

NEEDHAM PLANNING BOARD

Tuesday April 1, 2025

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: **880 4672 5264**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

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

1. ANR Plan – Robert DiPierro, Applicant; John Zadroga, Vasu Talluri, Property Owners, (Property located at 235 Central Avenue and 9 Rosegate Road, Needham, MA).
2. Agreement: Scenic Road Act and Public Shade Tree Act: The Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner, (Property located at 1285 and 1307 South Street (Assessor’s Map 211, Parcel 5); across from 12 Fisher Street / 0 South Street (Assessor’s Map 209, Parcel 1); and 1115 South Street (Assessor’s Map 207, Parcel 3).
3. Minutes.
4. Report from Planning Director and Board members.
5. Correspondence.

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

**TOWN OF NEEDHAM
MASSACHUSETTS**



PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7550

**APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL**

Submit three (3) copies. One copy to be filed with the Planning Board and one with the Town Clerk as required by Section 81-P, Chapter 41 of the General Laws. This application must be accompanied by the **Original Tracing and three (3) copies of the plan.**

To the Planning Board:

The undersigned, believing that the accompanying plan of land in the Town of Needham does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reasons outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Robert DiPierro
Address 271 Salem St, Unit E
Woburn MA 01801
2. Name of Engineer or Surveyor Land Planning, Inc.
Address 167 Hartford Ave, Bellingham MA 02019
3. Deed of property recorded in Norfolk County Registry,
Book 34764, Page 109
4. Location and description of property A lot of approx 20,060 SF located at
235 Central Ave, Needham with an existing single family dwelling. And a lot of approx. 24,559 SF located at 9 Rosegate Road,
Needham with an existing single family dwelling
5. Reasons approval is not required (check as applicable):
 - ☒ a) Every lot shown has the area and frontage required by the Zoning By-Law on a way, as defined by Section 81-L, Chapter 41 of the General Laws.
 - b) Land designated _____ shall not be used as separate building lot(s) but only together with adjacent lots having the required area and frontage.
 - c) Lot(s) having less than required frontage or area resulted from a taking for public purpose or have been recorded prior to 3/26/1925, no land is available to make up the deficiency and the frontage and land area of such lots are not being reduced by the plan.
 - d) _____

(If the applicant is not the owner, written authorization to act as agent must be attached)

Signature of Applicant

271 Salem St, Unit E
Woburn MA 01801

Address

By Robert DiPierro

(agent)

Application accepted this _____ day of _____ 20____
as duly submitted under the rules and regulations of the Planning Board.

By _____

235 Property Owner: John Zadroga

Signed by:

John T. Zadroga

John Zadroga

Date:

3/25/2025

9 Rosegate Property Owner: Vasu Tulluri

Vasu Tulluri

Date:

3/25/25

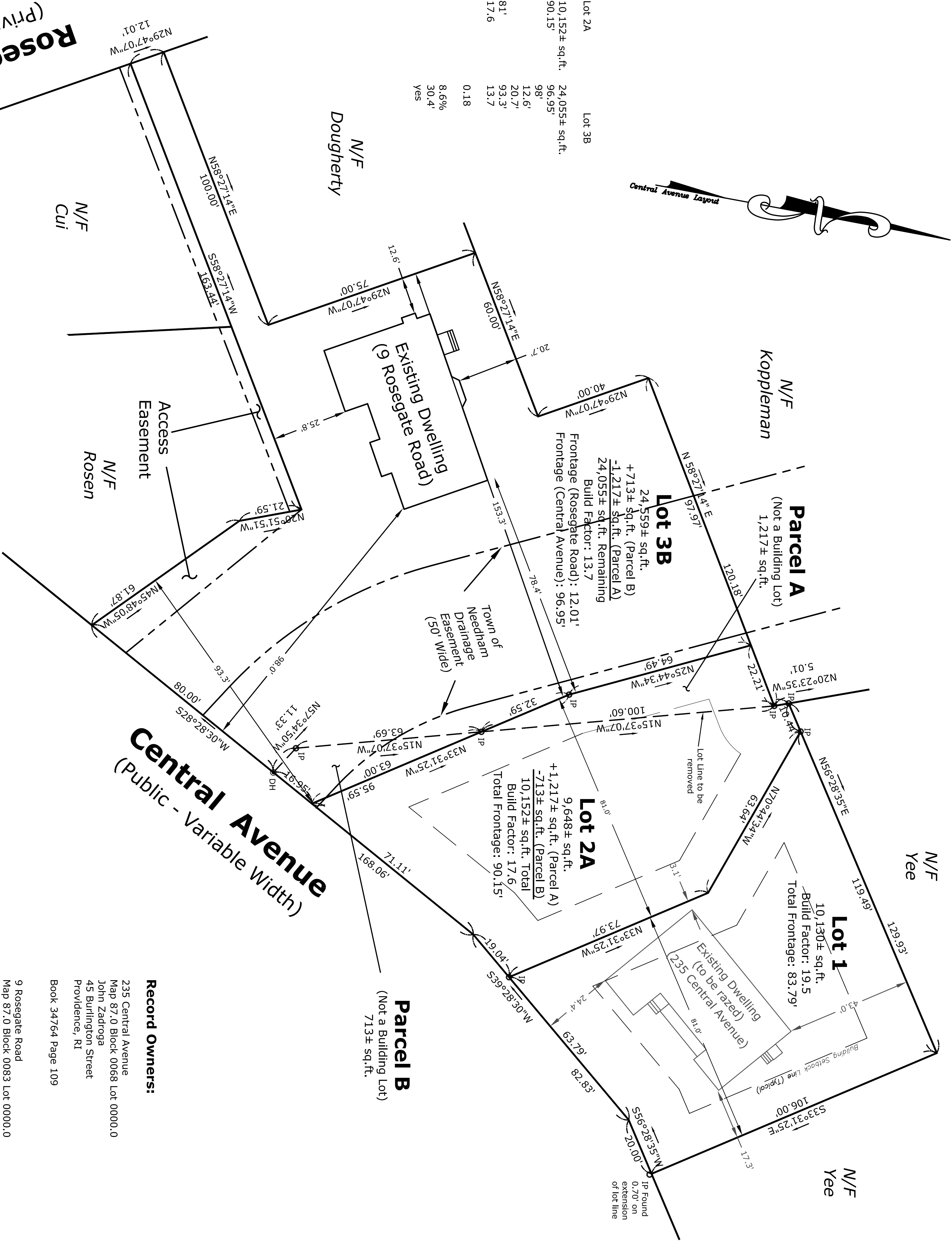
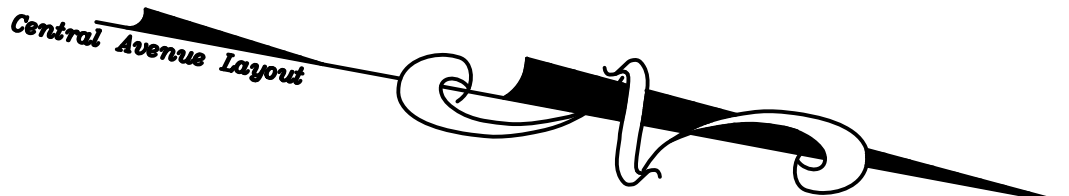
Vasu Tulluri Owner 9 Rosegate

FOR REGISTRY OF DEEDS USE ONLY

Zoning Data

Zone: SRB	Lot 1	Lot 2A	Lot 3B
Minimum Requirements:			
Area: 10,000 sq.ft.	10,130± sq.ft.	10,152± sq.ft.	24,055± sq.ft.
Frontage: 80'	83.79'	90.15'	96.95'
Front Yard: 20'			98'
Side Yard: 14'			12.6'
Rear Yard: 20'			20.7'
Minimum Required Lot Width: 80'	81'	81'	93.3'
Minimum Build Factor: 20	19.5	17.6	13.7
Maximum FAR:			0.18
0.36 if > 11,999 sq.ft.			
0.38 if < 12,000 sq.ft.			
Maximum Building Coverage: 25%			8.6%
Maximum Building Height: 35'			30.4'
Maximum Building Height: 2.5 stories			yes

Rosegate Road
(Private - 40' Wide)



Notes

Parcel A is to be conveyed from Talluri to the owner of Lot 2

Parcel B is to be conveyed from the owner of Lot 2 to Talluri

It is hereby noted and disclosed that in the event the dwelling structure on Lot 1 is not razed, as shown, and either Lot 1 or Lot 2 are transferred or conveyed as a single lot, then a zoning violation will arise concerning the dwelling structure on Lot 1 being nonconforming as to the side yard setback requirement.

Record Owners:

235 Central Avenue
Map 87.0 Block 0068 Lot 0000.0
John Zadroga
45 Burlington Street
Providence, RI

Book 34764 Page 109

9 Rosegate Road
Map 87.0 Block 0083 Lot 0000.0
Vasu Talluri and Samantha Talluri
9 Rosegate Road
Needham, MA

Book 34792 Page 12

Plan of Land
Located at
**235 Central Avenue &
9 Rosegate Road
Needham, MA**
Prepared for
David Gorski
**271 Salem Street, Unit E
Woburn, MA**

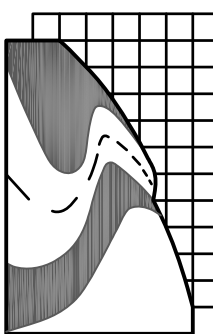
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
NEEDHAM PLANNING BOARD
DATE _____

No Determination as to Compliance with
zoning requirements is made or intended

I CERTIFY THAT THE PREPARATION
OF THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS

DATE:
NORMAN G. HILL P.L.S. #41786
FOR LAND PLANNING, INC.

REVISIONS	
No.	Description
1	2/6/25 Reconfigure Lot Lines
2	3/21/25 PB Comments
3	
4	
5	
6	
Field By: BHD/L 23-24	
Designed By: WDH 4/24	
Drawn By: WDH 5/24	
Checked By: NGH 5/24	



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

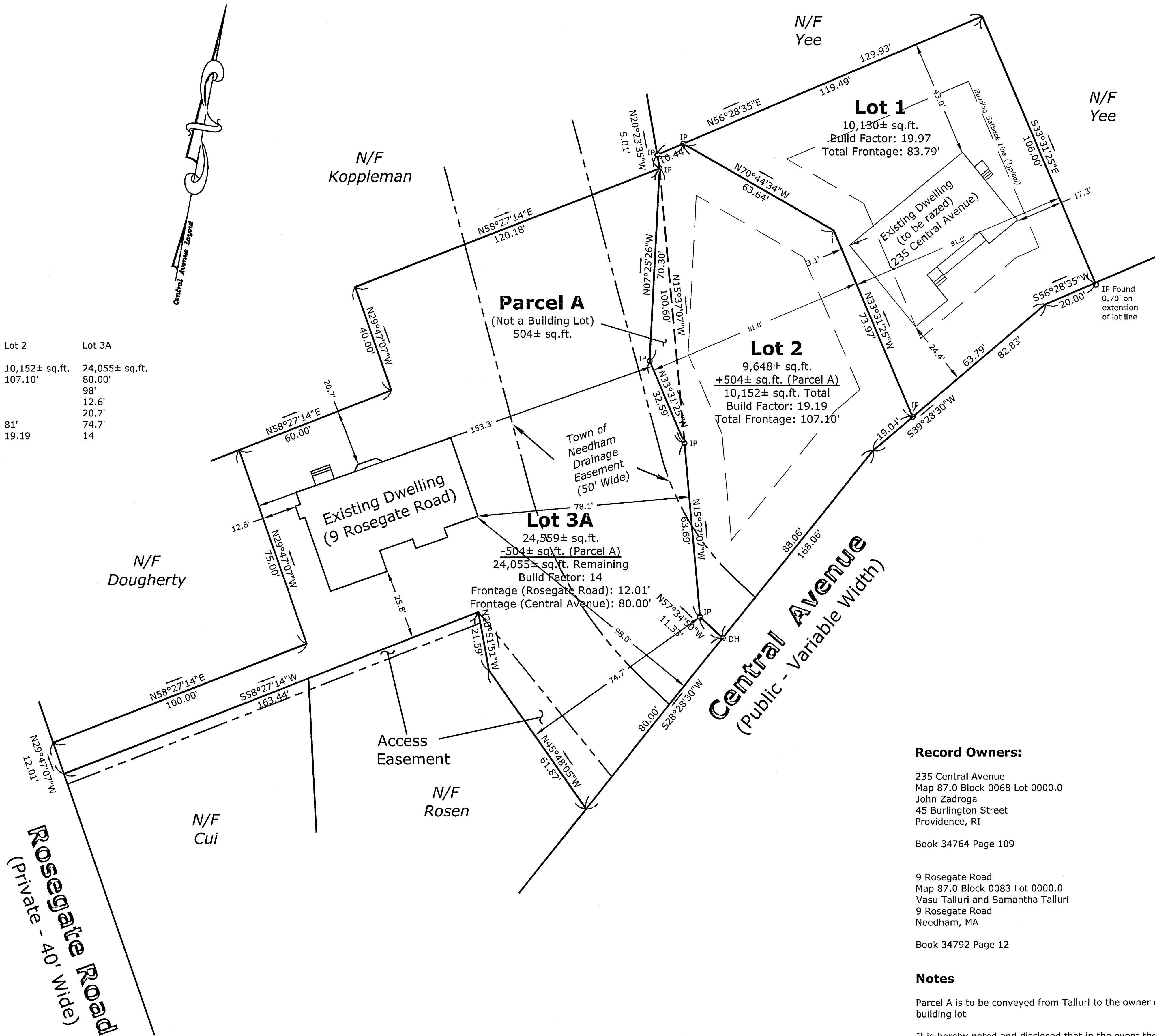
bellingham@landplanninginc.com

FOR REGISTRY OF DEEDS USE ONLY

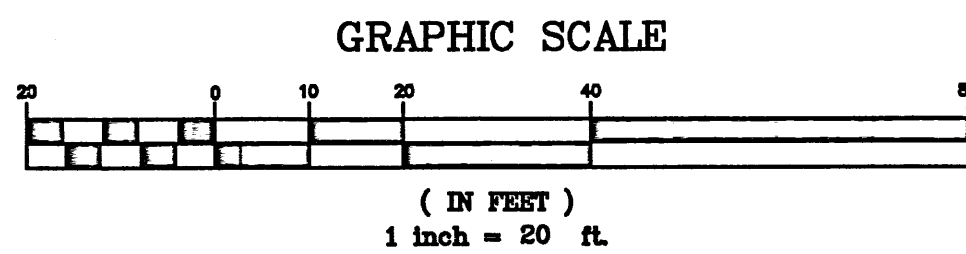
Zoning Data

Zone: SRB
Minimum Requirements:
Area: 10,000 sq.ft.
Frontage: 80'
Front Yard: 20'
Side Yard: 14'
Rear Yard: 20'
Minimum Required Lot Width: 80'
Maximum Build Factor: 20
Maximum FAR:
0.36 if > 11,999 sq.ft.
0.38 if < 12,000 sq.ft.
Maximum Building Coverage: 25%
Maximum Building Height: 35'
Maximum Building Height: 2.5 stories

	Lot 1	Lot 2	Lot 3A
Area: 10,000 sq.ft.	10,130± sq.ft.	10,152± sq.ft.	24,055± sq.ft.
Frontage: 80'	83.79'	107.10'	80.00'
Front Yard: 20'			98'
Side Yard: 14'			12.6'
Rear Yard: 20'			20.7'
Minimum Required Lot Width: 80'	81'	81'	74.7'
Maximum Build Factor: 20	19.97	19.19	14



Legend	
●DH	Drill Hole Found
○IP	Iron Pin Set



Record Owners:

235 Central Avenue
Map 87.0 Block 0068 Lot 0000.0
John Zadroga
45 Burlington Street
Providence, RI

Book 34764 Page 109

9 Rosegate Road
Map 87.0 Block 0083 Lot 0000.0
Vasu Talluri and Samantha Talluri
9 Rosegate Road
Needham, MA

Book 34792 Page 12

Notes

Parcel A is to be conveyed from Talluri to the owner of Lot 2 to create a building lot

It is hereby noted and disclosed that in the event the dwelling structure on Lot 1 is not razed, as shown, and either Lot 1 or Lot 2 are transferred or conveyed as a single lot, then a zoning violation will arise concerning the dwelling structure on Lot 1 being nonconforming as to the side yard setback requirement.

Plan of Land

Located at
**235 Central Avenue
&
9 Rosegate Road
Needham, MA**

Prepared for
**David Gorski
271 Salem Street, Unit E
Woburn, MA**

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
NEEDHAM PLANNING BOARD
DATE: July 25, 2024

[Signature]
[Signature]

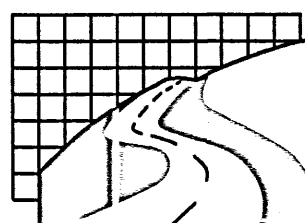
No Determination as to Compliance with
zoning requirements is made or intended

I CERTIFY THAT THE PREPARATION
OF THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS

DATE:
NORMAN G. HILL P.L.S. #41786
FOR LAND PLANNING, INC.

REVISIONS		
No.	Date	Description
1		
2		
3		
4		
5		
6		

Field By:	BH/DL	23-24
Designed By:	WDH	4/24
Drawn By:	WDH	5/24
Checked By:	NGH	5/24



Land Planning, Inc.
Civil Engineers • Land Surveyors
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Bellingham
167 Hartford Ave.
Bellingham, MA 02019
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North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

bellingham@landplanninginc.com

Date	July 2, 2024	Sheet No.	1
Job No.	B2903		

AGREEMENT

AGREEMENT made this 1st day of April, 2025 by and between the TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts, acting through its Planning Board (hereinafter referred to as the "TOWN") and the Town of Needham Public Works Department, c/o Justin Savignano, Assistant Town Engineer, Town of Needham Department of Public Works, 500 Dedham Avenue, Needham, Massachusetts (hereinafter referred to as the APPLICANT).

WHEREAS, the Applicant has sought to obtain approval from the Town to perform activities at certain locations on South Street, which are subject to the provisions of M.G.L. Chapter 40, Section 15C and the Rules and Regulations of the Needham Planning Board governing its administration of the Scenic Road Act;

WHEREAS, the Applicant has sought to permanently remove a total of fifteen (15) trees on South Street, a designated Scenic Road, as part of the Town's South Street 16" water main replacement. Specifically, the Town is proposing to remove nine (9) trees between 1285 and 1307 South Street (Assessor's Map 211, Parcel 5); four (4) trees across from 12 Fisher Street / 0 South Street (Assessor's Map 209, Parcel 1); and two (2) pine trees at 1115 South Street (Assessor's Map 207, Parcel 3). In conjunction with this application, the Applicant further proposes to install at least fifteen (15) new trees of xx caliper to replace the removed Public Shade Trees, in a location to be coordinated with the Needham Tree Warden;

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed removal of fifteen (15) Public Shade Trees on South Street, a designated Scenic Road, as part of the Town's South Street 16" water main replacement. Specifically, the Town is proposing to remove nine (9) trees between 1285 and 1307 South Street (Assessor's Map 211, Parcel 5); four (4) trees across from 12 Fisher Street / 0 South Street (Assessor's Map 209, Parcel 1); and two (2) pine trees at 1115 South Street (Assessor's Map 207, Parcel 3), for the purpose of installing a new water main;

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed replanting of fifteen (15) new trees of xx caliper to replace the removed Public Shade Trees, in a location to be coordinated with the Needham Tree Warden. The subject property is shown on a Plan set consisting of 3 sheets,: Sheet 1, Sheet 10, prepared by the BETA Inc., entitled "South Street Water Main Replacement," showing BPM 4, dated February 2024, revised December 2024 to show the relevant scenic road application information; Sheet 2, prepared by BETA Inc., entitled "South Street Water Main Replacement," showing BPM 4, dated February 2024, revised December 2024 to show the relevant scenic road application information; Sheet 3, prepared by BETA Inc., entitled "South Street Water Main Replacement," showing BPM 5, dated February 2024, revised December 2024.

NOW THEREFORE, said Applicant and their successors and assigns covenants and agrees as follows:

1. The proposed activities shall conform and be consistent with the Plan set consisting of 3 sheets,: Sheet 1, Sheet 10, prepared by the BETA Inc., entitled "South Street Water Main Replacement," showing BPM 4, dated February 2024, revised December 2024 to show the relevant scenic road application information; Sheet 2, prepared by BETA Inc., entitled "South Street Water Main Replacement," showing BPM 4, dated February 2024, revised December 2024 to show the relevant scenic road application information; Sheet 3, prepared by BETA Inc., entitled "South Street Water Main Replacement," showing BPM 5, dated February 2024, revised December 2024.
2. Not more than fifteen (15) Public Shade Trees shall be removed, as noted on the Plan. In conjunction with

this approval, the Applicant shall further install at least fifteen (15) new shade trees have a caliper of xx to replace the removed Public Shade Trees, in a location to be coordinated with the Needham Tree Warden.

- 3. The final details of the work shall be approved by the Town Engineer and Tree Warden.
- 4. All proposed work within the right-of-way of South Street shall be accomplished at the expense of the Applicant; any damage to other private property shall be restored to the satisfaction of the Planning Board and the Town Engineer.
- 5. Prior to the commencement of construction all work permits required by the Town of Needham shall be obtained by the Applicant. All work permits required by the Town of Needham shall be at the Applicant's expense.
- 6. Upon completion of the construction, as-built plans shall be submitted to the Public Works Department and Planning Board.

EXECUTED AS A SEALED INSTRUMENT on the day and year first above written.

By Needham Planning Board

By Applicant

Kate Fitzpatrick, Town Manager
Town of Needham

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____ 2025

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of the Town of Needham, before me.

Notary Public:

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

_____2025

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Notary Public:

My Commission Expires: _____

Approved as to form:

Town Counsel

cc: Public Works Dept.
Town Engineer
Building Commissioner
Town Manager

From: [Elin Soderholm](#)
To: [Alexandra Clee](#)
Subject: Planning Board representation at LWW Warrant Meetings
Date: Wednesday, March 26, 2025 11:06:03 AM

Hello, Alexandra!

Please put a Save the Date event on the Planning Board calendar for the annual **Needham League of Women Voters Warrant Meetings** on **Monday, April 28 at 7:30 p.m.** at **The Center at the Heights**.

We will follow the same format as in previous years: five rooms, four for in-person attendees and one room for a virtual option. The virtual option will be hosted in the Conference Room at the Center and will allow for a Planning Board representative to be present to address questions Zoom attendees may have. But this could also accommodate a representative to attend on Zoom instead of in person, if needed. The other four rooms will require actual in-person representation.

If you could let me know by **Friday, April 18** who will be representing the Planning Board in each room to help address questions on individual Warrant Articles, that would be extremely helpful for our planning purposes. The rooms at The Center at the Heights are:

Room 211 (upstairs) - Precincts A/B/C

Room 217 (upstairs) - Precincts D/E

Room 219 (upstairs) - Precincts F/G

Room 104A (the Cafe, first floor) - Precincts H/I/J

Conference Room A (upstairs) - Zoom option representative, either in person or by Zoom.
(Zoom link to be sent later, if representative will attend by Zoom.)

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

Thanks for your help!

Elin Soderholm
Needham League of Women Voters
Warrant Meeting Coordinator
508-626-6403