

NEEDHAM PLANNING BOARD

Monday November 25, 2024

3:45 p.m.

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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

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

1. Vote on Large House Review (LHR) Committee appointments.
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.)

Large House Review Study Committee

Draft: July 15, 2024, revised August 14, 2024

General Purpose

In response to concerns expressed at the May 2024 Annual Town Meeting as to the impact new or expanded homes are having on the character of the surrounding residential neighborhood and specifically the action taken under Article 44 to refer the issue to the Planning Board for further study, the Planning Board is appointing the Large House Review Study Committee to develop recommendations on how best to ensure that new residential construction in the Single Residence B and General Residence Districts will complement existing buildings, settings and neighborhood character. The Committee will also explore how the updating and upgrading of structures in such neighborhoods can and should be done, while at the same time conserving the neighborhood's distinctive qualities as change occurs. The Planning Board is taking this action as directed by Town Meeting and with the support of the Select Board.

Background

Tear downs have been an issue in Needham for over a decade. Data indicates that the demolition of older, smaller, and less expensive houses is now the principal source of lots for the construction of new single-family houses. A total of 845 building permits for single-family houses were issued between July 2013 and June 2023. In that same period there were 99 building permits for two-families issued (for a total of 944 building permits on two- and single-family buildings). There were 840 residential (both two- and single-family) demolition permits issued in that timeframe. One could deduce that approximately 840 of the new home building permits, or 89%, were replacement homes. The remaining 11% was allocated to infill construction and to subdivision construction. Needham is thus at a place where the majority of its new single family home construction is derived from tear downs driven by market demand and the unavailability of infill and subdivision lots.

Current observations suggest that the reforms adopted in 2017 are not meeting the Town's current planning goals and should be further revised to limit and/or disincentive tear down, and/or incentivize additional buildout activity via further changes in the Zoning By-Law. Specifically, that current by-law regulations for new construction in Needham's residential parcels do not appropriately regulate house size. This is to the detriment of the Town's goals as set forth in the Town of Needham Housing Plan, dated December 2022.

To address the tear down issue a Large House Study Committee was created in May of 2014 to consider the impact new or expanded homes were having on the character of the neighborhoods within the Single Residence B (SRB) and General Residence (GR) zoning districts. The Committee was tasked with developing recommendations on how the updating of structures in such neighborhoods could and should be done, while at the same time conserving the neighborhood's distinctive qualities as change occurred. As a result of the Committee's work, Zoning By-Law changes focused around issues of house design and neighborhood character were adopted by Town Meeting in May of 2017 as follows: Side and rear yard setback requirements for conforming and nonconforming lots in the SRB and GR districts were revised to encourage the breaking up of building massing overall and along the sideline in particular; height requirements in all residential districts were revised to secure a height profile for new construction which was more in scale with that of the existing neighborhood and to further discourage the mounding of the grade along the perimeter of the house as a strategy to maximize building height; garage setback requirements in the SRB and GR districts were increased to help reduce the overall perceptions of massing related to new home construction along the street line without significantly altering desired interior space composition; a floor area ratio requirement was established in the SRB district in an attempt to balance the desire of individual land owners to maximize house size on a lot with the preservation of

collective neighborhood character; lot coverage requirements were established in the SRB and GR districts to assure conservation of open space; and front and side yard special permit exceptions for nonconforming structures in the SRB and GR districts were established to assure redevelopment options were available for existing structures rendered nonconforming as a result of the 2017 zoning changes.

Project Scope

The study area shall be all properties located in the Single Residence B and General Residence Districts, which are the residential zoning districts with the smallest lot size/dimensional requirements. The Large House Review Study Committee shall consider the impact new or expanded homes are having on the character of the neighborhoods within the studied zoning districts and shall develop recommendations consistent within the overall purpose for the Study Committee as noted above. The Large House Review Study Committee shall:

1. Review past reports, plans and maps prepared by town committees, town officials, state agencies and consultants including the previous Large House Study Committee.
2. Seek the input of neighborhood residents, builders, contractors, real estate agents, property owners and others as required. It is also expected that the Large House Review Study Committee will hold citizen information meetings to elicit general public comments and input.
3. Review and analyze the current Zoning By-Law and Planning Board Regulations and consideration of amendments to each.
4. Analyze the impact of recent planned and potential new housing constructed in the past 5 years in the Residence B and General Residence Districts.
5. Review and analyze alternative zoning dimensions, restrictions or limitations that may address neighborhood concerns.
6. Review the current FAR definition to determine whether it is too permissive and if so how it should be revised including whether the floor area designed for human occupancy on the third floor or basement level of a house should be included in the FAR calculation.
7. Prepare recommendations to amend the Zoning By-Law or propose other regulatory strategies that will protect the characteristics valued by residents in the Single Residence B and General Residence Districts.
8. Generally, identify key issues and needs, analyze alternative solutions, and make recommendations to the Planning Board, both short and long term, within the overall purpose of the Large House Review Study Committee.
9. Prepare Fiscal Impact Analysis to accompany recommendations of Committee.
10. Coordinate with current efforts around the Stormwater By-Law and Tree By-Law.

Membership

In making appointments to the Large House Review Study Committee, the Planning Board intends to identify qualified candidates who represent a variety of backgrounds and interests comprising representatives from select Town Boards and Commissions, residents with background or experience in architecture, construction, real estate and four (4) citizens at-large. The Large House Review Study Committee shall consist of fourteen (14) members as follows:

Two (2) members or designees of the Planning Board
Two (2) members or designees of the Select Board
One (1) member or designee of the Design Review Board
One (1) member or designee of the Finance Committee
One (1) member or designee of the Zoning Board of Appeals
One (1) Real Estate Broker appointed by the Planning Board
One (1) Developer appointed by the Planning Board
One (1) Architect appointed by the Planning Board
Four (4) Citizens at Large appointed by the Planning Board

It is expected that other interested citizens will also be asked/invited to assist with various assignments related to the mission of the Study Committee.

Target Time Frame

Charge and introduction of Committee – October 2024.

Background research, research of prior completed reports, review of other community approaches – October 2024 – January 2025.

Initial presentation of findings, goals, objectives to Planning Board with feedback from Planning Board – early/mid-February, 2025.

Prepare recommendations to the Planning Board and present – March, 2025.

Planning Board and Study Committee work to prepare zoning by-law amendments and community outreach – April – July 2025.

Warrant Article Town Meeting –October 2025.

Resources

The Director of Planning and Community Development and the Assistant Town Planner will be the staff liaisons for the Study Committee and will be responsible for ensuring that meetings are posted and minutes are taken, transcribed, and posted on the website in a timely manner. Staff resources will include representatives from the Planning and Community Development Department and the Building Department. Consultants will be engaged on an as-needed basis.

Budget

Normal costs such as printing and mailing will be absorbed by the Department of Planning and Community Development. Consulting expenses will be paid out from the departmental budget, to the extent possible, or such other appropriation as needed.

Other Considerations

The Study Committee shall elect a chair, who shall preside at meetings, a vice chair who shall preside at meetings when the chair is unavailable. All meetings will be conducted in conformance with the Open meeting Law, including the proper notice and posting of meetings, and all records shall be maintained in conformance with the Public Records Law.

Member	Seat
	Planning Board Member / Planning Board Designee
Artie Crocker	Planning Board Member / Planning Board Designee
Heidi Frail	Select Board Member / Select Board Designee
Marianne Cooley	Select Board Member / Select Board Designee
Moe Handel	Design Review Board Member / Design Review Board Designee
Tina Burgos	Finance Committee Member / Finance Committee Designee
Nik Ligris	Zoning Board of Appeals Member / Zoning Board of Appeals Designee
	Real Estate Broker appointed by the Planning Board
	Developer appointed by the Planning Board
	Architect appointed by the Planning Board
	At Large appointed by the Planning Board
	At Large appointed by the Planning Board
	At Large appointed by the Planning Board
	At Large appointed by the Planning Board

LARGE HOUSE REVIEW (LHR) COMMITTEE APPLICANTS

Applicant's Name	Role
Amanda Berman	At-Large
Chris Cotter	At-Large
Rob Dangle	At-Large
Garrett Federow	Builder
Jeff Heller	At-Large
Matt Hughes	Builder
Oscar Mertz	Architect
Jeanne McKnight	At-Large
Joe Matthews	At-Large
Paul McGovern	Builder
Tripp Pace	Builder
Bill Paulson	Realtor
Ed Quinlan	At-Large
Josh Silverstein	At-Large

From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Tuesday, November 5, 2024 12:54:02 PM
Attachments: [image001.png](#)
[image002.png](#)

Another large house committee application.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, November 5, 2024 12:48 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Amanda
Middle Initial:	<i>Field not completed.</i>
Last Name:	Berman
Home Address:	689 Great Plain Ave.
Town:	Needham
State:	MA

02492

Zip Code:

Phone Number: (xxx-xxx-xxxx) 323-605-2266

Email Address: amandaeberman@me.com

Residency Information

Number of Years Living in Needham: 8

Are you a registered voter? Yes

Are you currently serving or have you served on other Boards, Commissions, or Committees? No

If yes, which: *Field not completed.*

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration: Large House Review Study Committee

Please describe your background or training (work and/or life experience) that relates to your interest in government.

I joined Metro West Collaborative Development in January 2024 as the Housing Policy & Advocacy Liaison. Metro West CD is a nonprofit affordable housing developer and housing service provider. In this role, I engage with municipalities and legislators on affordable housing policy, support research efforts, and lead educational and advocacy programming.

I am a passionate urban planner with over 17 years of experience. Prior to joining Metro West CD, I was the Director of Housing & Community Development for the City of Newton, where I managed the division responsible for over \$3.5 million annually in federal HUD grants. I oversaw city-funded affordable housing projects and managed the city's Inclusionary Housing program. While living in Los Angeles, I was the Director of Community Development & Planning for Community Arts Resources (CARS), an innovative urban cultural planning firm. I am proud to have been one of the driving forces behind Los Angeles's CicLAvia, the series of car-free, open-street events.

I hold a Masters in Urban Planning and Public Art Studies from the University of Southern California, and a Bachelor of Arts from the Pennsylvania State University.

Please describe any Town government experience (paid or volunteer) you have.

For over six years, I worked for the City of Newton in the Planning and Development Department, first as the Housing Development Planner and then as the Director of Housing and Community Development. In this role I worked closely with city staff, elected officials, residents, volunteer committee members, developers, and consultants on housing related plans, projects, and policies.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

While I have not served on any Needham committees to-date, I have applied in the past to be on the Affordable Housing Trust, HONE, and the Housing Study working group. In Los Angeles, I was an elected representative for the Silver Lake community.

Please include any additional information for the Town to consider.

I would be honored to serve on this committee.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

I would just need the scheduled dates and times in advance to schedule child care, if necessary.

Add your LinkedIn profile (optional)

<https://www.linkedin.com/in/amanda-berman-37485412/>

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From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Friday, October 25, 2024 8:48:15 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Lee and Alex,

See below for another Large House applicant.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 23, 2024 11:33 AM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Chris
Middle Initial:	<i>Field not completed.</i>
Last Name:	Cotter
Home Address:	345 Harris Avenue
Town:	Needham

State:	MA
Zip Code:	02492
Phone Number: (xxx-xxx-xxxx)	6173127801
Email Address:	chartiec@gmail.com

Residency Information

Number of Years Living in Needham:	1
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions, or Committees?	No
If yes, which:	N/A

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration:	Large House Review Study Committee
Please describe your background or training (work and/or life experience) that relates to your interest in government.	My work experience includes being a professional engineer civil focusing on land development and major highway bridge projects and obtaining my MBA to transition into real estate development. Currently I work in real estate development focusing on managing the design and construction while supporting the analysts and development manager who manage the proforma. My engineering background helps me understand how code restrictions impact someone's ability to develop their property, but also how the development affects the utility and transit systems that support the entire town. Pair that with currently being a developer knowing new houses will only be constructed if they make financial sense provides an understanding for how potential changes to current requirements affect a project's ability to pencil out and still enable development to occur. Additionally, our family just went through the house search and buying process to understand how developments the Large

Housing Committee is to study impacts prospective residents ability to find a home they want in Needham. This background with both professional and personal experience gives me a unique understanding for how this issue impacts both current homeowners who are either looking to sell a home and either buy a new one in Needham or just retain the maximum value of their property, current homeowners who want to keep the charm and small town feel that Needham offers, or future residents who are looking to move into Needham.

Please describe any Town government experience (paid or volunteer) you have.

No experience so far.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

I served as a mentor with ACE Mentor for around 8 years in both NY and Boston when I was an engineer and pre-covid. I was not an officer, but helped lead high school students through an engineering project to give them some exposure to what engineering is introduce it as a possible future career path.

Please include any additional information for the Town to consider.

We love the Town of Needham, but lost out on some homes as a developer could bid more than us. It can be frustrating when the land value of the house to tear down and build a massive house on a relatively tiny lot which changes the community feel is worth more than someone looking to keep an existing house and repair or do smaller additions over time keeping the neighborhood charm and character. This leads to my main concern where this sort of large house development removes the entry level home into Needham making it more of a homogeneous population that is less inclusive to folks with fewer financial resources. That said, it needs to be a balance to still provide value to developers and keep folks investing in Needham.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

Unavailable during most standard working hours. I do have the flexibility to work from home two days per week and can do sporadic meetings during working hours, but can not consistently meet then. Additionally, we have two kids (4 and 2) and I'd like to better understand the time commitment to ensure I have enough time for the committee.

Add your LinkedIn profile (optional)

<https://www.linkedin.com/in/christopher-chartier-cotter-pe-0bb7294a/>

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From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Thursday, October 31, 2024 11:32:59 AM
Attachments: [image001.png](#)
[image002.png](#)

Another application for the large house committee.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 31, 2024 9:42 AM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Robert
Middle Initial:	<i>Field not completed.</i>
Last Name:	Dangel
Home Address:	28 Hewitt Cir
Town:	Needham
State:	MA

Zip Code:	02494
Phone Number: (xxx-xxx-xxxx)	617-875-8858
Email Address:	rdangel@gmail.com
Residency Information	
Number of Years Living in Needham:	47
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions, or Committees?	No
If yes, which:	Technology Advisory Board
Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):	
Committee Vacancy for Consideration:	Large House Review Study Committee
Please describe your background or training (work and/or life experience) that relates to your interest in government.	I have been interested in town planning for quite some time. As a lifelong Needham resident I care very deeply about the future development of Needham, and making sure we are good stewards of the town. It is very important to have a balance of housing and commercial offerings in Needham to make it accessible to a diverse group of people who want Needham to be their home.
Please describe any Town government experience (paid or volunteer) you have.	Town Meeting member, Tech advisory board and Election Warden for precinct A. I have been a strong advocate for green energy and responsible development in Needham.
Please describe any community experience you have. Have you served on any other community organization(s)? have	I am an active member in Needham exchange club and volunteer whenever possible (Day of service etc). I strongly believe in being a voice for as many Needham residents as possible.

you served as an officer for any organization?

Please include any additional information for the Town to consider.

I am in support of Needham being more proactive in dealing with the challenges around responsible building, affordability and management of organic growth.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

I have a full time job that prevents me from meeting during the week during business hours.

Add your LinkedIn profile (optional)

<https://www.linkedin.com/in/robertdangel/>

Email not displaying correctly? [View it in your browser.](#)

From: [Louise Kempt](#)
To: [Alexandra Clee](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Monday, November 18, 2024 10:24:21 AM

Oops

From: Louise Kempt
Sent: Monday, November 18, 2024 9:54 AM
To: Alyssa Cellucci <acellucci@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: FW: Online Form Submittal: Committee Volunteer Interest

Submitted this past weekend.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, November 15, 2024 9:03 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name: Garrett

Middle Initial: *Field not completed.*

Last Name: Federow

Home Address: 146 South Street

Town: Needham

State: MA

Zip Code: 02492

Phone Number: (xxx-xxx-xxxx) 6172128145

Email Address: Garrett@gtechnetwork.com

Residency Information

Number of Years Living in Needham: 42

Are you a registered voter?

Yes

Are you currently serving or have you served on other Boards, Commissions, or Committees?

Yes

If yes, which:

I am a board member of the maugus club in Wellesley

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration:

Large house review

Please describe your background or training (work and/or life experience) that relates to your interest in government.

I am a current builder

Please describe any Town government experience (paid or volunteer) you have.

I don't have any

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

I am currently a board member for a club in Wellesley, the Maugus club

Please include any additional information for the Town to consider.

Field not completed.

Organization Membership Information

Please explain any restrictions on your

Field not completed.

availability to attend
Committee meetings?

Add your LinkedIn
profile (optional)

Field not completed.

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From: [Myles Tucker](#)
To: [Lee Newman](#); [Alexandra Clee](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Monday, October 21, 2024 11:42:18 PM
Attachments: [image001.png](#)
[image002.png](#)

Good Evening,

Please see the below application for the Large House Review Committee.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 10, 2024 1:40 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Jeffrey
Middle Initial:	D
Last Name:	Heller
Home Address:	1092 central Ave
Town:	Needham

State:	MA
Zip Code:	02492
Phone Number: (xxx-xxx-xxxx)	7818882014
Email Address:	Jdheller@mindspring.com
Residency Information	
Number of Years Living in Needham:	40
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which:	Solid waste disposal recycling advisory com Historical commission Large house study committee
Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):	
Committee Vacancy for Consideration:	Large House Review Study Committee
Please describe your background or training (work and/or life experience) that relates to your interest in government.	Worked for 15 years consulting about special education and placement to state social service agency and schools and facilitated planning meetings
Please describe any Town government experience (paid or volunteer) you have.	TMM for 28 years, SWDRAC 26 years, Historical comm 10 years
Please describe any community experience	advocacy And professional associations

you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

Please include any additional information for the Town to consider.

I have advocated for better planning and reasonable regulations for 28 years as TMM. I own 3 older houses in Needham, 2 are multi family, been a landlord for 40 years, and have built and sold a new house. I was a member of the previous large house study committee. I have attended and participated in many planning board meetings

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

None

Add your LinkedIn profile (optional)

Field not completed.

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From: [Myles Tucker](#)
To: [Lee Newman](#); [Alexandra Clee](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Monday, October 21, 2024 11:01:58 PM
Attachments: [image001.png](#)
[image002.png](#)

Lee and Alex,

See the below application for the Large House Review Committee.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, October 19, 2024 4:40 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Matt
-------------	------

Middle Initial:	<i>Field not completed.</i>
-----------------	-----------------------------

Last Name:	Hughes
------------	--------

Home Address:	34 Pond St
---------------	------------

Town:	Needham
-------	---------

State:	MA
Zip Code:	02492
Phone Number: (xxx-xxx-xxxx)	7817279644
Email Address:	matt@pinewoodcompanies.com
Residency Information	
Number of Years Living in Needham:	35
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which:	Association boards and HOA committees
Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):	
Committee Vacancy for Consideration:	Large house review
Please describe your background or training (work and/or life experience) that relates to your interest in government.	Needham builder of over 70 new homes Long time resident. Grew up here and attended Needham schools. (Mitchell. Pollard NHS) graduate of Bentley University Started a landscape company in needham while at NHS through college. Then started building in town.
Please describe any Town government experience (paid or volunteer) you have.	Worked with many different departments for decades due to multiple different permits from houses to wetlands to subdivisions to plowing for the town as a subcontractor to running a real estate business in the center of town
Please describe any community experience you have. Have you served on any other	As mentioned above multiple companies owned and managed in town for decades. Worked with fellow students. Neighbors parents of classmates and now fellow parents Have a daughter attending pollard and has also gone to high rock and broadmeadow.

community
organization(s)? have
you served as an
officer for any
organization?

Please include any
additional information
for the Town to
consider.

I was very involved with the first large house review. Did not agree with all of it but felt there were many members of the committee that worked hard to find a good solution for the town and feel that can happen again. Don't think there is anything bad about revisiting the results from the committee years later and see what worked. What didn't work and what needs or wants may have changed. I do agree that some not all new houses are too big for some lots and there should be a way to carefully restrict some concerns while still promoting positive change and growth within the town.

Organization Membership Information

Please explain any
restrictions on your
availability to attend
Committee meetings?

I work for myself so with notice I should be able to attend most meetings and would to plan to be an active member of the group if selected Thanks for consideration

Add your LinkedIn
profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Louise Kempt](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Monday, November 18, 2024 9:53:31 AM

Submitted this past weekend.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, November 16, 2024 5:54 AM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Joseph
Middle Initial:	<i>Field not completed.</i>
Last Name:	Matthews
Home Address:	31 Rosemary St.
Town:	Needham
State:	MA
Zip Code:	02494
Phone Number: (xxx-xxx-xxxx)	3392251878
Email Address:	jsmatthews1988@gmail.com

Residency Information

Number of Years Living in Needham:	36
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions,	No

or Committees?

If yes, which: *Field not completed.*

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration: Large House Review (LHR) Study Committee

Please describe your background or training (work and/or life experience) that relates to your interest in government.

I grew up in Needham and attended the schools for the entire K-12 experience. While Needham has always been a higher income town than average for even a wealthy state like Massachusetts, I have witnessed the shift of the town from one open to people from the middle/upper-middle/upper classes to one increasingly only open to the most privileged. It did not have to be this way and policy decisions have played a key role.

While not participating in town government until later in life, I grew up around local politics. I have always had an interest in government, taking the AP Government class at Needham High and majoring in Political Science at the University of Rochester.

I am an experienced analyst and am able to identify a project, conduct research, and present findings in a clear and understandable manner.

Please describe any Town government experience (paid or volunteer) you have.

Town Meeting since 2020
I was also technically employed by the Needham government when I was a camp counselor in the summer of 2007.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

N/A

Please include any additional information for the Town to consider.

I led a citizens' petition intended to reform the dimensional regulations for houses in the Single Residence B (SRB) district. This effort led to the formation of this very committee.

I put together a research document on the problem this committee is designed to address and therefore have substantial subject matter expertise on the topic. During that process, I have

already had communication with people in town on this issue. and have a head start on outreach. I have even been contacted by people outside of Needham for information on this issue as well.

I do not think it is unreasonable to say that I have demonstrated the most interest of anyone in town in seeing the problem of oversized house construction in Needham addressed. There will be no need for me to get up to speed on the topic or do background research; I would be ready to hit the ground running.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

Online via Zoom only until May/June 2025.

Add your LinkedIn profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Print

Committee Volunteer Interest - Submission #45269

Date Submitted: 11/18/2024

Personal Information

First Name:*

Paul

Middle Initial:

Last Name:*

McGovern

Home Address:*

1218 Great Plain Ave

Town:*

Needham

State:*

MA

Zip Code:*

02492

Phone Number: (xxx-xxx-xxxx)

6176028153

Email Address:*

Paul@pgcminc.com

Residency Information

Number of Years Living in Needham:*

7

Are you a registered voter?*



Yes



No

Are you currently serving or have you served on other Boards, Commissions, or Committees?*



Yes



No

If yes, which:

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration:*

Large House review committee.

Please describe your background or training (work and/or life experience) that relates to your interest in government.*

General Contractor/Developer

Please describe any Town government experience (paid or volunteer) you have.*

None

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?*

N/a

Please include any additional information for the Town to consider.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

Add your LinkedIn profile (optional)

From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Tuesday, November 5, 2024 1:00:20 PM
Attachments: [image001.png](#)
[image002.png](#)

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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From: Louise Kempt <lkempt@needhamma.gov>
Sent: Tuesday, October 29, 2024 12:25 PM
To: Myles Tucker <mtucker@needhamma.gov>
Subject: FW: Online Form Submittal: Committee Volunteer Interest

Entered into Goldmine.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, October 28, 2024 10:06 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name: Jeanne

Middle Initial: S.

Last Name:	McKnight
Home Address:	100 Rosemary Way, Unit 336
Town:	Needham
State:	MA
Zip Code:	02494
Phone Number: (xxx-xxx-xxxx)	781-449-5371
Email Address:	jeannemcknight@comcast.net
Residency Information	
Number of Years Living in Needham:	35
Are you a registered voter?	Yes
Are you currently serving or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which:	Planning Board 2006-2024 Downtown Study Committee 2005-2008 Large House Study Committee 2014 Housing Plan Advisory Group 2020-2022 Community Preservation Committee 2022-2024 Housing Needham Advisory Committee 2022-2024
Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):	
Committee Vacancy for Consideration:	Downtown Needham Study Committee
Please describe your background or training (work and/or life experience) that relates to your interest in government.	I am a retired attorney with 22 years experience concentrating on municipal law with KP Law (formerly Kopelman and Paige) representing cities and towns throughout the Commonwealth. From 1977-1983, before attending law school, I was employed as an Assistant Planner by the Town of Framingham. I served on the Needham Planning Board for 18 years, deciding in 2024 not

to run again for office. I served on the 2014 Large House Study Committee that resulted in Zoning By-Law amendments focused on design, establishing new setback requirements for single-family homes. I want to study to what extent those ZBL changes were effective and what additional provisions might address the troubling issue of teardowns of smaller homes and replacement with extremely large homes.

Please describe any Town government experience (paid or volunteer) you have.

See the list of boards and committees of the Town of Needham on which I have served, listed above. Before I moved to Needham 35 years ago, I served on the Affordable Housing Committee of the Town of Weston.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?

I serve on the Board of the Needham League of Women Voters. I serve as a Trustee on 5-member Board of Trustees of the Rosemary Ridge Condominium, where I live. For 10 years or more, until last year, I served as a Trustee on the 3-member Board of Trustees holding the real property that is the house of worship of the Wellesley Friends Meeting (Quakers), and I currently serve as the Clerk of the Library Committee of the Wellesley Friends Meeting. I am also a member of the Board of Managers of Pooled Funds of the New England Yearly Meeting of Quakers. I am a Town Meeting Member representing Precinct F. I am an elected member of the Needham Democratic Town Committee.

Please include any additional information for the Town to consider.

Field not completed.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

My husband and I regularly vacation in Colorado for the month of June and on Cape Cod for the month of August, but I faithfully Zoom in to meetings that are held in those months.

Add your LinkedIn profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Alexandra Clee

To: Myles Tucker
Subject: RE: Online Form Submittal: Committee Volunteer Interest

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: Myles Tucker <mtucker@needhamma.gov>
Sent: Sunday, October 27, 2024 5:29 PM
To: Lee Newman <LNewman@needhamma.gov>; Alexandra Clee <aclee@needhamma.gov>
Subject: FW: Online Form Submittal: Committee Volunteer Interest

--

Myles Tucker
He/Him/His
Support Services Manager

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, October 26, 2024 11:52 AM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Oscar
-------------	-------

Middle Initial:	E
-----------------	---

Last Name:	Mertz III
------------	-----------

Home Address:	67 Rybury Hillway
---------------	-------------------

Town:	Needham
-------	---------

State:	MA
--------	----

Zip Code:	02492
-----------	-------

Phone Number: (xxx- 339.225.0843
xxx-xxxx)

Email Address: Ocreate@verizon.net

Residency Information

Number of Years Living 30
in Needham:

Are you a registered Yes
voter?

Are you currently Yes
serving or have you
served on other Boards,
Commissions, or
Committees?

If yes, which: Needham Housing Plan Working Group 2021-22

Committee of Interest (if you wish to apply to multiple committees, please submit
one form per committee):

Committee Vacancy for Large House Review Committee
Consideration:

Please describe your 35+ years as a practicing architect/planner
background or training
(work and/or life
experience) that relates
to your interest in
government.

Please describe any N/A
Town government
experience (paid or
volunteer) you have.

Please describe any Helped to form the Needham Housing Coalition in 2023 to
community experience advocate for more housing choice in Needham
you have. Have you
served on any other
community
organization(s)? have
you served as an officer
for any organization?

Please include any additional information for the Town to consider.

Possible campaign for Planning Board position in spring 2025

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

Will be an adjunct professor of architecture at Wentworth Institute for the spring semester Jan-May 2025. Teaching schedule will be MWF afternoon studios.

Add your LinkedIn profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Print

Committee Volunteer Interest - Submission #45241

Date Submitted: 11/14/2024

Personal Information

First Name:*

tripp

Middle Initial:

Last Name:*

pace

Home Address:*

99 evelyn road needham

Town:*

Needham

State:*

MA

Zip Code:*

02494

Phone Number: (xxx-xxx-xxxx)

7818356004

Email Address:*

pacebuildersinc1@gmail.com

Residency Information

Number of Years Living in Needham:*

30

Are you a registered voter?*



Yes



No

Are you currently serving or have you served on other Boards, Commissions, or Committees?*



Yes



No

If yes, which:

Stormwater working group

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration:*

NA

Please describe your background or training (work and/or life experience) that relates to your interest in government.*

I am a local builder

Please describe any Town government experience (paid or volunteer) you have.*

storm water working group.. been an applicant intron of many planning boards in MA.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?*

Storm water working group

Please include any additional information for the Town to consider.

I believe I can bring a rational and realistic viewpoint to the group based on my experience as a builder.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

none.

Add your LinkedIn profile (optional)

Print

Committee Volunteer Interest - Submission #45265

Date Submitted: 11/18/2024

Personal Information

First Name:*

Bill

Middle Initial:

Last Name:*

Paulson

Home Address:*

111 Sutton Road

Town:*

Needham

State:*

MA

Zip Code:*

02492

Phone Number: (xxx-xxx-xxxx)

781-929-2453

Email Address:*

Bill@billpaulson.com

Residency Information

Number of Years Living in Needham:*

23

Are you a registered voter?*



Yes



No

Are you currently serving or have you served on other Boards, Commissions, or Committees?*



Yes



No

If yes, which:

Tercentennial for a while. Not the whole time.

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration:*

Large House Review Committee

Please describe your background or training (work and/or life experience) that relates to your interest in government.*

Realtor for 20 years

Please describe any Town government experience (paid or volunteer) you have.*

School Committee, Town Meeting Member.

Please describe any community experience you have. Have you served on any other community organization(s)? have you served as an officer for any organization?*

Rotary Club, Needham Fastpitch girls travel softball

Please include any additional information for the Town to consider.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

Add your LinkedIn profile (optional)

Www.linkedin.com/in/billpaulson

From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: Fw: Online Form Submittal: Committee Volunteer Interest
Date: Friday, November 1, 2024 9:20:46 AM

Another large house app

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov
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[Follow us on Instagram](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, November 1, 2024 9:19:49 AM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name:	Edward
Middle Initial:	M
Last Name:	Quinlan
Home Address:	100 GAY ST
Town:	Needham
State:	MA
Zip Code:	02492
Phone Number: (xxx-	6177210504

xxx-xxxx)

Email Address: ed@btuchaser.com

Residency Information

Number of Years Living in Needham: 30

Are you a registered voter? Yes

Are you currently serving or have you served on other Boards, Commissions, or Committees? Yes

If yes, which: PPBC 1997-1999
TMM - 2021-present

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration: Large House Study

Please describe your background or training (work and/or life experience) that relates to your interest in government. Retired HVAC Consulting Engineer, Green Building Design

Please describe any Town government experience (paid or volunteer) you have. TMM 2021-Present, Building Commissioning Engineer hired under Contract by Town in 2010-2018 timeframe
Ongoing volunteer Consultant to Building Design Dept (Hank Haff)

Please describe any community experience you have. Have you served on any other community organization(s)? have Green Needham - Steering Committee (2019-2021), Energy Coach (2021-Present) supporting Needham residents in reducing their home's carbon footprint
Member of the working group of the Towns Sustainability Program - Net Zero Energy Goals

you served as an officer for any organization?

Please include any additional information for the Town to consider.

Field not completed.

Organization Membership Information

Please explain any restrictions on your availability to attend Committee meetings?

none

Add your LinkedIn profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Myles Tucker](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Subject: FW: Online Form Submittal: Committee Volunteer Interest
Date: Friday, November 8, 2024 6:02:36 AM
Attachments: [image001.png](#)
[image002.png](#)

Another Large House application.

--

Myles Tucker
He/Him/His
Support Services Manager

Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
Tel: 781-455-7500, Extension 204
www.needhamma.gov



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[Follow us on Instagram](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, November 7, 2024 2:14 PM
To: Louise Kempt <lkempt@needhamma.gov>; Myles Tucker <mtucker@needhamma.gov>
Subject: Online Form Submittal: Committee Volunteer Interest

Committee Volunteer Interest

Personal Information

First Name: Josh

Middle Initial: *Field not completed.*

Last Name: Silverstein

Home Address: 65 Emerson Rd

Town: Needham

State: MA

02492

Zip Code:

Phone Number: (xxx-xxx-xxxx) 2023445173

Email Address: jsilverstein@legalpro.com

Residency Information

Number of Years Living in Needham: 3.5

Are you a registered voter? Yes

Are you currently serving or have you served on other Boards, Commissions, or Committees? No

If yes, which: *Field not completed.*

Committee of Interest (if you wish to apply to multiple committees, please submit one form per committee):

Committee Vacancy for Consideration: Large House Review Study Committee (At large); Needham Community Revitalization Trust Fund; Norfolk County Advisory Board

Please describe your background or training (work and/or life experience) that relates to your interest in government. I am an attorney currently specializing in the area of estate planning, so I hope that experience and expertise would serve me well for being a volunteer on the NCRT committee. I also have a background in real estate law, and it is one of the main practice areas of my firm, which should be of use for my interest in serving on the Large House Review Study Committee

Please describe any Town government experience (paid or volunteer) you have. None

Please describe any community experience you have. Have you served on any other community I have counseled many non-profit organizations, including some operating in Norfolk County. In addition, I was a bar advocate for Middlesex Defenders Association, a community organization which, in partnership with the Mass. Committee for Public Counsel Services (CPCS), provides court-appointed legal representation to indigent criminal defendants who would not

organization(s)? have
you served as an
officer for any
organization?

otherwise be able to afford to retain counsel.

Please include any
additional information
for the Town to
consider.

I am excited to get involved; I have a 4-year-old son and 2-year-old daughter, and want to do my part in maintaining and improving upon the things about Needham and broader Norfolk County community that will make this area a great place for not only them but all our children to grow up in.

Organization Membership Information

Please explain any
restrictions on your
availability to attend
Committee meetings?

None

Add your LinkedIn
profile (optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)