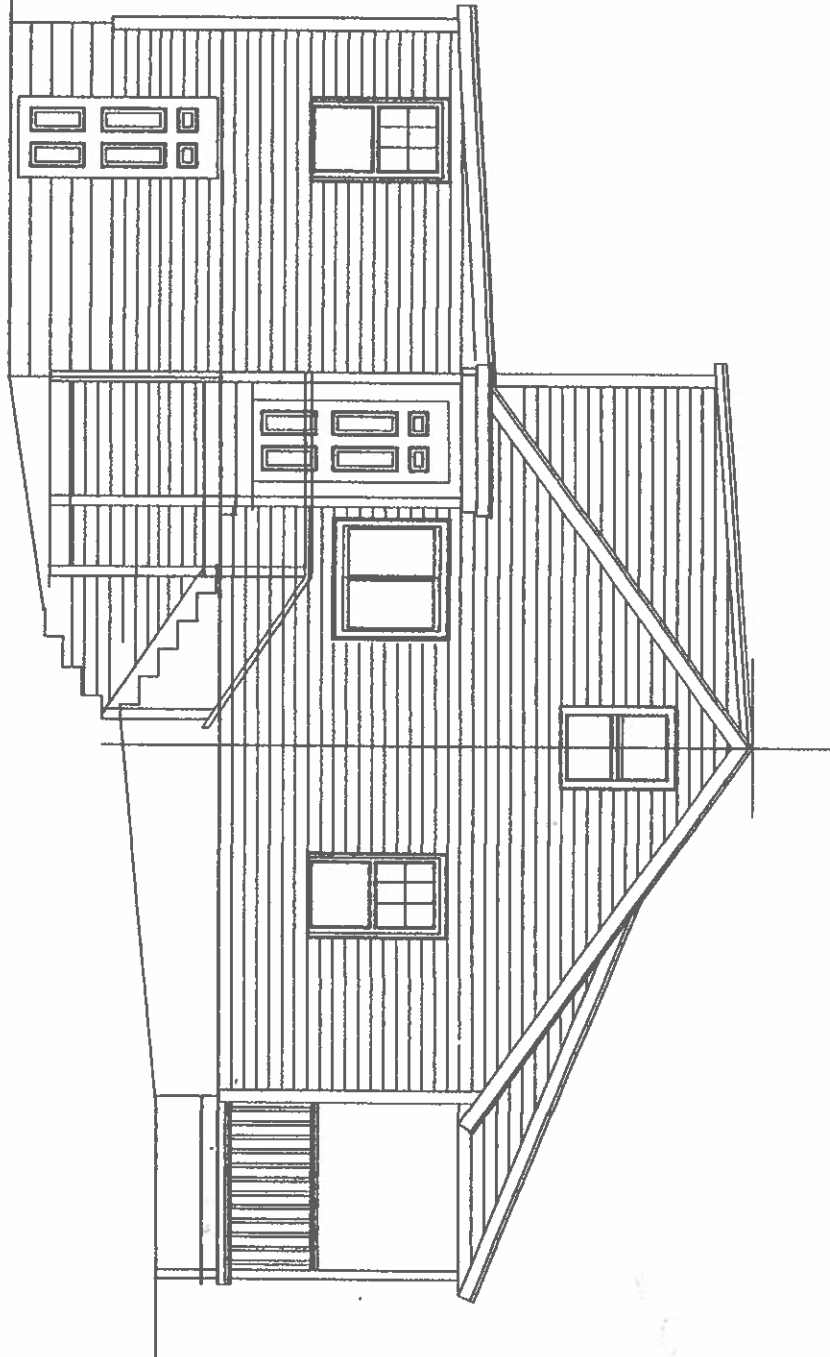


	Residence Remodeling		EXIST. WEST ELEVATION		ARCHITECT:
	Imen Chikhaoui & Med. A Gharsallaoui 24 Webster Street Needham MA, 02494		SCALE: 1/4"=1'-0"	REVISIONS:	FAROUK F. YOUSSEF, AIA 53 EDGEWATER RD HULL, MA 02045
			DATE: August 4, 2020		TEL (617) 794-7811 EMAIL: farouk.youssef@gmail.com

A-6

8-5-2020

Exist NORTH ELEVATION



8-5-2020
DRAWING
A-5

Residence Remodeling

Imen Chikhaoui
&
Med. A Gharsallaoui
24 Webster Street
Needham MA, 02494

EXIST. NORTH ELEVATION

SCALE:
1/4"=1'-0"
DATE:
August 4, 2020

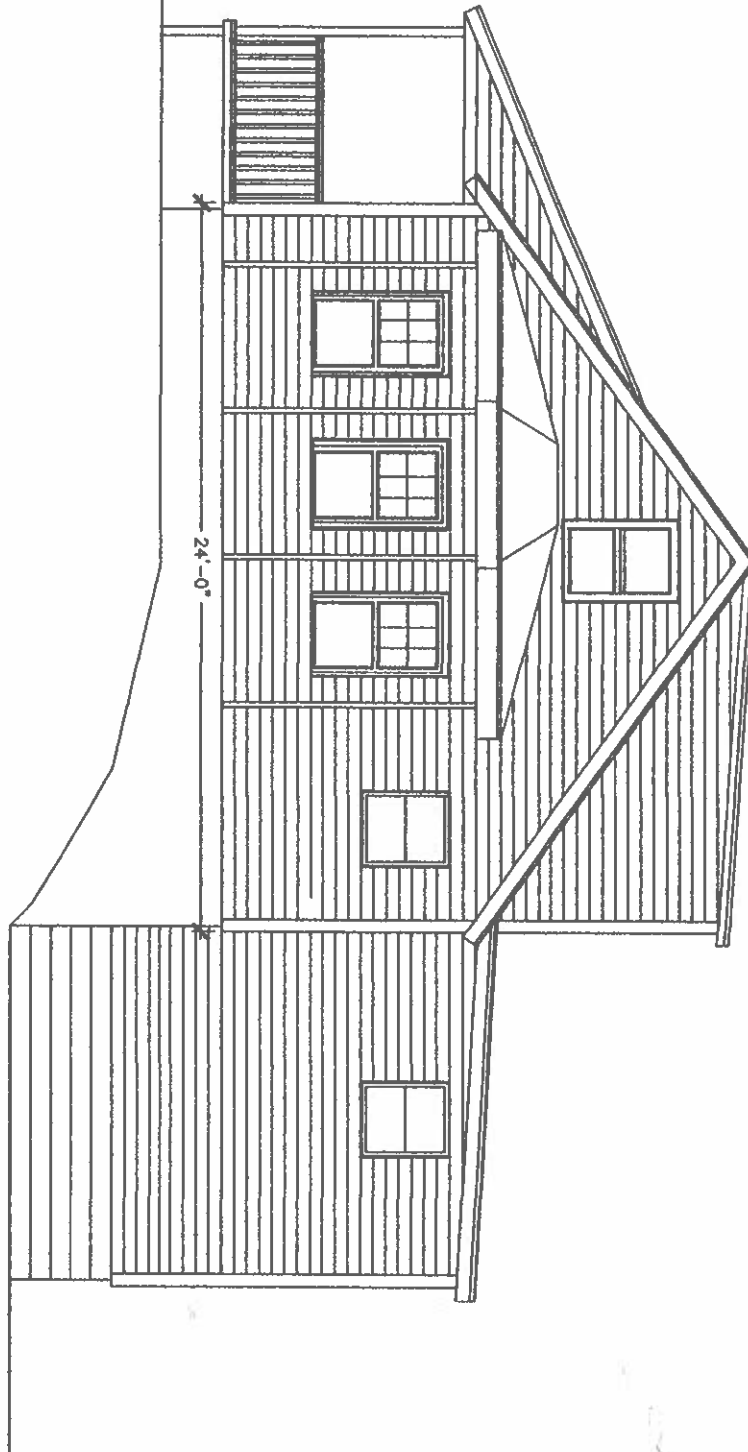
REVISIONS:

ARCHITECT:

FAROUK F. YOUSSEF, AIA
53 EDGEWATER RD
HULL, MA 02045

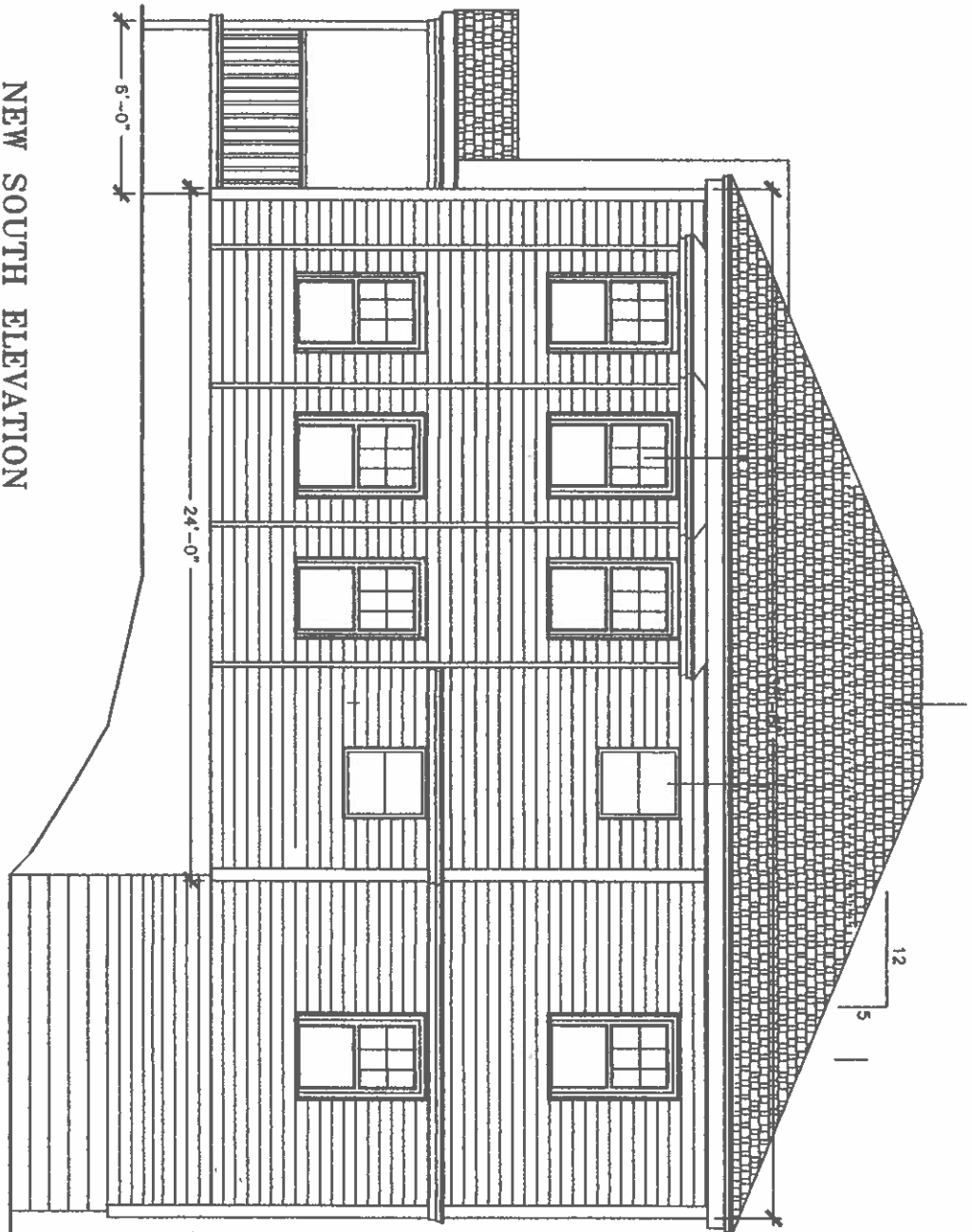
TEL (617) 794-7611
EMAIL: farouk.youssef@gmail.com

Exist SOUTH ELEVATION



IRVING 8-5-2020 A-3		Residence Remodeling		EXIST. SOUTH ELEVATION		ARCHITECT:	
		Imen Chikhaoui & Med. A Gharsallaoui 24 Webster Street Needham MA, 02494		SCALE: 1/4"=1'-0"		REVISIONS:	
				DATE: August 4, 2020			
						FAROUK F. YOUSSEF, AIA 53 EDGEWATER RD HULL, MA 02045 TEL (617) 794-7611 EMAIL: farouk.youssef@gmail.com	

NEW SOUTH ELEVATION



8-5-2020
A-10



Residence Remodeling

Imen Chikhaoui
&
Med. A Gharsallaoui
24 Webster Street
Needham MA, 02494

NEW SOUTH ELEVATION

SCALE:
1/4"=1'-0"
DATE:
August 4, 2020

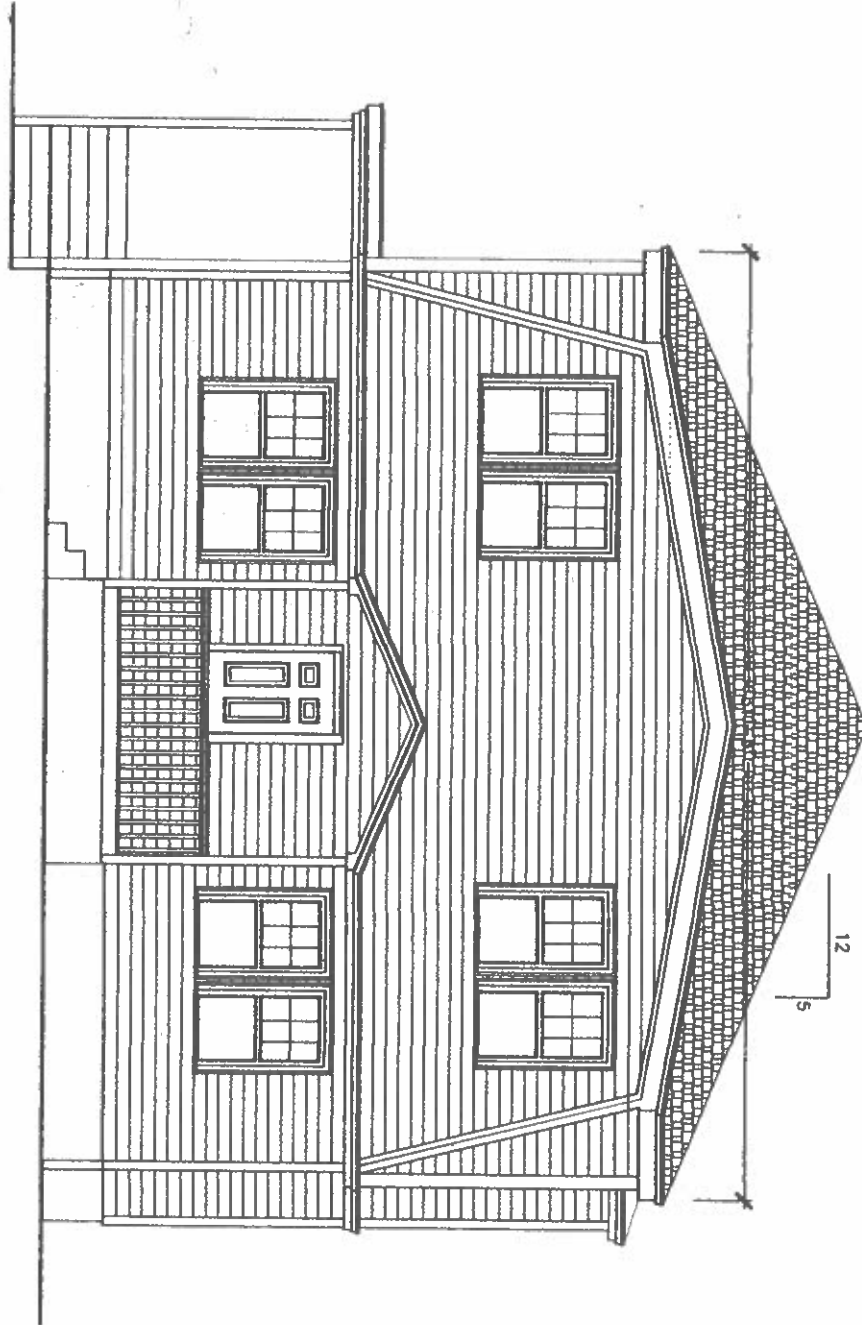
REVISIONS:

ARCHITECT:

FAROUK F. YOUSSEF, AIA
53 EDGEWATER RD
HULL, MA 02045

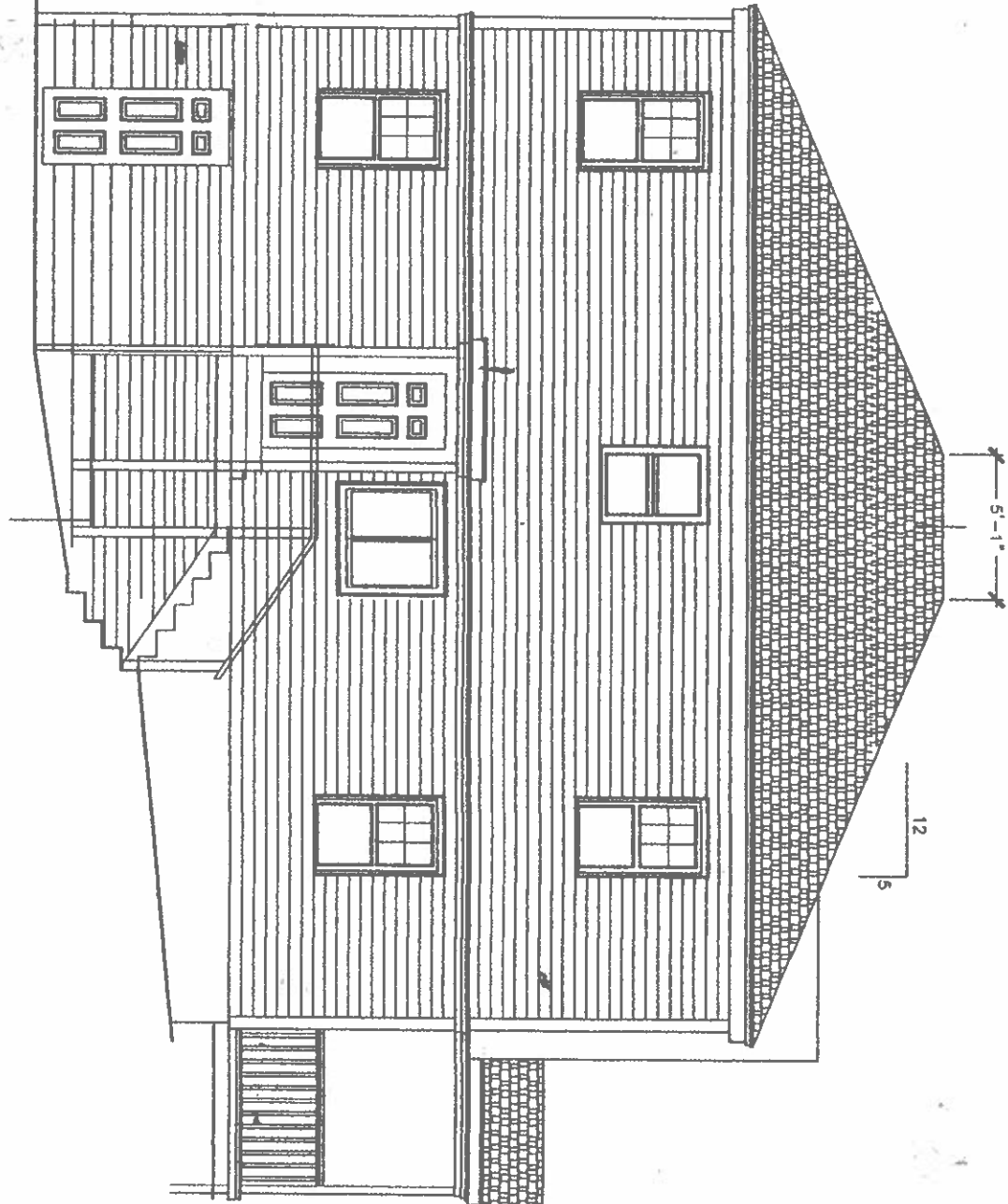
TEL (617) 794-7611
EMAIL: farouk.youssef@gmail.com

NEW WEST ELEVATION_Street Side



8-5-2020 DRAWING A-13	Residence Remodeling Imen Chikhaoui & Med. A Gharsallaoui 24 Webster Street Needham MA, 02494	NEW WEST ELEVATION		ARCHITECT:
		SCALE: 1/4"=1'-0" DATE: August 4, 2020	REVISIONS:	FAROUK F. YOUSSEF, AIA 53 EDGEWATER RD HULL, MA 02045 TEL (617) 794-7811 EMAIL: farouk.youssef@gmail.com

NEW NORTH ELEVATION



DRAWING A-12	8-5-2020 	Residence Remodeling		NEW NORTH ELEVATION		ARCHITECT:	
		Imen Chikhaoui & Med. A Gharsallaoui 24 Webster Street Needham MA, 02494		SCALE: 1/4"=1'-0" DATE: August 4, 2020		FAROUK F. YOUSSEF, AIA 53 EDGEWATER RD HULL, MA 02045 TEL (617) 794-7611 EMAIL: farouk.youssef@gmail.com	

NEEDHAM PLANNING BOARD MINUTES

April 4, 2023

The Needham Planning Board meeting, held in person at the Charles River Room of the Public Services Administration Building and virtually using Zoom, was called to order by Adam Block, Chairman, on Tuesday, April 4, 2023, at 7:00 p.m. with Messrs. Crocker and Alpert and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in public and remotely per state guidelines. He reviewed the rules of conduct for all meetings. This meeting includes two public hearings and public comment will be allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Request to extend the Action Deadline of Decision: Major Project Site Plan Special Permit No. 2021-01: WELL LCB Needham Landlord LLC, c/o LCB Senior Living, 3 Edgewater Drive, Suite 101, Norwood, MA 02062, Petitioner (Property located at 100-110 West Street, Needham, MA). Regarding redevelopment of the property to include an 82 unit Assisted Living and Alzheimer's/Memory Care facility and 72 Independent Living Apartments.

Attorney Tim Sullivan, of Goulston & Storrs, stated he is requesting an extension of the special permit for 12 months. His client has been working to put forward the project and recently submitted a new application. The applicant heard a lot of comments and time is needed to come back with a thoughtful and responsive project. He feels there is good cause. Mr. Block asked if there is a new proposal. Mr. Sullivan stated they are asking for a 12-month extension for what was approved.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a vote of the five members present unanimously:

VOTED: to approve the request for an extension of the existing permit for 100-110 West Street for one year until 6/14/2024.

Correspondence

Mr. Block noted a letter, dated 3/24/23, from the Commonwealth of Massachusetts Department of Housing & Community Development to Town Manager Kate Fitzpatrick, noting the Town has achieved Interim Compliance with regard to the MBTA Communities law (G.L. c.40, sec. 3A). He stated thanks to Ms. Espada and Ms. McKnight it has been approved. The deadline is 12/31/24 for final action approval. He also noted an email, dated 3/30/23, from the League of Women Voters with a reminder of the Warrant meetings. The Board discussed the room assignments.

Public Hearings:

7:10 pm. 920 South Street Definitive Subdivision: Brian Connaughton, 920 South Street, Needham, MA, Petitioner (Property located at 920 South Street, Needham, MA). Please note: this hearing has been continued from the December 19, 2022, February 7, 2023 and March 28, 2023 meetings.

Scenic Road Act and Public Shade Tree Act: Brian Connaughton, 920 South Street, Needham, MA, Petitioner (Property located at 920 South Street, Needham, MA). Please note: this hearing has been continued from the December 19, 2022, February 7, 2023 and March 28, 2023 meetings.

Mr. Block stated this had been held open to receive satisfactory comments from the Fire Department, Police Department and the Tree Warden. Comments have been received from the Fire and Police. He noted Tree Warden Ed Olson was at a hearing and supported the removal of 2 trees and requested a donation to the tree fund of \$400. Ms. Newman noted the hearing was held in front of the Planning Board on 12/19/22. Mr. Alpert would like to review the request for waivers for roadway width and pavement. Attorney George Giunta Jr., representative for the applicant, noted this will be a private way

and only serve 2 houses. There will never be a request to make it a public way. Mr. Alpert noted there is a waiver request for the radius of the turn around and a waiver of curbing. He does not recall discussing that. Mr. Giunta Jr. stated the design is the same, just dropped down 3 feet. The rules and regulations call for granite curbing around the circle. This only serves one house at the end after the circle. The applicant wants a cape cod berm around the circle. Mr. Alpert asked the applicant to explain the sidewalk, road layout and general waiver of construction. Mr. Giunta Jr. stated this goes to the fact this is a glorified driveway. This is a catchall in case anything is missed. He noted all is shown on the plan.

Ms. Newman stated the Board does not historically ~~grant a general waiver~~~~do that~~. The waivers that are requested need to be called out. Ms. McKnight noted there is no sidewalk. Mr. Giunta Jr. stated there are no sidewalks on South Street. It does not make sense for a sidewalk to a road with no sidewalk.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a vote of the five members present unanimously:

VOTED: to close the hearing for 1) Request for Approved Subdivision, 920 South Street and 2) close the hearing for Request for Scenic Road and Public Tree Removal of 2 trees.

Ms. Newman will draft a decision for the 4/25/23 meeting. She will prepare the standard kind of decision to grant waivers and require the way be private and the owners keep ~~it~~ maintained in perpetuity and include all traditional requirements relative to construction including submittal of a landscape plan for the cul de sac which they do not have yet and a landscape plan with the abutter. She will reference all documents that will go on record and include covenants and any associated easements.

Revise temporary outdoor seating/outdoor display policy to extend applicability date to April 1, 2024 or another later date deemed appropriate by the Board.

Upon a motion made by Ms. Espada, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to extend to 4/1/24 pursuant to the Governor's updated orders.

Discussion with CAPC Chair Stephen Frail on climate smart zoning reform.

Stephen Frail, of 29 Power Street and Chair of the Climate Smart Zoning and Permitting Committee (CAPC), stated Ms. Espada ~~and Ms. McKnight – Ms. McKnight did not participate – was the participant Artie Crocker?~~ participated in the CAPC. He noted a meeting has been posted in case 4 or more members of CAPC show up at this Planning Board meeting. There are 7 standing members and 40 or so volunteer participants. Mr. Frail gave the background of the CAPC. It was chartered by the Select Board in early 2022 to come up with a climate action plan. They report to the Select Board and are an advisory group. The CAPC was tasked to look at the state law around greenhouse gas mandates and chart a path forward for all municipal sectors. The Committee has been meeting for a year and came up with a project plan. The Committee met with volunteers in the Fall to come up with priorities.

Mr. Frail noted there are actions in 6 areas. One area was zoning and permitting. The state wants net zero by 2050. Only 2.4% of greenhouse gases come from the municipal sector. Ms. McKnight asked what construction represents. Mr. Frail noted it could be reconstruction, house construction, roadways being paved. It is a hodge podge but usually large diesel tractors and trucks. Ms. McKnight asked if it is related to construction activity during a certain year. Mr. Frail stated yes, and he showed charts with percentages of use for fossil fuel heat, gasoline and diesel, electricity and others. Most homes are heated by natural gas and oil. For this group the focus was on decarbonization of buildings, how to remove barriers to adoptions of solar, heat pumps and such in residential and commercial buildings and how to improve building codes.

Mr. Block noted the town adopted the Stretch Code. He asked if the Board needs to go to Town Meeting or is it an automatic update. Mr. Frail stated it is automatic. There is a third level at the state for an Opt-In Stretch Code, which is mainly applicable to new construction. He noted 2 key actions came out of 2 of the 6 working groups. The Smart Zoning and Permitting Group suggested removing zoning barriers where they exist. Ms. Espada noted she was the Chair of that group and it included the Building Commissioner, Oscar Mertz and Justin (surname?) from Engineering. Mr. Frail noted areas have been identified. The Net Zero Building Group's key action is to adopt the specialized stretch code at Town Meeting.

Formatted: Highlight

Formatted: Highlight

The group discussed what should be by right and what should be special permit, what should be included in the definitions and what the site plan process should be. The current zoning has a large-scale ground mounted photovoltaic installation overlay district. He pulled some information/language from the Department of Energy Resources (DOER).

Mr. Alpert stated, if having it in other areas of town, it may be easiest to extend the overlay district to the other areas. Mr. Frail stated very few areas could have this. He noted existing solar and commercial district roof top solar. He discussed the restriction of height, horizontal coverage, setback and screening of equipment. The larger the project the more flexibility. Mr. Block noted the original goal was recommendations for municipalities to loosen up regulations as they are seen as barriers. Mr. Frail stated this was for the aesthetics. There are no restrictions on residential. He noted there are 500 residential solar installations in Needham and most are single family. Ms. Espada noted the Building Commissioner said it would impact architectural designs moving forward. She asked if the Board was looking at the Tree By-Law simultaneously as it would impact solar. Mr. Frail noted they are not really looking at residential. The Metropolitan Area Planning Council (MAPC) recommended expediting solar installations, permitting check lists, narrow inspection time windows to lower costs, developing a solar permitting website, offer online permitting and reduce or eliminate permitting fees for solar projects.

Mr. Block asked if there is a way to fast ~~track~~ track, so it is weeks rather than months. Mr. Frail gave a summary of the CAPC discussion. He noted items not blocked by the current zoning are residential heat pumps, residential roof top solar and large-scale ground mounted solar. The highest priorities are solar canopies over parking lot/structures, commercial roof top solar and small and medium sized ground based solar, which has not been defined but could be by right or special permit. Mr. Alpert noted they are basically accessory structures. Ms. McKnight understands that solar is not necessarily just bringing electricity into the house solely for that house but going into the grid so they can get credit for it. Mr. Frail noted it is allowed as opposed to just being another accessory structure. They recommend it be allowed as of right with site plan approval. It removes barriers to quickly add green energy products. Site plan approval is being recommended because they need to handle stormwater, minimum height to allow plans and emergency vehicles and impacts on parking and paving. This would allow canopies on parking garage roofs that help with snow melt, safety and protects cars parked on roofs.

Mr. Alpert noted they could define how many parking spaces are being taken. Mr. Block stated that will add time to the process and would need a traffic study. Mr. Alpert noted a study is not needed but figuring out how it would be managed. It would be a public hearing and site plan review. The neighbors would have input. Mr. Frail noted the Building Commissioner suggested looking at solar on parking structures as well as roofs for height restrictions and such. Another suggestion is adding zoning for small to medium ground based solar. That is not defined in the By-Law. The permitting process needs to be clarified. It is being recommended that small systems be as of right subject to lot coverage limits and medium systems be as of right with site plan review. Mr. Block asked to what extent could they exempt municipalities from the longer processes. Mr. Alpert commented there could be more problems dealing with the town than regular homeowners.

Mr. Frail noted Hank Haff was there and not interested in carving that out. They pulled together resources for climate smart zoning. He also took the DOER wording and prepared draft Climate Smart Zoning language for Needham. Mr. Block noted, on zoning and permitting, there is a list of 3 specific actions the Board could take. He asked if Mr. Frail was looking to take action with 3 separate By-Law actions in October. Mr. Frail noted these are recommended by the CAPC. Mr. Block asked when the Board would need the language for By-Law changes for October and was informed August. Mr. Alpert feels they are looking at next year's annual. Mr. Frail noted this is an advisory body and not experts at language. If there is interest from the Board he would prioritize and be a resource.

Mr. Block noted it should take 2 or 3 months to create legislation for 2 or 3 actions to have them ready for August. Others may take longer and be more complicated. He would like to utilize the existing site plan criteria and special permit criteria. He would like to modify FAR in some areas and, if they meet specific standards, there could be a type of bonus. He wants to establish and understand what the impact of the additional inducements would ~~be~~ be and wants to have the conversation. He noted the state decided the Stretch Code would not get them there for decarbonization and a new code needs to be drafted. Mr. Alpert stated the Council of Economic Advisors (CEA) needs to have that conversation. A discussion ensued.

Mr. Frail stated there is an updated Stretch Code and an Opt-In for Specialized Code. The town already adopted the Stretch Code. The Opt-In for Specialized Code is an above-code appendix. He reviewed the key changes to the Stretch Code. There are stricter standards for new construction and alterations. New construction requires ventilation and heat capture,

requires homes to include EV wiring and high ventilation buildings such as labs and hospitals get exemptions. The new Opt-In Specialized Code was written to encourage net zero building construction. This would need an affirmative Town Meeting vote to pass. The town needs to opt ~~in~~, and it goes into effect 6 months after passing. This is for new construction only. Ms. Espada feels this is something to think about along with the MBTA Communities. This all needs to be looked at holistically.

Mr. Frail noted he sat in on Wellesley's public forum on the new Specialized Code. They basically said building construction cost is about 1% more. There is a learning curve but over time they have learned and are now at a very competitive price. Ms. McKnight noted this is not under zoning but under the state building codes. Mr. Frail stated yes, there is a pre-emption. The public process is over the next couple of months and there is a recommendation to the Select Board. They are aiming for September/October for the final. Ms. McKnight asked if the Climate Action Committee is ongoing. Mr. Frail noted through 2024. He described the upcoming process.

Report from Planning Director and Board members.

Ms. Newman noted she and Mr. Block met with the Finance Committee to discuss the Articles including funding for the Small Repair Grant Program. The Finance Committee was affirmative on all Articles except the Accessory Dwelling Unit (ADU) Article. Mr. Block noted the Finance Committee is voting no comment on some of the Articles. With an absence of a quantifiable number of units in other communities they voted not to recommend the Article on ADUs. He noted a few have been trying to gather information from other towns. Ms. Espada asked what the concern was. Mr. Block noted the Board allows an ADU to be rented out and allows 5 unrelated people to live there, between both structures. Ms. McKnight noted that this is the same limit as for a single-family house. Ms. Newman stated the Finance Committee grabbed the idea that the ADU was going to get created, the couple was going to move into the ADU and rent to a family of 4 kids which would then impact the schools. She feels they focused on school related costs. Ms. Espada stated that is the next generation anyway and not really the rental. unclear

Mr. Block noted the Finance Committee questioned the impact on town services and the schools. Mr. Alpert commented it does not make sense. If the elderly couple sells the house and moves away, you can have a large family move in. Ms. Espada noted the ADU would be for one or 2 people. Mr. Block explained that but that is still the Finance Committees position. He would like all members to collect information to quantify as much as they can to provide to the Finance Committee. All the municipalities reported there are so few ADU's there is no impact. The Board needs to show that information. He would like all members to make some calls to municipalities. He noted the MAPC study was 6 years ago.

Upon a motion made by Ms. Espada, and seconded by Mr. Alpert, it was by a vote of the five members present unanimously:

VOTED: to adjourn the meeting at 9:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne S. McKnight, Vice-Chairman and Clerk

Formatted: Highlight

Formatted: Highlight

NEEDHAM PLANNING BOARD MINUTES

July 11, 2023

The Needham Planning Board meeting, held in the Charles River Room of the Public Services Administration Building and virtually using Zoom, was called to order by Adam Block, Chairman, on Tuesday, July 11, 2023, at 7:00 p. m. with Messrs. Crocker and Alpert and Mmes. McKnight and Espada, Planner, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in a hybrid manner in public and remotely per state guidelines. He reviewed the rules of conduct for all meetings. This meeting does not include any public hearings and no public comment will be allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Housing Needham (HONE) Advisory Group Appointments

Mr. Block stated this Group will be a 9-member Board. The Select Board has appointed ~~its~~^{their} 2 members – Heidi Frail and Kevin Keane. Heidi Frail will be Co-Chair. The Finance Committee appointee is John Connolly. He noted the Planning Board has received 6 applications from residents. Ms. Espada has offered to be on the Board.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to appoint Ms. Espada to the Housing Needham Advisory ~~Board~~^{Group} as the Planning Board member to serve as Co-Chair.

Mr. Block stated Ms. McKnight has expressed interest. She appreciates the ~~Town is wishing~~^{wishes} to comply with the MBTA Communities and is open to ~~other~~ ideas people will bring forward for compliance with the law. Mr. Alpert stated he is in favor of Ms. McKnight serving but what happens when she is off the Planning Board in April. This is a Planning Board member seat. He asked if the Board would be able to let Ms. McKnight continue or would someone have to step in and replace her. Ms. McKnight stated there are 2 ways of doing it. One piece is the timing of the community meeting part. According to the timetable that would go to April. The second piece is the process of having hearings and drafting zoning. She could easily pick up the first piece and someone else could pick up the second. Alternatively, She is hoping people would be satisfied with her role on the committee and the Board's would ~~take a~~ vote that she, as a former member, could continue on the Advisory Group~~Board until it is laid down~~.

A motion was made to nominate Ms. McKnight to serve as the second Planning Board appointee on~~member of~~ the Housing Needham Advisory Group~~Board~~. Mr. Crocker stated he is concerned Ms. McKnight and Ms. Espada were both on the Housing Plan Working Group and now a different group is starting. He feels it is good to have continuity but good to have differences as well. Mr. Alpert stated he is not concerned with that. MBTA Communities law compliance~~This~~ is one small aspect of the Housing Plan. He is not sure that much of the MBTA Communities law was discussed. He feels the MBTA Communities law could be satisfied by designating certain~~the~~ areas as Apartment A-1. Ms. McKnight commented she brings to the table a deep understanding of the MA Department of Housing and Community Development (DHCD) MBTA Communities law Guidelines. Mr. Alpert is comfortable with Ms. McKnight getting started. Mr. Crocker is concerned if Ms. McKnight would be able to step back if necessary. Ms. McKnight feels she absolutely would be able to step back. Ms. Espada appreciates all Ms. McKnight's knowledge and depth and feels she would be a good part of the committee. Others who were not part of the Housing Plan Working Group would benefit from the knowledge and that would balance the committee. This is a completely different process and will be community ~~-lead~~. Mr. Block agreed Ms. McKnight has a lot of working knowledge.

Upon a motion made by Mr. Alpert, and seconded by Ms. Espada, it was by a vote of the five members present unanimously:

VOTED: to appoint Ms. McKnight to serve as the second member of the Housing Needham Advisory Board^{Group}.

Mr. Block discussed the public representatives process for the Planning Board. There will be 2 residents with backgrounds in architecture, land use laws, ~~real, and/or real~~ estate. Mr. Alpert helped Mr. Block with the interview process. They are recommending Ron Ruth, a former member of the Planning Board, and are looking at 2 other candidates. He is grateful for all 6 residents who stepped forward. He noted Amanda Berman has a background in housing, policy and commercial development. Bill Lovett has developer type experience. This process will create a fundamental change in the Zoning By-Law and will be a benefit for the Town to have a voice from the developer community. It would be helpful if they had someone who understands the balance of the needs of the community.

Mr. Alpert stated whichever one is chosen would be a good choice. He is more in favor of Ms. Berman. She is a land use planner who was working in this field with the City of Newton. She first applied for the Housing Plan Committee and is now stepping up for the second time. He is impressed with her enthusiasm. She has the time to devote to this as a stay-at-home mom. He did not get that sense of enthusiasm from Mr. Lovett. He was late to apply and was approached by the Board as there was no developer. Mr. Lovett stated he did not want to serve if it was only an advisory committee. This committee has a little broader scope. He [Mr. Lovett or Mr. Alpert?] noted some deficiencies in the site plan review process and would like this committee to amend the site plan review process ~~as with~~ regards to uses that are allowed ~~the~~ as of right ~~process~~. He feels Ms. Berman, with her experience, could hit the ground running and feels she would be an asset to the Town. She clearly has the credentials needed for this committee. Oscar Mertz, an architect, is also a very strong candidate, but they decided against him. Mr. Mertz was on the Housing Plan Committee and there was a discussion with having too many from that committee. Ms. Espada is an architect, so it was decided not to put Mr. Mertz forward.

Formatted: Highlight

Ms. McKnight commented that she respects the recommendations of Mr. Block and Mr. Alpert. Ms. Berman has not lived in town that long and the Board expects to ~~would~~ have to have the services of a professional consultant who is to be engaged. Ms. McKnight admits that ~~she~~ has a lack of insight into the economics of development and Mr. Lovett would bring that insight. She would like to work with Ms. Berman but really likes Mr. Lovett's experience. Mr. Alpert noted that any site plan modifications would be across all districts. ~~[is this relevant here, or should this be moved up to the prior paragraph?]~~ Ms. Espada feels similar to Ms. McKnight. She noted that Mr. Mertz is a strong contender. She feels confident with the 2 recommendations. She appreciates having a different voice with having a developer. She wants different voices. There has not been a lot of developers attracted to work in downtown where the Board has made zoning changes. She would go with either, but feels Mr. Lovett brings something different that the Board does not have now.

Formatted: Highlight

Mr. Crocker thanked all 6 for stepping up and submitting their names. He is concerned that Ms. Berman used the word "urban" as Needham is suburban. However, he feels she is very creative and that goes a-long with ~~toward~~ planning. With Mr. Lovett it would be great to have a developer's aspect, but Mr. Lovett's company represents large apartment complexes. This A-1 type of development is not his kind of job, but the economic aspect plays a part. The Board needs to have someone from Needham, and he is leaning toward Ms. Berman. Mr. Block stated Mr. Lovett's development work is on point with the MBTA Communities law, and his developments have been a mix. Mr. Alpert commented he hopes Needham developers show up at these ~~meeting~~meetings and not just residents.

Mr. Block stated he asked all the candidates what the benefits of compliance with the MBTA Communities law are and the risks. Mr. Ruth noted transportation challenges, public education and increased density to the ~~€~~Town. Mr. Lovett also identified similar challenges. The other candidates were not able to identify or discuss any challenges except there is not enough housing. Ms. Espada asked what Ms. Newman's thoughts were. Ms. Newman stated they have Karen Sunnarborg who is a housing planner so there is a strong housing voice present already. The consultant would be looking at land use and urban design. Housing would be Ms. Sunnarborg or Ms. Berman. Ms. McKnight commented that Ms. Berman has created many community outreach engagements and that will be needed.

Mr. Block stated the staff would help engage that process. There needs to be someone who understands the balance of density, balance of the impacts between schools, finance and transportation and impacts to public safety. Mr. Lovett was able to speak to those. Ms. Berman's response was if we do not have enough housing, to create housing. The greatest impact would be in Single Residence B. It is important to have that insight when developing policy. Mr. Alpert thinks Ms. Berman has the background and experience needed. Ms. McKnight noted the Board would have to prove to DHCD the 12.5% inclusionary zoning standard is economically viable. Mr. Lovett would be able to give that information. Ms. Newman stated the Board would be asking the consultant to give information on that.

A motion was made to appoint William Lovett to the committee. Mr. Crocker stated he would vote against that. The outreach to the community is almost everything. There needs to be a strong outreach background.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a vote of three of the five members present (Messrs. Alpert and Crocker voted in the negative):

VOTED: to appoint William Lovett to the Committee.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to appoint Ron Ruth to the Committee.

Joe Matthews – Discussion of Floor Area Ratio regulations

Joe Matthews, of 31 Rosemary Street, Precinct I and Town Meeting member, stated he reached out to the Planning Board to try to address the issue of teardowns in Needham. This issue is a great concern in town with the demolition of existing houses and replacing them with generally a house triple the size. New construction puts \$2.5 million houses on 10,000 square foot lots. There is an affordability issue because of teardowns. To add these new houses, market-affordable houses are being torn down. There are negative impacts other than affordability, such as the character of the neighborhood, less affordable housing stock, removal of trees. There is zero net increase of housing and a loss of market-affordable housing. The median house price of \$1.5 million ~~is~~ is in the middle of the data set. Even affordable housing would need double if not higher than median income. [unclear] He feels this is unhealthy for the Town and the market. Teardown activity should be disincentivized or limited via changes to the Zoning By-Laws. The Town should consider housing affordability, protect environment, limit leveling of terrain, maintain the character of the neighborhood and signal to developers to focus on net additions to the housing supply.

Formatted: Highlight

Mr. Matthews gave the background of teardowns. He noted the Large House Study Committee was formed in May 2014 and the Zoning By-Laws were changed in 2017. That reset the zoning requirements in residential zones including Floor Area Ratio (FAR). The key is what counts for FAR and what does not. The By-Law excludes some areas from counting as floor area that he feels should be included. He noted low to median income is considered to be around \$180,000. Of the 943 new single-family homes built between 2010 and 2021 in Needham, only 25 did not involve demolition and replacement. He noted this is pretty bad and made the housing problem worse. He discussed the current By-Law definition of FAR being “human occupancy spaces.” “Excludes basements, attics and half stories above the second floor” was inserted in the Single Residence B (SRB) District in 2017. The half story is generally a fully functioning space and not really storage spaces. They are third floors and should be treated the same as second floors. He suggests a change to “all space used for human occupancy should be included in FAR calculations.” The Board could use gross floor area or any space where the ceiling is 3 to 4 plus feet, remove the redefinition in Section 4.2 or explicitly state the third floor third-floor area increase.

Mr. Matthews feels tear down and reconstruction in SRB does not reconcile with the town’s goals on housing affordability, sustainability and equity. He submitted 5 examples of teardowns. He feels the change is straightforward. Mr. Block commented the FAR requirement is omitted in SRA and is only in SRB. Mr. Crocker agrees the third floor is full stairs with living space. He feels it would have been addressed differently back in 2017 if the Board realized the issues. He was on a Board with Joe Matthews and feels it is a loophole that should be addressed. Mr. Alpert thanked Mr. Matthews for raising the issue. His recollection was the concern was teardowns were being replaced by large buildings that did not fit in the neighborhoods. One of the things he needs to do is focus on the Needham Housing Plan. The issue raised is a major issue the Planning Board needs to consider. What is the goal the town is looking for? Is it the houses are too large for the lots or the financial aspect? Mr. Matthews raises the financial aspects. He does not think affordability and cost of homes was the focus in 2016-2017.

Mr. Alpert looked at the 5 examples and feels the developer pushed the envelope on the home near him on Webster Street. Greendale was another example. He feels the other 3 fit into the neighborhood just fine. Mr. Matthews raised the legitimate point of the Planning Board needing to find a way for affordability. The Board needs to consider that. The Board has height regulations, setback regulations and lot coverage regulations. That may be where the focus should be on reducing the size of the homes. He noted a lot of teardowns are old homes not taken care of. Three of the example homes fit nicely on the lots and had 2½ stories. Ms. McKnight noted pages 47 to 50 should be the focus. There should be a new working group to

see how the 2017 changes are working. Mr. Matthews has a simple approach. She served on the Large House Committee and remembered saying she ~~does~~ not think ~~the recommended changes~~ would affect the teardown phenomenon. The Committee did not talk about affordability or impact to the Town. She noted the Planning Board just went through a worthwhile project setting goals for the next year or two. Mr. Block asked, with all the other goals, where would the Board fit this in.

Ms. Espada thanked Mr. Matthews for the presentation. They talked briefly about how it needs to be reviewed and revised. She appreciates all the thought Mr. Matthews put into it. Mr. Crocker does see the 2017 language as a loophole that needs to be changed. Mr. Alpert noted lot coverage and FAR limitation on the first and second floor substantially reduced the bulk of houses. He feels the height of buildings should be looked at. The ~~Webster and Rosemary~~ developer, at the corner of Webster and Rosemary Streets, raised the grade. Maybe the grade should be measured from the street. Ms. Newman suggested possibly the before-construction grade should be used. Ms. McKnight feels this can be pursued in a short time period. Mr. Block commented the economics have to work. Mr. Alpert stated some people are counting on the fact they have a \$1 million asset in their house. The Board could change the By-Law and the house is only worth \$800,000. These owners would lose money they were counting on for retirement. This needs to be given careful consideration.

Mr. Block stated homes in good shape are usually sold to end users. It is houses that need work that are usually bought by builders as there is too much cost to repair. Mr. Matthews stated he appreciates the comments. He just wanted to raise awareness and start the conversation. The size was the issue in 2017 and now affordability is also an issue. The issues need to be clarified and focused on disincentivizing teardowns. He highlighted the corner of Webster and Rosemary. It was advertised as a good starter home although it is only affordable at twice the median income. He is open to height, setbacks and lot coverage but enforcement would be the issue. He feels people should be allowed to finish basements if they are already there. [these sentences are unclear and it is unclear who is speaking – Mr. Matthews? Mr. Block?]

Formatted: Highlight

George Giunta Jr. – Discussion of proposed Approval Not Required (ANR) Plan at 770 Chestnut Street

George Giunta Jr., representative for the applicant, noted the 2020 subdivision application for Heather Lane. There was an old 15 foot right of way off Chestnut Street. The town widened it to a 24-foot right of way and it became a road. Steven Sands is looking to buy the existing lot that was not part of the subdivision approval process and subdivide it into 2 lots. The issue is whether it should be ANR or an amendment of an existing subdivision. He spoke with Planning Director Newman, and it makes the most sense to do an ANR. The road has been upgraded to a standard road. It is a private way, but it complies with the standards for roads. He noted the lot would have one house anyway and Mr. Sands wants to add another house. He wanted to have a conversation with the Board to see if that would be the way to go.

Mr. Block asked what the requirements would be for subdivision approval. Ms. Newman thought it would be ok to do an ANR. The street is done and fully bonded. Heather Lane will always be a private way. Mr. Block asked how Mr. Sands intends to deal with drainage. Mr. Giunta Jr. noted there are 2 separate drainage components – drainage for the roadway and then for the lots. Ms. McKnight asked if the frontage would be on Heather Lane or Chestnut Street. Mr. Giunta Jr. noted the frontage would be on Heather Lane. There is adequate area. The lots are straight, long, rectangular lots. All members agreed with an ANR process.

Bond Reduction – Belle Lane Definitive Subdivision: Annemarie von der Goltz, Trustee, 634 Charles River Street Realty Trust, 420 Lakeside Ave., Marlborough, MA, Petitioner (Property located at Map 305, Lot 23, off of Charles River Street, Needham, MA)

Mr. Block noted there is a letter, dated 5/16/23, from the Town Engineer noting the work is completed. The road has been accepted and there are no issues.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to approve release of the bond.

Board of Appeals – July 20, 2023

165 Brookside Avenue – Deborah H. Anastas, applicant.

Ms. McKnight noted there is a focus only on a certain non-conformity. This lot has lot area, frontage and setback non-conformities. The applicant should mention lot area and frontage also as non-conforming. Ms. Newman stated the applicant should mention non-conformities in all regards. That is a reasonable comment to the ZBA that it should be disclosed. A motion was made to comment, with regard to 165 Brookside Avenue, it appears to also have frontage and lot area non-conformities that should also be mentioned so it is considered in the process. Mr. Alpert stated it should be disclosed in the application. ~~The amendment was accepted.~~

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to comment, with regard to 165 Brookside Avenue, it appears to also have frontage and lot area non-conformities that should also be mentioned, and included in the application, so it is considered in the process.

673 Highland Avenue – 669 Highland Ave., applicant.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a vote of the five members present unanimously:

VOTED: “No comment.”

Minutes

Ms. McKnight noted the minutes of 1/17/23, page 3, under review of Zoning Articles, it says “He does not share the view...” Is it Mr. Schneider or Mr. Block? It was clarified it was Mr. Schneider.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to accept the minutes of 1/17/23 as red lined.

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a vote of the five members present unanimously:

VOTED: to accept the minutes of 3/17/23 as red lined.

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a vote of the five members present unanimously:

VOTED: to accept the minutes of 3/28/23 as red lined.

Ms. McKnight noted the minutes of 4/25/23, 1st page, amendment for Wingate reference from the traffic engineer. It states “the traffic study is on page 2 of the letter.” She asked what letter? Mr. Block stated a letter from Attorney Evans Huber was part of the Traffic Engineer’s submission. Ms. McKnight noted it should be clarified that it refers to page 2 of Mr. Huber’s letter. On page 2, 3rd paragraph, it states “it is a different use but a similar type use.” It was agreed to delete the sentence. On page 6, last paragraph, 3rd line, the Chairs would be members of the Planning Board and Select Board, ~~not~~ other Board’s.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a vote of the five members present unanimously:

VOTED: to approve the minutes of 4/25/23 as amended.

Report from Planning Director and Board members.

Ms. Newman noted the Request For Proposals for the HOME ~~eme~~ ~~E~~committee ~~E~~consultant was sent Monday and she expects responses by 7/20/23. Appropriate people will be interviewed the first week of August. She noted Needham Bank received a temporary Occupancy permit to occupy the ATM. The As-Builts were not completely done so the bank gave

money to bond it. An agreement allows her to hold the money for the next 2 weeks while the As-Built's are completed. Mr. Block noted a number of revisions done to the planning documents will be included in the next packet.

Correspondence

There was no correspondence.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the five members present unanimously:

VOTED: to adjourn the meeting at 9:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne S. McKnight, Vice-Chairman [was JSM still Vice-Chair on July 11, or was Ms. Espada Vice-Chair?] and Clerk

Formatted: Highlight

NEEDHAM PLANNING BOARD MINUTES

August 15, 2023

The Needham Planning Board meeting, held in the Charles River Room of the Public Services Administration Building and virtually using Zoom, was called to order by Adam Block, Chairman, on Tuesday, August 15, 2023, at 7:00 p.m. with Messrs. Crocker and Alpert and Ms. McKnight, ~~Planning Director~~, Ms. Newman, and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in a hybrid manner in public and remotely per state guidelines. He reviewed the rules of conduct for all meetings. This meeting does not include any public hearings and no public comment will be allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Mr. Block stated earlier today the Land Court decision regarding 1688 Central Avenue ruled in favor of the applicant. The judgement will annul the Planning Board decision. The Planning Board will discuss the decision with Special Counsel.

Request to release remaining Peer Review Funds: Major Project Site Plan: Needham Enterprises, LLC, 105 Chestnut Street, Suite 28, Needham, MA, Petitioner (Property located at 1688 Central Avenue, Needham MA).

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the four members present unanimously:

VOTED: to release the remaining Peer Review Funds in the amount of \$531.66 with regard to 1688 Central Avenue.

Climate Action Plan Committee (CAPC) Planning Board appointment.

Mr. Block noted Mr. Crocker would like to serve on the Committee. A motion was made to nominate Mr. Crocker for a duration to 6/30/24. Ms. McKnight noted in the 5/16/23 minutes she nominated someone to a position but ultimately it is to elect. Mr. Block stated it is an appointment. The amendment was accepted.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a vote of the four members present unanimously:

VOTED: to amend the motion ~~and~~ to appoint Mr. Crocker to the CAPC.

Design Review Board (DRB) appointment.

Mr. Block noted Susan Opton has served for 16 months and needs to be reappointed. This will be a 3-year appointment. Ms. Opton is a Needham resident, owns a landscape architect business in town and is a strong contributor to the DRB.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a vote of the four members present unanimously:

VOTED: to appoint Susan Opton to the DRB for a 3-year term.

Discussion of Planning Board Goals & Priorities

Mr. Block gave a summary. He revised the planning schedule based on the last meeting. Training subjects and modules are to be determined as well as a code of conduct for the Planning Board. This will start later this year and continue. This will probably be an annual thing and he hopes there will be a manual online. He reviewed the By-Law changes ~~proposed~~ for ~~action at~~ the May 2024 Town Meeting. There is support for ~~zoning to support~~ public subsidized housing at the Linden Chambers site; parking standards for commercial uses in districts will be updated; ~~changes will be proposed~~ to ~~update~~ ~~allow~~ customary home occupation ~~definitions~~, to allow solar canopies and solar roofs; ~~we will~~ have community meetings and draft language for Diversity, Equity and Inclusion. For the October 2024 Town Meeting there will be the MBTA Communities ~~Law~~ ~~compliance proposed zoning amendments, with proposed and~~ expanding of the minimum ~~requirement~~

~~forexent of~~ affordable housing for the MBTA areas. Once the MBTA rezoning is complete, the affordability percentage will be proposed change for the other districts in Town at the May 2025 Town Meeting.

Mr. Alpert noted Zoning By-law Section 6.12 (Affordable Housing) should be applied to all districts and asked why the delay. Ms. Newman stated, strategically, the MBTA Communities law compliance will be complicated zoning. She is concerned with confusion. The idea was to focus on MBTA area zoning and the changes there so the conversation is confined to what needs to be done for the MBTA Communities law. Then, when the MBTA area rezoning is successful in the Fall, uniform affordable housing requirements will be extended to the other districts.

~~She~~Ms. Newman noted the parking By-Law is based on work by Stantec but needs to be developed further. Mr. Alpert asked what the customary home occupation issue is was. Ms. Newman noted there are definitions in the By-Law such as tailor. The occupations are so old it needs to be updated. Mr. Crocker stated people can do what they want in their homes. To him the issue would be external and what it creates on the property and people coming to the property. Ms. Newman stated a framework needs to be created to define what the uses are and the number of people who can be in the house that are not associated with living in the house. The Zoning By-Laws is are talking about uses that are not relevant anymore. The uses need to be defined and then legalized such as music/piano teacher, photographer and consultants. Ms. McKnight gave the example of her daughter who is a Certified Financial Planner and works out of her house. She has an administrative assistant and has clients come to the house. Those are the types of issues.

Ms. Newman read the current definition. There should not be more than one person employed there. The uses need to be updated and defined. Mr. Alpert noted this is different from professional offices like doctors and lawyers. Mr. Crocker noted it gets into storage and signage. There is a parking issue but beyond that he is not sure he cares. Mr. Block wants to think through how many people are employed. Mr. Alpert stated a lawyer can have an office in his house but not a law firm in a residential house. Mr. Block noted they need to look at all occupations and be reasonable with what the standard is. There needs to be a balance. With respect to the parking By-Law, he hopes the process is simple enough they do not have to do a broader Request for Proposal for a completely new study. He hopes to have the funds, and the ability, for Stantec to review the standards and make a recommendation of what the standards should be for the different uses in different districts.

Mr. Block noted the Board will have a discussion regarding parking standards, and if the rationale is reasonable, vote accordingly. If it is more complicated it may need to be pushed beyond May 2024. He hopes to engage Stantec in September, get a report in October and have something to the Board by December if sufficient. Some people do not seem to accept the concept of multi-family houses near transportation with reduced parking. It may need to be handled with a 2-prong approach – one standard for MBTA Communities areas and one for other commercial areas. Some may say local housing is a commercial use unclear what is meant by "local housing". Mr. Crocker noted he has 2 concerns. Some people want to allow a lot more parking and some people want to keep have some restrictions in there on parking spaces to force people to take more public transportation. He looks at what the external impact is on the neighborhoods around it.

Formatted: Highlight

Mr. Block stated the rationale Stantec would propose is based on real science. All the issues would be dealt with. He and Ms. Newman will keep in touch with Stantec and keep the Board updated. For October 2024, the focus will be on MBTA Communities Zoning By-Law changes and for compliance. He has also flagged a By-Law change for the area from 888 Great Plain Avenue to Warren Street, which is 3 properties. Ms. Newman has reached out to the 888 GPA developer to see what he is proposing. This may be considered by the Board as spot zoning, but Mr. Block recognizes it may be an opportunity to extend mixed use development to Warren Street. This could coincide with the MBTA Communities effort next year. There may be a better opportunity to do it for May 2025, but the developer may decide to go forward sooner with a Citizen's Petition. If taken up, he would suggest at least 2 community meetings before a public hearing.

Mr. Alpert asked if the MBTA Communities law and Executive Office of Housing and Liveable Communities (EOHLC) Guidelines statutes allow for mixed uses in the MBTA Districts. Ms. McKnight stated it is possible to have an overlay, so the MBTA compliant zoning is the underlying zoning, then an overlay for mixed use. Under current Guidelines, however, If requested as Mixed-Use that includes multi-family housing cannot be counted if the zoning it does not also allow a standalone multi-family. Apartment use would not count for MBTA. It could work with that site with an overlay.

Mr. Block noted in May 2025 he sees finalizing the revised standard for Section 6.12 for higher minimum percentages for affordable housing. Another potential is detached ADUs. He has not heard from anyone advocating for this, but it could be taken up proactively. Mr. Crocker would like to take time to study the You-Do-It area or the Hartney Greymont property versus studying detached ADU's or the Hartney Greymont property. He wants to see what is happening [in other towns?] with detached ADUs. Mr. Alpert feels Hartney Greymont should be part of the MBTA Communities study.

Formatted: Highlight

Ms. McKnight stated part of the reason for opposition to detached ADUs at the 2023 Annual Town Meeting was setbacks. She knows some changes that could be made, and the Board should go forward with it. Mr. Alpert stated there are 2 items for the May 2025 Town Meeting and one for the October 2025 Town Meeting. He thinks in May 2025 there will be 2 different members of the Planning Board. There is no way of knowing what those members would be thinking. Mr. Block stated other things may pop up also, but this [timetable? Schedule?] gets the Board into a better place. Mr. Crocker would like to move study of areas abutting the Charles River to May 2025. Mr. Block clarified that area was Highland Avenue to Central Avenue along the Charles River. He would like to review the use tables and dimensional regulations for those 2 districts (Mixed Use 128 and Highland Commercial 128) to determine if it is a function of market conditions or a function of the regulatory framework that re-development has not occurred under current zoning. He would not move on this if the regulatory framework is fine but market conditions are not. They may look at reducing lot size. Mr. Alpert suggested renaming "Unlocking the Charles" by adding "Mixed Use 128/Highland Commercial 128."

Formatted: Highlight

Ms. McKnight stated she was thinking of the subdivisions the Board approved where there might have been an opportunity to have-obtain an easement for access to the Charles River and chose not to. That is now a lost opportunity.

Mr. Alpert noted Joe Matthews' By-Law change suggestion. Mr. Block noted there is an email from Joe Matthews in the packet requesting the Board modify to include third floors, basements and attics in floor area to calculate ratio of floor area to lot area (FAR). He disagrees with Mr. Matthews comments. He does not feel the 2017 Large House study review was focused on affordable homes. He feels the bulk and design of larger homes replacing smaller homes was the focus, and drainage. This is important substance, but he is not sure the source information is correct. He followed up with Mr. Matthews. Mr. Alpert thinks Mr. Matthews' issue was that in 2017 affordability was not the concern. Now a young couple cannot afford to buy in Needham if \$1.5 million is the new cost. Houses that could be less than \$1 million are being taken down. Mr. Matthews thinks ~~the~~ Board should focus on \$800,000 or \$900,000 houses. ~~He~~ Mr. Block understands Mr. Matthews concern, but ~~An~~ objection he had was counting the area of basements and third floors that were built out and not counting the area if they were not built out. Also telling homeowners that just bought a house they cannot finish the basement. Multiple towns have FAR regulations, but they are all over the place. When the Planning Board is ready to consider this issue, there cannot be a distinction between finished and unfinished areas. Mr. Block stated lot coverage, setback and height are the most important issues.

Mr. Crocker stated FAR should include all inside space and cannot be regulated [by whether the space is finished or unfinished?]. The 2017 goal was not to produce what is happening now. All inside space should be counted as part of FAR. He feels this should be taken up sooner rather than later. The goal was to put some guidance on the size of houses and that did not happen. He feels the loophole needs to be closed. Mr. Alpert noted they need to reassess priorities of the single-family market, look at how many zoning articles there are and prioritize. Mr. Crocker noted the earliest to consider would be after the October Town Meeting next year with a potential for October 2025 Town Meeting. Mr. Block noted Mr. Matthews would want something sooner and may do a Citizen's Petition.

Formatted: Highlight

Mr. Crocker read the general purpose of the Large House Review Study Committee. Ms. McKnight stated she served on the Committee. The concern then was the character of the neighborhood. It was made clear it was not anticipated the changes proposed by the Large House Committee ~~this~~ would reduce the number of teardowns. It was alleged this was a pro-architect committee, since that was the zoning changes proposed at the time focused on design. She thinks there is an energy in the community now to re-study this and she feels they are waiting too long. The goal is fewer teardowns, and that goal is different from the Large House Study Committee's goal. She would like to take advantage of the energy and study this for [sooner than?] May 2025. Mr. Block will have a conversation with Mr. Matthews. He does not know what the HOME Committee will require. When the HOME study is predominantly completed in June 2024, he will see if the committee [what committee?] can start up then in September.

Formatted: Highlight

Formatted: Highlight

Mr. Alpert agrees with Mr. Matthews it [study of FAR?] is a high priority but the major timing problem is the MBTA law By-Law amendments. It is statutorily required and needs to be passed by October 2024. If taking all the staff time, it may prevent the Board from taking this up as quickly as he [Mr. Matthews?] would like. He agrees it should be recognized as a priority and should be taken up as soon as possible. Mr. Block is willing to commit to striking up the committee [what committee?] as early as possible. Mr. Alpert commented if Mr. Matthews brings a Citizen's Petition the Board could comment they feel this needs study as there would be an issue of height, setback and lot area ratio. Without Planning Board support he does not feel it would pass.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Ms. Newman commented she is asking for a third planner for FY25. She is discussing if they could get supplemental funds for an additional planner now. Mr. Block said he has plans to speak with John Connolly of the Finance Committee. He needs to get together with Ms. Espada for Diversity, Equity and Inclusion in the By-Laws. That program needs to be devised with Ms. Espada. He noted this-the document reviewed tonight lays out the timeline for planning action. This will be a living, breathing document. He will reach out to Mr. Matthews to report what was discussed.

Minutes

Mr. Block stated he needs more time to review the 6/20/23 minutes. Ms. McKnight agreed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a vote of the four members present unanimously:

VOTED: to approve the minutes of 5/1/23.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a vote of the four members present unanimously:

VOTED: to approve the minutes of 5/3/23.

Ms. McKnight noted in the minutes of 5/16/23, change "nominate" to "elect" in the vote on page 1. On page 5, the Wingate discussion on solar panels, 2nd line, "Mr. Alpert requested a discussion with Town Counsel who said there is no mechanism." It should be "to see if there is a mechanism." In the next sentence it says "the way to do it is to declare as part of the By-Law-" but it should say "Mr. Alpert suggested the way to do it is to include solar review as part of the By-Law criteria for site plan review." This was agreed. The minutes as drafted note that Mr. Block said there is no definition of what solar ready is and Mr. Block responded back the applicant has agreed to do it. This was agreed. Ms. McKnight noted the 2nd paragraph from the bottom, Mr. Hubers position is they have to get approval. It was agreed to strike this sentence.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the four members present unanimously:

VOTED: to approve the minutes of 5/16/23 with red lined changes noted in the packet and with changes discussed this evening.

Report from Planning Director and Board members.

Ms. Newman reported they have conducted interviews with 2 firms for the HOME Advisory Group~~Committee~~ study. She anticipates an offer will be made next week and the first meeting will be the week of 9/7/23. The plan is to give the firm a copy of the Housing Plan. Mr. Block wants to make sure the Housing Committee is included. [unclear] He would like the Planning Board to have a much higher level of engagement. He noted Amy Haelsen, Economic Development Manager who staffed~~of~~ the Council of Economic Advisors (CEA), moved to Director of Communication so the Manager of Economic Development position is vacant. The Town is searching for candidates. The CEA, which Mr. Block chairs, is focused on site selection, and he commented rezoning in the New England Business Center is done and successful. He noted there are still a number of single-story buildings along that district so there is an opportunity for further development.

Formatted: Highlight

Mr. Block stated he is trying to find a link for better engagement between small business and large business in town to better support businesses. He also noted he represents the Planning Board on the Single Parcel Historical Committee. They are looking at 3 Rosemary Street. This single parcel would~~will~~ be the first historic preservation district~~historical single parcel~~

in ~~T~~own. No action is anticipated by the Planning Board. Ms. McKnight stated she wants to be educated on what it means to be historical. Mr. Alpert stated Town Meeting would prefer that also.

Ms. Clee noted the proposed Planning Board schedule. It evolves but it is helpful to have something to work with. The Board will continue to meet the 1st and 3rd Tuesday nights.

Correspondence

Mr. Block noted the following correspondence for the record: an email from Rob Petitt, dated 7/18/23, regarding the Needham Streetscape Project; an email from Tim Rafferty, dated 7/27/23, regarding Trader Joe's speed bumps; a notice of Public Hearing from Dover Board of Appeals and correspondence regarding downtown.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a vote of the four members present unanimously:

VOTED: to adjourn the meeting at 8:45 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne S. McKnight, Vice-Chairman and Clerk

From: [Rick Myers](#)
To: [Planning](#)
Subject: 888 Great Plain Ave
Date: Monday, September 18, 2023 10:13:12 PM

To the Members of the Needham Planning Board,

Re: Proposed Plans for 888 Great Plain Ave.

I appreciate you taking the time to hear the opinions and concerns of the community regarding the proposed development at 888 Great Plain Avenue. I also appreciate that you have expressed your voices for the safety of pedestrians while carefully considering the town-wide benefits of the proposed plan. I would like to express my equal concerns for the development's impact on the town, including the much discussed safety of pedestrians, but also acknowledge the need for more low income housing in Needham.

As part of the effort to maximize the benefit of the development while maintaining the charm and history of the downtown and surrounding neighborhoods, I want to make certain that the Planning Board has fully considered how the development will impact the area. I am certain that there has been some discussion of my concerns, but I would like to ask if the effect on parking, pedestrian safety, and the need for the commercial space has been fully examined by the board.

As you are undoubtedly aware, it is very common during afternoons, and especially weekends, that much of the on-street parking near the intersection of Great Plain and Pickering is occupied with people visiting local retailers, restaurants, Greens Field, and the Y. Significantly, there should be an awareness that the proposed development will bring an influx of delivery vehicles to this property. Some increase will be for the retailers but most will be from the now ubiquitous on-line shopping fleet that roams the town. With the addition of 26 living units, there will be multiple deliveries on a daily basis, especially in the afternoon and evenings when traffic is heaviest. Without dedicated off-street parking, delivery trucks will be forced to double park along Great Plain, further impacting traffic, pedestrians, and bicyclists safety. A quick online search will inform you that the significant increase in delivery vehicles is becoming a well-known problem for urban areas.

In addition, if you spend any time in the area, you know it is common for illegally parked cars to block or obscure the visibility at the intersection and crosswalks as their owners "quickly" pick up food, a family member, or spend time at one of the local businesses because parking spots are not readily accessible. While we can agree that this high demand for parking most often occurs during the afternoon and evening hours, or during weekend sports activities at Greene's field, the introduction of more commercial space and 26 apartment units will ultimately lead to a greater stress on parking spaces and pedestrian safety.

The developer claims that two parking spaces might be added to the existing number, but currently there are only a few spaces in front of 888 Great Plain due to the location of a fire hydrant, the existing curb cut, and the need to maintain sight lines for cars exiting from the municipal lot behind 902 Great Plain Ave. Moving the curb cut from one location to another will not greatly increase the number of spaces, and may cause a decrease depending on the needs to maintain sight-lines for the garage entrance in front of and the driveway next to the property. What's more, there are no dedicated parking spaces in the underground garage set aside for the owners or workers of the commercial spaces. This will undoubtedly force more people to park on the neighborhood streets that are closer than the town's municipal lots.

A traffic assessment, which finds that there will be some impact to traffic flow through the town center, has been performed by the developer, but it does not take into account the number of near-by on-street parking spaces, nor the access for delivery vehicles. In addition, the assessment also does not consider

the location of the curb cut to provide vehicle access to the apartment complex. While it might be intuitive to move it to the east side of the property, and away from the intersection at Pickering St., it would be helpful if an independent traffic engineer reviews the project and determines if that is the best location for an underground garage entrance and what impact it will have on street parking and traffic flow.

Some of these issues can and should be addressed, so I urge the Planning Board to give it significant thought before proceeding with the project. Will the town block a portion of the street parking during the day for deliveries? Equally important, if the goal is to add more housing near the town center, does the increase in commercial space benefit the town or is it primarily benefiting the developer and a desire for commercial sprawl? Lastly, I agree with the consensus opinion that the underground garage access to the proposed building off of Great Plain Ave. is undesirable and urge the Planning Board and developer to continue to work with existing businesses owners for alternative solutions.

I appreciate the challenges that this particular plot of land creates along with the desire to provide more affordable housing. At the same time, I strongly request that the Planning Board consider if they are forcing a solution to one problem only to create bigger ones that will forever change the feel of our small downtown community.

Sincerely,
Richard Myers
78 Warren St.

From: [Joe Abruzese](#)
To: [Planning](#); [Selectboard](#)
Cc: [Lee Newman](#); [Alexandra Clee](#)
Subject: Request to publish meeting minutes and recording for executive session held on 9/11/2023
Date: Thursday, September 28, 2023 7:45:55 AM

To the Needham Planning Board and Needham Select Board,

I am writing to request that the meeting minutes and recording for the Select Board/Planning Board Special Joint Meeting Executive Session held on September 11, 2023 be published.

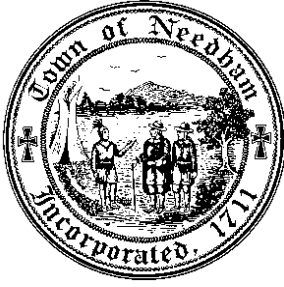
On September 11, the Select Board and Planning Board held a special joint meeting. During the meeting, participants met in Executive Session to discuss litigation relative to 1688 Central Avenue. To my knowledge, the Planning Board decided to not take any further action on this matter and there are no remaining topics to be discussed. As such, I'm requesting that the minutes and recording from the session be published.

Please let me know when they are published and the online location where I can find them.

Regards,
Joe

Joe Abruzese

Town Meeting Member, Precinct D
617-429-3964
jabruzese02492@gmail.com



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

September 26, 2023

Ms. Kate Fitzpatrick
Town Manager
Town Hall
Needham, MA 02492

Re: Donation to Tree Fund

Dear Kate:

The Planning Board, at its meeting of December 19, 2022, reviewed the proposal to remove two public shade trees within the Right of Way of the designated Scenic Road of South Street. The Board held a joint hearing with the Tree Warden, Edward Olsen, who recommended mitigation of the tree removal to consist of a donation of \$200 for each of the two trees removed to the Town's Tree Fund.

Accordingly, attached please find the Scenic Road Agreement entered into by the Applicant, Brian Connaughton, and the Town of Needham Planning Board.

Please add this donation to the next available Select Board agenda to be accepted by the Town.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development

cc: Planning Board

WELLESLEY PLANNING BOARD
NOTICE OF ZONING PUBLIC HEARING
FALL SPECIAL TOWN MEETING

MONDAY, OCTOBER 2, 2023, 6:30 PM
REMOTE MEETING

<https://www.wellesleymedia.org/live-streaming.html>

The online meeting will also be streaming live and will be telecast live on Comcast channel 8 and Verizon channel 40. The meeting will also be recorded and available for later viewing on Wellesley Media.

If you would like to participate on this topic, an agenda will be posted prior to the meeting with the remote information. Please reach out to planning@wellesleyma.gov for more information.

In accordance with M.G.L., Chapter 40A, Section 5, and Section 6.4 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a public hearing to begin at 6:30 p.m. on Monday, October 2, 2023, on the following proposed amendments to the Zoning Bylaw to be considered at the 2023 Fall Special Town Meeting:

1. Amend Section 2.7 EDUCATIONAL DISTRICTS to add a provision in Paragraph A. 1. Permitted Uses, to read as follows:

g. Assisted Elderly Housing, Independent Elderly Housing, Nursing Home and Skilled Nursing Facility and related services, so long as such uses existed in buildings or facilities prior to March 1, 2023

2. Amend Section 5.7 INCLUSIONARY ZONING by amending 5.7.B Applicability and 5.7.C Requirements.

1. Amending Section 5.7.B Applicability by amending the trigger for review from a Project of Significant Impact to Site Plan Review and by adding two new districts which the provision shall apply: Residential Incentive Overlay District and Lower Falls Village Commercial Districts. As a result, Section 5.7. will read as follows:

B. Applicability

The provisions of this section shall apply to all projects requiring approval as Site Plan Review under Section 5.6 in Business Districts, Business Districts A, Industrial Districts, Industrial Districts A, Wellesley Square Commercial District, Residential Incentive Overlay Districts, Lower Falls Village Commercial District and to subdivisions on sites having a development potential under current zoning of five or more lots for One-Unit Dwellings. The provisions of this section shall not apply to any project undertaken by the Town for any municipal purposes.

2. Amending Section 5.7.C Requirements 2. to allow for a mix of affordability by striking the existing 2. in its entirety and replacing, and by striking the words "both of the" in the final paragraph in the section so the remaining section reads as follows:

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2023 SEP -7 PM 12:31

2. No less than .20 of all residential units shall be Affordable Units, comprised of the following affordability mix:

- (a) .15 shall be made available to individuals or households whose annual income is at or below eighty percent (80%) of the area-wide median income ("AMI" as determined by the United States Department of Housing and Urban Development ("HUD"), adjusted for household size, with income computed using HUD's rules for attribution of income to assets; and
- (b) .05 shall be made available to individuals or households whose annual income is at or below between eighty-one percent (81%) and one hundred forty percent (140%) of the AMI, at the Town's discretion.

3. Amend Section 5.9 LARGE HOUSE REVIEW to exempt attached Accessory Dwelling Units from the provisions of Large House Review. As a result Section 5.9.C paragraph four will read as follows:

Notwithstanding the foregoing, the following are exempt from Planning Board review:

- 1. Changes to the non-conforming One-Unit Dwellings which are subject to a Finding in accordance with Section 6 of Chapter 40A M.G.L. and Section 5.1 of this Zoning Bylaw;
- 2. The reconstruction of pre-existing, non-conforming buildings, damaged or destroyed by accidental cause, including fire, or otherwise damaged or destroyed without the consent of the owner, in accordance with Section 5.1.C.; and
- 3. The completion or finishing of attics in existing structures where there are no exterior alterations or changes; and
- 4. The construction of an attached Accessory Dwelling Unit.

Eric Arbeene
Planning Director
(WT-9/14 & 9/21)

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2023 SEP -7 PM 12:31