

NEEDHAM PLANNING BOARD

Thursday, September 5, 2024

7:00 p.m.

Performance Center

Broadmeadow School

120 Broad Meadow Rd, Needham, MA

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**

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

1. Public Hearing:

7:00 p.m. Article 1: Amend Zoning By-law – Multi-Family Overlay District (Base Plan)
Article 2: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Base Plan)
Article 3: Amend Zoning By-law – Multi-Family Overlay District (Neighborhood Housing Plan)
Article 4: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Neighborhood Housing Plan)

2. Report from Planning Director and Board members.

3. Correspondence.

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

LEGAL NOTICE
Planning Board,
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, §5, the Needham Planning Board will hold a public hearing on Thursday, September 5, 2024 at 7:00 p.m. in the Performance Center, Broadmeadow School, 120 Broadmeadow Road, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding certain proposed amendments to the Needham Zoning By-Law to be considered by the October 2024 Special Town Meeting.

The article designations given have been assigned by the Planning Board for identification purposes only. An article number will subsequently be established by the Select Board for the Warrant.

Article 1: Amend Zoning By-law – Multi-Family Overlay District (Base Plan)

The proposed zoning amendments would add new Section 3.17 to the Zoning By-Law for the purpose of establishing the “Multi-Family Overlay District.” The purposes of this new overlay district include providing for multi-family housing consistent with the requirements of the MBTA Communities Act, M.G.L. c.40A, §3A. The proposed amendments will allow for multi-family housing within the overlay district that exceeds the density and dimensional requirements applicable within the existing underlying zoning districts. The overlay district will include multiple sub-districts (titled A-1, B, ASB-MF, CSB, HAB and IND), each of which will have its own set of applicable density and dimensional requirements as itemized in tables contained in the proposed amendments. The proposed amendments include parking standards, development standards, affordability requirements, and a process for site plan review that will apply to multi-family housing projects within the new overlay district. The proposed amendments also include revisions to the Section 1.3 (Definitions) and Section 7.4 (Design Review) of the Zoning By-Law to address the addition of the new overlay district. For purposes of clarity, and for distinguishing this set of proposed zoning amendments from another that is being advanced for public hearing and consideration by Town Meeting, this particular set of zoning amendments is being referred to as the Base Plan for purposes of complying with the MBTA Communities Act.

Article 2: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Base Plan)

The proposed zoning amendments would amend the Zoning By-Law by amending the Zoning Map to add the “Multi-Family Overlay District” and the A-1, B, ASB-MF, CSB, HAB and IND sub-districts to be contained within the Multi-Family Overlay District.

In particular, the proposed zoning amendments would place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to the south of Hamlin Lane as shown on Needham Town Assessors Map 200, Parcels 1 and 31, superimposing that district over the existing Apartment A-1 district; place in the CSB Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and Single Residence B and located directly to the east and west of Chestnut Street as shown on Needham Town Assessors Map 47, Parcels 54, 72, 74-03, 74-04, 76, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, and 91, Needham Town Assessors Map 46, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, and 61 and Needham Town Assessors Map 45, Parcel 6, superimposing that district over the

existing Chestnut Street Business and Single Residence districts; place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located directly to the south and east of Denmark Lane as shown on Needham Town Assessors Map 132, Parcel 2, superimposing that district over the existing Industrial and Single Residence B districts; place in the CSB Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the east of Garden Street as shown on Needham Town Assessors Map 51, Parcels 17, 20, 22, 23, superimposing that district over the existing Chestnut Street Business district; place in the B Subdistrict of the Multi-family Overlay District a portion of land now zoned Business and Single Residence B and located directly to the west of Highland Avenue as shown on Needham Town Assessors Map 52, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, and Needham Town Assessors Map 226, Parcels 56, 57, and 58, superimposing that district over the existing Business and Single Residence B districts; place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to east of Highland Avenue and north of May Street as shown on Needham Town Assessors Map 53, Parcels 1, 2 and 3, superimposing that district over the existing Apartment A-1 district; place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to the west of Hillside Avenue and north of Rosemary Street as shown on Needham Town Assessors Map 100 Parcels 1, 35, and 36, and Needham Town Assessors Map 101, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, and 26, superimposing that district over the existing Apartment A-1 district; place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial, Hillside Avenue Business, and Single Residence B and located directly to the east of Hillside Avenue and north of Rosemary Street as shown on Needham Town Assessors Map 100, Parcels 3, 4, 5, 7, 8, 9, 10, 11, 12, and 61, and Needham Town Assessors Map 101, Parcels 2, 3, 4, 5 and 6, superimposing that district over the existing Industrial, Hillside Avenue Business, and Single Residence B districts; place in the ASB-MF Subdistrict of the Multi-family Overlay District a portion of land now zoned Avery Square Business and Single Residence B and located directly to the west of Highland Avenue and south of West Street as shown on Needham Town Assessors Map 63, Parcel 37, superimposing that district over the existing Avery Square Business and Single Residence B districts; place in the HAB Subdistrict of the Multi-family Overlay District a portion of land now zoned Hillside Avenue Business and located directly to the east of Hillside Avenue and north of West Street as shown on Needham Town Assessors Map 99, Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, superimposing that district over the existing Hillside Avenue district; place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located at Crescent Road as shown on Needham Town Assessors Map 98, Parcels 40 and 41, and Needham Town Assessors Map 99, Parcels 38, 39, 40, 61, 62, 63, and 88, superimposing that district over the existing Industrial and Single Residence B districts; and place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and Single Residence B and located east and west of Highland Avenue at Cottage Avenue as shown on Needham Town Assessors Map 70, Parcels 24 and 25, superimposing that district over the existing Apartment A-1 and Single Residence B districts. These amendments to the Zoning Map accompany the proposed set of zoning amendments being referred to under Article 1 as the Base Plan for purposes of complying with the MBTA Communities Act.

Article 3: Amend Zoning By-law – Multi-Family Overlay District (Neighborhood Housing Plan)

The proposed zoning amendments would amend Section 3.17 of the Zoning By-Law which, if adopted, will establish the “Multi-Family Overlay District.” This set of proposed zoning amendments will amend the Multi-Family Overlay District by revising the sub-districts (to be titled A-1, B, ASB-MF, CSB-E, CSB-W, CSB-GS, HAB, IND and IND-C), and inserting dimensional tables for the newly created sub-districts and revising the dimensional tables for the existing sub-districts. The proposed amendments also allow for mixed-use buildings within the overlay district; include revisions to the definition of mixed-use building in Section 1.3 (Definitions); and allow for increased building height where a proposal includes 7.5% of its units as workforce housing, in addition to the minimum 12.5% of units required to be designated as affordable. For purposes of clarity, for distinguishing this set of proposed zoning amendments from another that is being advanced for public hearing and consideration by Town Meeting, this particular set of zoning amendments is being referred to as the Neighborhood Housing Plan.

Article 4: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Neighborhood Housing Plan)

The proposed zoning amendments would amend the Zoning By-Law and Zoning Map by amending the boundaries of the Multi-Family Overlay District and the designation of the sub-districts contained within the overlay, which will include the A-1, B, ASB-MF, CSB-E, CSB-W, CSB-GS, HAB, IND and IND-C sub-districts.

In particular, the proposed zoning amendments would place in the CSB-W Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the west of Chestnut Street as shown on Needham Town Assessors Map 47, Parcels 72, 74-03, 74-04, 76, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, and 91, and Needham Town Assessors Map 46, Parcels 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, and 61, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District; place in the CSB-E Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and Single Residence B and located directly to the east of Chestnut Street as shown on Needham Town Assessors Map 46, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 32, 33 and 34 superimposing that district over the existing Chestnut Street Business and Single Residence districts and removing the existing CSB Subdistrict of the Multi-family Overlay District; place in the CSB-E Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located at 433 Chestnut Street as shown on Needham Town Assessors Map 45, Parcel 6, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District; place in the CSB-GS Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the east of Garden Street as shown on Needham Town Assessors Map 51, Parcels 17, 20, 22, 23, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District; place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located directly to the south and east of Denmark Lane as shown on Needham Town Assessors Map 132, Parcel 2, superimposing that district over the existing Industrial and Single Residence B districts, and removing the existing IND Subdistrict of the Multi-family Overlay District; place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Single Residence B and located directly to the west of Highland Avenue and north of Hunnewell Street as shown on Needham Town Assessors Map 69, Parcel 37, superimposing that district over the existing Single Residence B district; remove from the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and Single Residence B and located east and west of Highland Avenue at Cottage Avenue as shown on Needham Town Assessors Map 70, Parcels 24 and 25; and place in the IND-C Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located at Crescent Road as shown on Needham Town Assessors Map 98, Parcels 40 and 41, and Needham Town Assessors Map 99, Parcels 38, 39, 40, 61, 62, 63, and 88, superimposing that district over the existing Industrial and Single Residence B districts, and removing the existing IND Subdistrict of the Multi-family Overlay District. These amendments to the Zoning Map accompany the proposed set of zoning amendments under Article 3 being referred to as the Neighborhood Housing Plan.

The complete text of the proposed amendments to the Zoning By-Law and proposed Zoning Map are available on the Town's website at www.needhamma.gov/planning and in the Planning Department office at 500 Dedham Avenue, Needham, MA, 02492.

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

Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment through Zoom or through calling in, or by attending the in-person meeting. You may also send comments in advance of the public hearing to planning@needhamma.gov.

Persons interested are encouraged to call the Planning Board office (781-455-7550) for more information.

This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (<http://masspublicnotices.org/>).

Needham Hometown Weekly, August 22, 2024 and August 29, 2024.

ARTICLE 1: AMEND ZONING BY-LAW – MULTI-FAMILY OVERLAY DISTRICT (BASE PLAN)

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

1. By amending Section 1.3, Definitions by adding the following terms:

Applicant – A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.

2. By amending Section 2.1, Classes of Districts by adding the following after ASOD Avery Square Overlay District:

MFOD – Multi-family Overlay District

3. By inserting a new Section 3.17 Multi-family Overlay District:

3.17 Multi-family Overlay District

3.17.1 Purposes of District

The purposes of the Multi-family Overlay District include, but are not limited to, the following:

- (a) Providing Multi-family housing in Needham, consistent with the requirements of M.G.L. Chapter 40A (the Zoning Act), Section 3A;
- (b) Supporting vibrant neighborhoods by encouraging Multi-family housing within a half-mile of a Massachusetts Bay Transit Authority (MBTA) commuter rail station; and
- (c) Establishing controls which will facilitate responsible development and minimize potential adverse impacts upon nearby residential and other properties.

Toward these ends, Multi-family housing in the Multi-family Overlay District is permitted to exceed the density and dimensional requirements that normally apply in the underlying zoning district(s) provided that such development complies with the requirements of this Section 3.17.

3.17.2 Scope of Authority

In the Multi-family Overlay District, all requirements of the underlying district shall remain in effect except where the provisions of Section 3.17 provide an alternative to such requirements, in which case these provisions shall supersede. If an Applicant elects to develop Multi-family housing in accordance with Section 3.17, the provisions of the Multi-family Overlay District shall apply to such development. Notwithstanding anything contained herein to the contrary, where the provisions of the underlying district are in conflict or inconsistent with the provisions of the Multi-family Housing Overlay District, the terms of the Multi-family Overlay District shall apply.

If the applicant elects to proceed under the zoning provisions of the underlying district (meaning the applicable zoning absent any zoning overlay) or another overlay district, as applicable, the zoning bylaws

applicable in such district shall control and the provisions of the Multi-family Overlay District shall not apply.

3.17.2.1 Subdistricts

The Multi-family Overlay District contains the following sub-districts, all of which are shown on the MFOD Boundary Map and indicated by the name of the sub-district:

- (a) A-1
- (b) B
- (c) ASB-MF
- (d) CSB
- (e) HAB
- (f) IND

3.17.3 Definitions

For purposes of this Section 3.17, the following definitions shall apply.

Affordable housing – Housing that contains one or more Affordable Housing Units as defined by Section 1.3 of this By-Law. Where applicable, Affordable Housing shall include Workforce Housing Units, as defined in this Subsection 3.17.3 Definitions.

As of right – Development that may proceed under the zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

Compliance Guidelines – *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.

EOHLC – The Massachusetts Executive Office of Housing and Livable Communities, or EOHLC's successor agency.

Multi-family housing – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building and that complies with the requirements of M.G.L. c.40A, §3A and the rules and requirements thereunder.

Open space – Contiguous undeveloped land within a parcel boundary.

Parking, structured – A structure in which Parking Spaces are accommodated on multiple stories; a Parking Space area that is underneath all or part of any story of a structure; or a Parking Space area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

Parking, surface – One or more Parking Spaces without a built structure above the space. A solar panel designed to be installed above a surface Parking Space does not count as a built structure for the purposes of this definition.

Residential dwelling unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Section 3A – Section 3A of the Zoning Act.

Site plan review authority – The Town of Needham Planning Board

Special permit granting authority – The Town of Needham Planning Board.

Sub-district – An area within the MFOD that is geographically smaller than the MFOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

Subsidized Housing Inventory (SHI) – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Workforce housing unit – Affordable Housing Unit as defined by Section 1.3 of this By-Law but said Workforce Housing Unit shall be affordable to a household with an income of between eighty (80) percent and 120 percent of the area median income as defined.

3.17.4 Use Regulations

3.17.4.1 Permitted Uses

The following uses are permitted in the Multi-family Overlay District as a matter of right:

- (a) Multi-family housing.

3.17.4.2 Accessory Uses.

The following uses are considered accessory as of right to any of the permitted uses in Subsection 3.17.4.1:

- (a) Parking, including surface parking and structured parking on the same lot as the principal use.
- (b) Any uses customarily and ordinarily incident to Multi-family housing, including, without limitation, residential amenities such as bike storage/parking, a swimming pool, fitness facilities and similar amenity uses.

3.17.5 Dimensional Regulations

3.17.5.1 Lot Area, Frontage and Setback Requirements

The following lot area, frontage and setback requirements shall apply in the Multi-family Overlay District sub-districts listed below. Buildings developed under the regulations of the Multi-family Overlay District shall not be further subject to the maximum lot area, frontage, and setback requirements of the underlying districts, as contained in Subsection 4.3.1 Table of Regulations, Subsection 4.4.1 Minimum Lot Area and Frontage, Subsection 4.4.4 Front Setback, Subsection 4.6.1 Basic Requirements, and Subsection 4.6.2 Front and Side Setbacks.

	A-1	B	ASB-MF	CSB	HAB	IND
Minimum Lot Area (square feet)	20,000	10,000	10,000	10,000	10,000	10,000
Minimum Lot Frontage (feet)	120	80	80	80	80	80
Minimum Front Setback (feet) from the front property line	25	10	Minimum 10 Maximum 15 ^{f, g}	20 feet for buildings with frontage on Chestnut Street 10 feet for all other buildings	20	25
Minimum Side and Rear Setback (feet)	20	10 ^{a, b}	10 ^{a, d}	20 (side) ^{a, b, e}	20 ^{a, b}	20 ^{a, b}

- (a) The requirement of an additional 50-foot side or rear setback from a residential district as described in Subsection 4.4.8 Side and Rear Setbacks Adjoining Residential Districts or Subsection 4.6.5 Side and Rear Setbacks Adjoining Residential Districts shall not apply.
- (b) Any surface parking, within such setback, shall be set back 10 feet from an abutting residential district and such buffer shall be suitably landscaped.
- (c) Any underground parking structure shall be located entirely below the grade of the existing lot and set back at least ten (10) feet from the lot line and the surface of the garage structure shall be suitably landscaped in accordance with Subsection 4.4.8.5 Landscaping Specifications.
- (d) The rear and side setbacks are 20 feet along the MBTA right-of-way. With respect to any lot partially within an underlying residential district, (i) no building or structure for a multi-family residential use shall be placed or constructed within 110 feet of the lot line of an abutting lot containing an existing single family residential structure and (ii) except for access driveways and sidewalks, which are permitted, any portion of the lot within said residential district shall be kept open with landscaped areas, hardscaped areas, outdoor recreation areas (e.g., swimming pool) and/or similar open areas.

- (e) On the west side of Chestnut Street, the rear setback shall be 20 feet. On the east side of Chestnut Street, the rear setback shall be 30 feet.
- (f) Seventy percent (70%) of the main datum line of the front facade of the building shall be setback no more than 15 feet, except that periodic front setbacks greater than fifteen (15) feet are allowed if activated by courtyards, landscaping, drive aisles, amenity areas, or other similar site design features that enhance the streetscape. In the ASB-MF subdistrict, the Applicant may apply for a Special Permit from the Planning Board if less than seventy percent (70%) of the main datum line front facade of the building is setback 15 feet.
- (g) In the ASB-MF subdistrict, the Applicant may apply for a Special Permit from the Planning Board for an additional curb cut on Highland Avenue or West Street. For the sake of clarity, modifications to existing curb cuts do not require a Special Permit.

3.17.5.2 Building Height Requirements

The maximum building height in the Multi-family Overlay District sub-districts shall be as shown below. Buildings developed under the Multi-family Overlay District shall not be further subject to the maximum height regulations of the underlying district, as contained in Subsection 4.3.1 Table of Regulations, Subsection 4.4.2 Maximum Building Bulk, Subsection 4.4.3 Height Limitation, Subsection 4.6.1 Basic Requirements, and Subsection 4.6.4 Height Limitation.

	A-1	B	ASB-MF	CSB	HAB	IND
Maximum Building Height (stories)	3.0	3.0	3.0 ^c	3.0	3.0	3.0
Maximum Building Height (feet)	40	40	40 ^c	40	40	40

- (a) Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, stair overruns, elevator overruns, mechanical equipment, roof parapets, architectural screening, or other ornamental features of buildings, which features (i) are in no way used for living purposes; (ii) do not occupy more than 25% of the gross floor area of the building and (iii) do not project more than 15 feet above the maximum allowable height.
- (b) Exceptions: Renewable Energy Installations. The Site Plan Review Authority may waive the height and setbacks in Subsection 3.17.5.2 Building Height Requirements and Subsection 3.17.5.1 Lot Area, Frontage and Setback Requirements to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall be appropriately screened, consistent with the requirements of the underlying district; shall not create a significant detriment to abutters in terms of noise or shadow; and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
- (c) In the ASB-MF subdistrict, the Applicant may apply for a Special Permit from the Planning Board for a height of four stories and 50 feet, provided that the fourth story along Highland Avenue and West Street incorporates one or more of the following design elements: (i) a pitched roof having a maximum roof pitch of 45 degrees; (ii) a fourth story recessed from the face of the building by a

minimum of 12 feet; and/or (iii) such other architectural design elements proposed by the Applicant and approved by the Planning Board during the Special Permit process.

3.17.5.3 Building Bulk and Other Requirements

The maximum floor area ratio or building coverage and the maximum number of dwelling units per acre, as applicable, in the Multi-family Overlay District sub-districts shall be as shown below, except that the area of a building devoted to underground parking shall not be counted as floor area for purposes of determining the maximum floor area ratio or building coverage, as applicable. Buildings developed under the regulations of the Multi-family Overlay District shall not be subject to any other limitations on floor area ratio or building bulk in Subsection 4.3.1 Table of Regulations, Subsection 4.4.2 Maximum Building Bulk, and Subsection 4.6.3 Maximum Lot Coverage.

	A-1	B	ASB-MF	CSB	HAB	IND
Floor Area Ratio (FAR) ^c	0.50	N/A	1.3 ^b	0.70	0.70	0.50
Maximum Building Coverage (%)	N/A	25%	N/A	N/A	N/A	N/A
Maximum Dwelling Units per Acre ^a	18	N/A	N/A	18	N/A	N/A

- (a) The total land area used in calculating density shall be the total acreage of the lot on which the development is located.
- (b) In the ASB-MF subdistrict, the Applicant may apply for a Special Permit from the Planning Board for an FAR of up to 1.7.
- (c) In the ASB-MF subdistrict, the following shall not be counted as floor area for purposes of determining the maximum floor area ratio: (i) interior portions of a building devoted to off-street parking; (ii) parking garages, structured parking or deck/rooftop parking that are screened in a manner compatible with the architecture of the building from Highland Avenue and the Needham Heights Common. In the ASB-MF subdistrict, the Applicant may apply for a Special Permit from the Planning Board to exclude additional areas from floor area for purposes of determining the maximum floor area ratio.

3.17.5.4 Multiple Buildings on a Lot

In the Multi-family Overlay District, more than one building devoted to Multi-family housing may be located on a lot, provided that each building complies with the requirements of Section 3.17 of this By-Law.

3.17.5.5 Use of Dwelling Units

Consistent with the Executive Office of Housing and Livable Communities' Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act, and notwithstanding anything else

contained in the Zoning By-Law to the contrary, Multi-family housing projects shall not be required to include units with age restrictions, and units shall not be subject to limit or restriction concerning size, the number or size of bedrooms, a cap on the number of occupants, or a minimum age of occupants.

3.17.6 Off-Street Parking

- (a) The minimum number of off-street parking spaces shall be one space per dwelling unit for all subdistricts within the Multi-family Overlay District.
- (b) Parking areas shall be designed and constructed in accordance with Subsection 5.1.3 Parking Plan and Design Requirements. The remaining provisions of Section 5.1 Off Street Parking Regulations shall not apply to projects within the Multi-family Overlay District.
- (c) Enclosed parking areas shall comply with Subsection 4.4.6 Enclosed Parking.
- (d) No parking shall be allowed within the front setback. Parking shall be on the side or to the rear of the building, or below grade.
- (e) The minimum number of bicycle parking spaces shall be one space per dwelling unit.
- (f) Bicycle storage. For a multi-family development of 25 units or more, no less than 25% of the required number of bicycle parking spaces shall be integrated into the structure of the building(s) as covered spaces.

3.17.7 Development Standards

- (a) Notwithstanding anything in the Zoning By-Laws outside of this Section 3.17 to the contrary, Multi-family housing in the Multi-family Overlay District shall not be subject to any special permit requirement.
- (b) Building entrances shall be available from one or more streets on which the building fronts and, if the building fronts Chestnut Street, Garden Street, Highland Avenue, Hillside Avenue, Rosemary Street, or West Street, the primary building entrance must be located on at least one such street.
- (c) Site arrangement and driveway layout shall provide sufficient access for emergency and service vehicles, including fire, police, and rubbish removal.
- (d) Plantings shall be provided and include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, are prohibited.
- (e) All construction shall be subject to the current town storm water bylaws, regulations, and policies along with any current regulations or policies from DEP, state, and federal agencies.
- (f) Control measures shall be employed to mitigate any substantial threat to water quality or soil stability, both during and after construction.
- (g) Off-site glare from headlights shall be controlled through arrangement, grading, fences, and planting. Off-site light over-spill from exterior lighting shall be controlled through luminaries selection, positioning, and mounting height so as to not add more than one foot candle to illumination levels at any point off-site.
- (h) Pedestrian and vehicular movement shall be protected, both within the site and egressing from it, through selection of egress points and provisions for adequate sight distances.
- (i) Site arrangements and grading shall minimize to the extent practicable the number of removed trees 8" trunk diameter or larger, and the volume of earth cut and fill.
- (j) No retaining wall shall be built within the required yard setback except a retaining wall with a face not greater than four (4) feet in height at any point and a length that does not exceed forty (40) percent of the lot's perimeter. Notwithstanding the foregoing, retaining walls may graduate in height from four (4) to seven (7) feet in height when providing access to a garage or egress entry

doors at the basement level, measured from the basement or garage floor to the top of the wall. In such cases, the wall is limited to seven (7) feet in height for not more than 25% of the length of the wall.

- (k) Retaining walls with a face greater than twelve (12) feet in height are prohibited unless the Applicant's engineer certifies in writing to the Building Commissioner that the retaining wall will not cause an increase in water flow off the property and will not adversely impact adjacent property or the public.

Special Development Standards for the A-1 Subdistrict

The following requirements apply to all development projects within the A-1 subdistrict of the Multi-family Overlay District:

- (a) 4.3.2 Driveway Openings
- (b) 4.3.3 Open Space
- (c) 4.3.4 Building Location, with the substitution of "Multifamily Dwelling" for "apartment house."

Special Development Standards for the B and IND Subdistricts of the Multi-Family Overlay District:

- (a) The requirements of the first paragraph of 4.4.5 Driveway Openings shall apply to all development projects within the Multi-family Overlay District within the B and IND subdistricts.

3.17.8 Affordable Housing

Any multi-family building with six or more dwelling units shall include Affordable Housing Units as defined in Section 1.3 of this By-Law and the requirements below shall apply.

3.17.8.1 Provision of Affordable Housing.

Not fewer than 12.5% of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of Affordable Housing Units required in a proposed development, any fractional unit shall be rounded up to the nearest whole number and shall be deemed to constitute a whole unit.

In the event that the Executive Office of Housing and Livable Communities (EOHLC) determines that the calculation detailed above does not comply with the provisions of Section 3A of MGL c.40A, the following standard shall apply:

Not fewer than 10% of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of Affordable Housing Units required in a proposed development, any fractional unit shall be rounded up to the nearest whole number and shall be deemed to constitute a whole unit.

3.17.8.2 Development Standards.

Affordable Units shall be:

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;
- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- (d) Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;

- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

3.17.9 Site Plan Review.

3.17.9.1 Applicability.

Site Plan Review, as provided for in this Section 3.17, is required for all Multi-family housing projects within the Multi-Family Overlay District. Notwithstanding any other provision contained in the Zoning By-Law, except as expressly provided for in this Section 3.17, Multi-family housing projects are not subject to site plan or special permit review pursuant to Section 7.

3.17.9.2 Submission Requirements.

The Applicant shall submit the following site plan and supporting documentation as its application for Site Plan Review, unless waived in writing by the Planning and Community Development Director:

- (a) Locus plan;
- (b) Location of off-site structures within 100 feet of the property line;
- (c) All existing and all proposed building(s) showing setback(s) from the property lines;
- (d) Building elevation, to include penthouses, parapet walls and roof structures; floor plans of each floor; cross and longitudinal views of the proposed structure(s) in relation to the proposed site layout, together with an elevation line to show the relationship to the center of the street;
- (e) Existing and proposed contour elevations in one-foot increments;
- (f) Parking areas, including the type of space, dimensions of typical spaces, and width of maneuvering aisles and landscaped setbacks;
- (g) Driveways and access to site, including width of driveways and driveway openings;
- (h) Facilities for vehicular and pedestrian movement;
- (i) Drainage;
- (j) Utilities;
- (k) Landscaping including trees to be retained and removed;
- (l) Lighting;
- (m) Loading and unloading facilities;
- (n) Provisions for refuse removal; and
- (o) Projected traffic volumes in relation to existing and reasonably anticipated conditions based on standards from the Institute of Transportation Engineers and prepared by a licensed traffic engineer.

3.17.9.3 Timeline.

Upon receipt of an application for Site Plan Review for a project in the MFOD, the Site Plan Review Authority shall transmit a set of application materials to the Department of Public Works, Town Engineer, Police Department, Fire Department, Design Review Board, and to any other Town agency it deems appropriate, which shall each have thirty five (35) days to provide any written comment. Upon receipt of an application, the Site Plan Review Authority shall also notice a public hearing in accordance with the notice provisions contained in M.G.L. c.40A, §11. Site plan review shall be completed, with a decision rendered and filed with the Town Clerk, no later than 6 months after the date of submission of the application.

3.17.9.4 Site Plan Approval.

Site Plan approval for uses listed in Subsection 3.17.3 Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following criteria have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these criteria have been satisfied.

- (a) the Applicant has submitted the information as set forth in Subsection 3.17.8.2 Development Standards; and
- (b) the project as described in the application meets the dimensional and density requirements contained in Subsection 3.17.5 Dimensional Regulations, the parking requirements contained in Subsection 3.17.6 Off-Street Parking, and the development standards contained in Subsection 3.17.7 Development Standards.

3.17.9.5 Waivers

When performing site plan review, the Planning Board may waive the requirements of Subsection 3.17.6 hereof and/or Subsection 5.1.3 Parking Plan and Design Requirements, or particular submission requirements.

When performing site plan review for a Multi-family Housing project that involves preservation of a structure listed in the National Register of Historic Places, the Massachusetts Register of Historical Places, the Inventory of Historic Assets for the Town of Needham, or is in pending for inclusion in any such register or inventory, the Planning Board as part of site plan review may reduce the applicable front, side or rear setbacks in this Section 3.17 by up to 40%.

3.17.9.6 Project Phasing.

An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Subsection 3.17.7 Affordable Housing.

3.17.10 Design Guidelines

The Planning Board may adopt and amend, by simple majority vote, Design Guidelines which shall be applicable to all rehabilitation, redevelopment, or new construction within the Multi-family Overlay District. Such Design Guidelines must be objective and not subjective and may contain graphics illustrating a particular standard or definition to make such standard or definition clear and understandable. The Design Guidelines for the Multi-family Overlay District shall be as adopted by the Planning Board and shall be available on file in the Needham Planning Department.

4. By amending the first paragraph of Section 7.7.2.2, Authority and Specific Powers, to add site plan reviews under Section 3.17 to the jurisdiction of the Design Review Board, so that this paragraph reads as follows:

The Design Review Board shall review requests for site plan review and approval submitted in accordance with Section 3.17 Multi-family Overlay District, Section 7.4 Site Plan Review and requests for special permits in accordance with Section 4.2.11 Planned Residential Development, Section 4.2.10 Flexible Development and Section 6.11 Retaining Walls and, for a minor project that only

involves a change in the exterior façade of a building in the Center Business District, shall review and may approve such façade change.

5. By amending Section 7.7.3, Procedure, by inserting in the second paragraph, after the second sentence, a new sentence to read as follows:

Within fifteen (15) days of the meeting, a final advisory design review report shall be sent both to the applicant and to the Planning Board, when a site plan review is required under Section 3.17.

so that this paragraph reads as follows:

Within twenty (20) days of receipt of a Design Review application, the Design Review Board shall hold a meeting, to which the applicant shall be invited, for the purpose of conducting a review of the proposed project or activity. Within fifteen (15) days of the meeting, a preliminary design review report shall be sent to both the applicant and to the Planning Board, when a special permit is required under Sections 7.4, 4.2.11 and 4.2.10. Within fifteen (15) days of the meeting, a final advisory design review report shall be sent both to the applicant and to the Planning Board, when a site plan review is required under Section 3.17. However, if the proposed project or activity involves only a building permit or sign permit from the Building Commissioner, or is a “Minor Project” under Site Plan Review (all as described in Subsection 7.7.2.2), no preliminary report is required and the written advisory report of the Design Review Board to the applicant and the Building Commissioner shall be a final report.

Or take any other action relative thereto.

**ARTICLE 2: AMEND ZONING BY-LAW – MAP CHANGE FOR MULTI-FAMILY OVERLAY DISTRICT
(BASE PLAN)**

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

- (a) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to the south of Hamlin Lane as shown on Needham Town Assessors Map 200, Parcels 1 and 31, superimposing that district over the existing Apartment A-1 district, said description being as follows:

Beginning at the point of intersection of the easterly sideline of Greendale Avenue and the northerly sideline of Charles River; thence running westerly by the easterly line of Greendale Avenue, four hundred forty-two and 36/100 (442.36) feet, more or less; northeasterly by the southerly line of Hamlin Lane, five hundred thirty-five and 44/100 (535.44) feet, more or less; southeasterly by the southerly line of Hamlin Lane, twenty and 22/100 (20.22) feet, more or less; southeasterly by the land of the Commonwealth of Massachusetts, State Highway I-95, five hundred thirty-nine 11/100 (539.11) feet, more or less; southwesterly by the land of the Commonwealth of Massachusetts, State Highway I-95, four hundred sixty-six (466) feet, more or less; northwesterly by the northerly sideline of Charles River, two hundred seventy-six (276) to the point of beginning.

- (b) Place in the CSB Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and Single Residence B and located directly to the east and west of Chestnut Street as shown on Needham Town Assessors Map 47, Parcels 54, 72, 74-03, 74-04, 76, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, and 91, Needham Town Assessors Map 46, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, and 61 and Needham Town Assessors Map 45, Parcel 6, superimposing that district over the existing Chestnut Street Business and Single Residence districts, said description being as follows:

Beginning at the point of intersection of the easterly sideline of M.B.T.A and the southerly sideline of Keith Place; thence running southeasterly by the southerly sideline of Keith Place to the intersection with northerly sideline of Chestnut Street; southwesterly by the northerly sideline of Chestnut Street to the intersection with northerly sideline of Freeman Place; northeasterly to a point on the southerly sideline of Chestnut Street, approximately four hundred and ninety-five 88/100 (495.88) feet from the intersection with southerly sideline of School Street; southeasterly by the southerly property line of Deaconess-Glover Hospital Corporation, one hundred and eighty-seven 68/100 (187.68) feet, more or less; southwesterly by the easterly property line of Deaconess-Glover Hospital Corporation, ninety-six 74/100 (96.74) feet, more or less; southwesterly by the westerly property line of Chaltanya Kadem and Shirisha Meda, eighty-two 80/100 (82.80) feet, more or less; southwesterly by the westerly property line of Huard, eighty-two 80/100 (82.80) feet, more or less; southwesterly by the westerly property line of Reidy, ninety-seven 40/100 (97.40) feet, more or less; northeasterly by the northerly property line of L. Petrini & Son Inc, fifteen 82/100 (15.82) feet, more or less; southwesterly by easterly property line of L. Petrini & Son Inc, one hundred and seventy-seven 77/100 (177.77) feet, more or less; northeasterly by the easterly property line of L. Petrini & Son Inc, one hundred and two 59/100 (102.59) feet, more or less; southwesterly by the easterly property line of L. Petrini & Son Inc, fifty 16/100 (50.16) feet, more or less; northeasterly by the easterly property line of L. Petrini & Son Inc, seven 39/100 (7.39) feet, more or less; southwesterly by the easterly property of Briarwood Property LLC, seventy-five (75.00) feet, more or less; northeasterly by the easterly property of Briarwood Property LLC, one hundred (100) feet, more or less; southwesterly by the easterly property

of Briarwood Property LLC, two hundred and forty-nine 66/100 (249.66) feet, more or less; southeasterly by the southerly property of Briarwood Property LLC, two hundred ninety-three (293.28) feet, more or less; southwesterly by the easterly property of Veterans of Foreign Wars, one hundred and fifty (150) feet, more or less; northeasterly by the southerly property line of Veterans of Foreign Wars, eighty-five (85) feet, more or less; southwest by the easterly property of M.B.T.A, one hundred and sixty (160) feet, more or less; southeasterly by the northerly sideline of Junction Street to intersection with westerly sideline of Chestnut; southwesterly by the westerly sideline of Chestnut Street to intersection with northerly sideline of property of M.B.T.A; southwesterly by the southerly property line of Castanea Dentata LLC, two hundred and twenty-eight 81/100 (228.81) feet, more or less; southwesterly by the southerly property line of Castanea Dentata LLC, one hundred and eight 53/100 (108.53) feet, more or less; northwesterly by the southerly property line of Castanea Dentata LLC, one hundred and thirty-six 6/100 (136.06) feet, more or less; northwesterly by the southerly property line of Castanea Dentata LLC, one hundred and ten 10/100 (110.10) feet, more or less; thence running northeasterly by the easterly sideline of M.B.T.A. to the point of beginning.

- (c) Place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located directly to the south and east of Denmark Lane as shown on Needham Town Assessors Map 132, Parcel 2, superimposing that district over the existing Industrial and Single Residence B districts, said description being as follows:

Beginning at the point of intersection of the westerly sideline of M.B.T.A. and the southerly sideline of Great Plain Ave; thence running southwesterly by the westerly line of M.B.T.A, four hundred thirty-seven 24/100 (437.24) feet, more or less; southwesterly by the southerly property line of Denmark Lane Condominium, one hundred and eleven 17/100 (111.17) feet, more or less; northeasterly by the easterly property line of Denmark Lane Condominium, two hundred (200) feet, more or less; northwesterly by the southerly property line of Denmark Lane Condominium, one hundred and thirty-nine 75/100 (139.75) feet, more or less; northeasterly by the easterly sideline of Maple Street, one hundred and thirty-five (135) feet, more or less; southeasterly by the northerly property line of Denmark Lane Condominium, one hundred and forty (140) feet, more or less; southwesterly by the northerly property line of Denmark Lane Condominium, fifteen 20/100 (15.2) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, two 44/100 (2.44) feet, more or less; southwesterly by the northerly property line of Denmark Lane Condominium, thirty-three 35/100 (33.35) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, seventy-nine (79) feet, more or less; northwesterly by the northerly property line of Denmark Lane Condominium, thirteen 28/100 (13.28) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, forty-seven 50/100 (47.50) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, eighty-one 91/100 (81.91) feet, more or less; northeasterly by the southerly sideline of Great Plain Ave, twelve 28/100 (12.28) feet to the point of beginning.

- (d) Place in the CSB Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the east of Garden Street as shown on Needham Town Assessors Map 51, Parcels 17, 20, 22, 23, superimposing that district over the existing Chestnut Street Business district said description being as follows:

Beginning at the point of intersection of the westerly sideline of M.B.T.A. and the northerly sideline of Great Plain Ave; thence running southwesterly by the northerly sideline of Great Plain Ave, nine 32/100 (9.32) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-three 17/100 (53.17) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-six 40/100 (56.40) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-six 92/100 (56.92) feet, more or less; northwesterly by the westerly property line of Town of Needham, on an arch length one hundred and twelve 99/100 (112.99) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifteen 10/100 (15.10) feet, more or less; northeasterly by the westerly property line of Town of Needham, one hundred and thirty-eight 83/100 (138.83) feet, more or less; southeasterly by the northerly property line of Town of Needham, thirty-three 42/100 (33.42) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, forty (40) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, eighty-one 99/100 (81.99) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, fifty-eighty 31/100 (58.31) feet, more or less; northeasterly by the easterly sideline of Garden Street to intersection with May Street; northeasterly by the southerly sideline of May Street, sixty-one 33/100 (61.33) feet, more or less; southwesterly by the westerly sideline of M.B.T.A to the point of beginning.

- (e) Place in the B Subdistrict of the Multi-family Overlay District a portion of land now zoned Business and Single Residence B and located directly to the west of Highland Avenue as shown on Needham Town Assessors Map 52, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, and Needham Town Assessors Map 226, Parcels 56, 57, and 58, superimposing that district over the existing Business and Single Residence B districts, said description being as follows:

Beginning at the point of intersection of the easterly sideline of M.B.T.A. and the northerly sideline of May Street; thence running northeasterly by the easterly sideline of M.B.T.A. to the intersection with southerly sideline of Rosemary Street; southeasterly by the southerly sideline of Rosemary Street to the intersection with easterly sideline of Highland Ave; southwesterly by the westerly sideline of Highland Avenue to the intersection with the northerly sideline of May St; southwesterly by the northerly sideline of May Street to the point of beginning.

- (f) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to east of Highland Avenue and north of May Street as shown on Needham Town Assessors Map 53, Parcels 1, 2 and 3, superimposing that district over the existing Apartment A-1 district, said description being as follows:

Beginning at the point of intersection of the northerly sideline of May Street and the westerly sideline of Oakland Avenue; thence running easterly by the northerly sideline of May Street to the intersection with easterly sideline of Highland Avenue; northeasterly by the easterly sideline of Highland Avenue to the intersection with southerly sideline of Oakland Avenue; southeasterly by the southerly sideline of Oakland Avenue: southerly by the westerly sideline of Oakland Avenue to the point of beginning.

- (g) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and located directly to the west of Hillside Avenue and north of Rosemary Street as shown on Needham Town Assessors Map 100 Parcels 1, 35, and 36, and Needham Town Assessors Map 101, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, and 26, superimposing that district over the existing Apartment A-1 district, said description being as follows:

Beginning at the point of intersection of the northerly sideline of Rosemary Street and the easterly sideline of Concannon Circle; thence running northwesterly by the easterly sideline of Concannon Circle, one hundred and sixty (160) feet, more or less; northwesterly by the easterly property line of 15 Concannon Circle Realty Trust, two hundred and thirty-two 75/100 (232.75) feet, more or less; northwesterly by the easterly property line of L. Petrini and Son Inc, one hundred and forty-five 84/100 (145.84) feet, more or less; northeasterly by the northerly property line of L. Petrini and Son Inc, one hundred and twenty-five (125) feet, more or less; northwesterly by the westerly sideline of Tillotson Road, one hundred and twelve (112) feet, more or less; northeasterly across Tillotson Road to the northeasterly corner of the property of L. Petrini and Son Inc, forty (40) feet, more or less; northeasterly by the northerly property line of L. Petrini and Son Inc, one hundred and twenty-five (125) feet, more or less; northwesterly by the easterly property line of Petrini Corporation, one hundred and nineteen 94/100 (119.94) feet, more or less; northeasterly by the southerly property line of L. Petrini and Son Inc, one hundred and sixty-two (162) feet, more or less; northwesterly by the easterly property line of Rosemary Ridge Condominium, three hundred and twenty-eight (328) feet, more or less; northeasterly by the northerly property line of Rosemary Ridge Condominium, two hundred and ninety (290) feet, more or less; northeasterly by the northerly property line of Rosemary Ridge Condominium, one hundred and sixty-two 19/100 (162.19), more or less; northwesterly by the northerly property line of Rosemary Ridge Condominium, one hundred and thirty (130), more or less; southeasterly by the northerly property line of Rosemary Ridge Condominium, two hundred and forty-one 30/100 (241.30), more or less; southeasterly by the northerly property line of Pop Realty LLC, ninety-four 30/100 (94.30), more or less to westerly side of Hillside Avenue; southeasterly by the westerly sideline of Hillside Avenue to intersection with northerly sideline of Rosemary Street; southeasterly by the northerly sideline of Rosemary Street to the point of beginning.

- (h) Place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial, Hillside Avenue Business, and Single Residence B and located directly to the east of Hillside Avenue and north of Rosemary Street as shown on Needham Town Assessors Map 100, Parcels 3, 4, 5, 7, 8, 9, 10, 11, 12, and 61, and Needham Town Assessors Map 101, Parcels 2, 3, 4, 5 and 6, superimposing that district over the existing Industrial, Hillside Avenue Business, and Single Residence B districts, said description being as follows:

Beginning at the point of intersection of the northerly sideline of Rosemary Street and the westerly sideline of M.B.T.A; thence running northwesterly by the northerly sideline of Rosemary Street to the intersection with easterly sideline of Hillside Avenue; northeasterly by the easterly sideline of Hillside Avenue to the intersection with southerly sideline of West Street; northeasterly by the southerly sideline of West Street to the intersection with the westerly sideline of M.B.T.A; southeasterly by the westerly sideline of M.B.T.A. to the point of beginning.

- (i) Place in the ASB-MF Subdistrict of the Multi-family Overlay District a portion of land now zoned Avery Square Business and Single Residence B and located directly to the west of Highland Avenue and south of West Street as shown on Needham Town Assessors Map 63, Parcel 37, superimposing that district over the existing Avery Square Business and Single Residence B districts, said description being as follows:

Beginning at the point of intersection of the easterly sideline of M.B.T.A. and the southerly sideline of West Street; thence running southeasterly by the southerly sideline of West Street, one hundred and sixty-one 48/100 (161.48) feet, more or less; southeasterly on arch, twenty-nine (27/100) 29.27 feet

to a point on the easterly sideline of Highland Avenue; southeasterly by the easterly sideline of Highland Avenue seven hundred and sixty-one (761.81) feet, more or less; northeasterly by the easterly sideline of Highland Avenue ten (10) feet, more or less; southeasterly by the easterly sideline of Highland Avenue seventy (70) feet, more or less; northwesterly by the southerly property line of HCRI Massachusetts Properties Trust II, one hundred and fifty (150) feet, more or less; southeasterly by the southerly property line of HCRI Massachusetts Properties Trust II, seventy (70) feet, more or less; southwesterly by the southerly property line of HCRI Massachusetts Properties Trust II, one hundred and two $57/100$ (102.57) feet, more or less; northeasterly by the easterly sideline of M.B.T.A., three hundred and seventy-one $56/100$ (371.56) feet, more or less; northwesterly by the easterly sideline of M.B.T.A., three $54/100$ (3.54) feet, more or less; northeasterly by the easterly sideline of M.B.T.A., three hundred and ninety-three $56/100$ (393.56) feet, more or less; northeasterly by the easterly sideline of M.B.T.A., one hundred and seventy-five $46/100$ (175.46) feet to the point of beginning.

- (j) Place in the HAB Subdistrict of the Multi-family Overlay District a portion of land now zoned Hillside Avenue Business and located directly to the east of Hillside Avenue and north of West Street as shown on Needham Town Assessors Map 99, Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, superimposing that district over the existing Hillside Avenue district, said description being as follows:

Beginning at the point of intersection of the westerly sideline of M.B.T.A and the northerly sideline of West Street; thence running northwesterly by the northerly sideline of West Street to the intersection with easterly sideline of Hillside Avenue; northwesterly by the easterly sideline of Hillside Avenue to the intersection with northerly sideline of Hunnewell Street; northwesterly by the easterly sideline of Hillside Avenue, twenty-four $1/100$ (24.01) feet to the angle point; northeasterly by the easterly sideline of Hillside Avenue, ninety-five $61/100$ (95.61) feet, more or less; northeasterly by the northerly property line of Hillside Condominium, two hundred and twenty-one $75/100$ (221.75) feet, more or less; northeasterly by the northerly property line of Hunnewell Needham LLC, eighteen $48/100$ (18.48) feet, more or less; southwesterly by the westerly sideline of M.B.T.A. to the point of beginning.

- (k) Place in the IND Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located at Crescent Road as shown on Needham Town Assessors Map 98, Parcels 40 and 41, and Needham Town Assessors Map 99, Parcels 38, 39, 40, 61, 62, 63, and 88, superimposing that district over the existing Industrial and Single Residence B districts, said description being as follows:

Beginning at the bound on easterly side of Hunnewell Street, approximately three hundred and thirty-two $35/100$ (332.35) feet from the intersection with Hillside Avenue; thence running southwesterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and ninety-one $13/100$ (191.13) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, sixty-eight $68/100$ (68.75) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and thirty (130) feet, more or less; southeasterly by the easterly property line of Drack Realty LLC, seventy-three (73) feet, more or less; southwesterly by the easterly property line of Drack Realty LLC, one hundred and forty (140) feet, more or less; northeasterly by the northerly property line of Lally, forty-one (41) feet, more or less; southeasterly by the easterly property line of Lally, seventy-five (75) feet, more or less;

southwesterly by the southerly property line of Lally, one hundred (100) feet, more or less; southwesterly to the center of Crescent Road, twenty (20) feet, more or less; southeasterly by the center of Crescent Road, twenty-nine (29) feet, more or less; southwesterly to a bound located twenty-nine feet from the angle point on the easterly side of Crescent Road; southwesterly by the southerly property line of 66 Crescent Road LL, four hundred and fifteen 60/100 (415.60) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifty-two 37/100 (52.37) feet, more or less; northwesterly by the easterly property line of Town of Needham, one hundred and sixty-two 37/100 (162.37) feet, more or less; southwesterly by the easterly property line of Town of Needham, forty-five 76/100 (45.76) feet, more or less; northwesterly by the easterly property line of Town of Needham, one hundred and forty-three 92/100 (143.92) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifteen 71/100 (15.71) feet, more or less; southwesterly by the easterly property line of Town of Needham, two hundred and forty-eight 40/100 (248.40) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifty-three 33/100 (53.33) feet, more or less; northeasterly by the northerly property line of 166 Crescent Road LLC, five hundred and fifty-five 68/100 (555.68) feet, more or less; northeasterly to the center of Crescent Road, twenty (20) feet, more or less; northwesterly by the center of Crescent Road, fifty-six 47/100 (56.47) feet, more or less; northeasterly to the bound located four 38/100 (4.38) feet from the end of the Crescent Road; northeasterly by the northerly property line of Microwave Development Laboratories Inc, one hundred and forty-six 29/100 (146.29) feet, more or less; southeasterly by the northerly property line of Microwave Development Laboratories Inc, fifty-four 82/100 (54.82) feet, more or less; northeasterly by the northerly property line of Microwave Development Laboratories Inc, fifty-four 21/100 (54.21) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and ninety-five 81/100 (195.81) feet, more or less; northeasterly by the easterly property line of Microwave Development Laboratories Inc, seven (7) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, ninety-one (91) feet, more or less; northeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and forty-two (142) feet, more or less; southeasterly by the easterly sideline of Hunnewell Street, twenty (20) feet to the point of beginning.

- (l) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and Single Residence B and located east and west of Highland Avenue at Cottage Avenue as shown on Needham Town Assessors Map 70, Parcels 24 and 25, superimposing that district over the existing Apartment A-1 and Single Residence B districts, said description being as follows:

Beginning at the point on the westerly sideline of Highland Avenue, two hundred and seventeen 63/100 (217.63) from the arch on Webster Street; thence running southwesterly by the westerly sideline of Highland Avenue, three hundred and seventeen (317) feet, more or less; southeasterly across Highland Avenue, fifty (50) feet to a point on the easterly sideline of Highland Avenue; southeasterly by the northerly property line of Avery Park Condominium, two hundred and seventy-eight 75/100 (278.75) feet, more or less; northeasterly by the northerly property line of Avery Park Condominium, sixty-one (61.51) feet, more or less; northeasterly by the northerly property line of Avery Park Condominium, one hundred and seventy-nine 70/100 (179.70) feet, more or less; southwesterly by the westerly sideline of Webster Street, thirty-one 16/100 (31.16) feet, more or less; southwesterly by the southerly property line of Avery Park Condominium, one hundred and sixty-six 51/100 (166.51) feet, more or less; southwesterly by the southerly property line of Avery Park Condominium, one hundred and five 59/100 (105.59) feet, more or less; southwesterly by the

southerly property line of Avery Park Condominium, one hundred and forty-four 62/100 (144.62) feet, more or less; northwesterly by the southerly property line of Avery Park Condominium, two hundred and seventy-seven 29/100 (277.29) feet, more or less; northwesterly across Highland Avenue, fifty (50) feet to a point on the westerly side of Highland Avenue: northwesterly by the southerly property line of Hamilton Highlands LLC, one hundred and fifty-nine 45/100 (159.45) feet, more or less; southwesterly by the southerly property line of Hamilton Highlands LLC, ninety-seven 33/100 (97.33) feet, more or less; northwesterly by the northerly sideline of Cottage Avenue, forty (40) feet, more or less; southwesterly by the southerly property line of Hamilton Highlands LLC, fifteen (15) feet, more or less; northwesterly by the southerly property line of Hamilton Highlands LLC, twenty-five 54/100 (25.54) feet, more or less; northeasterly by the easterly sideline of M.B.T.A., five hundred and seventy-five 57/100 (575.57) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and forty-five 2/100 (145.02) feet, more or less; northeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and one 57/100 (101.57) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and eighty 18/100 (180.18) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, fifty-six 57/100 (56.57) feet to the point of beginning.

Or take any other action relative thereto.

ARTICLE 3: AMEND ZONING BY-LAW – MULTI-FAMILY OVERLAY DISTRICT (NEIGHBORHOOD HOUSING PLAN)

To see if the Town will vote to amend the Needham Zoning By-Law, inclusive of those amendments adopted under Article 1 and Article 2, as follows, and to act on anything related thereto:

1. Amending the definition of Mixed-Use Building in Section 1.3 to include the Multi-family Overlay District, so that the definition reads as follows:

Mixed-Use Building – A building in the Needham Center, Chestnut Street, Garden Street or Multi-family Overlay District in which the ground floor facing the street is used for such retail or restaurant uses as may be permitted by right or by special permit in the applicable overlay district, and other ground-floor and upper-floor space is used for other commercial use(s) or dwelling units(s), and subject to any additional qualifications provided for in the applicable overlay district.

2. Amending Section 3.17 Multi-family Overlay District by revising Subsection 3.17.2.1 Subdistricts to read as follows:

The Multi-family Overlay District contains the following sub-districts, all of which are shown on the MFOD Boundary Map and indicated by the name of the sub-district:

- (a) A-1
- (b) B
- (c) ASB-MF
- (d) CSB-E (Chestnut Street Business – East)
- (e) CSB-W (Chestnut Street Business – West)
- (f) CSB-GS
- (g) HAB
- (h) IND
- (i) IND-C (Industrial – Crescent)

3. Amending Subsection 3.17.1 Purposes of District by amending the last paragraph to read as follows:

Toward these ends, Multi-family housing and mixed-use development (where allowed) in the Multi-family Overlay District is permitted to exceed the density and dimensional requirements that normally apply in the underlying zoning district(s) provided that such development complies with the requirements of this Section 3.17.

4. Amending Subsection 3.17.4. Use Regulations, by adding the following paragraph (b) to Subsection 3.17.4.1 Permitted Uses:

3.17.4.1 Permitted Uses

- (b) In the B and CSB subdistricts: A Mixed-Use Building containing commercial use(s) on the ground floor, whether facing the street or otherwise, is permitted by right, provided that all upper floors shall be used as Multi-family Housing. Commercial uses are limited to the uses listed below:

- i. Retail establishments serving the general public containing less than 5,750 gross square feet of floor area. In multi-tenanted structures the provisions of the section will individually apply to each tenant or use and not to the aggregate total of the structure.
- ii. Retail trade or shop for custom work or the making of articles to be sold at retail on the premises.
- iii. Offices and banks.
- iv. Craft, consumer, professional or commercial service established dealing directly with the public and not enumerated elsewhere in this section.
- v. Personal fitness service establishment, provided all required off-street parking is provided on-site for all land uses located on the subject site and in adherence with the requirements of Section 5.1.2, Required Parking, absent any waivers from the provisions of Subsection 5.1.1.5 and 5.1.1.6.
- vi. Manufacturing clearly incidental and accessory to retail use on the same premises and the product is customarily sold on the premises.
- vii. Laundry; coin operated or self-service laundry or dry-cleaning establishment.

5. Amending Subsection 3.17.4. Use Regulations, by adding the following after Subsection 3.17.4.1 Permitted Uses and renumbering Subsection 3.17.4.2 Accessory Uses to 3.17.4.3:

3.17.4.2 Special Permit Uses in the B and CSB Subdistricts.

The following uses are permitted by Special Permit from the Planning Board in the B and CSB sub-districts of the Multi-family Overlay District:

- (a) A Mixed-Use Building containing commercial use(s) listed below on the ground floor, whether facing the street or otherwise, and provided that all upper floors shall be used as Multi-family Housing:
 - i. Restaurant serving meals for consumption on the premises and at tables with service provided by a server.
 - ii. Take-out operation accessory to the above.
 - iii. Take-out food counter as an accessory to a food retail or other non- consumptive retail establishment.
 - iv. Retail sales of ice cream, frozen yogurt, and similar products for consumption on or off the premises.
 - v. Take-out establishment primarily engaged in the dispensing of prepared foods to persons carrying food and beverage away for preparation and consumption elsewhere.

- vi. Personal fitness service establishment, where there is insufficient off-street parking on-site to serve all land uses located thereon in adherence with the requirements of Subsection 5.1.2 Required Parking but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different that a lower total will provide adequately for all uses or activities served by the parking lot.

6. Amending Section 3.17 Multi-family Overlay District by replacing the tables in Subsection 3.17.5 Dimensional Requirements with the tables below, with all other text, including footnotes, contained in Subsection 3.17.5 to remain unamended unless noted below:

3.17.5. Dimensional Requirements

Replace the table in 3.17.5.1 Subsection Lot Area, Frontage and Setback Requirements with the tables below:

Table 1A. Lot Area, Frontage and Setback Requirements

	A-1	B	ASB-MF	HAB	IND
Minimum Lot Area (square feet)	20,000	10,000	10,000	10,000	10,000
Minimum Lot Frontage (feet)	120	80	80	80	80
Minimum Front Setback (feet) from the front property line	25	10	Minimum 10 Maximum 15	20	25
Minimum Side and Rear Setback (feet)	20	20 ^{a, b}	10 ^{a, d}	20 ^{a, b}	20 ^{a, b}

Table 1B. Lot Area, Frontage and Setback Requirements

	CSB-E	CSB-W	CSB-GS	IND - C
Minimum Lot Area (square feet)	10,000	10,000	10,000	10,000
Minimum Lot Frontage (feet)	80	80	80	80
Minimum Front Setback (feet) from the front property line	Minimum of 5 feet or average of setbacks within 100 feet, whichever is smaller	Minimum of 5 feet or average of setbacks within 100 feet, whichever is smaller	Minimum of 10 feet or average of setbacks within 100 feet, whichever is smaller	25
Minimum Side and Rear Setback (feet)	20 (side) 30 (rear) ^{a, b}	20 ^{a, b}	20 ^{a, b}	20 ^{a, b}

And delete footnote (e).

Replace the table in Subsection 3.17.5.2 Building Height Requirements with the tables below:

Table 2A. Building Height Requirements

	A-1	B	ASB-MF	HAB	IND
Maximum Building Height (stories) ^d	4.0	4.0 4.5 with commercial ground floor or see 3.17.8.1	3.0 ^c	3.0	3.0
Maximum Building Height (feet) ^d	50	50 55 with commercial ground floor or see 3.17.8.1	40 ^c	40	40

Table 2B. Building Height Requirements

	<u>CSB-E</u>	<u>CSB-W</u>	<u>CSB-GS</u>	<u>IND - C</u>
Maximum Building Height (stories) ^d	3.0 3.5 with commercial ground floor or see 3.17.8.1	4.0 4.5 with commercial ground floor or see 3.17.8.1	3.0 3.5 with commercial ground floor or see 3.17.8.1	3.0
Maximum Building Height (feet) ^d	40 45 with commercial ground floor or see 3.17.8.1	50 55 with commercial ground floor or see 3.17.8.1	40 45 with commercial ground floor or see 3.17.8.1	40

And add new footnote (d):

(d) The requirements of Subsection 4.4.7 Business Use in Other Districts are not applicable to commercial ground floor uses in the MFOD.

Replace the table in Subsection 3.17.5.3 **Building Bulk and Other Requirements** with the tables below:

Table 3A. Building Bulk and Other Requirements

	A-1	B	ASB-MF	HAB	IND
Floor Area Ratio (FAR)	1.00	2.00	1.00 ^b	1.00	1.0
Maximum Building Coverage (%)	N/A	N/A	N/A	N/A	N/A
Maximum Dwelling Units per Acre ^a	36	N/A	N/A	24	24

Table 3B. Building Bulk and Other Requirements

	CSB-E	CSB-W	CSB-GS	IND - C
Floor Area Ratio (FAR)	2.00	2.00	2.00	0.75
Maximum Building Coverage (%)	N/A	N/A	N/A	N/A
Maximum Dwelling Units per Acre ^a	N/A	N/A	N/A	24

7. Amending Section 3.17 Multi-family Overlay District by adding the following to Subsection 3.17.7 Development Standards, to read as follows:

- (l) For a mixed-use building, entrances to ground-floor dwelling units shall be located on the side or rear of the building, not from any side facing the street, or the entrances may be from a first-floor lobby serving other uses in the building.
- (m) For a mixed-use building, the ground floor of the front façade shall contain only retail or restaurant uses allowed by right or by special permit.

8. Amending Section 3.17 Multi-family Overlay District by adding a new paragraph to Subsection 3.17.8.1 Provision of Affordable Housing, immediately following the first paragraph, to read as follows:

3.17.8.1 Provision of Affordable Housing.

In the B and CSB subdistricts, an Applicant may provide an additional 7.5% of units as Workforce Housing Units in place of the requirement for a commercial ground floor to achieve the additional allowable height listed in Tables 2A and 2B under Subsection 3.17.5.2 Building Height Requirements.

9. Amending Section 3.17 Multi-family Overlay District by modifying the first line of Subsection 3.17.8.2 Development Standards to read as follows:

Affordable Units, including Workforce Housing Units, shall be:

Or take any other action relative thereto.

ARTICLE 4: **AMEND ZONING BY-LAW – MAP CHANGE FOR MULTI-FAMILY OVERLAY DISTRICT (NEIGHBORHOOD HOUSING PLAN)**

To see if the Town will vote to amend the Needham Zoning By-Law by amending the Zoning Map, inclusive of those changes adopted under Article 2, as follows:

- (a) Place in the CSB-W Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the west of Chestnut Street as shown on Needham Town Assessors Map 47, Parcels 72, 74-03, 74-04, 76, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, and 91, and Needham Town Assessors Map 46, Parcels 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, and 61, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District, said description being as follows:

Beginning at the point of intersection of the easterly sideline of M.B.T.A and the southerly sideline of Keith Place; thence running southeasterly by the southerly sideline of Keith Place to the intersection with westerly sideline of Chestnut Street; southwesterly by the westerly sideline of Chestnut Street to the intersection with northerly sideline of property of M.B.T.A; northeasterly by the northerly sideline of M.B.T.A; northeasterly by the easterly sideline of M.B.T.A. to the point of beginning.

- (b) Place in the CSB-E Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and Single Residence B and located directly to the east of Chestnut Street as shown on Needham Town Assessors Map 46, Parcels 12, 13, 14, 15, 16, 17, 18, 19, 32, 33 and 34 superimposing that district over the existing Chestnut Street Business and Single Residence districts and removing the existing CSB Subdistrict of the Multi-family Overlay District, said description being as follows:

Beginning at the point on the easterly sideline of Chestnut Street, approximately four hundred and ninety-five 88/100 (495.88) feet from the intersection with southerly sideline of School Street; southeasterly by the southerly property line of Deaconess-Glover Hospital Corporation, one hundred and eighty-seven 68/100 (187.68) feet, more or less; southwesterly by the easterly property line of Deaconess-Glover Hospital Corporation, ninety-six 74/100 (96.74) feet, more or less; southwesterly by the westerly property line of Chaltanya Kadem and Shirisha Meda, eighty-two 80/100 (82.80) feet, more or less; southwesterly by the westerly property line of Huard, eighty-two 80/100 (82.80) feet, more or less; southwesterly by the westerly property line of Reidy, ninety-seven 40/100 (97.40) feet, more or less; northeasterly by the northerly property line of L. Petrini & Son Inc, fifteen 82/100 (15.82) feet, more or less; southwesterly by easterly property line of L. Petrini & Son Inc, one hundred and seventy-seven 77/100 (177.77) feet, more or less; northeasterly by the easterly property line of L. Petrini & Son Inc, one hundred and two 59/100 (102.59) feet, more or less; southwesterly by the easterly property line of L. Petrini & Son Inc, fifty 16/100 (50.16) feet, more or less; northeasterly by the easterly property line of L. Petrini & Son Inc, seven 39/100 (7.39) feet, more or less; southwesterly by the easterly property of Briarwood Property LLC, seventy-five (75.00) feet, more or less; northeasterly by the easterly property of Briarwood Property LLC, one hundred (100) feet, more or less; southwesterly by the easterly property of Briarwood Property LLC, two hundred and forty-nine 66/100 (249.66) feet, more or less; southeasterly by the southerly property of Briarwood Property LLC, two hundred ninety-three (293.28) feet, more or less; southwesterly by the easterly property of Veterans of Foreign Wars, one hundred and fifty (150) feet, more or less;

northeasterly by the southerly property line of Veterans of Foreign Wars, eighty-five (85) feet, more or less; southwest by the easterly property of M.B.T.A, one hundred and sixty (160) feet, more or less; southeasterly by the northerly sideline of Junction Street to intersection with easterly sideline of Chestnut; northeasterly by the easterly sideline of Chestnut Street to the point of beginning.

- (c) Place in the CSB-E Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located at 433 Chestnut Street as shown on Needham Town Assessors Map 45, Parcel 6, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District, said description being as follows:

Starting at the point of intersection of the westerly sideline of Chestnut Street and the southerly sideline of M.B.T.A.; southerly by the westerly sideline of Chestnut Street to the intersection with northerly sideline of M.B.T.A; southwesterly by the southerly property line of Castanea Dentata LLC, two hundred and twenty-eight 81/100 (228.81) feet, more or less; southwesterly by the southerly property line of Castanea Dentata LLC, one hundred and eight 53/100 (108.53) feet, more or less; northwesterly by the southerly property line of Castanea Dentata LLC, one hundred and thirty-six 6/100 (136.06) feet, more or less; northwesterly by the southerly property line of Castanea Dentata LLC, one hundred and ten 10/100 (110.10) feet, more or less; running northeasterly by the easterly sideline of M.B.T.A. to the point of beginning.

- (d) Place in the CSB-GS Subdistrict of the Multi-family Overlay District a portion of land now zoned Chestnut Street Business and located directly to the east of Garden Street as shown on Needham Town Assessors Map 51, Parcels 17, 20, 22, 23, superimposing that district over the existing Chestnut Street Business district and removing the existing CSB Subdistrict of the Multi-family Overlay District, said description being as follows:

Beginning at the point of intersection of the westerly sideline of M.B.T.A. and the northerly sideline of Great Plain Ave; thence running southwesterly by the northerly sideline of Great Plain Ave, nine 32/100 (9.32) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-three 17/100 (53.17) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-six 40/100 (56.40) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifty-six 92/100 (56.92) feet, more or less; northwesterly by the westerly property line of Town of Needham, on an arch length one hundred and twelve 99/100 (112.99) feet, more or less; northeasterly by the westerly property line of Town of Needham, fifteen 10/100 (15.10) feet, more or less; northeasterly by the westerly property line of Town of Needham, one hundred and thirty-eight 83/100 (138.83) feet, more or less; southeasterly by the northerly property line of Town of Needham, thirty-three 42/100 (33.42) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, forty (40) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, eighty-one 99/100 (81.99) feet, more or less; northwesterly by the southerly property line of Eaton Square Realty LLC, fifty-eighty 31/100 (58.31) feet, more or less; northeasterly by the easterly sideline of Garden Street to intersection with May Street; northeasterly by the southerly sideline of May Street, sixty-one 33/100 (61.33) feet, more or less; southwesterly by the westerly sideline of M.B.T.A to the point of beginning.

- (e) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located directly to the south and east of Denmark Lane as shown on Needham Town Assessors Map 132, Parcel 2, superimposing that district over the existing Industrial

and Single Residence B districts, and removing the existing IND Subdistrict of the Multi-family Overlay District, said description being as follows:

Beginning at the point of intersection of the westerly sideline of M.B.T.A. and the southerly sideline of Great Plain Ave; thence running southwesterly by the westerly line of M.B.T.A, four hundred thirty-seven 24/100 (437.24) feet, more or less; southwesterly by the southerly property line of Denmark Lane Condominium, one hundred and eleven 17/100 (111.17) feet, more or less; northeasterly by the easterly property line of Denmark Lane Condominium, two hundred (200) feet, more or less; northwesterly by the southerly property line of Denmark Lane Condominium, one hundred and thirty-nine 75/100 (139.75) feet, more or less; northeasterly by the easterly sideline of Maple Street, one hundred and thirty-five (135) feet, more or less; southeasterly by the northerly property line of Denmark Lane Condominium, one hundred and forty (140) feet, more or less; southwesterly by the northerly property line of Denmark Lane Condominium, fifteen 20/100 (15.2) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, two 44/100 (2.44) feet, more or less; southwesterly by the northerly property line of Denmark Lane Condominium, thirty-three 35/100 (33.35) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, seventy-nine (79) feet, more or less; northwesterly by the northerly property line of Denmark Lane Condominium, thirteen 28/100 (13.28) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, forty-seven 50/100 (47.50) feet, more or less; northeasterly by the northerly property line of Denmark Lane Condominium, eighty-one 91/100 (81.91) feet, more or less; northeasterly by the southerly sideline of Great Plain Ave, twelve 28/100 (12.28) feet to the point of beginning.

- (f) Place in the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Single Residence B and located directly to the west of Highland Avenue and north of Hunnewell Street as shown on Needham Town Assessors Map 69, Parcel 37, superimposing that district over the existing Single Residence B district, said description being as follows:

Beginning at the point of intersection of the easterly sideline of the M.B.T.A and the northerly sideline of Hunnewell Street; thence running northwesterly by the easterly sideline of the M.B.T.A., on an arch one hundred and twenty-one 22/100 (121.22) feet, more or less; southeasterly by the northerly property line of The Suites of Needham LLC, one hundred and sixty 23/100 (160.23) feet, more or less; southwesterly by the easterly sideline of Highland Avenue to the intersection with northerly sideline of Hunnewell Street; northwesterly by the northerly sideline of Hunnewell Street to the point of beginning.

- (g) Remove from the A-1 Subdistrict of the Multi-family Overlay District a portion of land now zoned Apartment A-1 and Single Residence B and located east and west of Highland Avenue at Cottage Avenue as shown on Needham Town Assessors Map 70, Parcels 24 and 25, said description being as follows:

Beginning at the point on the westerly sideline of Highland Avenue, two hundred and seventeen 63/100 (217.63) from the arch on Webster Street; thence running southwesterly by the westerly sideline of Highland Avenue, three hundred and seventeen (317) feet, more or less; southeasterly across Highland Avenue, fifty (50) feet to a point on the easterly sideline of Highland Avenue; southeasterly by the northerly property line of Avery Park Condominium, two hundred and seventy-eight 75/100 (278.75) feet, more or less; northeasterly by the northerly property line of Avery Park Condominium, sixty-one (61.51) feet, more or less; northeasterly by the northerly property line of

Avery Park Condominium, one hundred and seventy-nine 70/100 (179.70) feet, more or less; southwesterly by the westerly sideline of Webster Street, thirty-one 16/100 (31.16) feet, more or less; southwesterly by the southerly property line of Avery Park Condominium, one hundred and sixty-six 51/100 (166.51) feet, more or less; southwesterly by the southerly property line of Avery Park Condominium, one hundred and five 59/100 (105.59) feet, more or less; southwesterly by the southerly property line of Avery Park Condominium, one hundred and forty-four 62/100 (144.62) feet, more or less; northwesterly by the southerly property line of Avery Park Condominium, two hundred and seventy-seven 29/100 (277.29) feet, more or less; northwesterly across Highland Avenue, fifty (50) feet to a point on the westerly side of Highland Avenue: northwesterly by the southerly property line of Hamilton Highlands LLC, one hundred and fifty-nine 45/100 (159.45) feet, more or less; southwesterly by the southerly property line of Hamilton Highlands LLC, ninety-seven 33/100 (97.33) feet, more or less; northwesterly by the northerly sideline of Cottage Avenue, forty (40) feet, more or less; southwesterly by the southerly property line of Hamilton Highlands LLC, fifteen (15) feet, more or less; northwesterly by the southerly property line of Hamilton Highlands LLC, twenty-five 54/100 (25.54) feet, more or less; northeasterly by the easterly sideline of M.B.T.A., five hundred and seventy-five 57/100 (575.57) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and forty-five 2/100 (145.02) feet, more or less; northeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and one 57/100 (101.57) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, one hundred and eighty 18/100 (180.18) feet, more or less; southeasterly by the northerly property line of Hamilton Highlands LLC, fifty-six 57/100 (56.57) feet to the point of beginning.

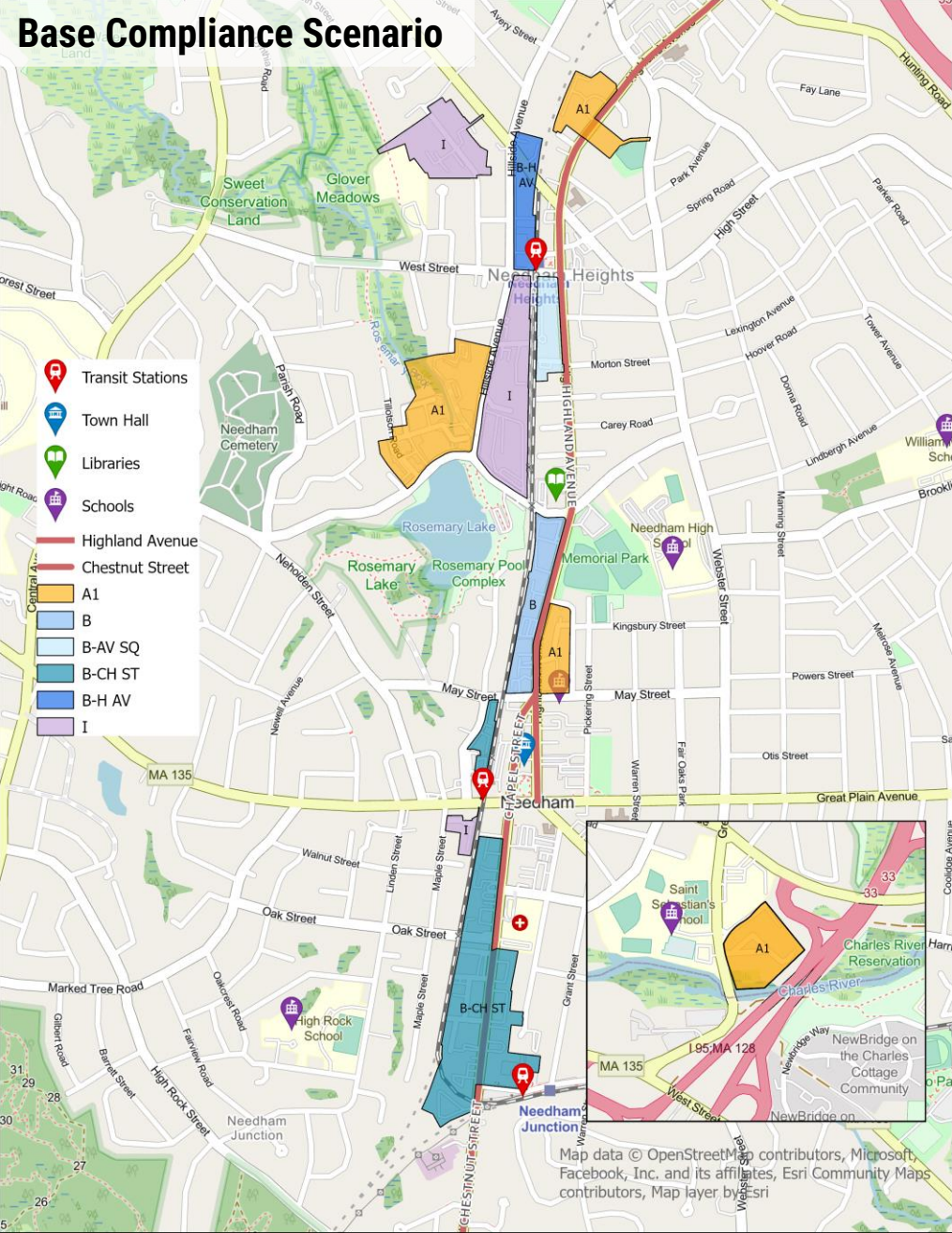
- (h) Place in the IND-C Subdistrict of the Multi-family Overlay District a portion of land now zoned Industrial and Single Residence B and located at Crescent Road as shown on Needham Town Assessors Map 98, Parcels 40 and 41, and Needham Town Assessors Map 99, Parcels 38, 39, 40, 61, 62, 63, and 88, superimposing that district over the existing Industrial and Single Residence B districts, and removing the existing IND Subdistrict of the Multi-family Overlay District, said description being as follows:

Beginning at the bound on easterly side of Hunnewell Street, approximately three hundred and thirty-two 35/100 (332.35) feet from the intersection with Hillside Avenue; thence running southwesterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and ninety-one 13/100 (191.13) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, sixty-eight 68/100 (68.75) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and thirty (130) feet, more or less; southeasterly by the easterly property line of Drack Realty LLC, seventy-three (73) feet, more or less; southwesterly by the easterly property line of Drack Realty LLC, one hundred and forty (140) feet, more or less; northeasterly by the northerly property line of Lally, forty-one (41) feet, more or less; southeasterly by the easterly property line of Lally, seventy-five (75) feet, more or less; southwesterly by the southerly property line of Lally, one hundred (100) feet, more or less; southwesterly to the center of Crescent Road, twenty (20) feet, more or less; southeasterly by the center of Crescent Road, twenty-nine (29) feet, more or less; southwesterly to a bound located twenty-nine feet from the angle point on the easterly side of Crescent Road; southwesterly by the southerly property line of 66 Crescent Road LL, four hundred and fifteen 60/100 (415.60) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifty-two 37/100 (52.37) feet, more or less; northwesterly by the easterly property line of Town of Needham, one hundred and sixty-two 37/100 (162.37) feet, more or less; southwesterly by the easterly property line of Town of

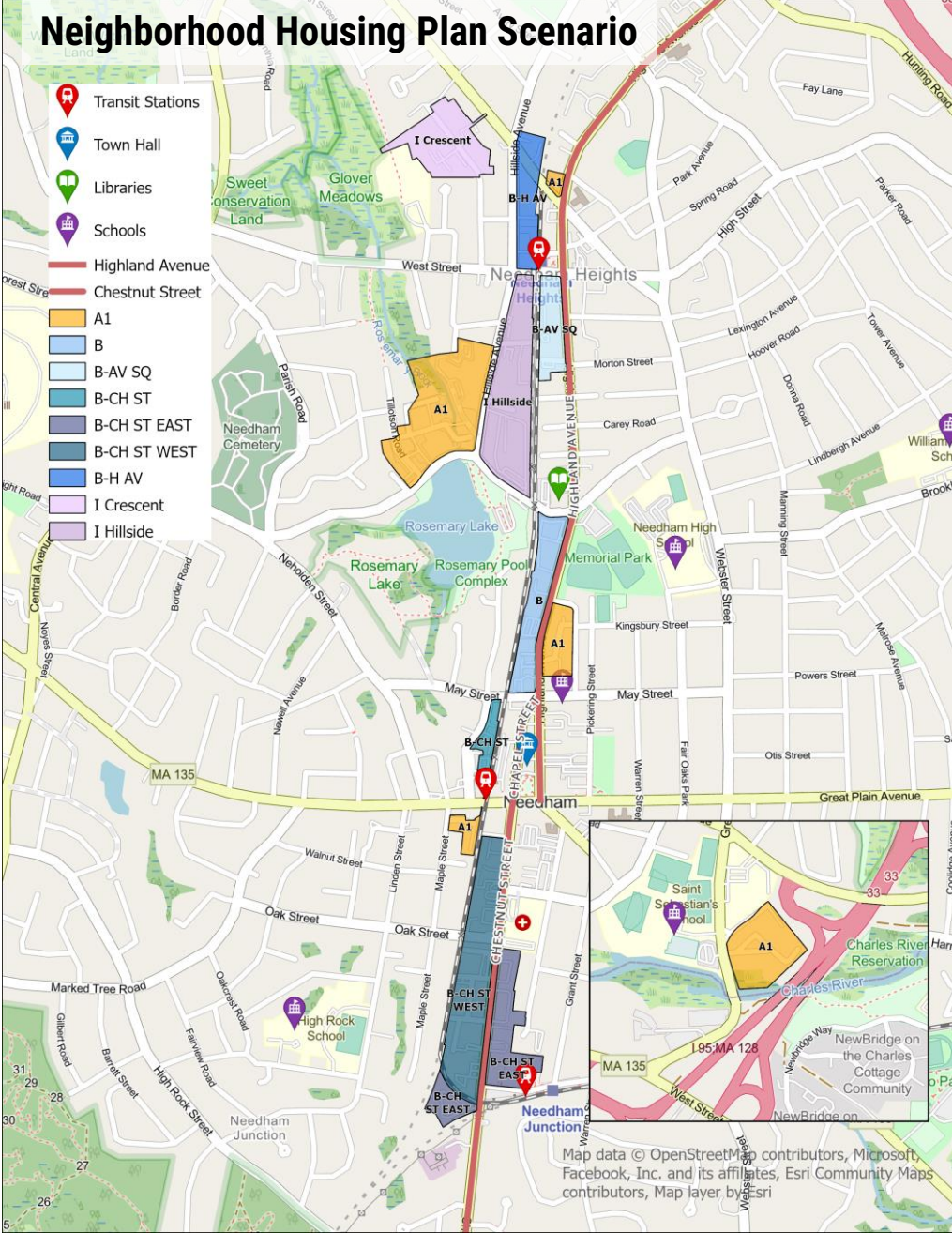
Needham, forty-five 76/100 (45.76) feet, more or less; northwesterly by the easterly property line of Town of Needham, one hundred and forty-three 92/100 (143.92) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifteen 71/100 (15.71) feet, more or less; southwesterly by the easterly property line of Town of Needham, two hundred and forty-eight 40/100 (248.40) feet, more or less; northwesterly by the easterly property line of Town of Needham, fifty-three 33/100 (53.33) feet, more or less; northeasterly by the northerly property line of 166 Crescent Road LLC, five hundred and fifty-five 68/100 (555.68) feet, more or less; northeasterly to the center of Crescent Road, twenty (20) feet, more or less; northwesterly by the center of Crescent Road, fifty-six 47/100 (56.47) feet, more or less; northeasterly to the bound located four 38/100 (4.38) feet from the end of the Crescent Road; northeasterly by the northerly property line of Microwave Development Laboratories Inc, one hundred and forty-six 29/100 (146.29) feet, more or less; southeasterly by the northerly property line of Microwave Development Laboratories Inc, fifty-four 82/100 (54.82) feet, more or less; northeasterly by the northerly property line of Microwave Development Laboratories Inc, fifty-four 21/100 (54.21) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and ninety-five 81/100 (195.81) feet, more or less; northeasterly by the easterly property line of Microwave Development Laboratories Inc, seven (7) feet, more or less; southeasterly by the easterly property line of Microwave Development Laboratories Inc, ninety-one (91) feet, more or less; northeasterly by the easterly property line of Microwave Development Laboratories Inc, one hundred and forty-two (142) feet, more or less; southeasterly by the easterly sideline of Hunnewell Street, twenty (20) feet to the point of beginning.

Or take any other action relative thereto.

Base Compliance Scenario



Neighborhood Housing Plan Scenario



Town of Needham Planning Board Public Hearing

**MBTA Communities Act Zoning
September 5, 2024**

The law (MGL C.40A Section 3A) established a requirement that each of the 177 designated MBTA Communities must have zoning that:

- Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.
- Cannot have age-restrictions and shall be suitable for families with children.
- Must have a minimum gross density of 15 dwelling units per acre.
- A portion of the district must be located within 0.5 miles from a commuter rail station.
- Commuter rail communities, including Needham, have a deadline to comply of **December 31, 2024**.

Needham’s MBTA Communities Requirements:

Compliance Metric	Requirement
Gross Acres	50 acres
Unit Capacity	1,784 units
Dwelling Units per Acre	15 DU/AC
Percentage to be Located in Station Area	90%

Purpose: The Housing Needham Advisory Group led the community engagement process to create multi-family zoning that complies with the MBTA Communities Act. The group advised the Select Board and Planning Board on proposed zoning to bring to Town Meeting in 2024, informed by their individual expertise, group deliberations, and feedback received from the public.

Members Appointed by the Select Board	Members Appointed by the Planning Board
Heidi Frail, Select Board (HONE Co-Chair)	Natasha Espada, Planning Board (HONE Co-Chair)
Kevin Keane, Select Board	Jeanne McKnight, Planning Board (designee)
Josh Levy (09/23-04/24); Karen Calton (as of 4/16/24), Finance Committee	Ronald Ruth; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer
Liz Kaponya, Renter	William Lovett; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer
Michael Diener, Community Member At-Large	

Housing Needham (HONE) Advisory Group Charge

- Lead a broad public engagement effort for the Needham community to envision and shape zoning to allow multi-family housing that complies with the MBTA Communities Act.
- Utilize the recommendations in the Town of Needham's 2022 Housing plan as a starting point.
- Evaluate build-outs, projections, and analyses of fiscal, school enrollment, and infrastructure impacts provided by staff and consultants.
- Consider related zoning elements that are allowed, but not required under the MBTA Communities Act, including but not limited to inclusionary zoning (affordable housing requirements) and parking minimums.
- Update the Select Board, Planning Board and Finance Committee throughout the process on group deliberations and community feedback.
- Recommend draft zoning to the Select Board and Planning Board to submit to DHCD and Town Meeting.

Fiscal Impact Analysis

To test the fiscal impact of HONE's two zoning scenarios, RKG Associates constructed a fiscal impact model to understand the potential tax revenues from new development compared to the municipal and school operational costs to support that development.

A detailed memo is included in HONE's final report. Additionally, the report has been further updated to reflect the development anticipated at 100 West Street.

Methodology: The Department of Public Works (including Engineering, Highway Division, and Water, Sewer, and Drains Division), Needham Public Schools, Finance Department, Building Department, Police Department, and Fire Department reviewed HONE's zoning proposals. Staff compared the growth projections (units, student enrollment, and population growth) with Town capital infrastructure systems, known needs and proposed improvement projects informed by their expertise and source documents. A detailed memo is included in HONE's final report.

Police, Fire/EMS: No anticipated capital impacts due to recent investments in the Public Safety Building and Fire Station 2. The Fire Department's current apparatus can serve the height and density of the buildings that would be allowed.

Schools: The School Department has developed a master plan for updating aging school facilities and creating enrollment capacity, district-wide. The additional students projected under the "Likely" build out of both zoning plans can be accommodated within the School Committee's preferred school master plan scenarios (i.e., renovate the Pollard for grades 6-8, repurpose the High Rock as a 6th elementary school, and renovate the Mitchell School).

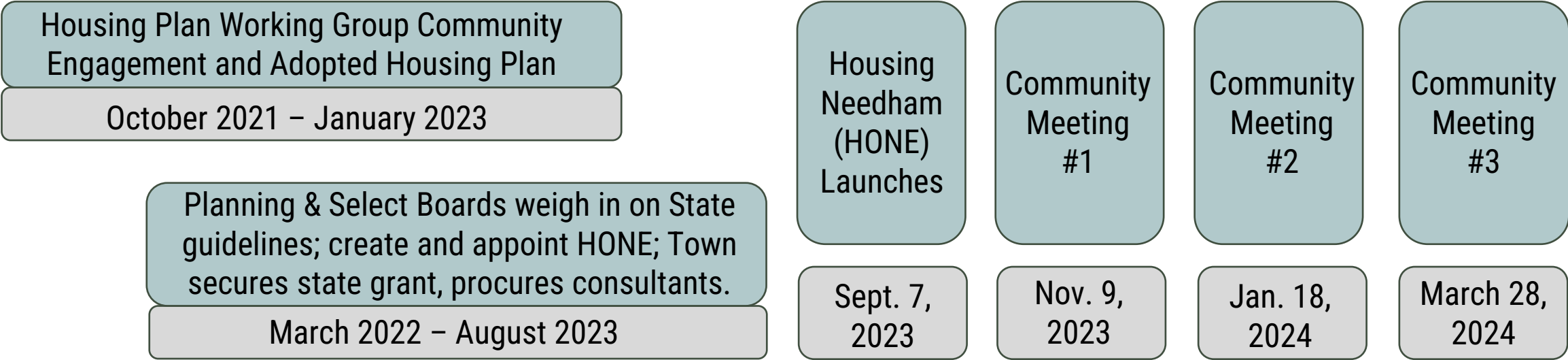
Traffic: GPI prepared a technical traffic memo providing a comprehensive summary of the traffic analysis conducted to evaluate the potential impacts of the rezoning. Overall, the Build Scenarios for the Base and Neighborhood plans with mitigation demonstrate a positive impact on traffic performance, reducing delays and improving LOS across the network of intersections during peak hours despite the increase in vehicle trips from future development.

- DPW provides a thorough review of all projects that go through the Planning Board to ensure that projects comply with local requirements related to water, sewer, and stormwater.
- EOHLC guidelines: “compliance with Section 3A does not require a municipality to install new water or wastewater infrastructure, or add to the capacity of existing infrastructure, to accommodate future multi-family housing production within the multi-family zoning district.”

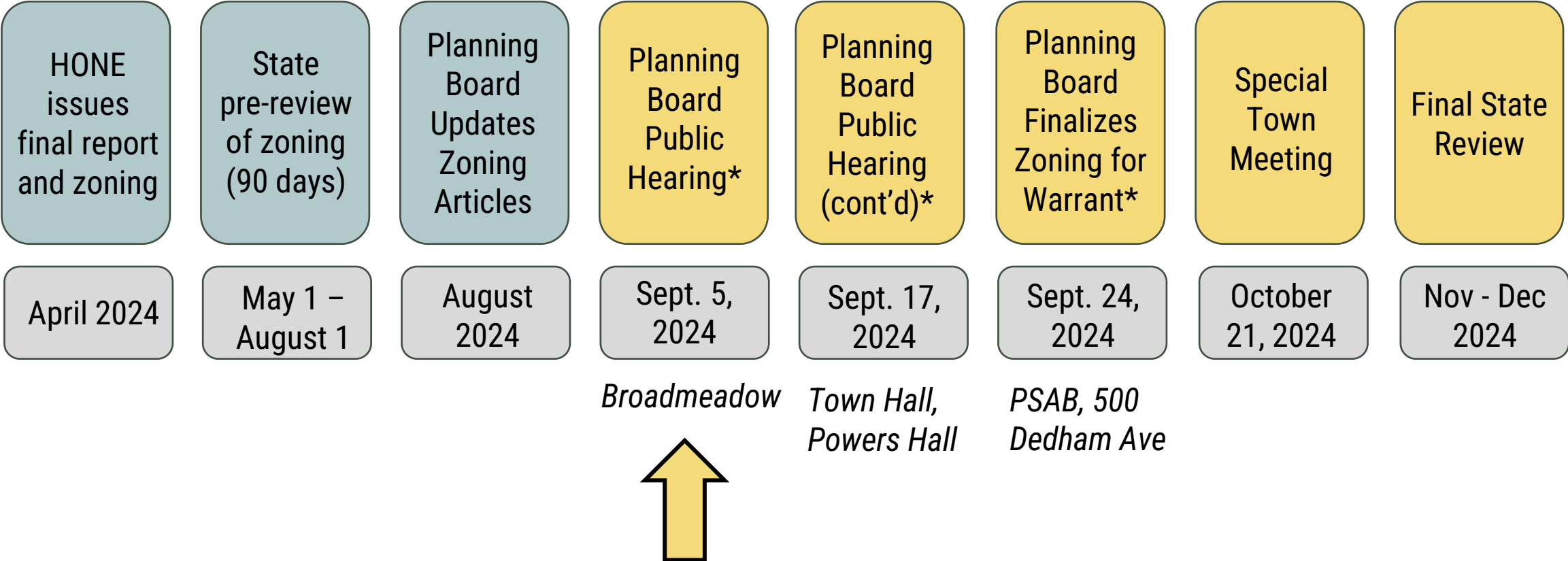
Water & Sewer

- The Town believes it has enough water capacity to support housing that may result from the proposed zoning.
- DPW does not anticipate that the proposed zoning will result in a need for new capital projects to expand existing water or sewer capacity.
- DPW may adjust the scope of projects needed due to current conditions to factor in population growth.
- DPW has requested funding for water and sewer master plans in FY2026.

Timeline To Date



*The Planning Board may close the public hearing on September 5 or may continue it to September 17. The Board may vote the final zoning language for the Town Meeting Warrant on Sept. 17 or 24.



Existing Zoning

									Residential District
Dimensional standard	Chestnut Street	Lower Chst Overlay	Garden St Overlay	Bus.	Avery Sq.	Avery Sq. Overlay	Industrial	Hillside Avenue Business	A-1
Minimum Lot Area	10,000 SF	15,000 SF	15,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	20,000 SF
Minimum Frontage	80 feet	100 feet	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet	120 feet
Maximum Building Height: By Right	35 feet 2.5 Stories	35 feet 2.5 Stories	35 feet 2.5 Stories	40 feet 3 stories	35 feet 2.5 Stories	35 feet 2.5 Stories	40 feet 3 stories	35 feet 2.5 Stories	40 feet 3 stories
Maximum Building Height: By Special Permit	N/A	For lots with frontage on Chestnut Street: 37 feet 3 stories <u>or</u> 48 feet 3+1 stories	37 feet 2+1 stories	N/A	N/A	44 feet, including the elevator shaft overruns 49 feet Up to 4 stories, where the fourth story is allowed by Special Permit for specific uses, not exceeding 35% total roof area	N/A		N/A
<u>Minimum</u> Building Height	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A

Existing Zoning

									Residential District
Dimensional standard	Chestnut Street	Lower Chst Overlay	Garden St Overlay	Bus.	Avery Sq.	Avery Sq. Overlay	Industrial	Hillside Avenue Business	A-1
Floor Area Ratio: By Right	0.7	0.7	0.7 by right	N/A	<u>For eating establishments, or any use providing service to patrons while in autos, or any use having gas pumps</u> 0.35 <u>For all other uses</u> 0.7	1.1	N/A	<u>For eating establishments, or any use providing service to patrons while in autos, or any use having gas pumps</u> 0.35 <u>For all other uses</u> 0.7	0.5
Floor Area Ratio: By Special Permit		For lots with frontage on Chestnut Street: 1.5 <u>or</u> 2.0	1.0 for multi-family 1.2 for other uses	N/A					
Building Coverage	N/A	N/A	N/A	range from 25% to 50%, dependant on corner or interior lot and number of stories	N/A	N/A	<u>lots devoted to a manufacturing use listed in Section 3.2</u> 60% for corner lots 50% any other lot		N/A
Basic Off-Street Parking Requirements	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)
Maximum Dwelling Units Per Acre	18	N/A	N/A	N/A	18	N/A	N/A	18	18

Comparison of Existing Zoning Scenarios

It is important to recognize these districts already have housing in them and zoning that regulates what can be built there today. Needham's existing housing and zoning is detailed below:

Zoning District	Scenario Name: Unit Capacity		
	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity
Apartment A1	588	526	526
Business	4	N/A	N/A
Avery Square Business	72	77	77
Chestnut St. East	46	370	987
Chestnut St. West			
Chestnut St./Garden St.			
Hillside Ave Business	44	46	46
Industrial – Crescent	21	N/A	N/A
Industrial – Hillside			
TOTAL UNITS	775	1,019	1,636

- 1. **Base Compliance Plan:** A scenario that adheres very closely to the zoning boundaries and dimensional standards in Needham’s current Zoning Bylaw. This scenario is intended to meet the minimum compliance requirements of the MBTA Communities Act.
- 2. **Neighborhood Housing Plan:** A scenario that increases dimensional standards and the number of units that can be built on a parcel of land as a way to encourage housing production and respond to the goals in Needham’s Housing Plan. This scenario is intended to meet and exceed the minimum compliance requirements of the MBTA Communities Act.

	Needham Requirement	Base Compliance Plan	Neighborhood Housing Plan
Acreage (net)	50	100.3	92.5
Unit Capacity	1,784	1,924	3,350
Density (units/acre)	15	19.2	36.2
Percent in Transit Area	90%	92.5%	91.8%

Four zoning amendments, which build on each other:

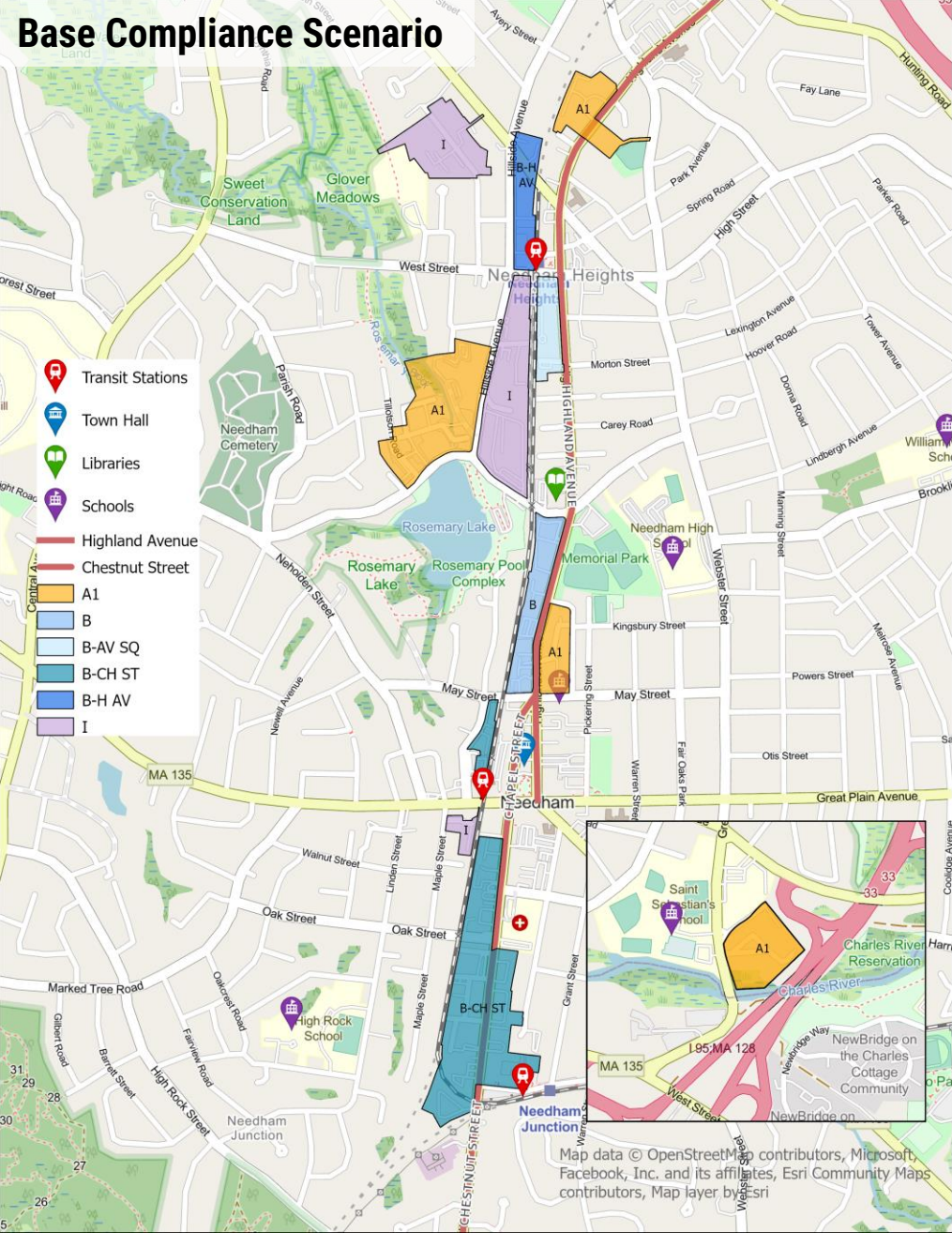
Article 1: Creates a multi-family overlay district following the recommended district boundaries and dimensional standards in the Base Compliance Plan.

Article 2: The map change for the Base Compliance Plan to accompany Article 1.

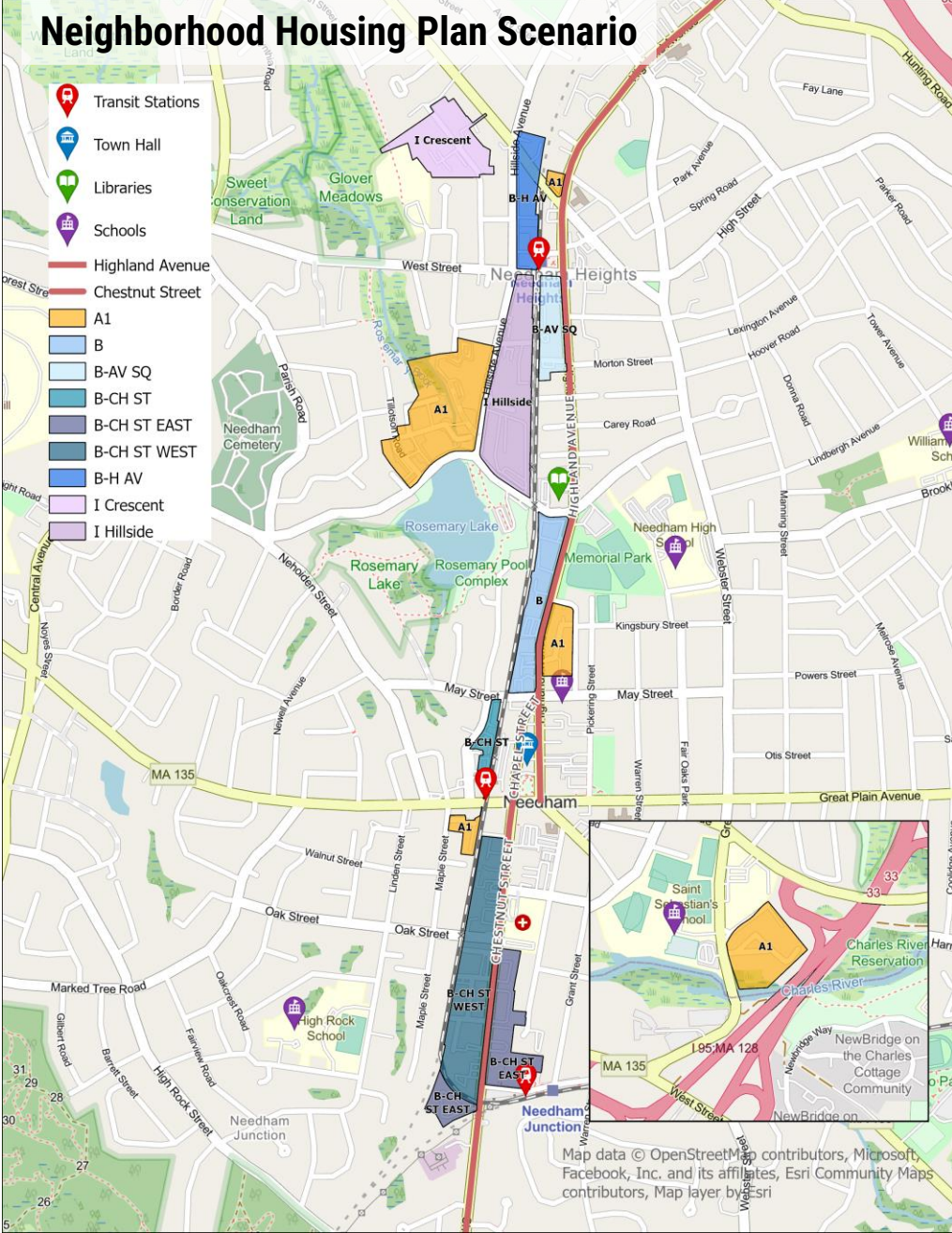
Article 3: Amends Article 1 and inserts the dimensional standards of the Neighborhood Housing Plan.

Article 4: The map change for the Neighborhood Housing Plan to accompany Article 3.

Base Compliance Scenario



Neighborhood Housing Plan Scenario



BASE COMPLIANCE PLAN ZONING PARAMETERS

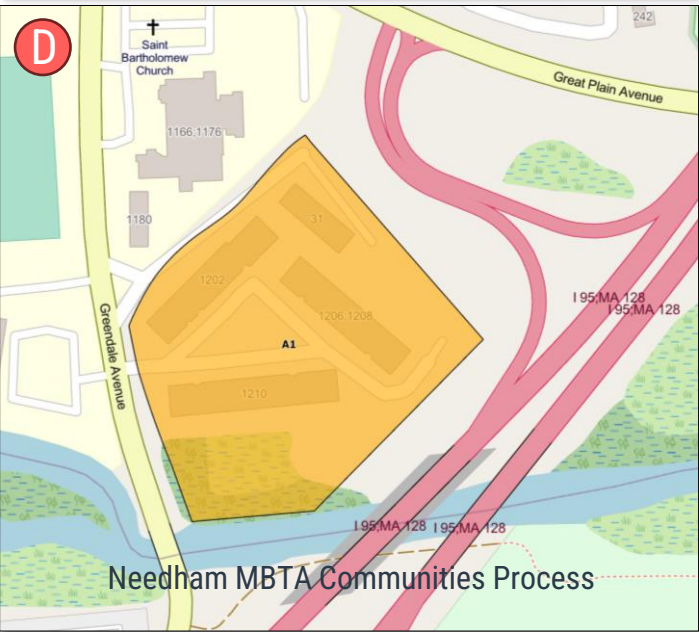
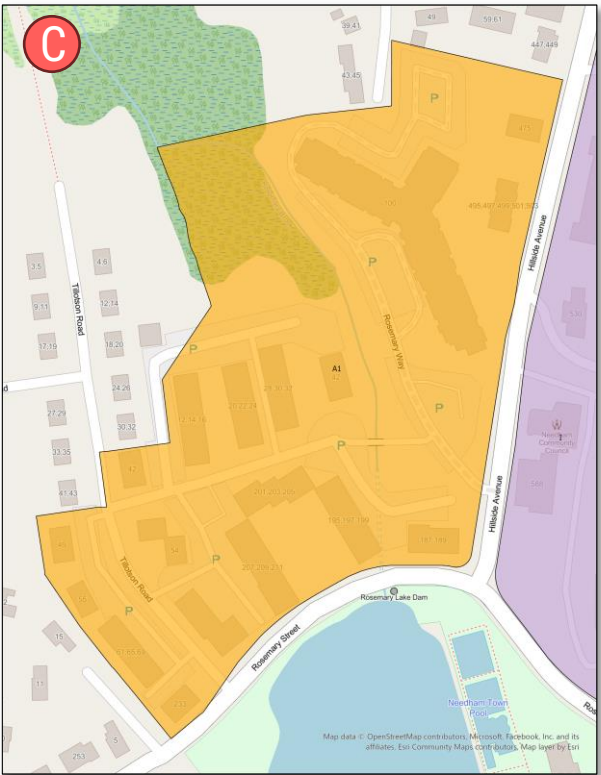
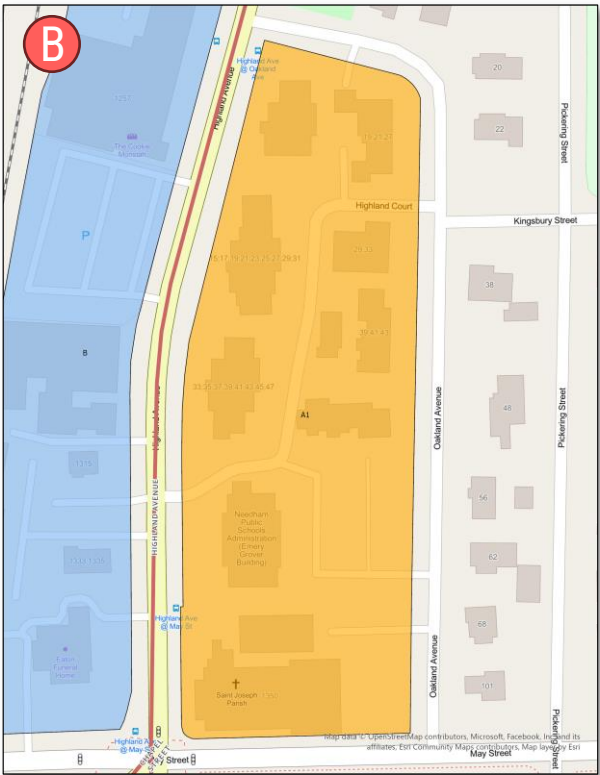
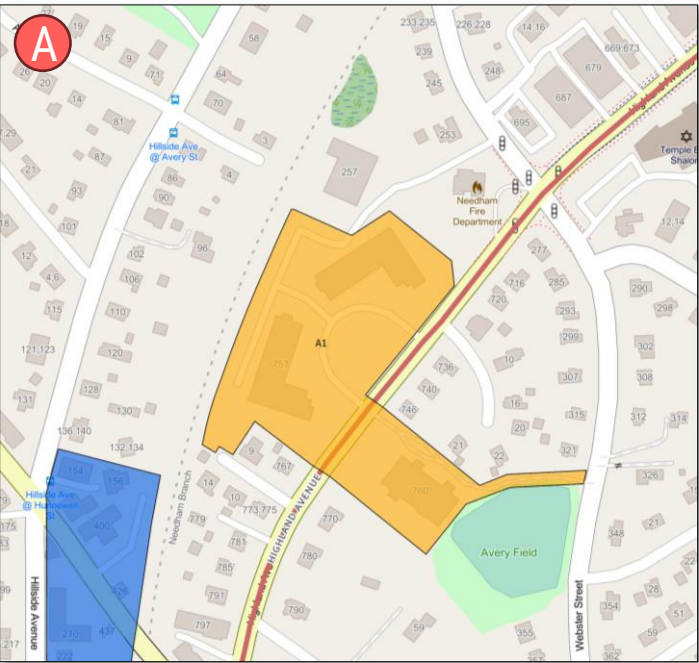
	Apartment A1	Business	Avery Square Business	Chestnut St. Business	Hillside Ave. Business	Industrial
Minimum Lot Size (Sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	0.50		1.30	0.70	0.70	0.50
Max Lot Coverage		25%				
Max Dwelling Units Per Acre	18			18		
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0
			4 stories and an FAR of 1.7 allowed by Special Permit.			

NEIGHBORHOOD HOUSING PLAN ZONING PARAMETERS

17

	Apt A1	Business	Avery Sq Business	Chestnut St. Business		Hillside Ave. Business	Industrial	
				West	East & Garden St.		Crescent	Hillside
Minimum Lot Size (sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	4.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	1.00	2.00	1.30	2.00	2.00	1.00	0.75	1.00
Max Dwelling Units Per Acre	36	48				24	24	24
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Note		4.5 stories allowed if commercial space on first floor or 7.5% workforce housing.	4 stories and an FAR of 1.7 allowed by Special Permit.	4.5 stories allowed if commercial space on first floor or 7.5% workforce housing.	3.5 stories allowed if commercial space on first floor or 7.5% workforce housing.			

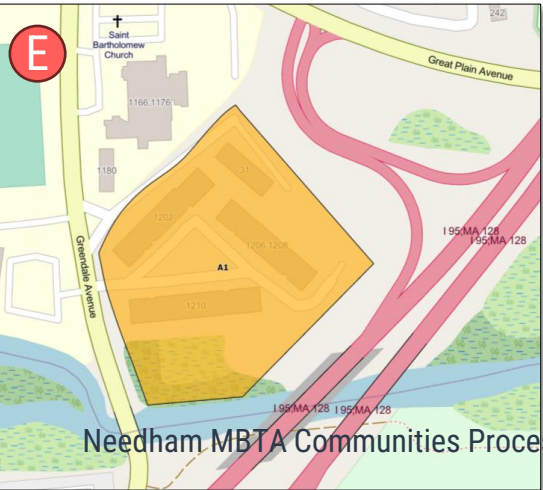
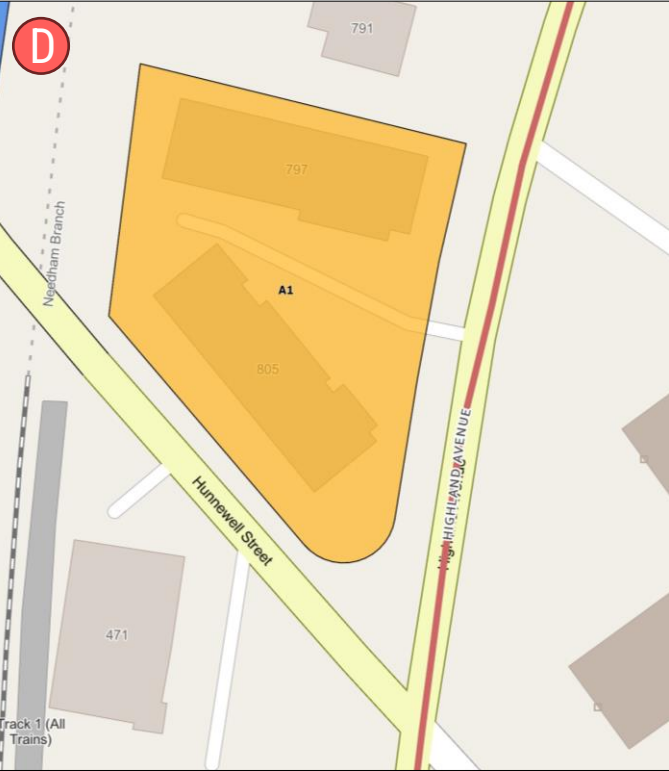
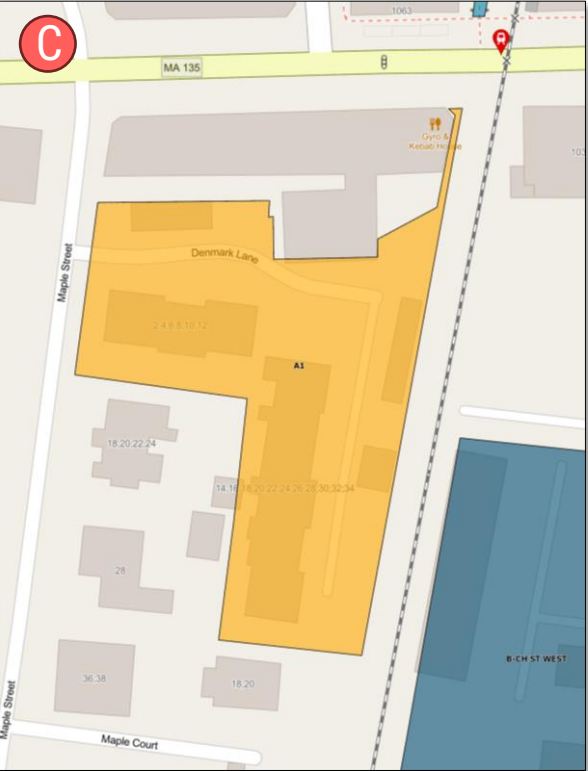
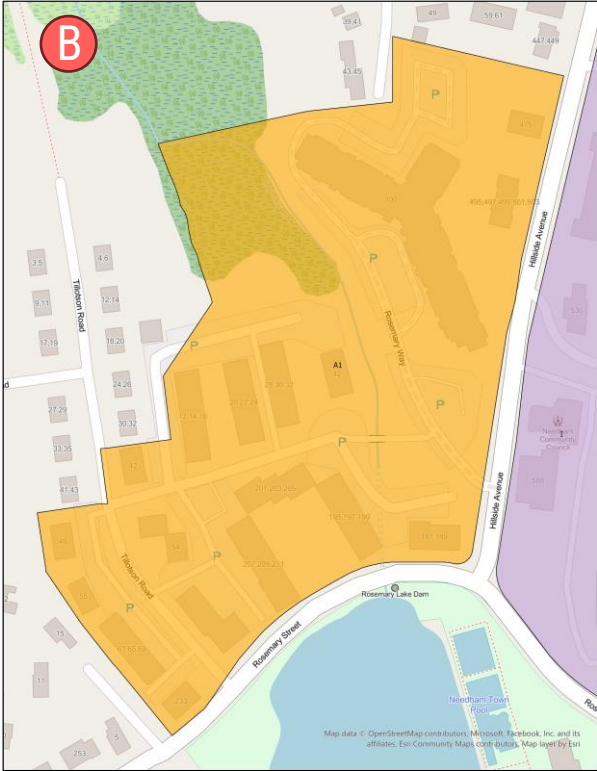
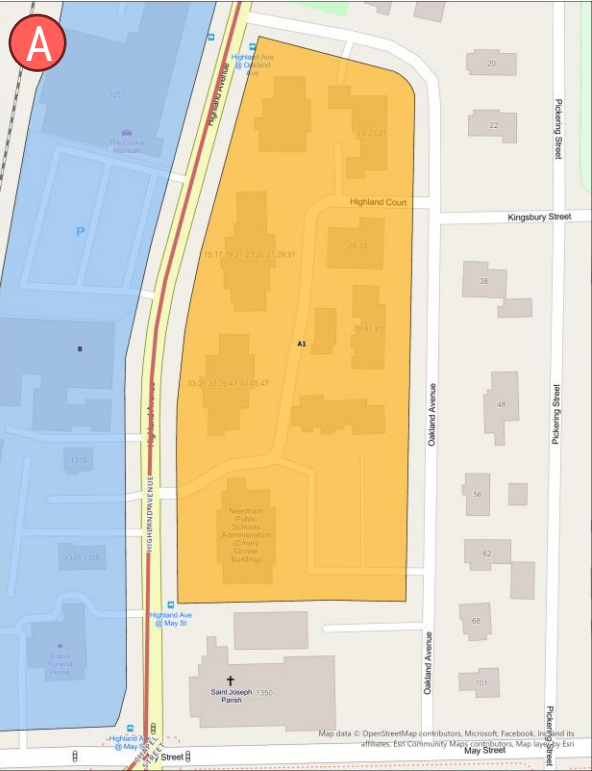
Scenario Comparison – Apartment A1 Subdistricts – Base Compliance



- A** Avery School/Hamilton Highlands
- B** The Highlands, NPS, St. Joseph (Highland Ave/May St.)
- C** Rosemary Ridge, Rosemary Lake Apts. (Rosemary St./Hillside Ave)
- D** Charles Court Condos

Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	20,000 SF	20,000 SF
Height (Stories)	3	3
Floor Area Ratio (FAR)	0.50	0.50
Max Lot Coverage	N/A	N/A
Max Dwelling Units per Acre	18	18
Parking per Unit	1.5	1.0

Scenario Comparison – Apartment A1 Subdistricts – Neighborhood Housing Plan

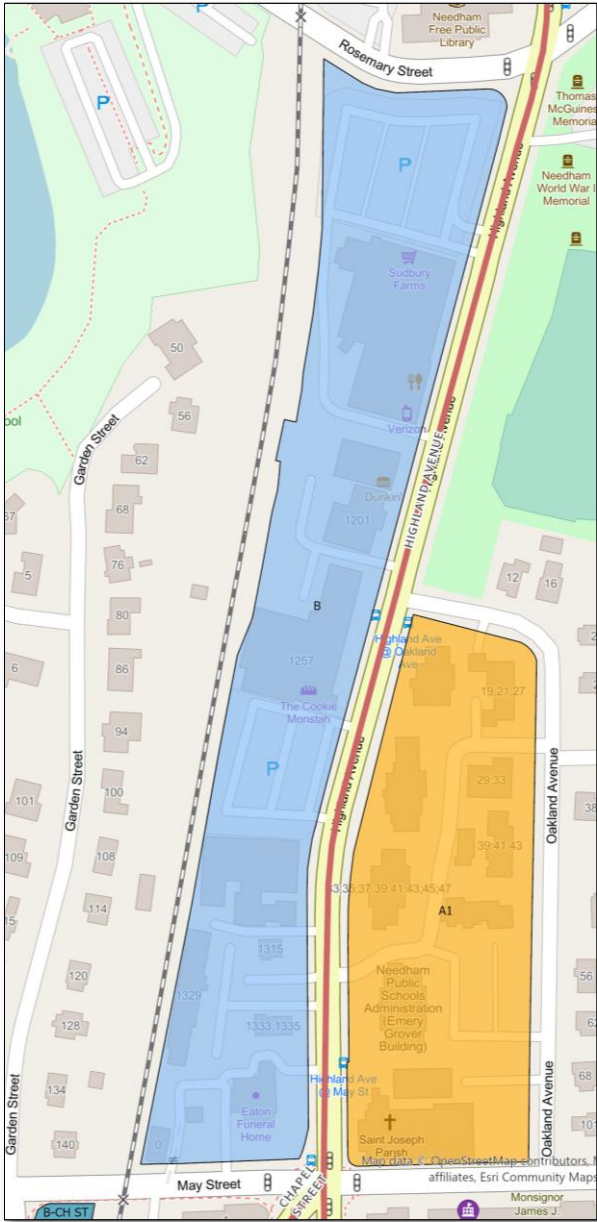


Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	20,000 SF	20,000 SF	20,000 SF
Height (Stories)	3	3	4
Floor Area Ratio (FAR)	0.50	0.50	1.0
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	18	36
Parking per Unit	1.5	1.0	1.0

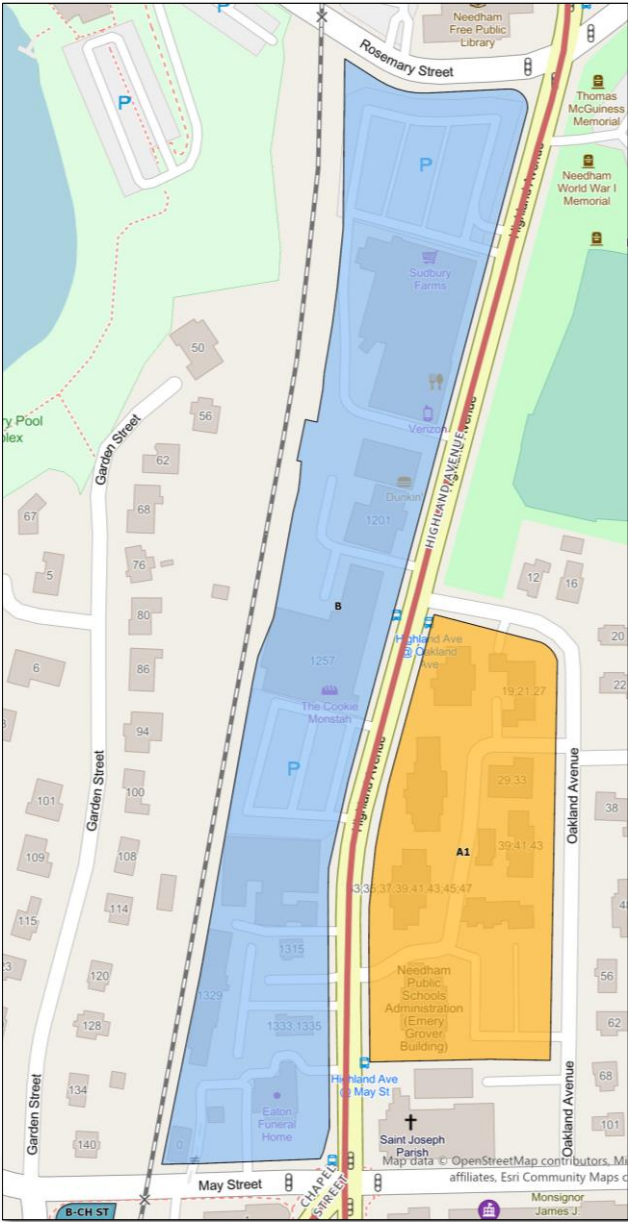
- A** The Highlands, NPS (Highland Ave/May St.)
- B** Rosemary Ridge, Rosemary Lake Apts. (Rosemary St./Hillside Ave)
- C** Denmark Lane (Great Plain Ave/Maple St.)
- D** Hunnewell St & Highland Ave
- E** Charles Court Condos

Scenario Comparison – Business Subdistricts

Base Compliance



Neighborhood Housing Plan



Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	3	3	4
Floor Area Ratio (FAR)	N/A	N/A	2.0
Max Lot Coverage	25%	25%	N/A
Max Dwelling Units per Acre	N/A	N/A	48
Parking per Unit	1.5	1.0	1.0

Under existing zoning, multi-family housing is not allowed in this district.

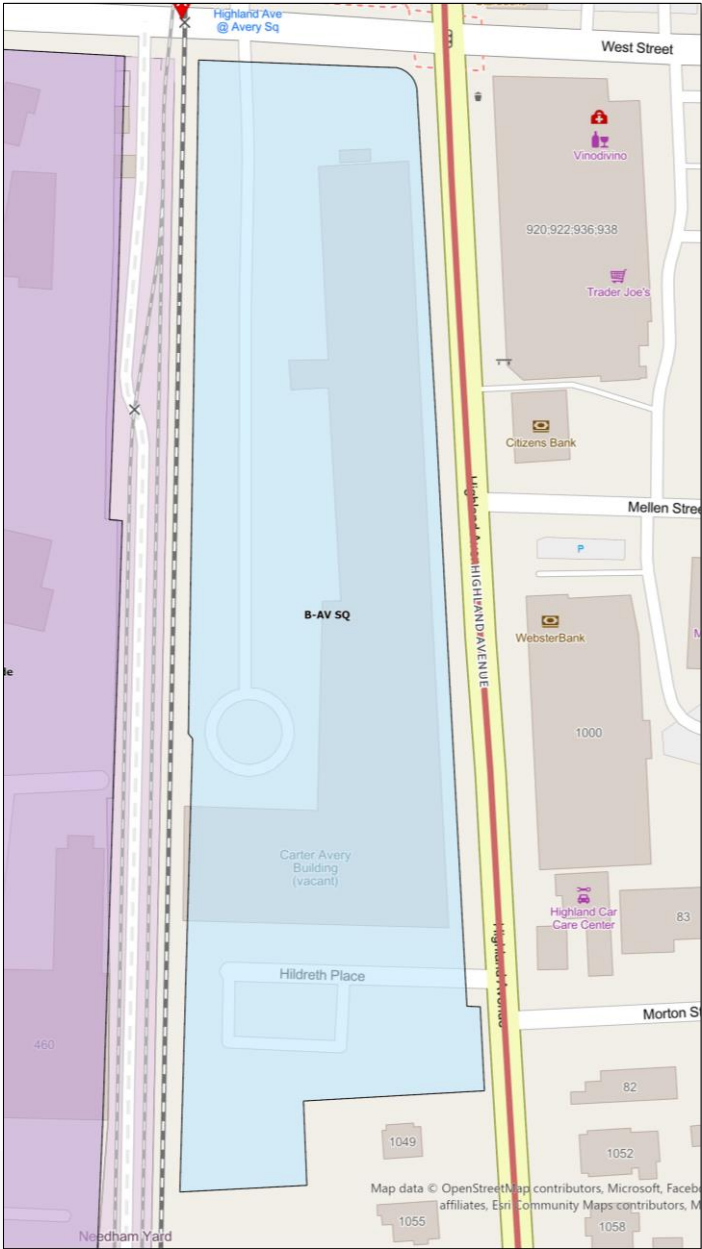
Under the Neighborhood Housing Plan:
4.5 stories allowed as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.

Scenario Comparison – Avery Square Subdistricts

Base Compliance



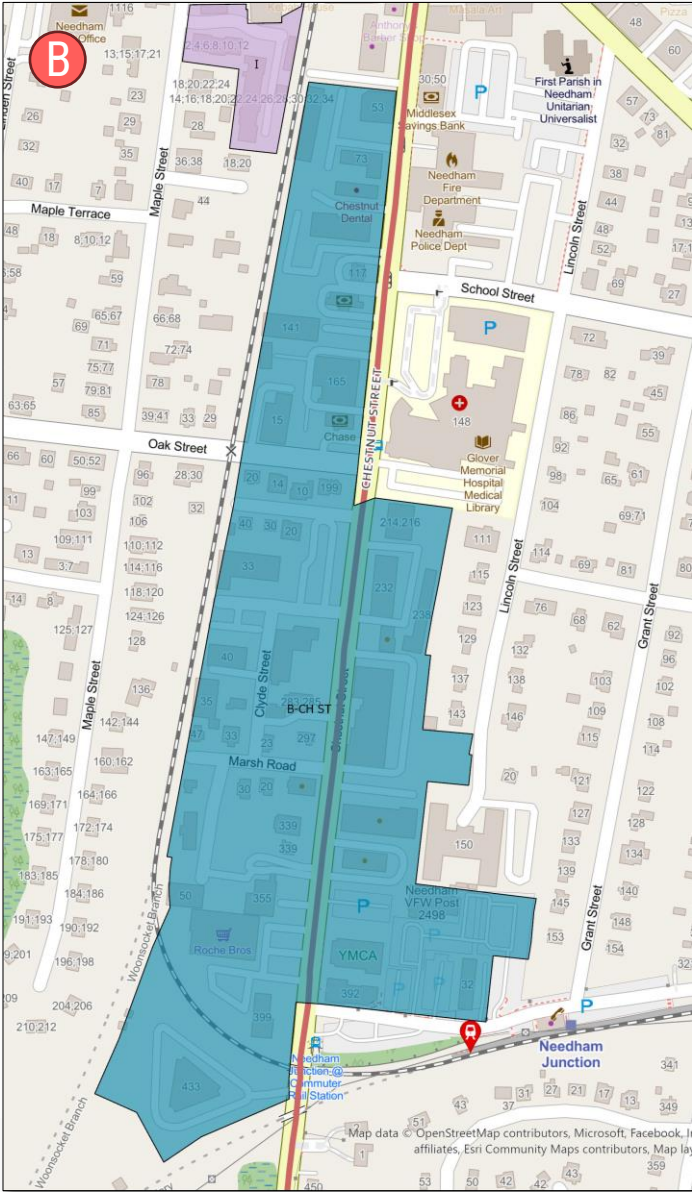
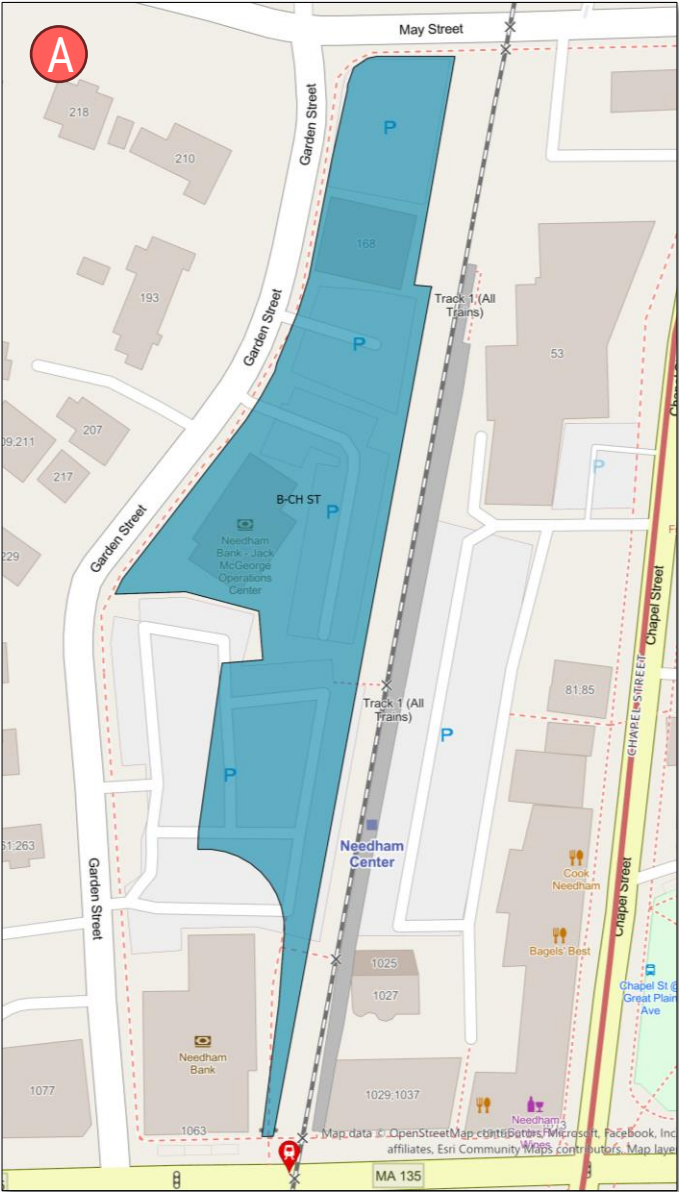
Neighborhood Housing Plan



Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	4 ¹	3	3
Floor Area Ratio (FAR)	0.70	1.3	1.3
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	N/A
Parking per Unit	1.5	1.0	1.0

Under the Base and Neighborhood Housing Plan, the zoning would allow 4 stories and an FAR of 1.7 by Special Permit. It would only apply to the 100 West parcel.

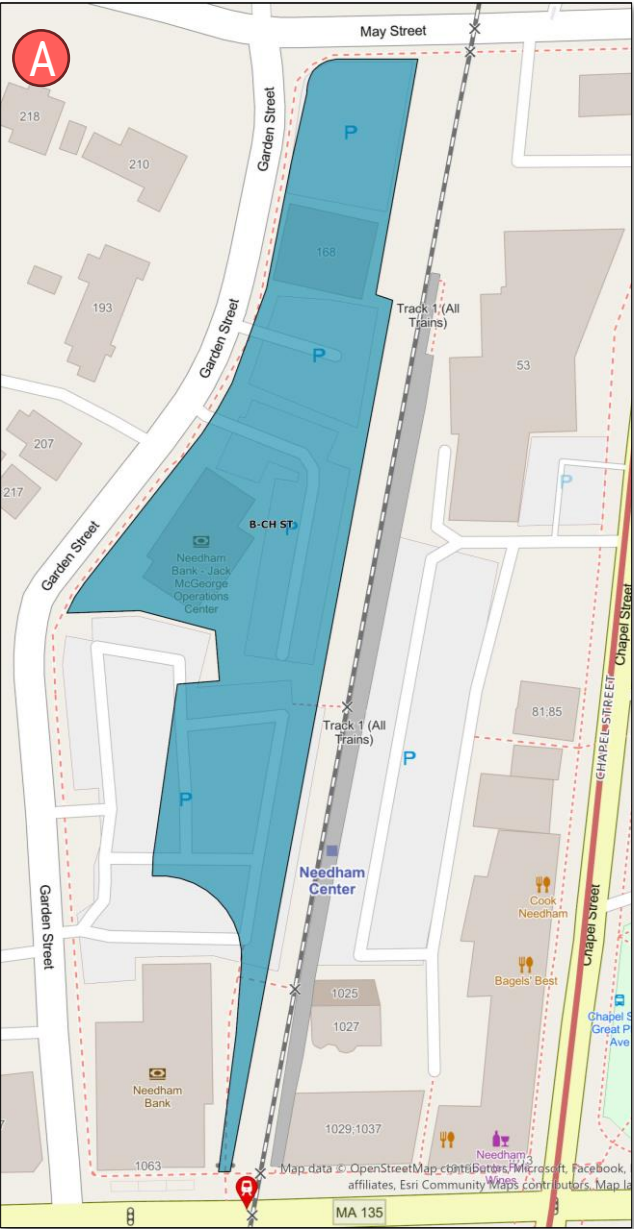
¹ Under existing zoning 4th story limited to 35% of total roof area.



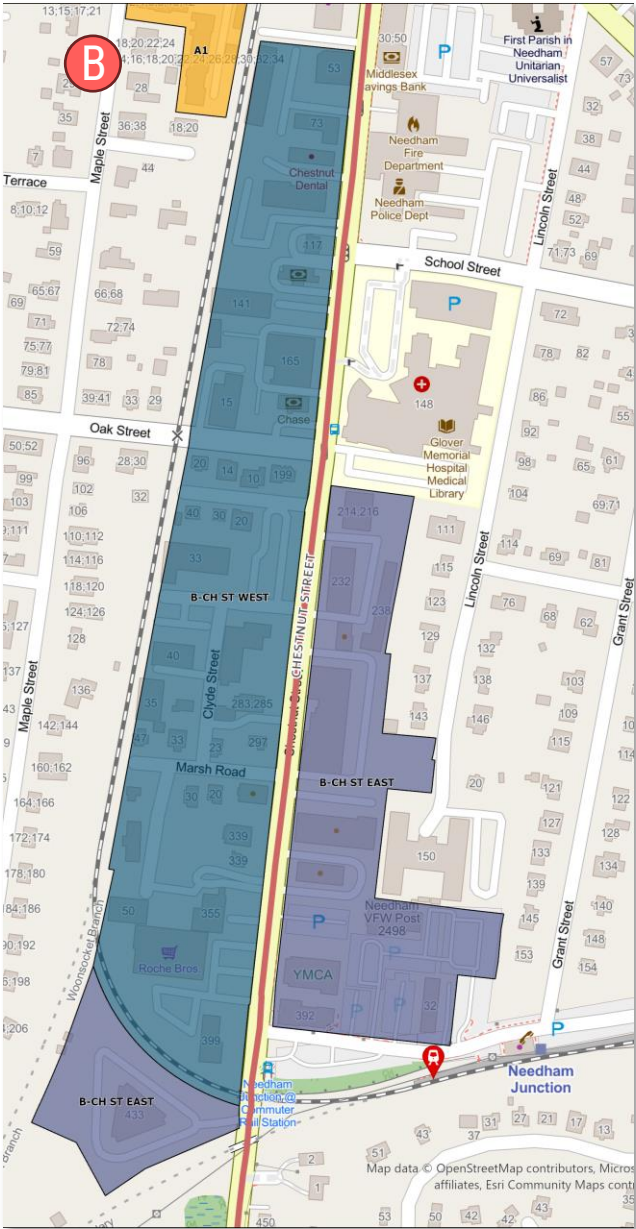
- A Garden Street District between May St. and Great Plain Ave
- B Chestnut St. from just south of Great Plain Ave to Junction St.

Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	10,000 SF	10,000 SF
Height (Stories)	2.5	3
Floor Area Ratio (FAR)	0.70	0.70
Max Lot Coverage	N/A	N/A
Max Dwelling Units per Acre	18	18
Parking per Unit	1.5	1.0

Garden Street District



Chestnut St. East and West

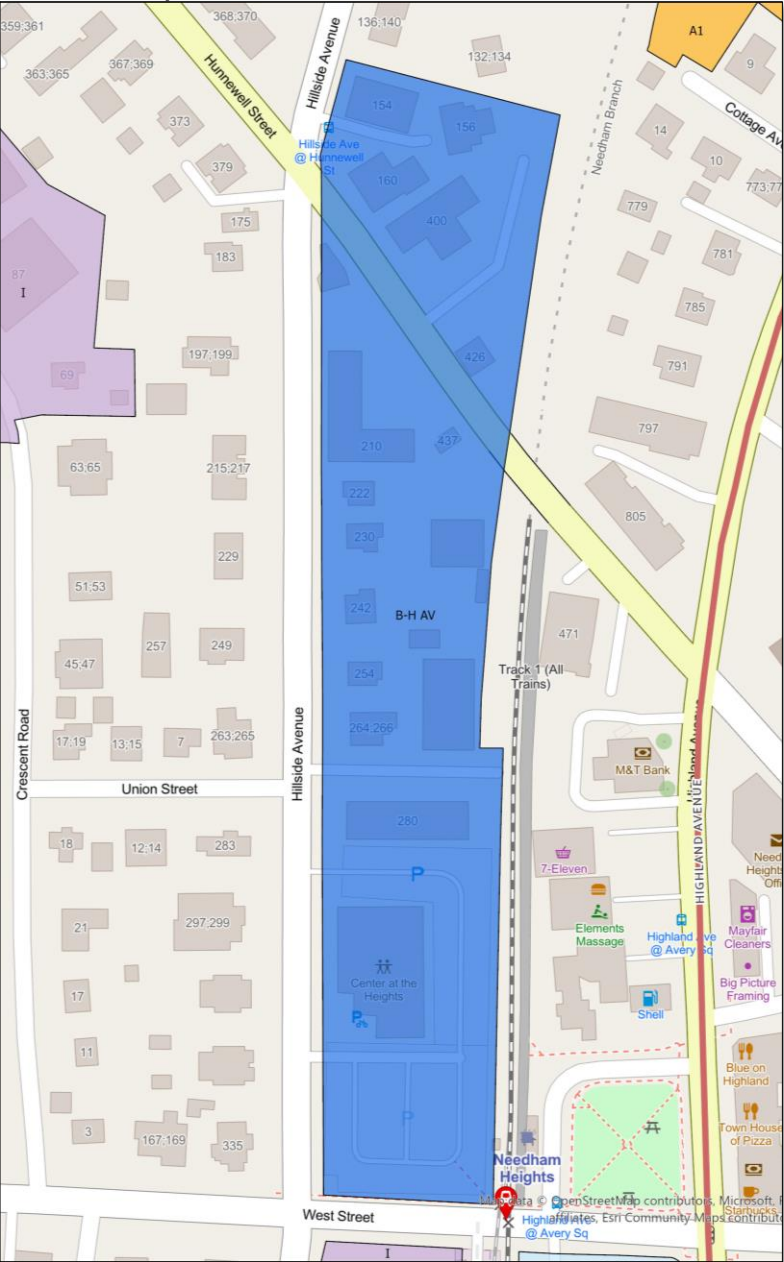


Zoning Standards	Existing Zoning	Existing Zoning - Overlay	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	2.5	4	3	3 (East/Garden) 4 (West)
Floor Area Ratio (FAR)	0.70	2.0	0.70	2.0
Max Lot Coverage	N/A	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	18	N/A
Parking per Unit	1.5	1.5	1.0	1.0

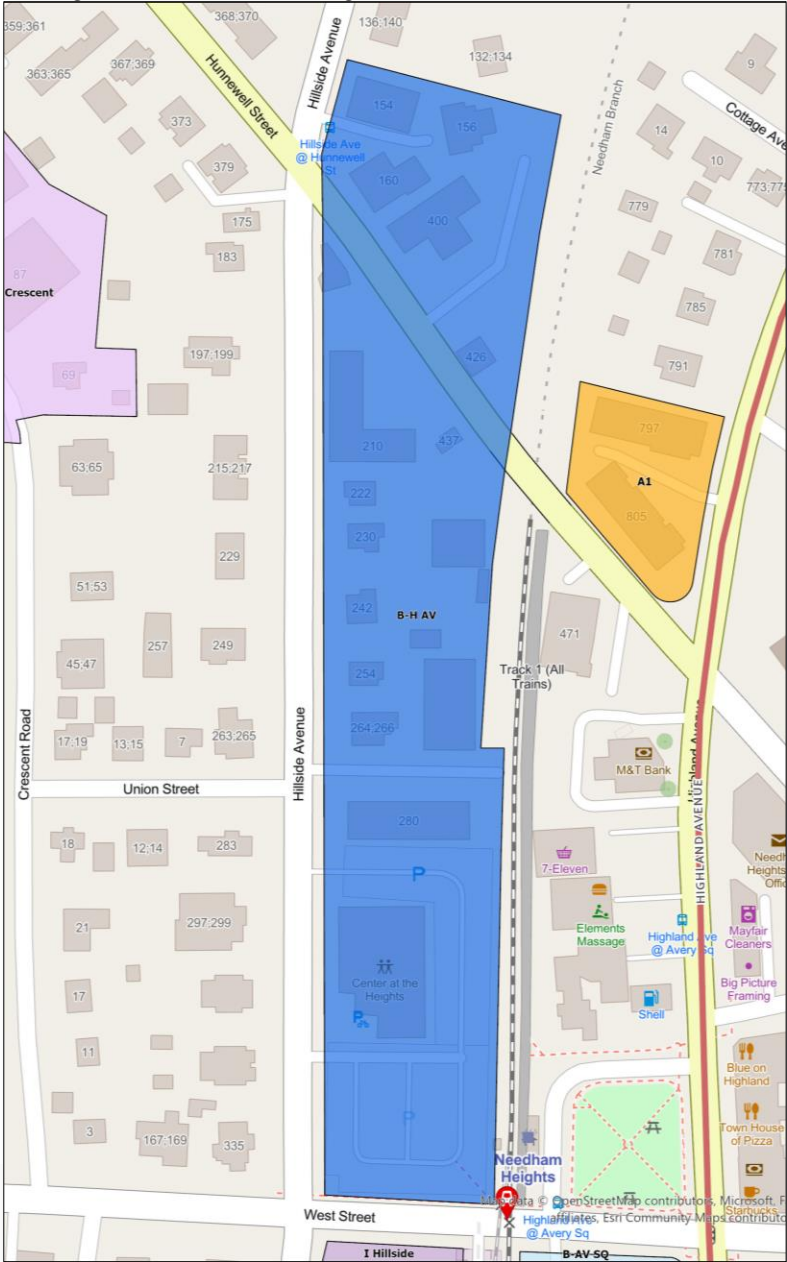
- Under the Neighborhood Housing Plan:
- Chestnut East and Chestnut/Garden Street – 3.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.
 - Chestnut West – 4.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.

Scenario Comparison – Hillside Ave Business Subdistricts

Base Compliance

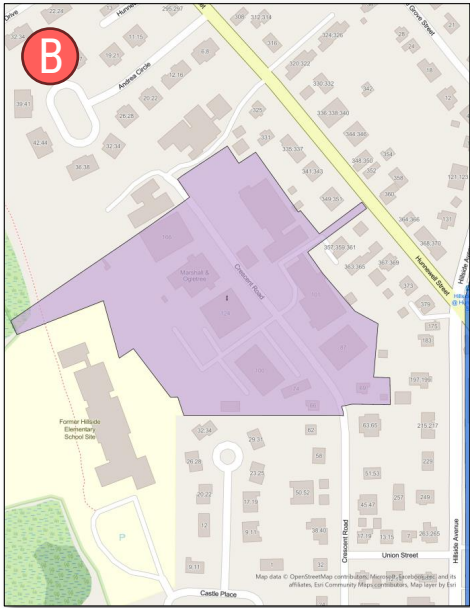
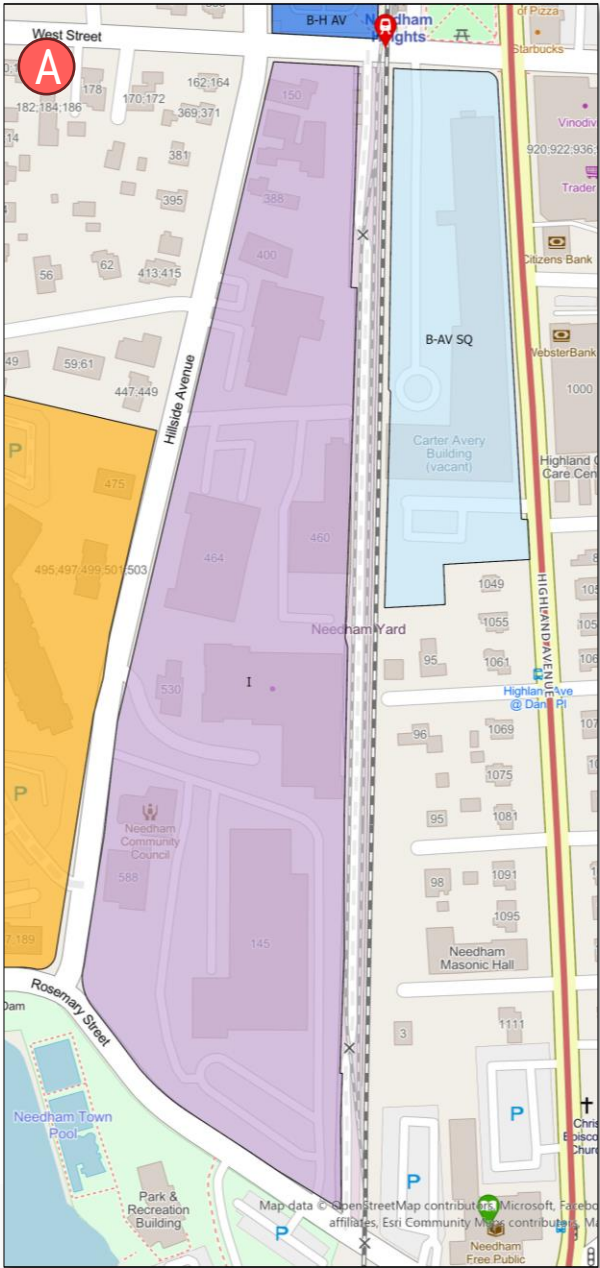


Neighborhood Housing Plan



Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	2.5	3	3
Floor Area Ratio (FAR)	0.70	0.70	1.0
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	24
Parking per Unit	1.5	1.0	1.0

Scenario Comparison – Industrial Subdistricts – Base Compliance

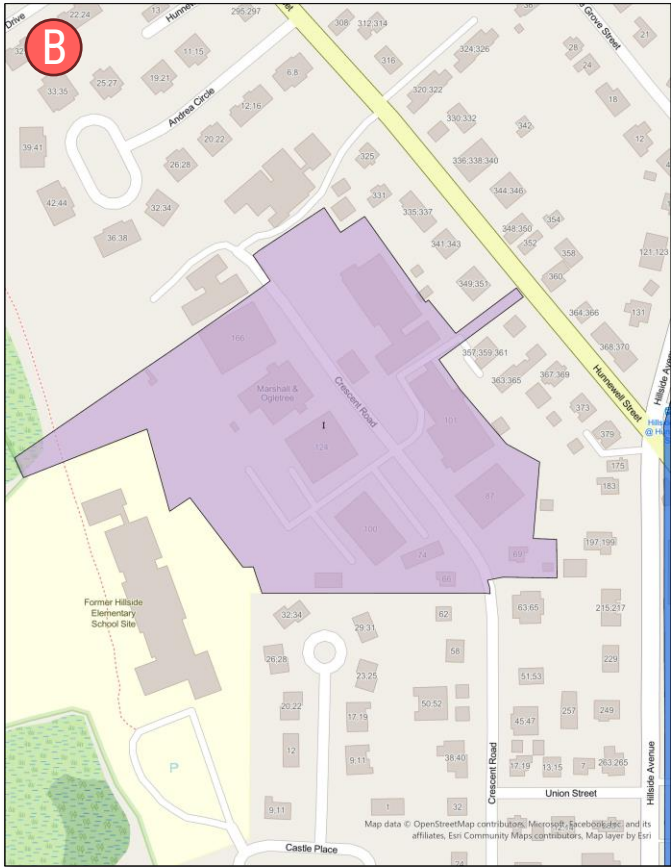
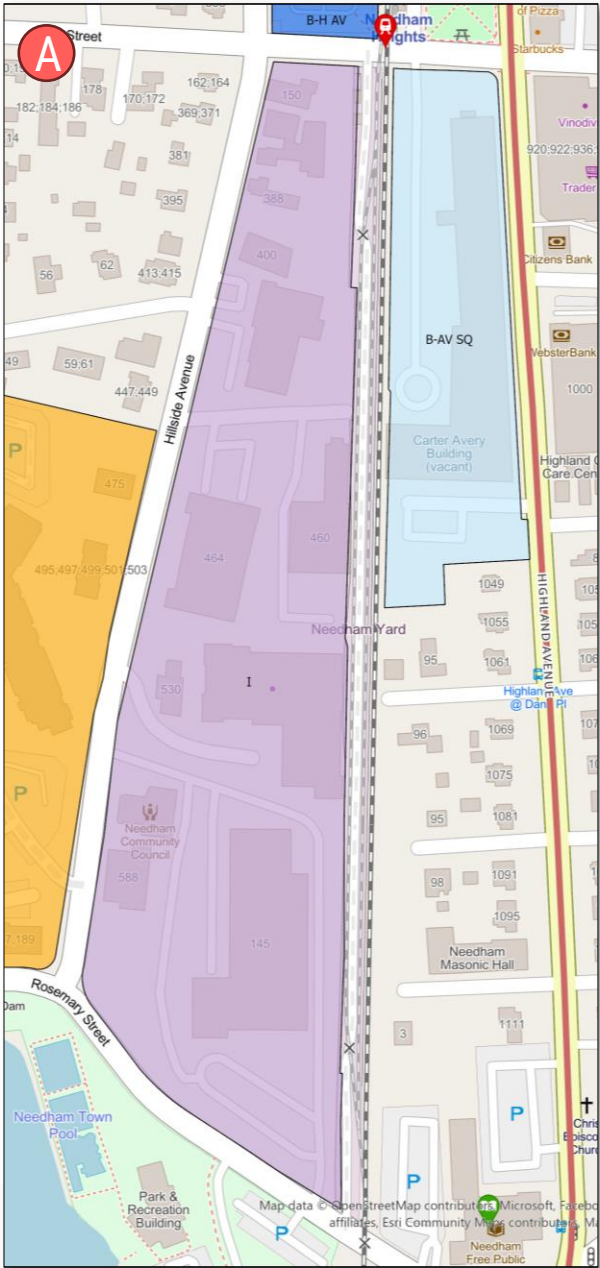


- A** Hillside Ave from West St. to Rosemary St.
- B** Crescent Road Industrial District
- C** Denmark Lane off Maple St. at Great Plain Ave

Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	10,000 SF	10,000 SF
Height (Stories)	3	3
Floor Area Ratio (FAR)	N/A	0.50
Max Lot Coverage	60%	N/A
Max Dwelling Units per Acre	N/A	N/A
Parking per Unit	1.5	1.0

Under existing zoning, housing is not allowed in this district.

Scenario Comparison – Industrial Subdistricts – Neighborhood Housing Plan



A Hillside Ave from West St. to Rosemary St.

B Crescent Road Industrial District

Note: Denmark Lane Industrial Subdistrict becomes Apartment A1 under the Neighborhood Housing Plan.

Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	Housing not Allowed	10,000 SF	10,000 SF
Height (Stories)		3	3
Floor Area Ratio (FAR)		0.50	0.75 in Crescent 1.0 in Hillside
Max Lot Coverage		N/A	N/A
Max Dwelling Units per Acre		N/A	24
Parking per Unit		1.0	1.0

Comparison of Scenarios

How do the HONE Scenarios compare?

Zoning District	Scenario Name: Unit Capacity				
	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity	Base Compliance Plan Unit Capacity	Neighborhood Housing Plan Unit Capacity
Apartment A1	588	526	526	526	877
Business	4	N/A	N/A	210	305
Avery Square Business	72	77	77	243	243
Chestnut St. East	46	370	987	370	547
Chestnut St. West					732
Chestnut St./Garden St.					75
Hillside Ave Business	44	46	46	80	62
Industrial – Crescent	21	N/A	N/A	495	184
Industrial – Hillside					325
TOTAL UNITS	775	1,019	1,636	1,924	3,350

- Applications will be reviewed by the Planning Board, with a public hearing process.
- The Planning Board cannot deny an application that complies with the zoning (including building dimensions, height, setbacks, and development standards) because the use of multi-family housing is allowed as of right.
- The Board can apply limited, reasonable conditions, which may include modifying lighting, adding fencing, reviewing stormwater design for compliance with applicable standards, and adjusting parking layout and other structural elements on the site plan.
- Conditions can be used to shape a project, but conditions cannot go so far as to unreasonably interfere with or effectively prohibit the project.

- All projects will need to comply with Building Code, Fire Code, Health Code, Department of Public Works regulations, state and local wetlands and other environmental regulations.
- Given the limited nature of site plan review for a by-right use, the applicant cannot be required to fund major off-site public infrastructure improvements as a condition of approval, beyond the requirements of code and non-zoning regulations noted above.
- Conversely, the Town is under no obligation to make investments in public infrastructure to make an individual project viable.

- Zoning requires that 12.5% of all new units in buildings with 6 or more units are set aside as deed restricted affordable housing for those making up to 80% of Area Median Income. This is consistent with Needham's existing zoning.
- RKG's Economic Feasibility Analysis (EFA) supports this recommendation in compliance with State guidelines under the MBTA Communities Act.
- Keeping the affordability set aside at 12.5% helps Needham continue to stay above the state's requirement of 10% affordability townwide.



Visualizations

Existing Needham Multifamily Housing



1110 Great Plain Avenue



90-98 Dedham Avenue



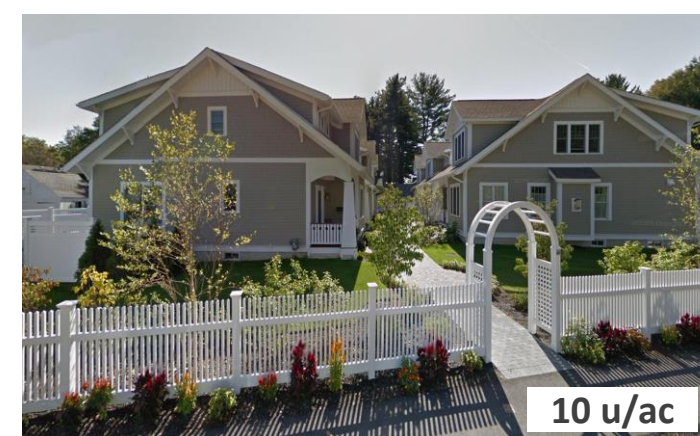
401-405 Hunnewell Street



The Highlands



Denmark Lane

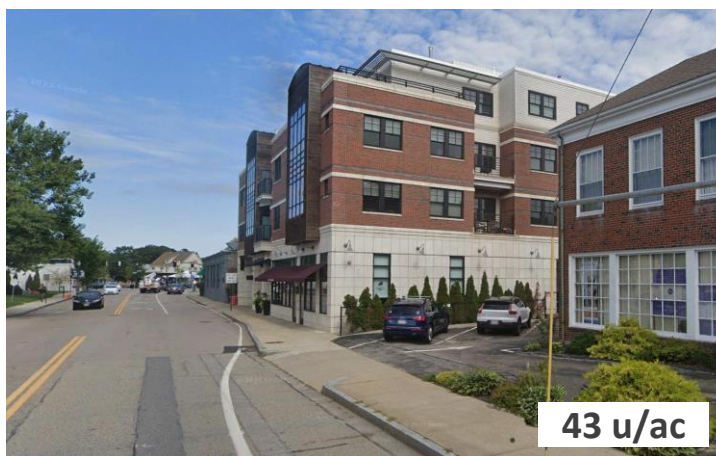


25 High Street

Existing Needham Multifamily Housing



Stephen Palmer



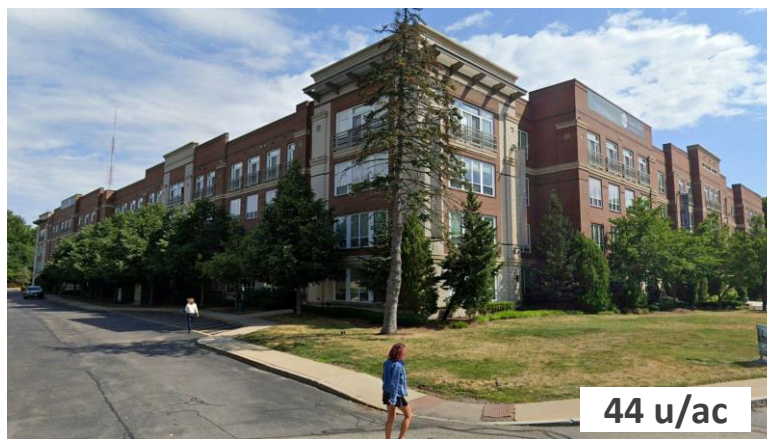
50 Dedham Avenue



100 West Street



Rosemary Ridge



Charles River Landing



Rosemary Lake

Examples of multifamily housing



Townhomes



3-4 story multifamily



Denser single-family homes



3-story multifamily



3-story multifamily



Live-work townhomes

Examples of mixed-use multi-family housing



2-3 story MXU multifamily



2-3 story MXU multifamily



3-story MXU multifamily



3-story MXU multifamily



3½-story MXU multifamily



3-story MXU multifamily

Base Height /
Neighborhood
Housing Height

Chestnut
Street West

3/4.5

Chestnut
Street East

3/3.5

VFW

Chestnut
Street East

3/3.5

Hartney
Greymont

Roche
Bros.

Junction

Street

Base Height /
Neighborhood
Housing Height

3/4.5

Chestnut
Street West

Chestnut Street
West

3/4.5

Chestnut Street
East

3/3.5

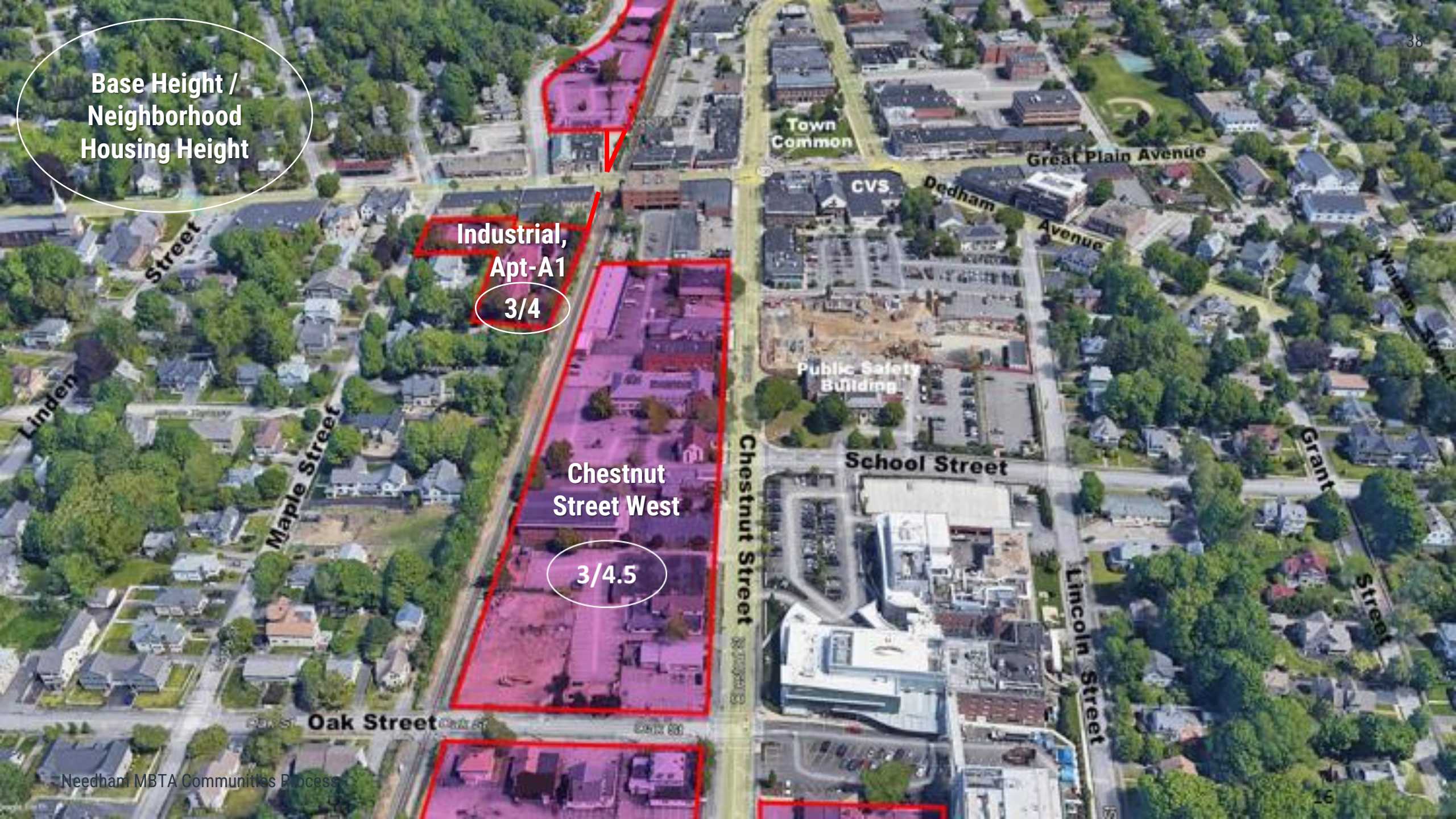
Dunkin
Donuts

Roche
Bros.

VEW

Junction Street

Base Height /
Neighborhood
Housing Height



Industrial,
Apt-A1
3/4

Chestnut
Street West
3/4.5

Base Height /
Neighborhood
Housing Height

Chestnut St.
Garden
3/3.5

Industrial,
Apt-A1
3/4

St. Joe's

May Street

Highland Avenue

Town Hall

Town Common

Chapel Street

Garden Street

Great Plain Avenue

Harvey's

Michelson's

Chestnut Street

Dedham Avenue

Maple Street

Linden Street



Base Height /
Neighborhood
Housing Height

Needham
Library

Needham
High School

Bertucci's

3 / 4

Apartment
A1

Business
District

3/4.5

Highland Avenue

St. Joe's

3/-

May Street

May Street

Base Height /
Neighborhood
Housing Height

Avery
Square
Business

100 West
Street

Rosemary Ridge

Apartment
A1

3 / 4

Rosemary Lake
Apartments

Industrial -
Hillside

3 / 3

Rosemary Lake

Rosemary Street

Highland Avenue

Base Height /
Neighborhood
Housing Height

Industrial -
Crescent
3 / 3

Apartment
A1
3 / -

Hillside
Ave.
Business
A1
(- / 4)
3 / 3
CATH

Avery
Square
Business
100 West
Street
3 By Right;
4 Special
Permit

Industrial -
Hillside
3 / 3

West Street

West Street

Trader
Joe's

Hillside Avenue

Highland Avenue

Base Height /
Neighborhood
Housing Height

Apartment
A1

3 / 4

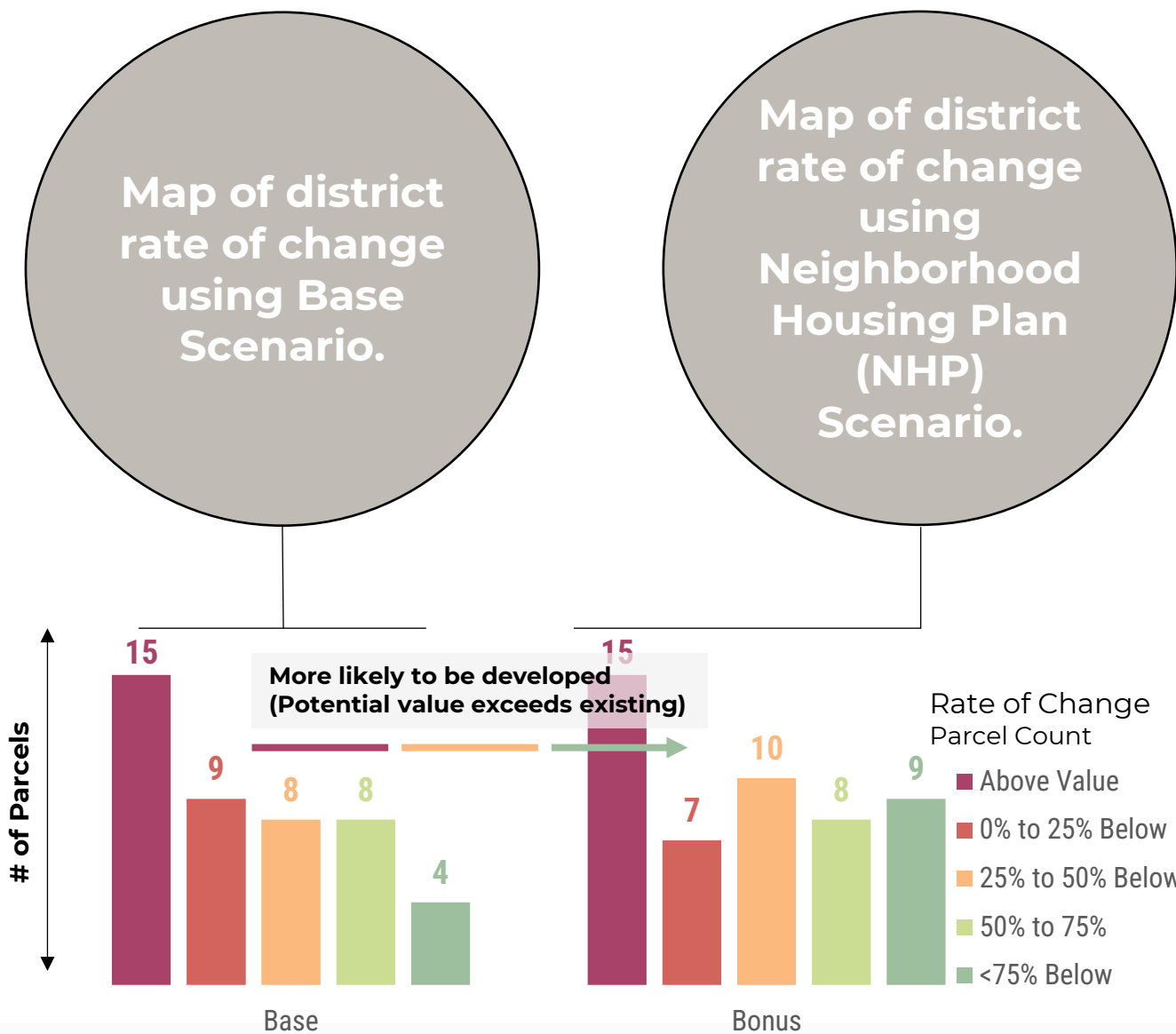
Updated Fiscal Analysis & School Enrollment Projections

PROPENSITY FOR CHANGE MODEL

District Requirements	
Height	District requirements from MBTA Compliance Model
Max DU / AC	
FAR	
Minimum Lot Size	
Model Scenario	
Construction Type	Development Scenario Assumptions (Representative of average project type in district)
Units	
Parking Max	
Parking Type	
Fiscal Impact Analysis	
Base Plan	Results of the Fiscal Impact Analysis for District
Neighborhood Plan	

Base Scenario

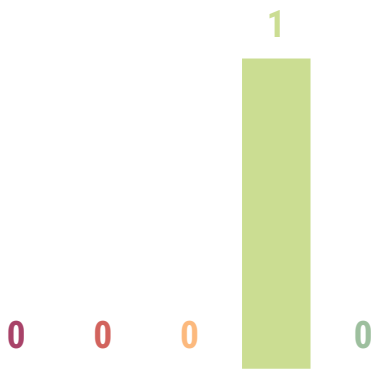
NHP Scenario



B-AV SQ DISTRICT

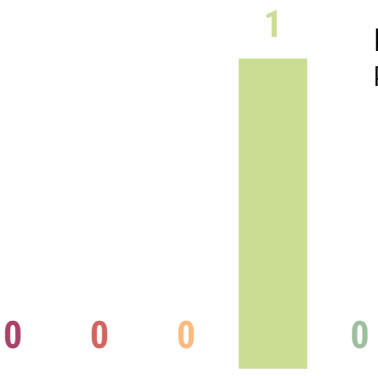
	BASE	NHP
District Requirements		
Height	3	3
Max DU / AC		
FAR	1.3	1.3
Minimum Lot Size	10,000	10,000
Model Scenario		
Construction Type	Wood Frame	Wood Frame
Units	243	243
Parking Ratio	1	1
Parking Type	Surface	Surface

Base Scenario



Base

NHP Scenario



Bonus

Rate of Change Parcel Count

- Above Value
- 0 to 25% Below
- 25 to 50% Below
- 50 to 75%
- <75% Below

Likely & Full Build Out: Unit Counts

District Name	Base Plan: Likely Build	Base Plan: Full Build	NHP Plan: Likely Build	NHP Plan: Full Build
Apartment A1	0	526	82	877
Business	43	210	111	305
Avery Square Business	243	243	243	243
Chestnut Street East	50	370	137	547
Chestnut Street West			560	732
Chestnut Street Business			33	75
Hillside Ave Business	8	80	6	62
Industrial - Crescent	121	495	79	184
Industrial - Hillside			91	325
TOTAL UNITS	465	1,924	1,342	3,350

School Enrollment Projections

District Name	Base Plan: Likely Build	Base Plan: Full Build	NHP Plan: Likely Build	NHP Plan: Full Build
Apartment A1	0	66	11	110
Business	7	27	14	39
Avery Square Business	31	31	31	31
Chestnut Street East	7	47	18	69
Chestnut Street West			70	91
Chestnut Street Business			4	10
Hillside Ave Business	1	10	1	8
Industrial - Crescent	16	62	10	23
Industrial - Hillside			12	41
TOTAL STUDENTS	62	243	171	422

School Enrollment Projections

Projections have been updated to reflect:

- A more conservative SAC ratio on 2-bedrooms
- Increases in unit capacity in Avery Square Business

The School Committee's preferred master plan scenario would renovate the Pollard for grades 6-8, repurpose the High Rock as a 6th elementary school, and renovate the Mitchell as a 3 or 4 section school.

If these student projections are added to NPS's peak year enrollment forecasts, the preferred master plan scenario:

- accommodates the student projections for both the Base Plan and Neighborhood Housing Plan Likely build outs at the elementary and middle school levels.
- slightly exceeds Needham High School capacity (1800) by 11 students under the NHP likely scenario.

Unit Size	School Aged Children (SAC) Ratio per Unit
Studio – MKT	0.00
One Bedroom – MKT	0.00
Two Bedroom – MKT	0.16
Three Bedroom – MKT	0.50
Studio - AFF	0.00
One Bedroom – AFF	0.00
Two Bedroom – AFF	0.38
Three Bedroom – AFF	1.20

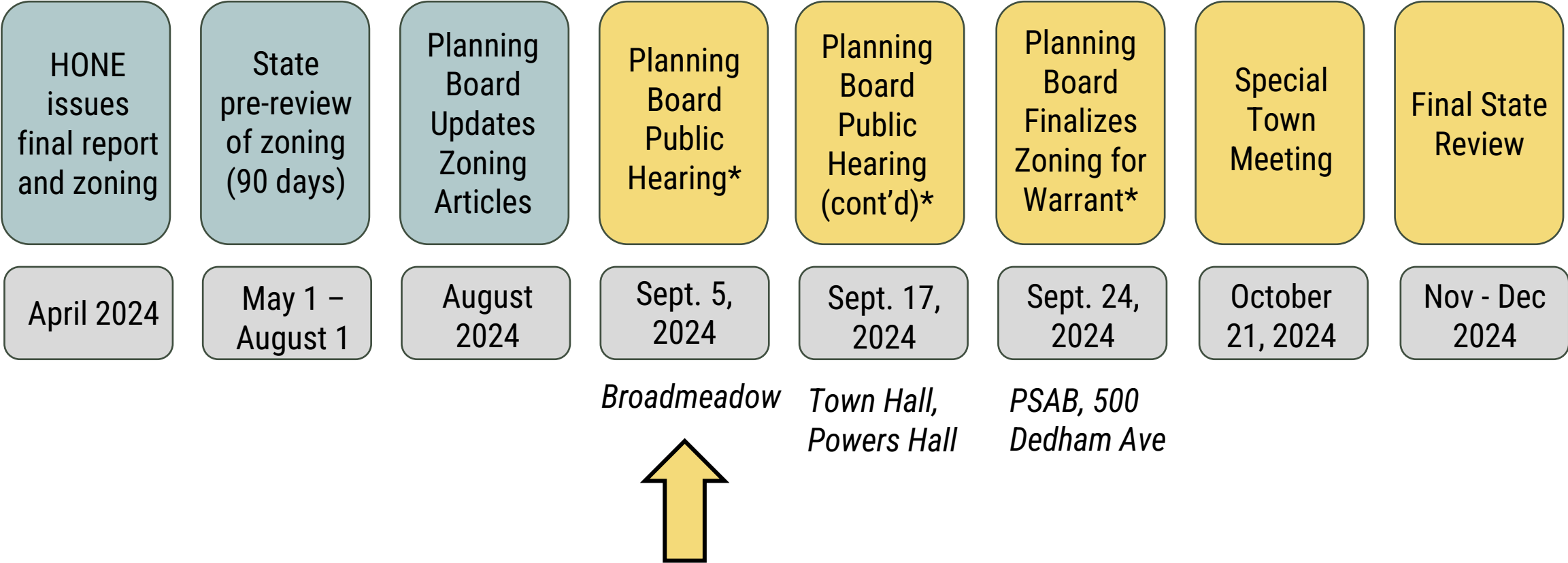
Fiscal Impact Analysis

Gross Property Tax Revenue – Municipal Costs – Education Costs = Net Fiscal Impact

District Name	Base Plan: Likely Build	Base Plan: Full Build	NHP Plan: Likely Build	NHP Plan: Full Build
Apartment A1	\$0	\$412,063	\$55,912	\$689,392
Business	\$16,724	\$156,399	\$86,348	\$230,211
Avery Square Business	\$184,248	\$184,248	\$184,248	\$184,248
Chestnut Street East	\$29,861	\$282,937	\$96,915	\$424,788
Chestnut Street West			\$441,710	\$584,546
Chestnut Street Business			\$26,676	\$50,757
Hillside Ave Business	\$5,584	\$62,096	\$1,987	\$46,158
Industrial - Crescent	\$83,205	\$390,353	\$60,297	\$144,658
Industrial - Hillside			\$64,467	\$252,287
NET FISCAL IMPACT	\$319,622	\$1,488,096	\$1,018,560	\$2,607,045

Next Steps

*The Planning Board may close the public hearing on September 5 or may continue it to September 17. The Board may vote the final zoning language for the Town Meeting Warrant on Sept. 17 or 24.



Open Public Comments

Town of Needham
MBTA Communities Act Frequently Asked Questions

For additional information: <https://www.needhamma.gov/5572/MBTA-Communities-Zoning-Proposal>

What is the MBTA Communities Act? What is required by the Town?

1. What is the MBTA Communities Act?

Massachusetts passed a new state law ([MGL c.40A Section 3A](#)) that requires 177 cities and towns who are served by the MBTA, including Needham, to establish a zoning district within 0.5 miles from a commuter rail station, in which multi-family housing is allowed as-of-right. The Massachusetts Executive Office of Housing and Livable Communities established [guidelines](#) further detailing compliance requirements.

2. What does Needham's multi-family housing district need to comply with the law?

Metric	Needham's Requirement
Minimum Land Area	50 acres
Minimum Unit Capacity (<i>15% of Needham's existing number of housing units</i>)	1,784 units
% located within 0.5 mi of commuter rail	90%
Minimum Zoning Density	15 units per acre
Deadline for Compliant Zoning	December 31, 2024

3. Does Needham need to build all of this housing?

No, the law does not require that any housing be built. It requires that Needham establish zoning that allows for multi-family housing as specified above.

What is the Town's current zoning proposal?

4. What is the proposed zoning for multi-family housing in Needham?

The Planning Board is advancing two proposals: a Base Compliance Plan and a Neighborhood Housing Plan. The zoning articles were created to build on each other. Passage of the Base Compliance Plan would bring Needham into compliance with the law. The additional passage of the Neighborhood Housing Plan would maintain Needham's compliance while zoning for more housing through increased height and density than would be allowed under the Base Plan.

The **maps** for each plan can be found in Addendum A and B. The **zoning parameters** can be found in Addendum C. These documents are also [available here](#).

	Needham Requirement	Base Compliance Plan	Neighborhood Housing Plan
Acreage (net)	50	100.3	92.5
Unit Capacity	1,784	1,924	3,350
Density (units/acre)	15	19.2	36.2
Percent near transit	90%	92.5%	91.8%

5. How does the proposed zoning differ from what is currently zoned?

Maps and a chart comparing Needham's existing zoning with what is being proposed in the Base Plan and the Neighborhood Housing Plan are in the presentation at the Planning Board's 9/5 public hearing, which is available [here](#).

Neither the Base Compliance Plan nor the Neighborhood Housing Plan makes any changes to the underlying zoning. Both proposals would establish a zoning overlay district, which would add new options for multi-family housing, in addition to the building types and uses already allowed in Needham's existing zoning bylaw. Needham's Existing Zoning Map can be [viewed here](#) and parcel maps can be found on [Needham's WebGIS](#).

6. What are the likely and maximum number of housing units that could be built?

	Base Compliance Plan	Neighborhood Housing Plan
Likely Build Out	465 units	1,342 units
Full Build Out	1,924 units	3,350 units

A chart comparing how many housing units exist on these parcels today and how many could potentially be allowed under Needham's current zoning with what is being proposed can be found in Addendum D. The full build out totals are the maximum number of units the zoning will allow, but it is unlikely that every property owner will choose to redevelop their property.

7. What parking will be required?

The Base Compliance Plan and the Neighborhood Housing Plan both require a minimum of 1.0 parking spots per housing unit. A developer may choose to build additional parking, if they believe that a higher ratio is necessary to rent or sell each unit based on market demand.

8. Can we control the style/design of the housing?

Similar to Needham's existing zoning, multi-family housing developers would be required to get advisory input from the Design Review Board during the Planning Board's review process.

9. Will new housing built under these proposals be affordable?

The Base Compliance Plan and the Neighborhood Housing Plan both require that 12.5% of all new units in buildings with 6 or more units are set aside as deed restricted affordable housing.

What are the anticipated impacts on Town resources and infrastructure?

10. What are the fiscal impacts (revenue and expenses) on the Town and Schools?

The Town's consultants, RKG Associates constructed a fiscal impact model to understand the potential tax revenues from new housing developments compared to the municipal and school operating costs to support those housing units. The analysis concludes that on a per unit basis, newly built multifamily units will generate more tax revenue than operating costs for the Town. [A full report](#) is available as part of HONE's final recommendations. The full report includes a second analysis comparing the property tax revenue the Town is receiving from the existing parcels with potential revenue it would receive if new housing were built under the proposals.

11. What is the anticipated impact on school enrollment?

The estimated number of school aged-children that could result from the housing scenarios appear in the chart below. This analysis assumes varying ratios of students per unit, based on the bedroom count and income level of the household.

	Base Compliance Plan	Neighborhood Housing Plan
Likely Build Out	62 students	171 students
Full Build Out	243 students	422 students

The School Department has developed a master plan for updating aging school facilities and creating enrollment capacity, district-wide. The School Committee’s preferred master plan scenario would renovate the Pollard for grades 6-8, repurpose the High Rock as a 6th elementary school, and renovate the Mitchell as a 3 or 4 section school. If these student projections are added to NPS’s peak year enrollment forecasts, the master plan scenario:

- accommodates the student projections for both the Base Plan and Neighborhood Housing Plan Likely build outs at the elementary and middle school levels.
- slightly exceeds high school capacity (1800) by 11 students under the NHP likely scenario.

12. What are the potential capital impacts for the Town of Needham due to this zoning?

The Department of Public Works, Needham Public Schools, Finance Department, Building Department, Police Department, and Fire Department reviewed the zoning proposals. Staff compared the growth projections with Town capital infrastructure systems, known needs and proposed improvement projects informed by their expertise and source documents. Major conclusions are listed below and a detailed memo can be found [here](#).

Police, Fire/EMS: No anticipated capital impacts due to recent investments in the Public Safety Building and Fire Station 2. The Fire Department’s current apparatus can serve the height and density of the buildings that would be allowed.

Water & Sewer: DPW provides a thorough review of all projects that go through the Planning Board to ensure that projects comply with local requirements related to water, sewer, and stormwater. EOHLC guidelines state that “compliance with Section 3A does not require a municipality to install new water or wastewater infrastructure, or add to the capacity of existing infrastructure, to accommodate future multi-family housing production within the multi-family zoning district.”

The Town believes it has enough water capacity to support housing that may result from the proposed zoning. DPW does not anticipate that the proposed zoning will result in a need for new capital projects to expand existing water or sewer capacity. DPW may adjust the scope of projects needed due to current conditions to factor in population growth. DPW has requested funding for water and sewer master plans in FY2026 to help inform townwide capital priorities.

Stormwater: Addressing stormwater quality and capacity will be a Town priority for the foreseeable future. DPW received funding in 2024 for a Stormwater Master Plan to identify and prioritize stormwater capital projects townwide. There has been flooding throughout Needham, including in some areas proposed for rezoning. Proposed developments will be subject to the Town’s Stormwater Bylaw, stormwater utility fee, flood plain requirements, and wetlands regulations. The Select Board has established a Stormwater Bylaw Working Group to make

recommendations for revisions to the Town's bylaw to strengthen requirements related to stormwater capacity.

Environmental: Compliance with the MBTA Communities Act is a stated action in Needham's Climate Action Plan to work towards the goal that "Needham has low-carbon mobility options accessible to all." All housing built under this zoning must comply with the Opt-In Specialized Energy Code. Any new multi-family housing over 12,000 square feet will need to meet Passive House standards and any new multi-family housing under 12,000 square feet will need to be all-electric or if using fossil fuel combustion systems, will need to provide pre-wiring for future appliances and HVAC electrification and install solar to offset energy usage.

13. What is the anticipated impact on traffic? Is this rezoning coordinated with efforts to expand bike lanes in Needham or other roadway improvement projects?

The Town hired GPI to conduct a traffic analysis to assess the impacts of the likely build out of the Base Plan and the Neighborhood Housing Plan, which can be found [here](#). GPI analyzed 15 key intersections in the area proposed for rezoning and compared anticipated traffic volumes in 2034 with and without new zoning for multi-family housing. GPI concluded that, with recommended mitigation measures, the traffic system will maintain an acceptable levels of service under the likely build out of both the Base Plan and the Neighborhood Plan.

The Department of Public Works is currently working on a redesign of Great Plain Avenue from Linden Street to Warren Street. A roadway improvement project for Highland Avenue between Webster Street and Great Plain Avenue is also planned to slow car speeds, better accommodate bicycles and pedestrians, and improve traffic flow by having signalized intersections "talk" to signals further north on Highland Avenue to Needham Street in Newton. These two roadway projects are planned, regardless of the zoning proposals, and will address 7 of the 9 intersections where GPI recommended mitigation strategies to ensure efficient traffic flow.

ADDENDUM C – Zoning Parameters

BASE COMPLIANCE PLAN						
	Apartment A1	Business	Avery Square Business	Chestnut St. Business	Hillside Ave. Business	Industrial
Minimum Lot Size (Sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	0.50		1.30	0.70	0.70	0.50
Max Lot Coverage		25%				
Max Dwelling Units Per Acre	18			18		
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0
			4 stories and an FAR of 1.7 allowed by Special Permit.			

NEIGHBORHOOD HOUSING PLAN								
	Apt A1	Business	Avery Sq Business	Chestnut St. Business		Hillside Ave. Business	Industrial	
				West	East & Garden St.		Crescent	Hillside
Minimum Lot Size (sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	4.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	1.00	2.00	1.30	2.00	2.00	1.00	0.75	1.00
Max Lot Coverage								
Max Dwelling Units Per Acre	36	48				24	24	24
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Note		4.5 stories allowed if: (1) commercial space on first floor and/or (2) 7.5% of units are workforce housing (for those between 80-120% AMI)	4 stories and an FAR of 1.7 allowed by Special Permit.	4.5 stories allowed if: (1) commercial space on first floor and/or (2) 7.5% of units are workforce housing (for those between 80-120% AMI)	3.5 stories allowed if: (1) commercial space on first floor and/or (2) 7.5% of units are workforce housing (for those between 80-120% AMI)			

ADDENDUM D – Unit Capacity Comparison

Zoning District	Scenario Name: Unit Capacity				
	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity	Base Compliance Plan Unit Capacity	Neighborhood Housing Plan Unit Capacity
Apartment A1	588	526	526	526	877
Business	4	N/A	N/A	210	305
Avery Square Business	72	77	77	243	243
Chestnut St. East	46	370	987	370	547
Chestnut St. West					732
Chestnut St./Garden St.					75
Hillside Ave Business	44	46	46	80	62
Industrial – Crescent	21	N/A	N/A	495	184
Industrial – Hillside					325
TOTAL UNITS	775	1,019	1,636	1,924	3,350

Alexandra Clee

From: Karen Partridge <kjgpartridge@gmail.com>
Sent: Saturday, August 24, 2024 11:44 AM
To: Planning
Subject: Multi-family zoning

To the Needham Planning Board:

I'm writing in support of changes to Needham's zoning that will not only meet but exceed the requirements of the MBTA Communities law in creating affordable, multifamily housing.

As a parent who has raised three children in Needham, I know that our town is a great place for families. Unfortunately the recent boom in mansion-style housing has put living here out of reach for all but the most wealthy. We have the resources to do better--we just need the will.

Needham can only be strengthened by allowing more young families to move here. Affordable housing will also allow older residents seeking to downsize to remain in town. For a healthy future, we need to ensure that Needham is affordable for our own teachers, firefighters, police, and others. We also need people of diverse backgrounds, ages, and viewpoints to be able to tackle the issues facing all communities.

With regards,

Karen Partridge
38 Sutton Road
Needham, MA 02492

Alexandra Clee

From: Kathryn Soderholm <kathryn.soderholm@mainstayliving.org>
Sent: Tuesday, August 27, 2024 3:52 PM
To: Planning
Subject: Neighborhood Housing Plan Support

Dear Needham Planning Board:

As a young professional who lives and works in Greater Boston, I urge you all to support the Neighborhood Housing Plan and not just the Base Compliance Plan. Our region desperately needs more housing, as many young people like myself are already being priced out – not only of home ownership, but of living in Massachusetts altogether. I have been actively job hunting, and have extended my search to Virginia, where my parents live, because the housing costs are almost half of what they are in Boston. Communities need to make room for young people and families, not just the people who already live there, or else they will simply die. I think that Needham has a lot to offer to young people and families, and that young people and families have a lot to offer to Needham. Voting in favor of the expanded Neighborhood Housing Plan will give everyone a better chance to grow and thrive.

Thank you,

Kathryn Soderholm
Program Administrator



Mainstay delivers the services and supports, including safe and affordable housing, and person-centered home care, that people need to thrive in their residences and communities. Mainstay is committed to diversity, inclusivity, and equity.

Alexandra Clee

From: Bill King <king282needham@yahoo.com>
Sent: Wednesday, August 28, 2024 11:32 AM
To: Selectboard; Planning
Subject: Suggestions

I am an investor and looking at your zoning proposal. I have a comment on the proposals for hillside Avenue business and industrial zones under the neighborhood plan. My concern is that if the neighborhood plan is adopted, the likely scenario will be less housing units than the base plan because of the addition of the units per acre calculation.

If we take a 10,000 square-foot parcel under the base plan, you would be able to have a 7000 ft.² building using the .7 calculation.

Based on my experience that would give you roughly 7-8 smaller sized units or work force size housing plus hallway space.

Looking at the same scenario under the neighborhood plan you would be able to create a 10,000 square-foot building but due to the units per acre requirement you would only be able to put 5 units.
 $10,000/43,560 = .229$
 $.229 \times 24 \text{ units an acre} = 5.49 \text{ units}$. Do you round down?

And these five units would then be large because you have 10,000 ft.² to work with. I do not think that the intent of the neighborhood bylaw is to encourage smaller and larger luxury units.

This scenario can be carried through to a 20,000 square-foot lot and the result has the same issue. 20,000 SF building
 $.4591 \times 24 = 11 \text{ units}$. Luxurious size.

Base plan 14,000 square foot building 14 units moderate size give or take.

I would rather eliminate the units per acre in these zones to encourage smaller more affordable units or increase the unit max to 36 per acre so that it falls more in line with the base plan. And also round up on the calculation to the next unit if you are not doing so already. Thank you.

Bill

Alexandra Clee

From: Mark Grabiner <mark.grabiner@gmail.com>
Sent: Thursday, August 29, 2024 3:39 PM
To: Planning
Subject: MBTA Communities Act Feedback

The Boston area is experiencing a historic housing and affordability crisis. Please adopt an MBTA Communities Act plan that maximizes the creation of new housing in our town.

Thank You,
Mark Grabiner
150 South St Needham

Alexandra Clee

From: Paula Dickerman <pauladickerman@gmail.com>
Sent: Tuesday, September 3, 2024 10:33 AM
To: Planning
Subject: 3A Zoning Articles

To the members of the Planning Board,

I support the Neighborhood Housing Plan and the new map representing the Plan's proposed changes.

I believe that while the Base Compliance Plan satisfies the letter of the MBTA Communities Act law, it does not satisfy the intent of the law, which is *to provide the conditions necessary for economically feasible multifamily development near public transit*.

The 2022 Needham Housing Plan was clear: Needham is not meeting the housing needs of its residents. The Neighborhood Housing Plan zoning will be an effective step toward meeting those needs.

Thank you for your consideration,

Paula Dickerman
20 Burnside Road
Needham, MA 02494
TMM Precinct J

Alexandra Clee

From: David Hruska <dhruska@gmail.com>
Sent: Wednesday, September 4, 2024 8:43 PM
To: Planning
Subject: Comments RE: Planning Board Public Hearing - September 5, 2024

Dear Planning Board,

I am writing in regard to the Thursday, September 5, 2024 public hearing.

My husband and I moved to Needham in 2020. We often remark about how lucky we were to be able to move here when we did. Unfortunately, housing opportunities are becoming increasingly out of reach for younger generations, not just in Needham but in the entire Boston metropolitan area. We are literally pushing our future out of the state.

The MBTA communities act recognizes that this regional problem requires a regional solution where each community does a small part to help us all in the long run. The Neighborhood Housing Plan proposes modest, thoughtful zoning changes that will create more opportunities for desperately needed housing.

Crucially, the Neighborhood Housing Plan creates opportunities for housing near transit. More and more I see younger folks embracing the liberation of a car-free or car-light lifestyle. Living in Needham Heights, my husband and I easily get around with just one car but two bikes and four legs. I have friends and co-workers in the area who happily forgo car ownership. Supporting housing in walkable areas of the Town with convenient access to transit and local businesses is exactly what we need.

In summary:

- Minimized impact on the Town
- Support for local business
- More housing creation opportunities

The Neighborhood Housing Plan supports our continued vitality.

Thank you for your consideration.

Best regards,
David Hruska
21 Rosemary Street

Alexandra Clee

From: Joe <jsmatthews1988@gmail.com>
Sent: Wednesday, September 4, 2024 3:21 PM
To: Planning; Selectboard; Office of the Town Manager
Subject: MBTA Communities zoning and 100 West St.

To Needham Planning Board, Select Board, and Finance Committee (please forward):

Comments for MBTA Communities zoning

While I am very supportive of efforts to improve housing affordability in Massachusetts and increase housing construction in Needham, I am not able to support the articles as currently proposed. Namely, I am very displeased with the approach of the Planning Board towards the rezoning of the ASB-MF subdistrict ("100 West st.").

At the end of the HONE committee's work in April, which was vetted, well-noticed, and had multiple public hearings, this zone would have the right to an FAR limit of 1.4 and full fourth floor under a special permit.

Over the summer, the Planning Board amended this limit to 1.7, in addition to other design and structural relief. This was not done with a specific plan or vision for the subdistrict in mind, **but the change was made only at the direct request of the lawyer representing the owner of the parcel (Welltower – a massive publicly-traded REIT)**. In fact, they first asked for an FAR of 1.4, and once the Planning Board signaled an openness to this with little opposition, Welltower decided they might as well ask for 1.7.

In 2020, Welltower and its partner (LCB Senior Living) requested zoning changes in order to develop a housing and senior living project. The town did everything requested, and yet Welltower and LCB Senior Living walked away with little justification.

The town had multiple public hearings regarding this subdistrict, at which many residents expressed strong disappointment with how things transpired and the conduct of the developers.

As of December 2022, Welltower was proposing to move forward under the existing zoning (1.1 FAR and partial 4th floor) with an additional \$1.9 million payment to secure a shift in the use of the units. Interest rates were already elevated at the time and post-pandemic consumption patterns were reestablished. We know there has always been demand for this housing in the region – LCB Senior Living has recently opened a 92-unit senior apartment complex in Bedford, MA (<https://thebedfordcitizen.org/2024/06/as-new-senior-housing-opens-more-than-half-of-the-units-committed/>).

Welltower has never indicated why it stopped progress with this development. What we do know is that if Welltower chose to move forward in the normal process, there would have to be additional public hearings and much more scrutiny would be paid to the project. Perhaps they realized there was another strategy which could help them achieve their goals?

It appears by providing no information, making no commitments, and making comments of questionable accuracy, the owner will have secured a massive expansion of the special permit - the proposed zoning would represent an increase of permitted floor area under a special permit from approximately 200,000 sf currently to 320,000 sf, in addition to other design changes, use changes, and no payment to support affordable housing.

As a Town Meeting Member, I wanted to know the following:

- Why can the building not be converted to apartments?
- What are the estimated demolition costs and how long would it take?
- What are the expected revenues from a converted building?
- What would the expected unlevered IRR or total IRR for the projects be? When we say economically viable, I want to know what they mean.
- Welltower has a massive portfolio – can they not offer a single example of what they envision?
- They don't have a developer yet though – the last two, LCB Senior Living and Balfour are not involved (or are they?).
- How much solar will go on the building?
- Will there be additional community amenities (such as proposed by Bullfinch at the former Muzi site)?
- Are there plans for street/traffic upgrades, with cost sharing or obligations from the developer?
- **And finally, if the property is going to be cleared and redeveloped from scratch anyways, how is it any different than the parcels across the street or on Hillside Ave.?** They should be even better candidates for development given no “extensive demolition costs”.

Not only has the Planning Board and Planning Department not obtained answers to these questions, *it does not appear that they have even bothered to ask most of them.*

There is a zero percent chance these amendments to ASB-MF would be made at this time if not for the changes made to as-of-right regulations for larger MBTA Communities compliance. So why is the Planning Board trying to push through a special permit rework over the summer after the HONE work has concluded? There's no project or other deadline, so what is the rush?

Constituents in my precinct have raised alarm at the process here, whereby there has been zero community outreach or public hearing regarding this substantive amendment. Their concerns are clearly not being heard.

By providing this massive upzoning to ASB-MF, the Planning Board is discarding all of the comments it has received from the public on this subdistrict since 2019 and forcing Town Meeting Members to either vote yes on the rushed upzoning or put the town in violation of state law. This is not appropriate.

As part of the HONE work and MBTA Communities compliance, Welltower has received an upgraded special permit with higher FAR, the full fourth floor, right to multi-family housing, and reprieve from previous obligations by simply waiting. That is more than sufficient to move forward with a project.

For further zoning changes or relief under a special permit beyond what was proposed by HONE, there should be a separate process apart from the rezoning to reach MBTA Communities compliance. The town will still receive the same credit for 187 units of potential housing based on an FAR of 1.3 and three stories with regards to the MBTA Communities act.

As a Town Meeting Member, I am completely open to reaching a new agreement with Welltower or any developer in town, but it should be done the right way. Do the due diligence, apply scrutiny, conduct outreach, and come back in May 2025 with an actual plan. The Planning Board should propose the HONE plan as presented in April 2024 so I can vote yes on the Neighborhood plan with confidence in October.

Regards,

Joe Matthews

Town Meeting Precinct I

P.S.

I did see one of the other emails submitted for Thursday's hearing had the following comment:

"Unfortunately the recent boom in mansion-style housing has put living here out of reach for all but the most wealthy"

I sure hope someone does something about that!

Alexandra Clee

From: Wells Blanchard <wells.blanchard@gmail.com>
Sent: Wednesday, September 4, 2024 12:44 PM
To: Planning
Subject: MBTA rezoning and student projections

Hi planning board team,

Wells Blanchard here, town meeting member. After last meeting, I was very concerned when I heard that our projections for the MBTA rezoning assume 8 students per 100 housing units. This is below Boston which has 17 per 100 units, and the Boston Public School system is known to be very weak. Towns like Needham, Wellesley, Lexington, etc, are known to have excellent public school systems, and are therefore magnets for parents who want their children to have a better education. My understanding is that Needham currently has 49 students per 100 housing units, which is comparable to other neighboring towns.

Can you share more about why this assumption was used, and if there is any plan to recalculate the overall plan with a much higher number that better represents Needham's current ratio? I'm especially concerned because the \$330 million project we are about to embark on for Pollard Middle School doesn't account for this potential rise, and it doesn't make sense for us to spend so much money on a brand new project that is built on faulty assumptions.

Best,
Wells

Alexandra Clee

From: Randi Lite <randilite@gmail.com>
Sent: Thursday, September 5, 2024 10:25 AM
To: Planning
Subject: multi-family zoning proposals

Dear Planning Board Members,

I am writing to convey my support for passage of Articles 1-4 at October's Special Town Meeting:

1. Article 1: Amend Zoning By-law – Multi-Family Overlay District (Base Plan)
Article 2: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Base Plan) Article 3: Amend Zoning By-law – Multi-Family Overlay District (Neighborhood Housing Plan) Article 4: Amend Zoning By-law – Map Change For Multi-Family Overlay District (Neighborhood Housing Plan)

I have attended multiple meetings related to the MBTA Communities Act and applaud the laborious and careful work of HONE in developing these two proposals (Base Plan and Neighborhood Housing Plan). I have watched in utter dismay at the transformation of this town, with knockdowns of single family starter homes that are replaced by expensive and overly large single family homes and some duplexes. Our workers, our children, our seniors, and others who would make Needham a more diverse community cannot afford to live here.

I believe that it is imperative to pass BOTH plans; the Base plan to be in compliance with the MBTA Communities Act AND the Neighborhood Housing Plan for the sake of being a town that shows its values of inclusiveness, community, and environmental justice in the structure of its zoning.

I urge the Planning Board to support all four articles at the Special Town Meeting.

Thank you.

Randi Lite
22 Parish Road
Precinct B
Needham resident since 1989

- 1.

Alexandra Clee

From: Elin Soderholm <esoderholm54@comcast.net>
Sent: Thursday, September 5, 2024 10:36 AM
To: Planning
Subject: Support for Neighborhood Housing Plan Scenario

TO: Needham Planning Board

I would like to express my support for the Neighborhood Housing Plan Scenario that is being considered.

When my mother and I were seeking to sell our single-family home in Southborough in 2010 and move to a condominium in a transit-oriented community, we were thrilled to find The Suites of Needham at the corner of Highland and Hunnewell in Needham Heights. Not only was the townhouse size perfect for downsizing from a single-family house; it was also in a walkable neighborhood with excellent public transit access.

My mother had a vision impairment and could not drive a car. For years, my mother was able to walk to the Needham Heights commuter rail station to go into Boston. She was able to use the #59 bus to go to medical appointments along Highland and Chestnut Street. And she was able to walk to the services and stores in Needham Heights, as well as The Center at the Heights.

My mother passed away last year. But now that I am retired, I feel very lucky to enjoy the public transit access and walkable neighborhood that was so important to her. I am happy to leave my car at home for many trips.

The Town of Needham is fortunate to have public transit available along Highland Ave. and Chestnut Street. I urge you to encourage transit-oriented development by supporting the Neighborhood Housing Plan Scenario.

Thank you for your consideration.

Elin Soderholm
805 Highland Ave. Unit 8
Needham Heights, MA 02494

Alexandra Clee

From: Needham Housing Coalition <needhamhousingcoalition@gmail.com>
Sent: Thursday, September 5, 2024 1:39 PM
To: Planning
Cc: Cathy Mertz
Subject: Letter in support of Neighborhood Housing Plan

To: Needham Planning Board
From: Needham Housing Coalition
Re: MBTA Communities Act Compliance Rezoning
Date: September 5, 2024

The Needham Housing Coalition (NHC) has been following the HONE and Planning Board processes, intent on assisting the town in developing an appropriate response to the MBTA Communities Act that seeks the creation of more multifamily housing near our transit stations as a matter of right. This is a great opportunity for Needham to address its housing shortage and begin to build more housing choices with a diversity of sizes and price points to meet the demands of our current and future Needham residents.

The **Neighborhood Housing Plan** provides the best possible path for building, over time, the housing Needham needs for our downsizing seniors, young adults and families, and local employees.

The **Base Compliance Plan** does not do enough to unlock meaningful development opportunities to meet Needham's needs or the objectives of the 2022 Needham Housing Plan.

Below are several links to information we have prepared in our work with the Needham community to better understand the needs for housing and the impacts of the MBTA rezoning that the town will be voting on at the Special Town Meeting on October 21st.

Benefits of the Neighborhood Housing Plan

<https://drive.google.com/file/d/1S1jU3uiu6pnO5UMEVaVNQGKXLwakzSnp/view?usp=sharing>

NHC MBTA Zoning District Walking Tours—Videos

<https://www.youtube.com/playlist?list=PL5fVnRjMJYiZQx336nQS3PuOXn2EsnQUL>

NHC MBTA Zoning District Walking Tour—Resource Packets

https://drive.google.com/drive/folders/1ICVB6p3IkPqqAJhrGLmMHG9FRsLQJE6L?usp=drive_link

Needham Voices for Housing Choice—Videos

<https://www.youtube.com/playlist?list=PL5fVnRjMJYibrEuWoAFedRGFJMXdXdZA->

We are grateful for the leadership of the Select Board to commit Needham to seek compliance with the MBTA Communities Act. We are also grateful for the thoughtful and deliberate efforts of the HONE Advisory Committee and the Planning Board to pursue the best rezoning solution that provides Needham with the framework to create opportunities for real housing development to be possible in the coming years and decades.

Sincerely,

Paula Dickerman
Jim Flanagan
David Hruska
Cathy Mertz
Oscar Mertz
Margaret Murphy
Magda Schmalz
Jan Soma

Needham Housing Coalition

[NHC Facebook](#)

[NHC Linktree](#)