

TOWN OF NEEDHAM
MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 589 Highland Ave
Name of Applicant Wingate Development LLC
Applicant's Address 57 Wells Ave Suite 20 Newton MA. 02459
Phone Number 781 707 9000
Applicant is: Owner _____ Tenant _____
Agent/Attorney X Purchaser _____

Property Owner's Name GingerCare Living Inc. C/O Richard Feldman
Property Owner's Address 32 Traveler St. Suite 405 Boston MA. 02118
Telephone Number 617 610 - 3953

Characteristics of Property: Lot Area 110,490 sq. ft. Present Use Nursing home/vacant
Map # 77 Parcel # 1 Zoning District Elder Services District

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

The Applicant wishes to modify the approved site plan to add 2 EV chargers, a Bocce Court, Dog Run, extended sidewalk and add 3 parking spaces. There is no change to overall square footage or building elevations. All other conditions and limitations from the May 16, 2023, and the December 17, 2024, Decisions will remain in place.

The current use was approved by Site Plan Special Permit Decision No. 93-3 dated July 27, 1993 as amended by decisions dated August 9, 1994; August 8, 1995, June 3, 1997, March 15, 2011, December 17, 2013 (minor change) March 15, 2022, May 16, 2023, and December 17, 2024 (minor change).

Signature of Applicant (or representative) _____

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

WL DEVELOPMENT

57 Wells Avenue, Suite 20
Newton, MA 02459

April 24, 2025

Via Electronic Mail and Overnight Mail

Members of the Needham Planning Board

And

Lee Newman

Public Services Administration Building

500 Dedham Avenue

Needham, MA 02492

RE: Amendment to Major Project Site Plan Special Permit SPMP 1993-03

Dear Planning Board Members and Ms. Newman,

The Applicant wishes to modify the previously approved site plan to include the following changes. 1. The addition of two EV charging stations to accommodate 4 parking spaces of EV charging. 2. The addition of a Bocci ball court. 3. The addition of a small dog run for the few residents that may have a small dog. 4. The extension of an internal sidewalk to create a firm path for residents to walk from the resident entrance to Gould St. and 5. Adding back 3 parking spaces that were previously removed. There is no change to the building square footage, number of units or elevations. All other conditions or limitations from the May 16, 2023, Decision and the De Minimus change dated December 17, 2024, will remain in place.

This Application for an Amendment includes the following documents:

1. This letter dated April 24, 2025, to the Planning Board and Planning Director
2. The completed application form on behalf of the applicant and owner
3. Site Development Plans dated February 3, 2023, revised March 26, 2025, consisting of sheet C3 entitled "Layout Plan" prepared by Kelly Engineering 0 Campanelli Drive Braintree, MA. 02184
4. Landscaping plans dated February 3, 2023, revised March 26, 2025, consisting of sheets L1 entitled "Site Landscaping Plan", L2 entitled "Entry Planting Plan" and L3 entitled "Parking / Patio Plan" prepared by Hawk Design 39 Pleasant Street Sagamore MA02561.
5. Application Fee to The Town of Needham in the amount of \$1000.00

These documents are being submitted electronically; additionally, 2 hard copies of the application and all supporting materials, including wet-stamped plans are being hand delivered to the Planning Department along with the application Fee.

Thank you for your cooperation.

Sincerely,

Wingate Development LLC

By:

A handwritten signature in blue ink, appearing to read 'David Feldman', with a stylized flourish at the end.

David Feldman SVP Development

SITE DEVELOPMENT PLANS

FOR

ONE WINGATE WAY EAST
589 HIGHLAND AVENUE
NEEDHAM, MA

FEBRUARY 03, 2023

SHEET INDEX				
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS
C1	COVER SHEET	03/26/25		
C2	EXISTING CONDITIONS PLAN	02/03/23		
C3	LAYOUT PLAN	03/26/25		



LOCATION MAP

OWNER/ APPLICANT:
WINGATE DEVELOPMENT
57 WELLS AVENUE, SUITE 20
NEWTON, MA 02459

CIVIL ENGINEER:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

LAND SURVEYOR:
R.E. CAMERON & ASSOCIATES, INC.
681 WASHINGTON ST.
NORWOOD, MA 02062

ARCHITECT:
THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150

LANDSCAPE ARCHITECT:
HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

TRAFFIC CONSULTANT:
RON MUELLER & ASSOCIATES
56 TERESA ROAD
HOPKINTON, MA 01748

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SCALE	JOB #
NA	2022-164
DATE	DRAWN BY
02/03/23	CJL
SHEET	CHKD BY
C1 of C3	BGL
FILE #	APPD BY
TS06-TS01PB	BGL

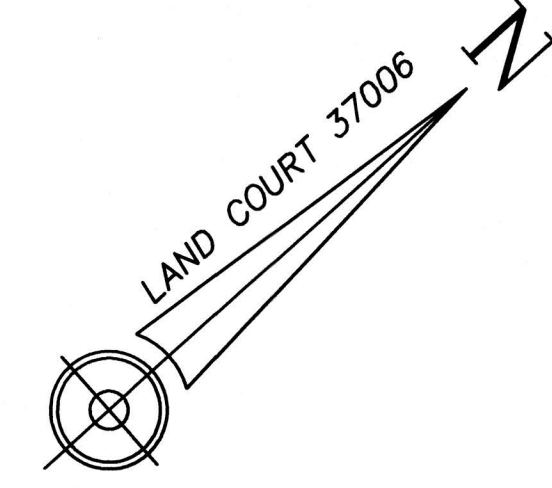


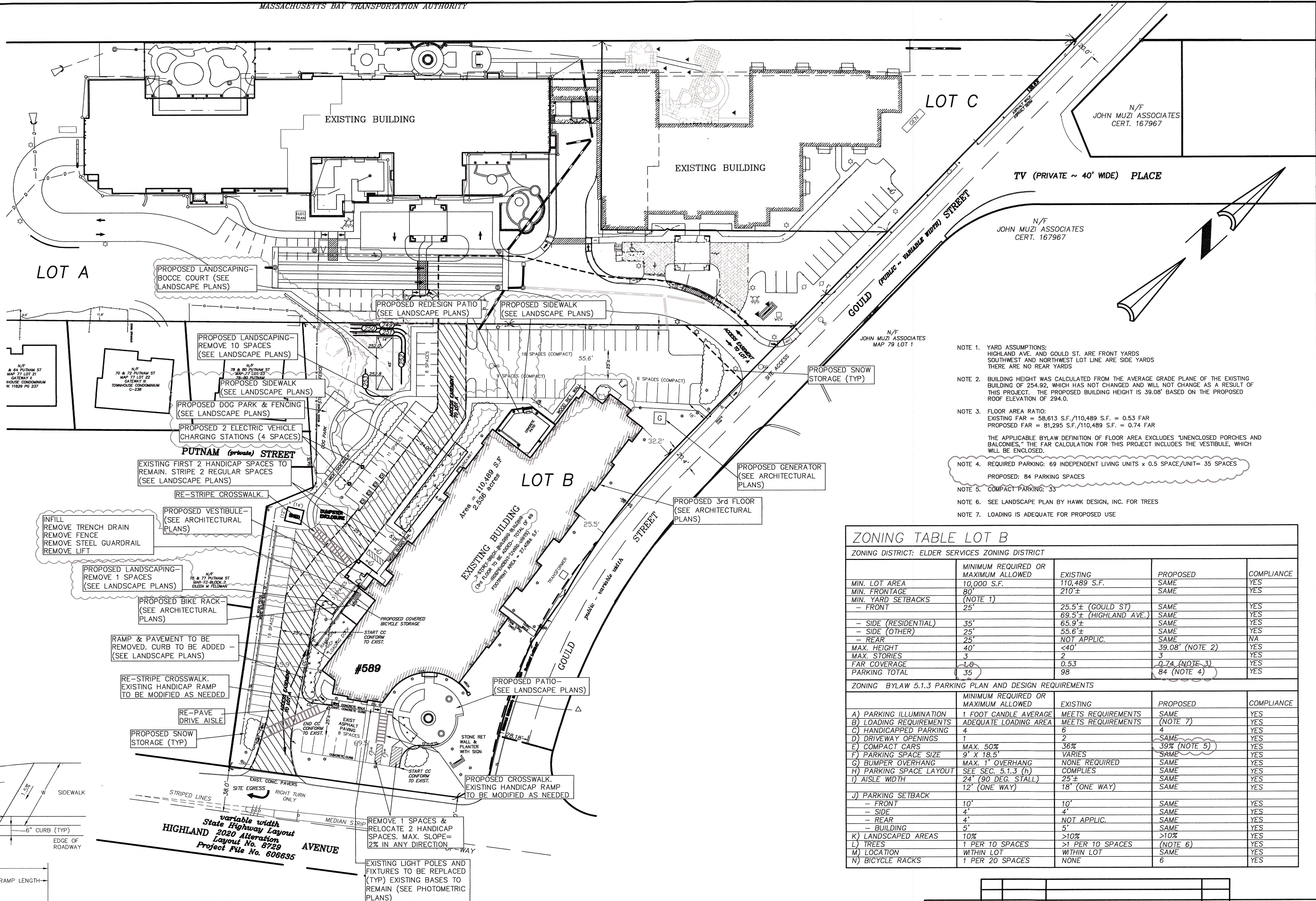
589 HIGHLAND AVENUE
NEEDHAM ,MA

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO.

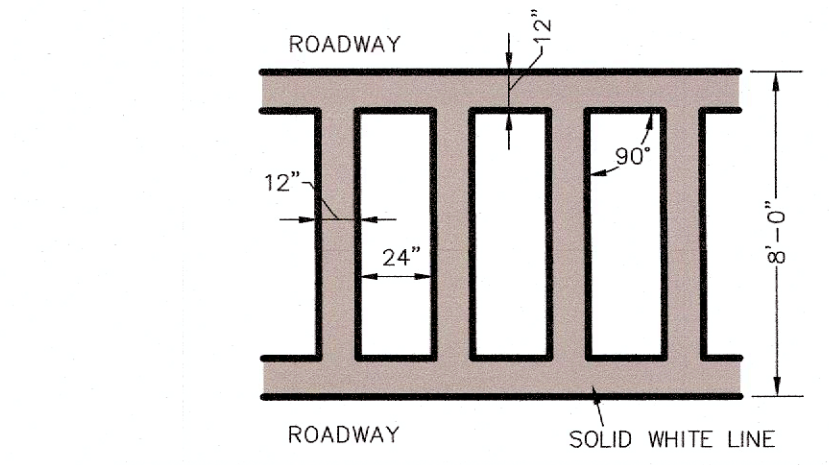
C1

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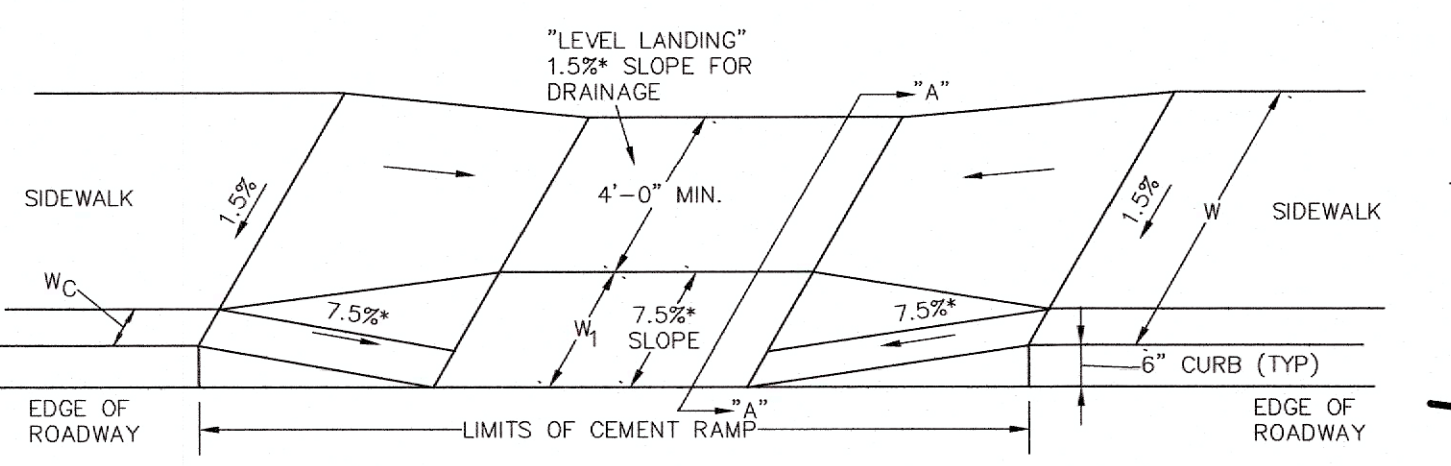


- NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND GOULD ST. ARE FRONT YARDS
SOUTHWEST AND NORTHWEST LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS
- NOTE 2. BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 254.92, WHICH HAS NOT CHANGED AND WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE PROPOSED BUILDING HEIGHT IS 39.08' BASED ON THE PROPOSED ROOF ELEVATION OF 294.0.
- NOTE 3. FLOOR AREA RATIO:
EXISTING FAR = 58,613 S.F./110,489 S.F. = 0.53 FAR
PROPOSED FAR = 81,295 S.F./110,489 S.F. = 0.74 FAR
- THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES." THE FAR CALCULATION FOR THIS PROJECT INCLUDES THE VESTIBULE, WHICH WILL BE ENCLOSED.
- NOTE 4. REQUIRED PARKING: 69 INDEPENDENT LIVING UNITS x 0.5 SPACE/UNIT= 35 SPACES
PROPOSED: 84 PARKING SPACES
- NOTE 5. COMPACT PARKING: 33
- NOTE 6. SEE LANDSCAPE PLAN BY HAWK DESIGN, INC. FOR TREES
- NOTE 7. LOADING IS ADEQUATE FOR PROPOSED USE

ZONING TABLE LOT B				
ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	110,489 S.F.	110,489 S.F.	SAME	YES
MIN. FRONTAGE	80'	210'±	SAME	YES
MIN. YARD SETBACKS	(NOTE 1)			
- FRONT	25'	25.5'± (GOULD ST) 69.5'± (HIGHLAND AVE.)	SAME	YES
- SIDE (RESIDENTIAL)	35'	65.9'±	SAME	YES
- SIDE (OTHER)	25'	55.6'±	SAME	YES
- REAR	25'	NOT APPLIC.	SAME	NA
MAX. HEIGHT	40'	<40'	39.08' (NOTE 2)	YES
MAX. STORIES	3	2	3	YES
FAR COVERAGE	0.53	0.53	0.74 (NOTE 3)	YES
PARKING TOTAL	35	98	84 (NOTE 4)	YES
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE AVERAGE	MEETS REQUIREMENTS	SAME	YES
B) LOADING REQUIREMENTS	ADEQUATE LOADING AREA	MEETS REQUIREMENTS	(NOTE 7)	YES
C) HANDICAPPED PARKING	4	6	4	YES
D) DRIVEWAY OPENINGS	1	2	SAME	YES
E) COMPACT CARS	MAX. 50%	36%	39% (NOTE 5)	YES
F) PARKING SPACE SIZE	9' X 18.5'	VARIES	SAME	YES
G) BUMPER OVERHANG	MAX. 1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	SEE SEC. 5.1.3 (h)	COMPLIES	SAME	YES
I) AISLE WIDTH	24' (90 DEG. STALL) 12' (ONE WAY)	25'± 18' (ONE WAY)	SAME	YES
J) PARKING SETBACK				
- FRONT	10'	10'	SAME	YES
- SIDE	4'	4'	SAME	YES
- REAR	4'	NOT APPLIC.	SAME	YES
- BUILDING	5'	5'	SAME	YES
K) LANDSCAPED AREAS	10%	>10%	>10%	YES
L) TREES	1 PER 10 SPACES	>1 PER 10 SPACES	(NOTE 6)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES



CROSSWALK STRIPING DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®



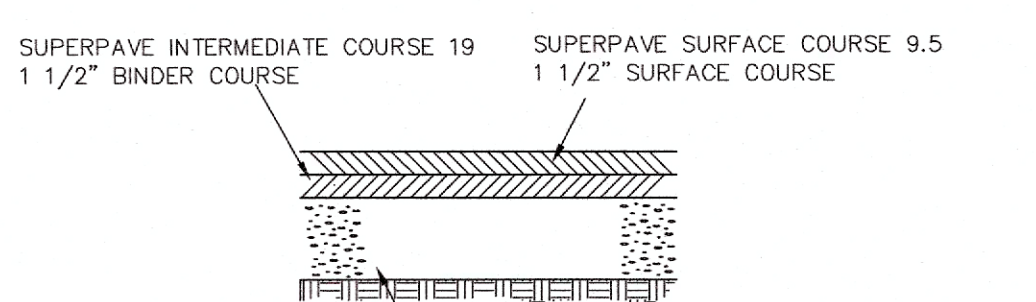
LEGEND
W = SIDEWALK WIDTH
W₁ = PERPENDICULAR RAMP LENGTH
W_C = CURB WIDTH
T = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AB= W-W_C
RAMP LENGTH, W₁ = W - (4'-0" MIN.)

NOTE:
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

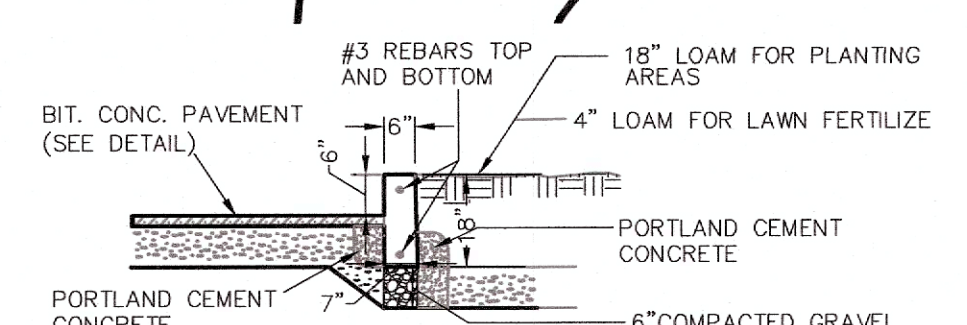
FOR MORE INFORMATION SEE MASS HIGHWAY CONSTRUCTION STANDARDS, DRAWING # M/E 107.2.0

SECTION "A-A"

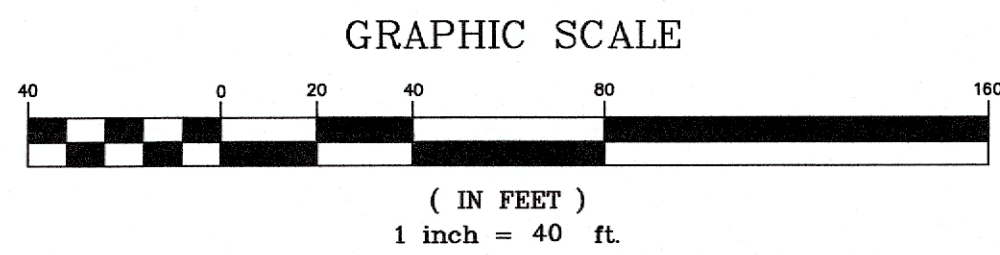
WHEELCHAIR RAMPS
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BITUMINOUS CONCRETE PAVEMENT (STANDARD)
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®

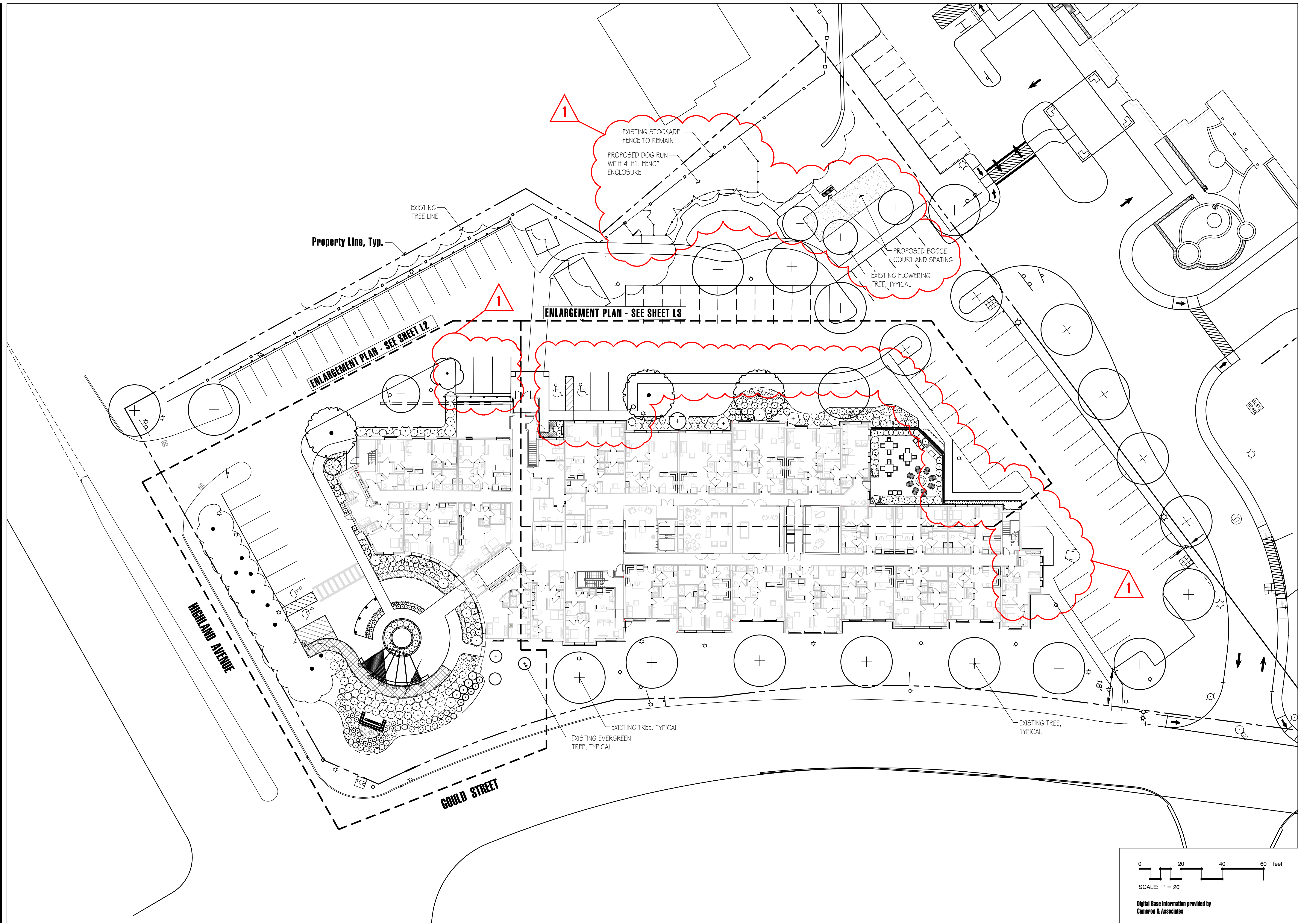


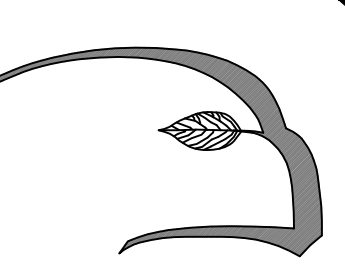
CONCRETE CURB DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®



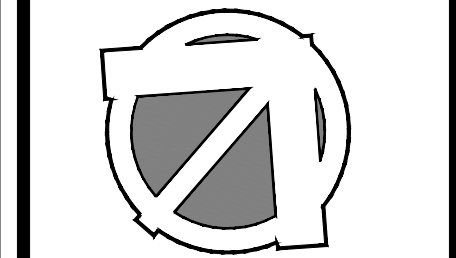
SCALE	1" = 40'
DATE	02/03/23
REV	1. 03/26/25
DATE	PLANNING BOARD MODIFICATION
REVISION	BY
SHEET	3 of 3
FILE #	LA06-LA01PB
JOB #	F:\2022-164
DRAWN BY	CUL
CHKD BY	BGL
APPD BY	BGL
WINGATE AT NEEDHAM, INC. 589 HIGHLAND AVENUE NEEDHAM, MA	
LAYOUT PLAN	
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	






Hawk Design, Inc.
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Date: 2/3/23

Revisions:

Num.	Date	Description
1.	3/26/25	Planning Board Modification

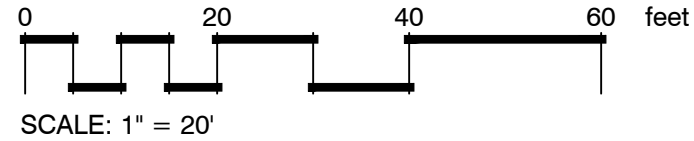
Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND | Checked By: TM

Site Landscaping Plan

Scale: 1" = 20'-0"

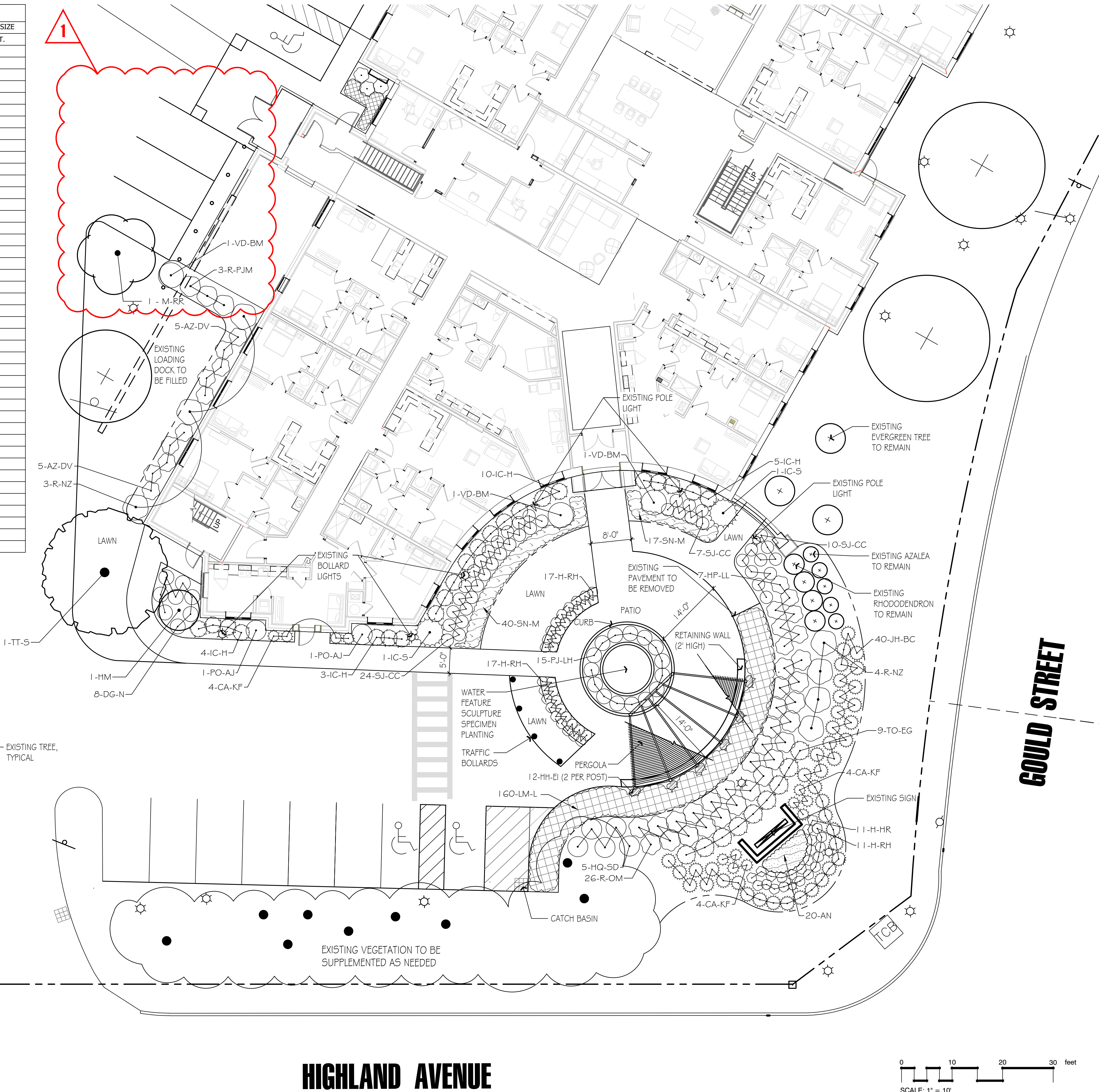
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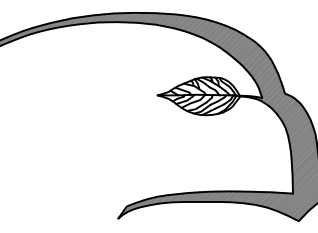


Digital Base Information provided by
Cameron & Associates

PLANT SCHEDULE

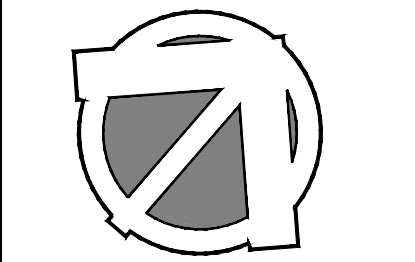
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
HM	1	Heptacodium miconioides	Seven Sons Flower	B & B		6-7' HT.
M-RR	1	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	B & B	2.5-3" CAL.	
TT-S	3	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
AZ-DV	10	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	B & B	2-2.5' HT.	
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.	
DG-N	8	Deutzia gracilis 'Nikko'	Slender Deutzia	Cont.	2-2.5' SPR	
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.	
H-RH	45	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	2 GAL		
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT	
HP-LL	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Cont.	18-24" SPD.	
HQ-M	20	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.	
HQ-SD	5	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	Cont.	2.5-3' HT.	
IC-H	42	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.	
IC-S	2	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	4-4.5' HT	
JH-BC	40	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.	2 Gal	
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	18-24" HT.	
LM-L	172	Liriope muscari	Lilyturf	2 GAL.		
	24	Liriope muscari	Lilyturf	Cont.	1 Gal.	
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.	
PJ-LH	15	Pieris japonica 'Little Heath'	Little Heath Lily of the Valley	B & B	18-24" SPD.	
PO-AJ	3	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.	
R-NZ	7	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	B & B	3-3.5' HT.	
R-OM	26	Rhododendron x 'Olga Mezitt'	Olga Mezitt PJM Rhododendron	B & B	2.5-3' HT.	
R-PJM	3	Rhododendron 'PJM'	PJM Rhododendron	B & B	3-3.5' HT.	
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.	
SJ-CC	41	Spiraea japonica 'Double Play Candy Corn'	Spiraea 'Double Play Candy Corn'	B & B	18-24" HT.	
TO-EG	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.	
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.	
VD-BM	3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	Cont.	4-4.5' HT	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
H-HR	26	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CA-KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
HH-EI	12	Hedera helix	English Ivy	2 GAL.	18" o.c.	
SN-M	57	Salvia nemorosa 'Marcus'	Marcus Salvia	2 GAL.	20" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
AN	20	Annuals	Annuals	1 gal	18" o.c.	





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

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Date: 2/3/23

Revisions:		
Num.	Date	Description
1.	3/26/25	Planning Board Modification

Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

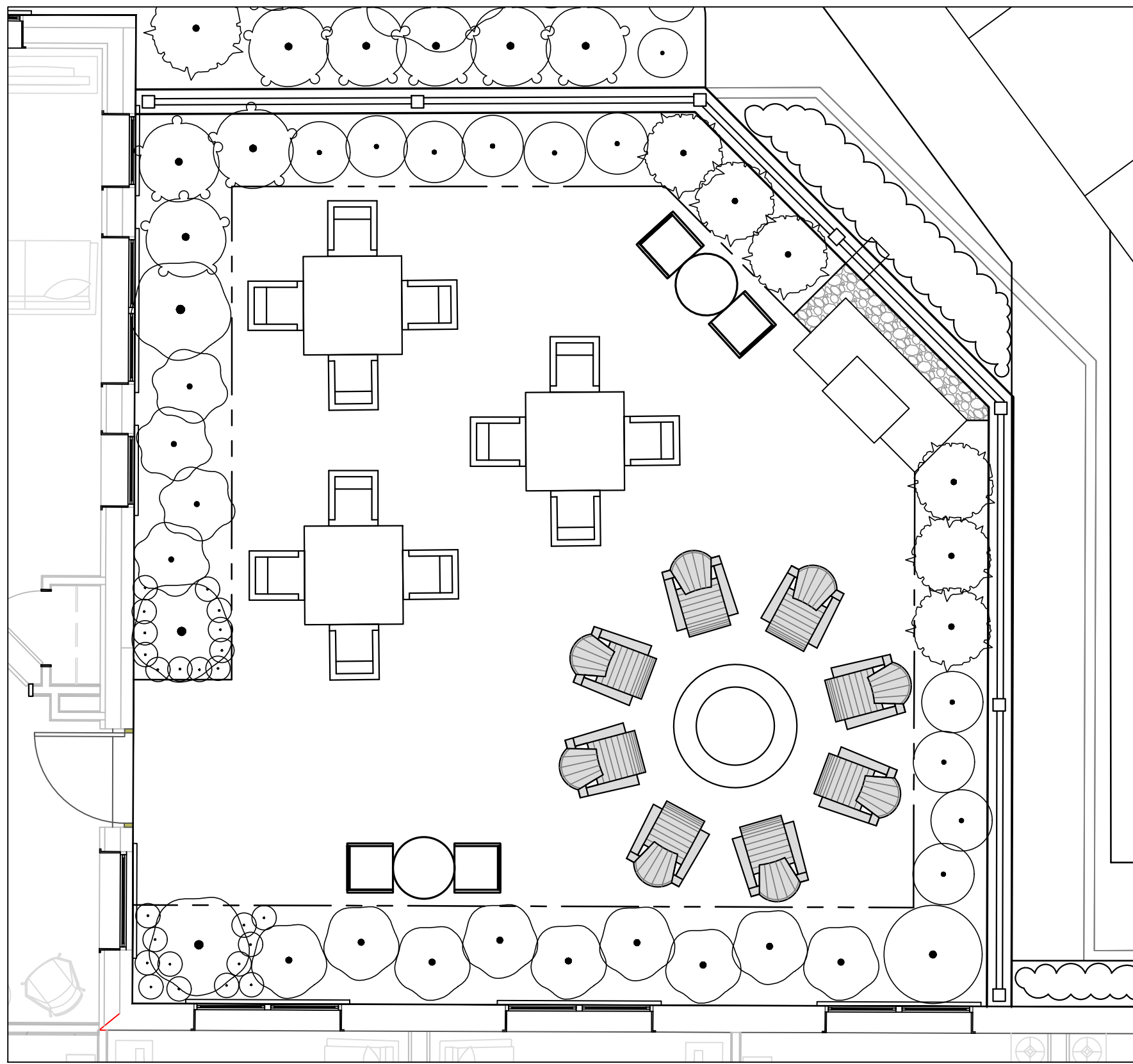
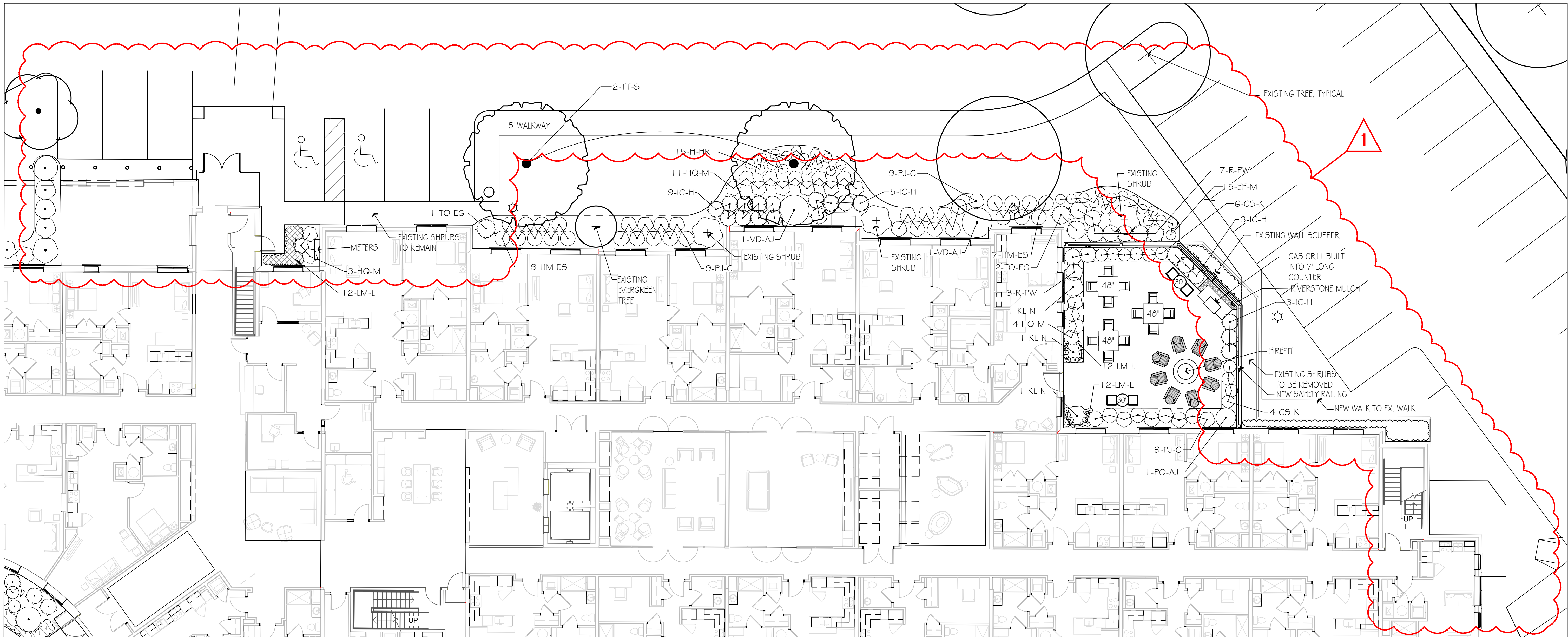
Drawn By: ND Checked By: TM

Entry
Planting
Plan

Scale: 1" = 10'-0"

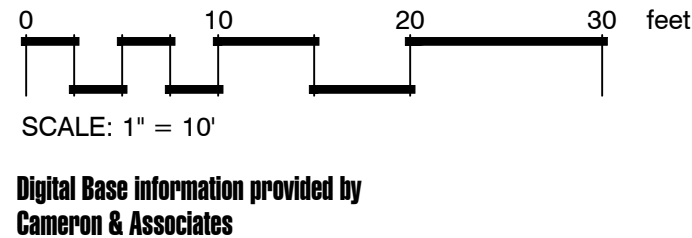
Sheet: **L2**

0 10 20 30 feet
SCALE: 1" = 10'
Digital Base Information provided by
Cameron & Associates



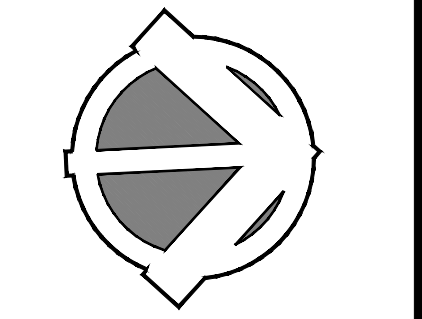
Patio Enlargement - Scale: 1" = 5'-0"

PLANT SCHEDULE PATIO & PARKING					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TT-S	2	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.
SHRUBS					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT.
HQ-M	15	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.
IC-H	20	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3.5-4' HT.
LM-L	24	Liriope muscari	Lilyturf	Cont.	1 Gal.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.
PO-AJ	1	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
H-HR	15	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal	



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

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Date: 2/3/23

Revisions:	
Num.	Description
1.	3/26/25 Planning Board Modification

Wingate At Needham, INC.
509 Highland Avenue - Needham, Massachusetts

Drawn By: ND Checked By: TM

Parking / Patio
Plan

Scale: 1"=10'-0"

Sheet: **L3**