

NEEDHAM PLANNING BOARD

Tuesday September 2, 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)

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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. Decision: Minor Modification: Major Project Site Plan Special Permit No. No. 98-6: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner, (Property located at Existing Municipal Parking Lot on Chestnut and Lincoln Streets, Needham, Massachusetts). Regarding request to approve a new site plan accurately depicting the existing conditions of the parking lot.
2. Presentation of Large House Review Committee.
3. Minutes.
4. Review of existing zoning for Needham Center and the Mixed Use 128 Districts.
5. Report from Planning Director and Board members.
6. Correspondence.

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

**AMENDMENT DECISION
MAJOR PROJECT SITE PLAN REVIEW SPECIAL PERMIT
September 2, 2025**

**Town of Needham
Existing Municipal Parking Lot on Chestnut and Lincoln Streets
Application No. 98-6**

(Original Decision dated June 16, 1998, amended August 6, 2013, July 17, 2018, March 19, 2019, and June 4, 2019, and insignificant Change on July 12, 2021, further amended February 1, 2022)

DECISION of the Planning Board (hereinafter referred to as the Board) on an Application for a De Minimis Change to Major Project Site Plan Review on the petition of the Town of Needham, 1471 Highland Avenue, Needham, Massachusetts (to be referred to hereinafter as the “Petitioner”) for that certain property at the location of the Existing Municipal Parking Lot on Chestnut and Lincoln Streets, shown on Assessor’s Map No. 47 as Parcel 58 containing 1.74 acres in the Center Business and General Residence zoning districts.

This decision is in response to an application filed with the Board on June 16, 2025, for approval of a new updated site plan that accurately depicts the existing conditions of the Chestnut and Lincoln Street parking lots.

The change requested is deemed minor in nature and extent and does not require public notice or public hearing. Testimony and documentary evidence were presented to the Board on August 12, 2025, in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. Board members Artie Crocker, Justin McCullen, Adam Block and Eric Greenberg were present throughout the August 12, 2025 proceedings. After testimony and documentary evidence were presented, the Board acted on the matter.

EVIDENCE

Submitted for the Board’s review were the following exhibits:

- Exhibit 1 - Completed Application for Site Plan Review, filed with the Town Clerk on July 28, 2025.
- Exhibit 2 - Letter from Attorney, Christopher H. Heep, to members of the Needham Planning Board dated June 16, 2025.
- Exhibit 3 - Plan entitled “Chestnut/Lincoln Street Municipal Space Designations,” prepared by Needham Department of Public Works, Engineering Division, 500 Dedham Ave, Needham, MA, dated June 6, 2025.

FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Review Special Permit No. 98-6, dated June 16, 1998, amended August 6, 2013, July 17, 2018, March 19, 2019, and June 4, 2019, and

insignificant Change on July 12, 2021, further amended February 1, 2022, were ratified and confirmed except as follows:

1. The Petitioner is requesting that Major Project Site Plan Special Permit No. 98-6, dated June 16, 1998, amended August 6, 2013, July 17, 2018, March 19, 2019 and June 4, 2019 and insignificant Change on July 12, 2021, further amended February 1, 2022 be amended to approve a new updated site plan that accurately depicts the existing conditions of the Chestnut and Lincoln Street parking lots, as shown in the Plan entitled “Chestnut/Lincoln Street Municipal Space Designations,” prepared by Needham Department of Public Works, Engineering Division, 500 Dedham Ave, Needham, MA, dated June 6, 2025 (Exhibit 3).
2. The original decision allowed for the construction of the parking lot. The Amendments to the Decision are as follows: (1) The Amendment to the Decision dated August 6, 2013 modified the previously approved parking lot layout; (2) the Amendment to Decision dated July 17, 2018 provided for conversion of a portion of the Chestnut and Lincoln Street Parking Lot to temporary construction staging and parking for new Police and Fire Station; (3) the Amendment to Decision dated March 19, 2019 provided for conversion of fifteen 2-hour spaces in the Chestnut and Lincoln Street Parking Lot to permit parking spaces in order to account for the temporary loss of permit spaces during construction at the Police and Fire Station; (4) the Amendment to Decision dated June 4, 2019 reduced the total number of parking spaces at the Chestnut and Lincoln Street Parking Lot from 195 to 192 to accommodate installation of a consolidated dumpster; (5) the Insignificant Change dated July 12, 2021 provided for two EV parking spaces within parking lot; and (6) the Amendment to Decision dated February 1, 2022 provided for seasonal outdoor dining within the parking lot, with the attendant loss of some spaces.
3. The new site plan shows a total of 189 parking spaces within the Chestnut and Lincoln Street Parking Lot. The Amendment to Decision dated June 4, 2019, was the last to call for a specific number of parking spaces—192—within the parking lot. However, the Amendment to Decision dated February 1, 2022, then approved outdoor seasonal dining within the parking lot, and specifically noted that this would reduce the number of available parking spaces. (See Finding 1.6 “The Petitioner notes that the total number of parking spaces available in the municipal parking lot will be reduced to accommodate such seasonal outdoor seating.”) Therefore, the current total of 189 spaces shown on the new site plan is consistent with the amendments issued to date for the Chestnut and Lincoln Street Parking Lot.
4. The Zoning By-Law does not require the Chestnut and Lincoln Street Parking Lot to contain any particular number of parking spaces.
5. The new site plan shows how the parking spaces within the lot are currently assigned. This includes permit only spaces, 2-hour spaces, 30-minute spaces, EV charging spaces, handicapped spaces, and one undesignated parking space. The assignment of these parking spaces is not governed by the Zoning By-Law—there is no zoning requirement for any particular number of permit only, 2-hour, or 30-minute parking spaces—and this is properly within the jurisdiction of the Select Board and the Town Manager. Although the new site plan shows the current designation of each parking space for reference, the Petitioner therefore requests that this new Amendment to Major Project Site Plan Review Special Permit No. 98-6 leave flexibility for the Select Board to adjust the mix of permit only, 2-hour and 30-minute parking spaces in the lot without a need to return for further review and/or permit modification from the Planning Board.
6. The proposed change is minor in nature and does not require public notice or hearing.

DECISION

NOW THEREFORE, by unanimous vote of the Planning Board, the Board votes that:

1. The proposed changes are minor in nature and do not require public notice or a public hearing.
2. The plan entitled “Chestnut/Lincoln Street Municipal Space Designations,” prepared by Needham Department of Public Works, Engineering Division, 500 Dedham Ave, Needham, MA, dated June 6, 2025 (Exhibit 3) is hereby approved as the final approved site plan.
3. 189 spaces, as shown on the site plan, shall be maintained at the Chestnut and Lincoln Street Parking Lot. The mixture of permit only, 2-hour, or 30-minute parking spaces may be varied at the discretion of the Select Board and Office of the Town Manager.

LIMITATIONS

The provisions contained in the Major Project Site Plan Review Special Permit Decision No. 98-6, dated June 16, 1998, amended August 6, 2013, July 17, 2018, March 19, 2019, and June 4, 2019, and insignificant Change on July 12, 2021, further amended February 1, 2022, are ratified and confirmed.

The provisions of this Major Site Plan Review Special Permit Amendment shall be binding upon every owner or owners of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land in accordance with their terms, in full force and effect for the benefit of and enforceable by the Town of Needham.

This approval shall be recorded in the Norfolk District Registry of Deeds. This Major Site Plan Review Special Permit Amendment Decision shall not take effect until the Petitioner has delivered written evidence of recording to the Board.

Witness our hands this 2nd day of September, 2025.

NEEDHAM PLANNING BOARD

Artie Crocker, Chair

Justin McCullen, Vice Chair

Adam Block

Natasha Espada

Eric Greenberg

COMMONWEALTH OF MASSACHUSETTS

_____2025

On this ____ day of September, 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: _____

Copy sent to:

Applicant - Certified Mail #
Town Clerk
Building Inspector
Director, DPWD
Board of Health
Conservation Commission
Board of Selectmen
Engineering
Fire Department
Police Department
Attorney Christopher H. Heep

Large House Review Study Committee

Committee Update
(Planning Board report)

SEPTEMBER 02, 2025

Committee Composition



Member	Seat		Member	Seat
Artie Crocker	Planning Board Member		Bill Paulson	Real Estate Broker
Jeanne McKnight	Planning Board Designee		Paul McGovern	Developer
Marianne Cooley	Select Board Member		Oscar Mertz	Architect
Heidi Frail	Select Board Member		Chris Cotter	At Large
Moe Handel	Design Review Board Designee		Rob Dangel	At Large
Tina Burgos	Finance Committee Member		Joe Matthews	At Large
Nik Ligris	Zoning Board of Appeals Member		Ed Quinlan	At Large

LHRSC Committee and purpose:

- **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...”
- <https://needhamma.gov/5603/Large-House-Review-LHR-Study-Committee>

Timeline

- **April/May** – Meet with Planning Board, discuss how to update Town Meeting 
- **June 2025** – First community meeting primarily for listening and collecting concerns 
- **June 2025** – Online survey (1,100+ responses) 
- **Summer 2025** – LHR continues to meet to research and refine 
- **Summer 2025** – Consultant provides model house reductions 
- **Summer 2025** – Consultant provides fiscal impact analysis
- **September 2025** – Second community meeting to present initial proposals
- **Fall 2025** – Integrate feedback for final proposals
- **November 2025** – Third community meeting to present final LHR proposal
- **November 2025** – hand-off to Planning Board

Survey Results (June 23 packet)

Please rate the following statements. You may elaborate on any of these statements in the open response section in question #2.

Question	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Not Applicable
Needham has a large house and/or teardown issue	9%	9%	6%	18%	58%	0%
The Town should be regulating/moderating house sizes in Needham differently than it currently does	9%	10%	6%	24%	51%	0%
Large houses and/or teardowns in Needham have impacted me negatively	14%	15%	19%	24%	26%	2%
Spacing (side setbacks) between houses in Needham is acceptable	20%	34%	14%	22%	10%	0%
Spacing (front setbacks) between houses and the street in Needham is acceptable	16%	22%	21%	31%	9%	1%
Current height restrictions of new houses being built in Needham are acceptable	21%	28%	20%	21%	9%	1%
The footprint (lot coverage) of new houses being built in Needham is acceptable	39%	33%	7%	12%	8%	0%
I am comfortable with the current volume (bulk) of new houses being built in Needham	29%	30%	15%	16%	10%	0%
My neighborhood in Needham has changed negatively over the last 10 years	17%	20%	20%	23%	18%	4%
I am concerned that my house in Needham will be torn down and replaced after I sell it	17%	17%	19%	15%	27%	5%

TABLE OF CONTENTS:

- **A.** Sample House Reduction Study – House #1
- **B.** Comparison Charts of House Reduction Studies and Neighboring Towns
- **C.** Reduction Study Information shared with consultant
- **D.** Appendix:
 - D1. House Reduction Studies (Houses #2 and #3)
 - D2. Dimensional Control Considerations
 - D3. Comparison Town Data Collection *(in progress)*
 - D4. Fiscal Impact Analysis of House Reduction Studies *(in progress)*

A. Reduction Study Parameters:

- Selected three sample houses on varying lot sizes between 7,500 and 10,000 sf
- Prepared three levels of house “bulk” reduction for each sample house
- Adjusted limits for key dimensional controls for each reduction step that included:
 - FAR (measured using 1, 2, 3 and G)
 - Coverage
 - Height
- Reduction studies included creating “reduced” house plans and 3D modeling to visualize the various levels of change for each reduction compared to the original sample house
- This LHRSC committee report to the Planning Board is in advance of the committee’s public meeting scheduled for September 15, 2025.

NOTE: Third party consultant, Raymond Design Associates, Inc. (RDA), is providing the computer modeling services.

House Reduction Study: House #1

- Summary data slide
- Floor Plans: includes original house plans and three reduction plan studies
- Side-by-side model view comparisons illustrating original house vs each reduced house study – three step reductions to dimensional limits for:
 - FAR (measured using 1, 2, 3 and G)
 - Coverage
 - Height
- Neighborhood model view comparisons illustrating original house and three reduced houses shown between two neighbor houses – one older (smaller) and one newer (larger)
- See appendix for the modeling studies of houses #2 and #3



Base

BASE: 5,700	
1st fl	1,370
2nd fl	1,606
attic	1,004
basement	1,245
garage	475
TOTAL AREA EXISTING 5,700	
footprint	1,875
Lot Size	7,828
1st-2nd Flr	10'-2 1/2"
2nd-Attic	9'-2 3/4"
FAR	57% (4,455)
LFAR	67% (5,225)
Coverage	24.8%
Ave Grade - Ridge	34'-2 1/2"



Reduction 1

1st Reduction: 5,207		
1st fl	1,300	-67
2nd fl	1,460	-146
attic	872	-132
basement	1,152	-93
garage	420	-55
TOTAL AREA REDUCED 493		
footprint	1,720	-122
Lot Size	7,828	
1st-2nd Flr	10'-2 1/2"	0
2nd-Attic	9'-2 3/4"	0
FAR	51% (4,029)	-10%
LFAR	60% (4,754)	-9%
Coverage	22.9%	
Ave Grade - Ridge	33'-4 1/2"	-10"



Reduction 2

2nd Reduction: 4,614		
1st fl	1,300	-67
2nd fl	1,152	-454
attic	587	-417
basement	1,152	-93
garage	420	-55
TOTAL AREA REDUCED 1,086		
footprint	1,720	-122
Lot Size	7828	
1st-2nd Flr	9'-8 1/2"	-6"
2nd-Attic	8'-8 3/4"	-6"
FAR	44% (3,459)	-22%
LFAR	54% (4,191)	-20%
Coverage	22.9%	
Ave Grade - Ridge	32'-4 1/2"	-1'-10"



Reduction 3

3rd Reduction: 4,013		
1st fl	1,226	-144
2nd fl	1,317	-289
attic	0	-1,004
basement	1,050	-195
garage	420	-55
TOTAL AREA REDUCED 1,687		
footprint	1,627	-248
Lot Size	7,828	
1st-2nd Flr	9'-6"	-8 1/2"
2nd-Attic	8'-6"	-8 3/4"
FAR	38% (2,963)	-33%
LFAR	46% (3,593)	-31%
Coverage	21.9%	
Ave Grade - Ridge	30'-4 1/2"	-3'-10"



Base



Reduction 1



Reduction 2



Reduction 3

B



(1,245 sf)



(1,152 sf)(-93)

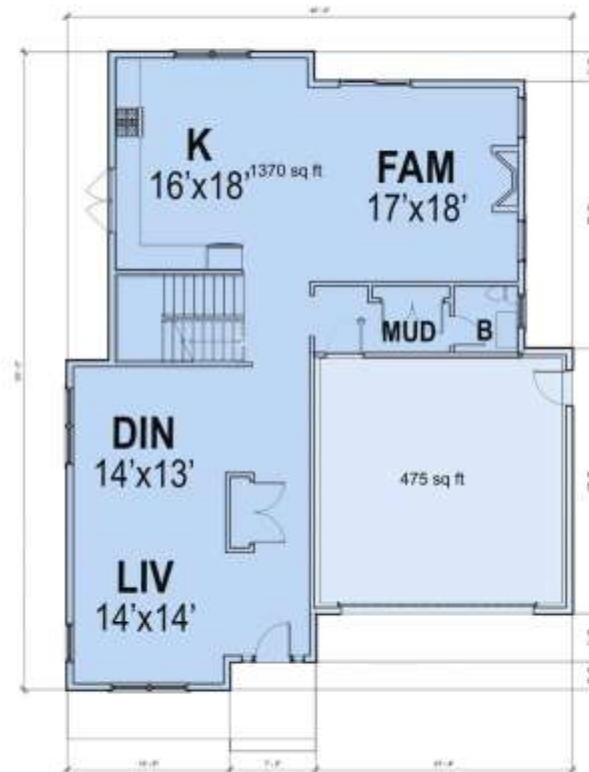


(1,152 sf)(-93)

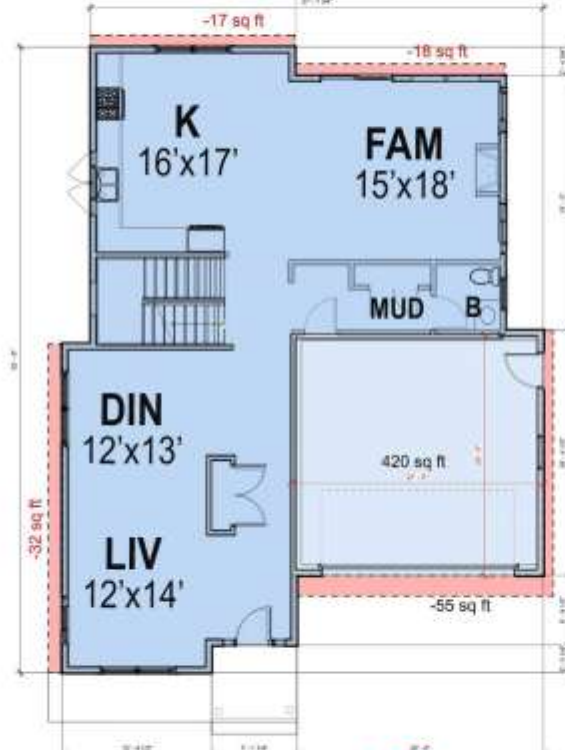


(1,050 sf)(-195)

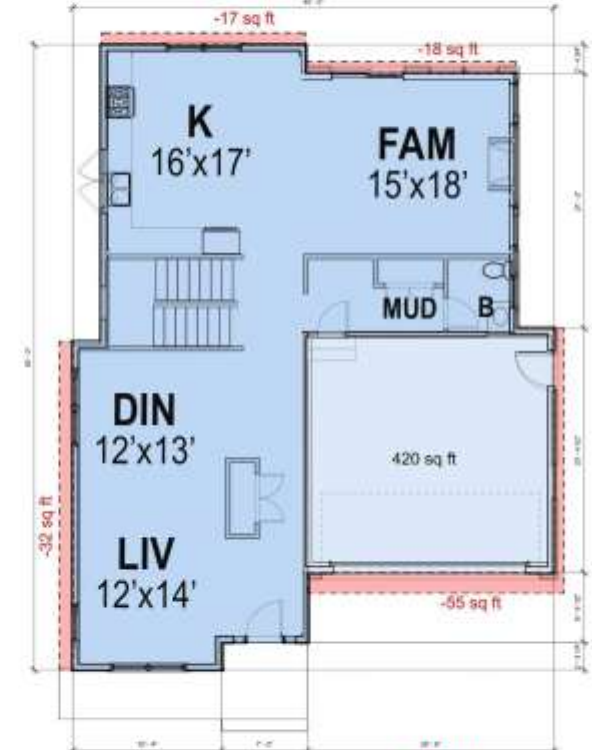
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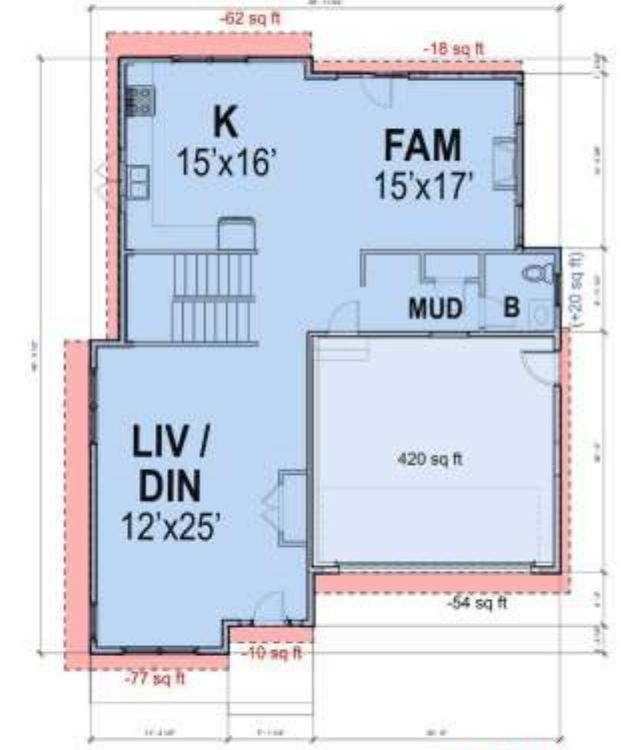
(1,370 sf)
Base



(1,300 sf)(-70)
Reduction 1



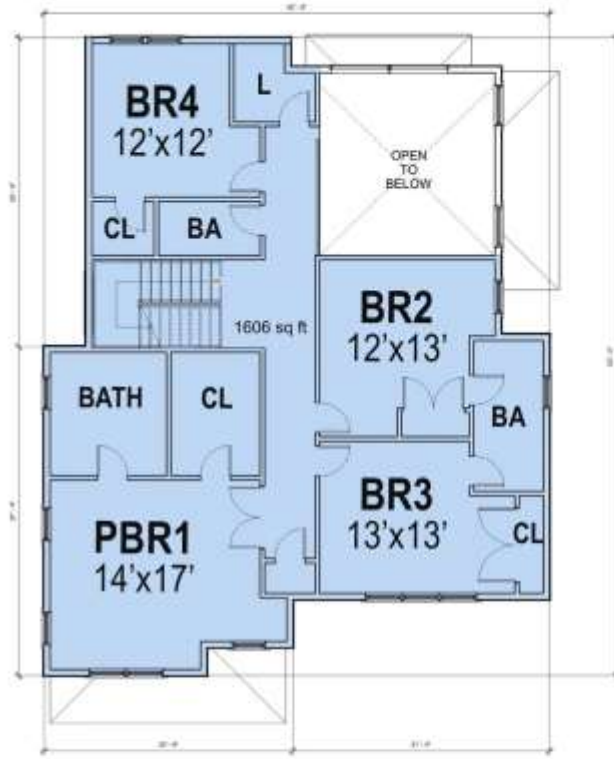
(1,300 sf)(-70)
Reduction 2



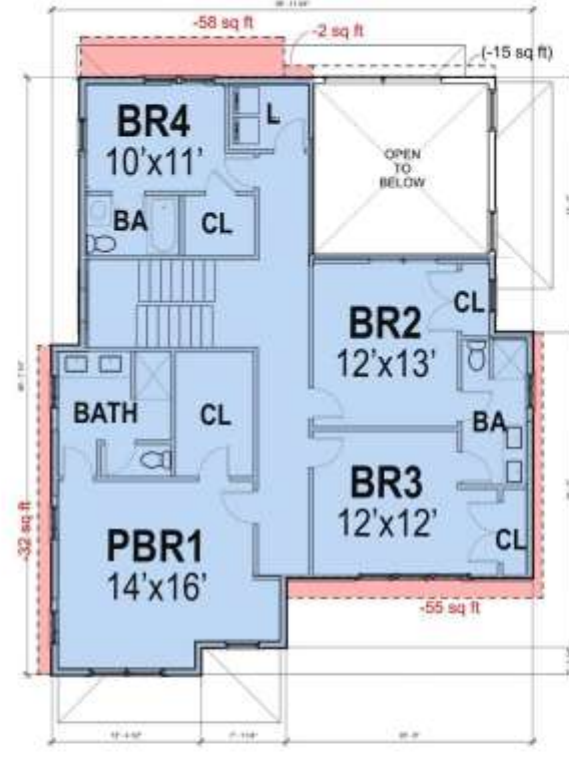
(1,226 sf)(-144)
Reduction 3

House 1

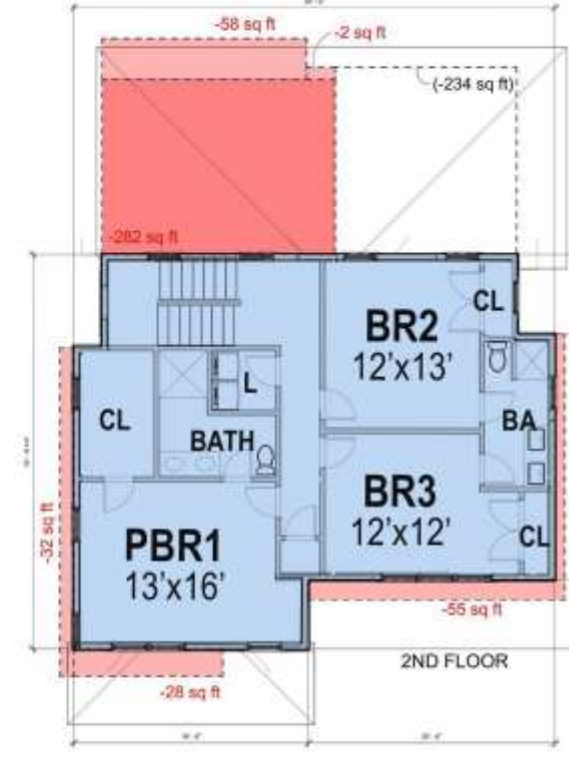
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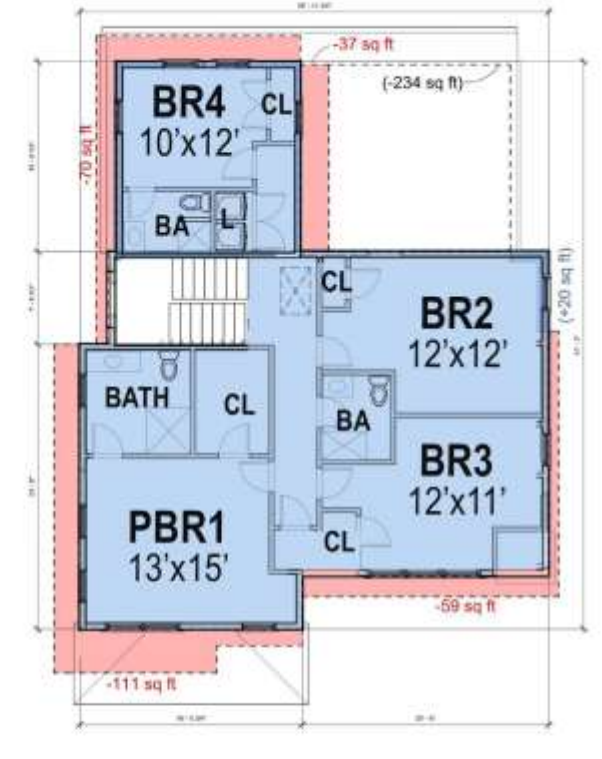
(1,606 sf)



(1,460 sf)(-146)



(1,152 sf)(-454)

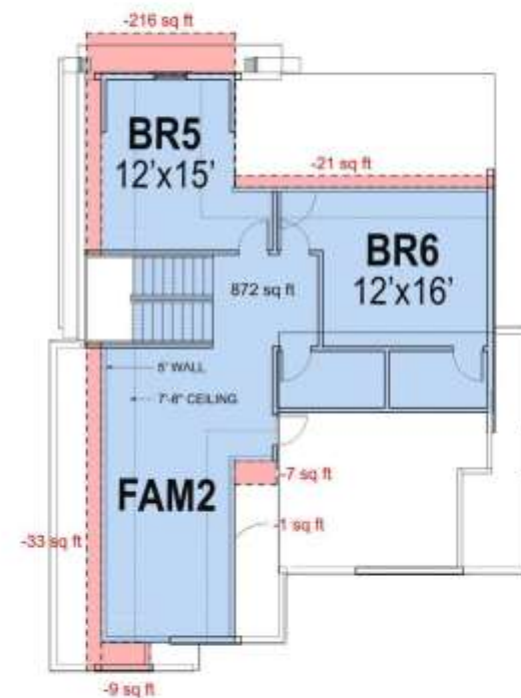


(1,317 sf)(-289)

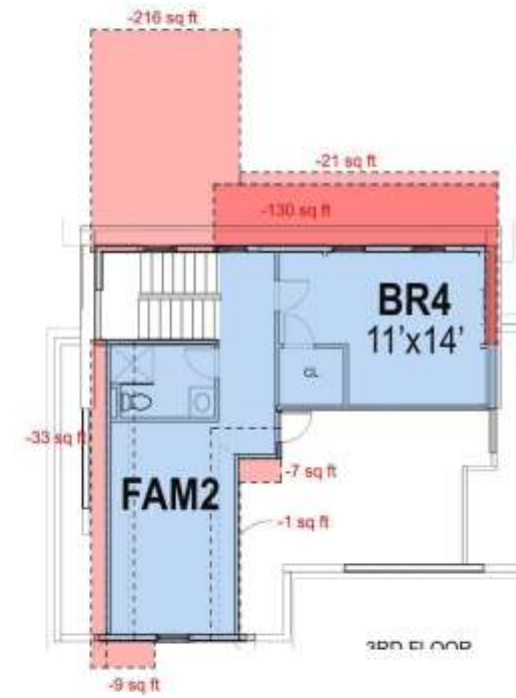
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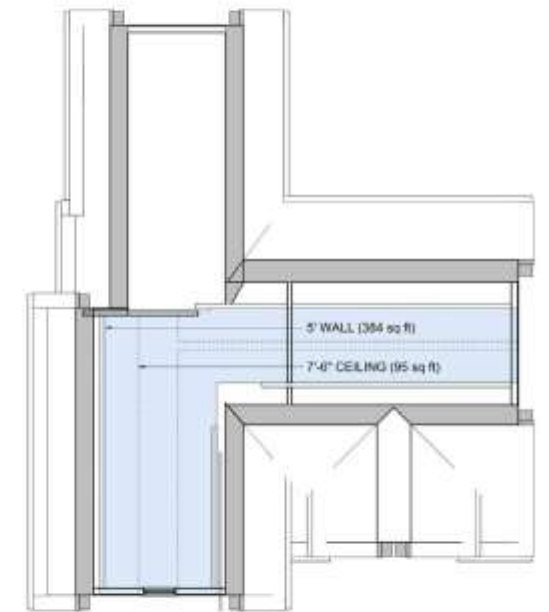
(1,004 sf)
Base



(872 sf)(-132)
Reduction 1



(587 sf)(-417)
Reduction 2



(unhabitable)(-1,00)
Reduction 3

House 1

Side-by-side Comparison
Front View



Base
(5,700 sf)



Base
(5,700 sf)

House 1

Side-by-side Comparison
Front View



Base
(5,700 sf)



Reduction 1
(5,207 sf)

House 1

(TOTAL AREA REDUCED: 493 sf)

Side-by-side Comparison
Front View



Base
(5,700 sf)



Reduction 2
(4,614 sf)

House 1

(TOTAL AREA REDUCED: 1,086 sf)

Side-by-side Comparison
Front View



Base
(5,700 sf)



Reduction 3
(4,013 sf)

House 1

(TOTAL AREA REDUCED: 1,687 sf)

Side-by-side Comparison
Corner View 1



Base
(5,700 sf)



Base
(5,700 sf)

House 1

Side-by-side Comparison
Corner View 1



Base
(5,700 sf)



Reduction 1
(5,207 sf)

House 1

(TOTAL AREA REDUCED: 493 sf)

Side-by-side Comparison
Corner View 1



Base
(5,700 sf)



Reduction 2
(4,614 sf)

House 1

(TOTAL AREA REDUCED: 1,086 sf)

Side-by-side Comparison
Corner View 1



Base
(5,700 sf)



Reduction 3
(4,013 sf)

House 1

(TOTAL AREA REDUCED: 1,687 sf)

Side-by-side Comparison
Corner View 2



Base
(5,700 sf)



Base
(5,700 sf)

House 1

Side-by-side Comparison
Corner View 2



Base
(5,700 sf)



Reduction 1
(5,207 sf)

House 1

(TOTAL AREA REDUCED: 493 sf)

Side-by-side Comparison
Corner View 2



Base
(5,700 sf)



Reduction 2
(4,614 sf)

House 1

(TOTAL AREA REDUCED: 1,086 sf)

Side-by-side Comparison
Corner View 2



Base
(5,700 sf)



Reduction 3
(4,013 sf)

House 1

(TOTAL AREA REDUCED: 1,687 sf)

Neighborhood Comparison

Corner View 1



House 1 - Base (5,700 sf)

Neighborhood Comparison
Corner View 1



House 1 - Reduction 1 (5,207 sf)
(TOTAL AREA REDUCED: 493 sf)

Neighborhood Comparison
Corner View 1



House 1 - Reduction 2 (4,614 sf)
(TOTAL AREA REDUCED: 1,086 sf)

Neighborhood Comparison

Corner View 1



House 1 - Reduction 3 (4,013 sf)
(TOTAL AREA REDUCED: 1,687 sf)

Neighborhood Comparison
Corner View 2



House 1 - Base (5,700 sf)

Neighborhood Comparison
Corner View 2



House 1 - Reduction 1 **(5,207 sf)**
(TOTAL AREA REDUCED: 493 sf)

Neighborhood Comparison
Corner View 2



House 1 - Reduction 2 (4,614 sf)
(TOTAL AREA REDUCED: 1,086 sf)

Neighborhood Comparison
Corner View 2



House 1 - Reduction 3 **(4,013 sf)**
(TOTAL AREA REDUCED: 1,687 sf)

House 1

Summary of Reductions

BASE:		1st Reduction:		2nd Reduction:		3rd Reduction:	
	5,700		5,207		4,614		4,013
1st fl	1,370	1,300	-67	1,300	-67	1,226	-144
2nd fl	1,606	1,460	-146	1,152	-454	1,317	-289
attic	1,004	872	-132	587	-417	0	-1,004
basement	1,245	1,152	-93	1,152	-93	1,050	-195
garage	475	420	-55	420	-55	420	-55
TOTAL AREA EXISTING		TOTAL AREA REDUCED		TOTAL AREA REDUCED		TOTAL AREA REDUCED	
	5,700		493		1,086		1,687
footprint	1,875	1,720	-122	1,720	-122	1,627	-248
Lot Size	7,828	7,828		7828		7,828	
1st-2nd Flr	10'-2 1/2"	10'-2 1/2"	0	9'-8 1/2"	-6"	9'-6"	-8 1/2"
2nd-Attic	9'-2 3/4"	9'-2 3/4"	0	8'-8 3/4"	-6"	8'-6"	-8 3/4"
FAR	57% (4,455)	51% (4,029)	-10%	44% (3,459)	-22%	38% (2,963)	-33%
LFAR	67% (5,225)	60% (4,754)	-9%	54% (4,191)	-20%	46% (3,593)	-31%
Coverage	24.8%	22.9%		22.9%		21.9%	
Ave Grade - Ridge	34'-2 1/2"	33'-4 1/2"	-10"	32'-4 1/2"	-1'-10"	30'-4 1/2"	-3'-10"

B. Reduction Study Comparisons with neighboring towns:

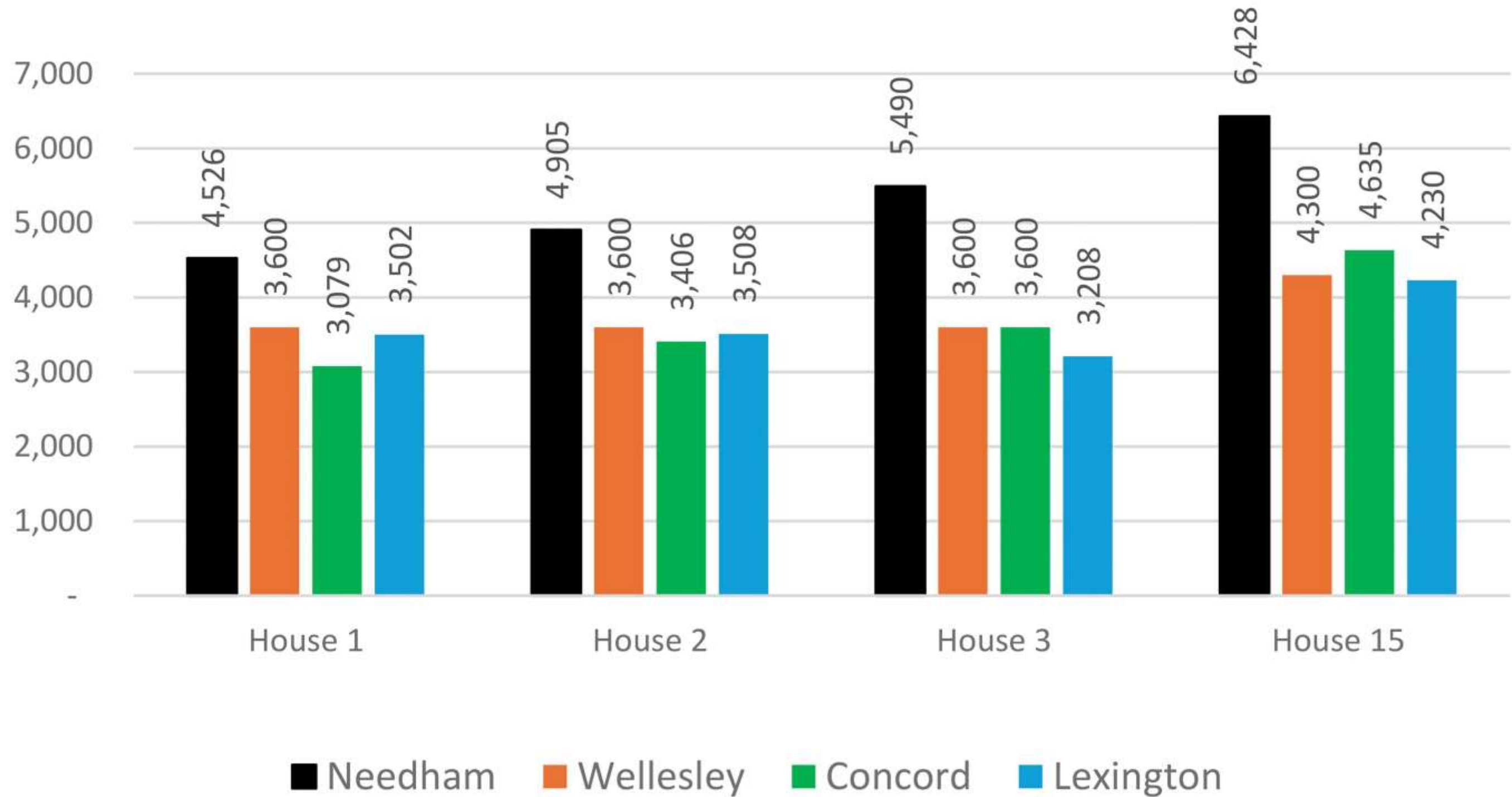
- The following charts reflect the information used in these reduction studies:
 - 1. Chart of Three Existing Sample Houses compared to three towns
 - *(Wellesley, Concord and Lexington)*
 - 2. Graph of Above Comparison between Needham and three towns
 - 3. Chart of 20 Needham Sample Houses compared to four towns
 - *(Wellesley, Concord, Lexington and Newton)*

House Size Limit Comparison Needham, Wellesley, Concord, Lexington Floor Area Above Ground (1,2,3+G)									
Needham House ID	Model House (Existing As-Built)						Conforming House		
	#1		#2		#3		#15		
Lot Area	7,828	SF	9,191	SF	10,001	SF	14,314	SF	
Lot Coverage	1,841	SF	2,298	SF	2,500	SF	3,722	SF	
Lot Coverage %	23.5%		25.0%		25.0%		26.0%		
Floor Area (By Floor)									
Bsmt Gross	1,388	SF	1,544	SF	1,942	SF	1,395	SF	
Bsmt Net (10% Utility Rm Deduct)	1,249	SF	1,390	SF	1,748	SF	1,256	SF	
Garage	473	SF	572	SF	529	SF	598	SF	
First (w/o G)	1,368	SF	1,680	SF	2,039	SF	2,558	SF	
Second	1,604	SF	1,748	SF	1,974	SF	2,462	SF	
Third	1,081	SF	905	SF	948	SF	810	SF	
Total Gross (ALL Floor Area)	5,914	SF	6,449	SF	7,432	SF	7,823	SF	
Total 1,2,3+G SF (proposed FAR)	4,526	SF	4,905	SF	5,490	SF	6,428	SF	
Floor Area Above Ground (1,2,3+G) Based on Current Town Bylaws									
Needham Above Ground Area (As-Built)	4,526	SF	%Less	4,905	SF	%Less	5,490	SF	%Less
Wellesley Above Ground Area	3,600	SF	-20%	3,600	SF	-27%	3,600	SF	-34%
Concord Above Ground Area	3,079	SF	-32%	3,406	SF	-31%	3,600	SF	-34%
Lexington Above Ground Area	3,502	SF	-23%	3,508	SF	-28%	3,208	SF	-42%
Fixed FAR	38%	2,975	SF	-34%	3,493	SF	-29%	3,800	-31%
								5,439	-15%

Summary of House Size Bylaws in Comparable Towns	
Wellesley Bylaw (does not include basement)	
10,000 SF Lot District*	3,600 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
15,000 SF Lot District*	4,300 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
20,000 SF Lot District*	5,900 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
* Actual lot size may be greater than the Lot Discript size	
Concord Bylaw (does not include basement)	
	Max Floor Area = Lot Area * (0.24 + (1200 / Lot Area))
Lexington Bylaw (includes all areas)	
	0-5,000 SF = 0.76*Lot Area
	5,000-7,500 SF = 3,800+0.42*(Lot Area-5,000)
	7,500-10,000 SF = 4,850+0.12*(Lot Area-7,500)
	10,000-15,000 SF = 5,150+0.11*(Lot Area-10,000)
	15,000-30,000 SF = 5,700+0.1*(Lot Area-15,000)

Current Town Bylaws

Floor Area SF Above Ground (1,2,3+G)



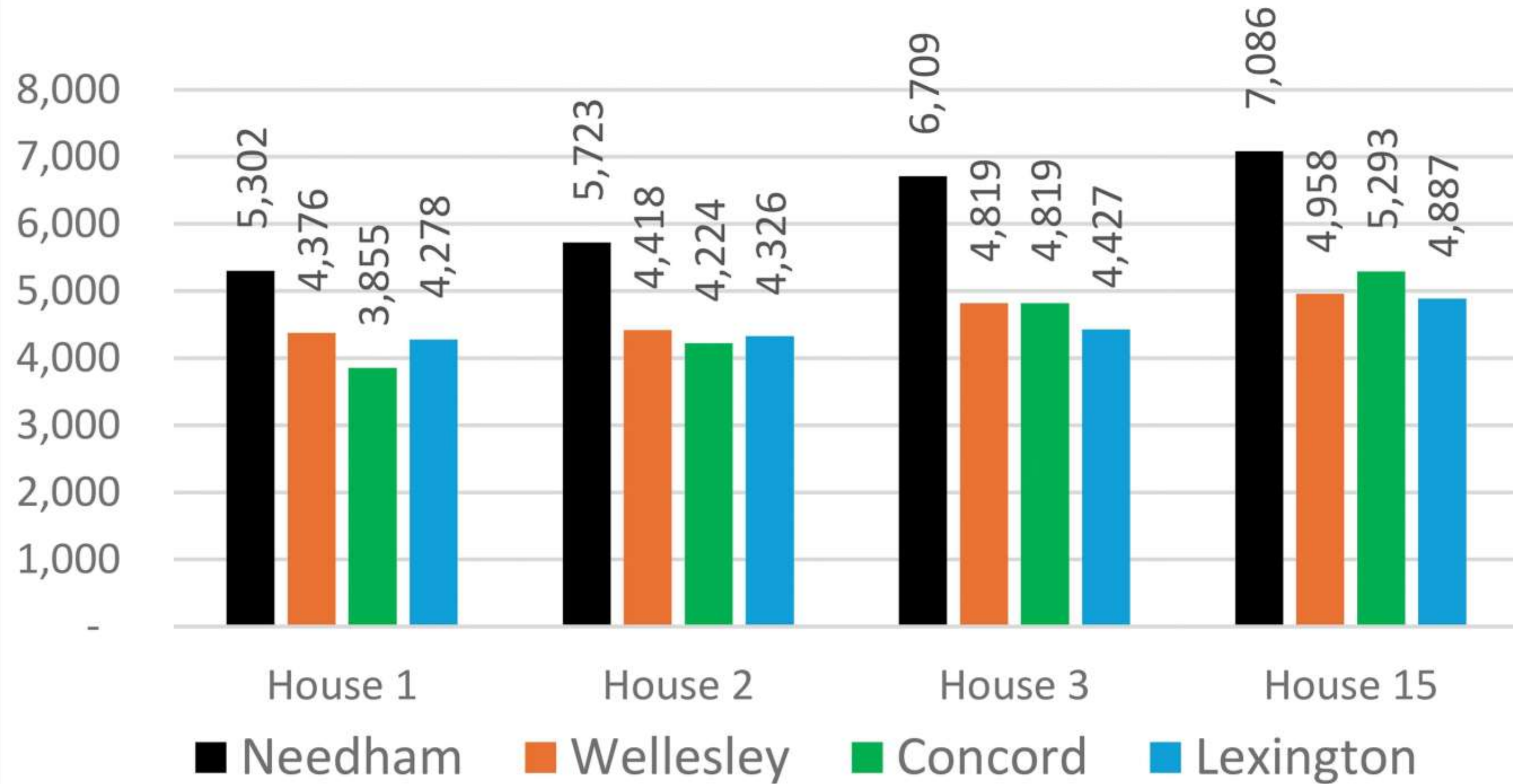
House Size Limit Comparison Needham, Wellesely, Concord, Lexington Livable Floor Area Calculation (B,1,2,3-G)									
Needham House ID	Model House						Conforming House		
	#1		#2		#3		#15		
Lot Area	7,828	SF	9,191	SF	10,001	SF	14,314	SF	
Lot Coverage	1,841	SF	2,298	SF	2,500	SF	3,722	SF	
Lot Coverage %	23.5%		25.0%		25.0%		26.0%		
Floor Area (By Floor)									
Bsmt Gross	1,388	SF	1,544	SF	1,942	SF	1,395	SF	
Bsmt Net (10% Utility Rm Deduct)	1,249	SF	1,390	SF	1,748	SF	1,256	SF	
Garage	473	SF	572	SF	529	SF	598	SF	
First (w/o G)	1,368	SF	1,680	SF	2,039	SF	2,558	SF	
Second	1,604	SF	1,748	SF	1,974	SF	2,462	SF	
Third	1,081	SF	905	SF	948	SF	810	SF	
Total Gross	5,914	SF	6,449	SF	7,432	SF	7,823	SF	
Total Livable SF (B,1,2,3-G)	5,302	SF	5,723	SF	6,709	SF	7,086	SF	
Livable Floor Area (B,1,2,3-G) Based on Current Town Bylaws									
Needham Livable Floor Area (As-Built)	5,302	SF	%Less	5,723	SF	%Less	6,709	SF	%Less
Wellesley Livable Floor Area	4,376	SF	-17%	4,418	SF	-23%	4,819	SF	-28%
Concord Livable Floor Area	3,855	SF	-27%	4,224	SF	-26%	4,819	SF	-28%
Lexington Livable Floor Area	4,278	SF	-19%	4,326	SF	-24%	4,427	SF	-34%

Fixed FAR 0.38 3,751 SF -29% 4,311 SF -25% 5,019 SF -25% 6,097 SF -14%

Summary of House Size Bylaws in Comparable Towns	
Wellesley Bylaw (does not include basement)	
10,000 SF Lot District*	3,600 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
15,000 SF Lot District*	4,300 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
20,000 SF Lot District*	5,900 SF House Size limit (includes X% of basement area when X% >25% exposede wall)
* Actual lot size may be greater than the Lot Discript size	
Concord Bylaw (does not include basement)	
	Max Floor Area = Lot Area * (0.24 + (1200 / Lot Area))
Lexington Bylaw (includes all areas)	
	0-5,000 SF = 0.76*Lot Area
	5,000-7,500 SF = 3,800+0.42*(Lot Area-5,000)
	7,500-10,000 SF = 4,850+0.12*(Lot Area-7,500)
	10,000-15,000 SF = 5,150+0.11*(Lot Area-10,000)
	15,000-30,000 SF = 5,700+0.1*(Lot Area-15,000)

Current Town Bylaws

Livable Floor Area SF (B,1,2,3-G)



FAR Calculations Comparing Needham Reduction Studies with Neighboring Towns

Based on proposed FAR - 1, 2, 3, G.																	
Lot Size	Lot Coverage		Needham Current				Reduction 1		Reduction 2		Reduction 3			Wellesley	Concord	Lexington	Newton
	Current	Proposed	FAR	1,2 FAR SF	1,2,3,G SF		FAR Calc	FAR SF	FAR Calc	FAR SF	FAR Calc	FAR SF		10,000sf district		GLA- Basement	SR3
5,000	30%	28%	0.38	1,900	2,938		0.67	3,350	0.58	2,900	0.50	2,475		3,600	2,400	3,220	2,300
5,500	29%	27%	0.38	2,090	3,175		0.63	3,480	0.55	3,020	0.47	2,585		3,600	2,520	3,354	2,530
6,000	28%	26%	0.38	2,280	3,413		0.60	3,610	0.52	3,140	0.45	2,695		3,600	2,640	3,488	2,880
6,500	27%	26%	0.38	2,470	3,650		0.58	3,740	0.50	3,260	0.43	2,805		3,600	2,760	3,622	3,120
7,000	26%	25%	0.38	2,660	3,888		0.55	3,870	0.48	3,380	0.42	2,915		3,600	2,880	3,756	3,360
7,500	25%	24%	0.38	2,850	4,125		0.53	4,000	0.47	3,500	0.40	3,025		3,600	3,000	3,890	3,525
8,000	25%	23%	0.38	3,040	4,425		0.52	4,130	0.45	3,620	0.39	3,135		3,600	3,120	4,044	3,680
8,500	25%	22%	0.38	3,230	4,663		0.50	4,260	0.44	3,740	0.38	3,245		3,600	3,240	3,878	4,080
9,000	25%	22%	0.38	3,420	4,900		0.49	4,390	0.43	3,860	0.37	3,355		3,600	3,360	3,862	3,870
9,500	25%	21%	0.38	3,610	5,138		0.48	4,520	0.42	3,980	0.36	3,465		3,600	3,480	3,846	3,990
10,000	25%	20%	0.38	3,800	5,375		0.47	4,650	0.41	4,100	0.36	3,575		3,600	3,600	3,830	4,100
10,500	25%	20%	0.38	3,990	5,613		0.46	4,780	0.40	4,220	0.35	3,685		3,600	3,720	3,809	4,305
11,000	25%	20%	0.38	4,180	5,850		0.45	4,910	0.39	4,340	0.35	3,795		3,600	3,840	3,788	4,400
11,500	25%	20%	0.38	4,370	6,088		0.44	5,040	0.39	4,460	0.34	3,905		3,600	3,960	3,767	4,600
12,000	25%	20%	0.36	4,320	6,025		0.43	5,170	0.38	4,580	0.33	4,015		3,600	4,080	3,842	4,800
12,500	25%	20%	0.36	4,500	6,375		0.42	5,300	0.38	4,700	0.33	4,125		3,600	4,200	3,865	5,000
13,000	25%	20%	0.36	4,680	6,600		0.42	5,430	0.37	4,820	0.33	4,235		3,600	4,320	3,848	5,070
13,500	25%	20%	0.36	4,860	6,825		0.41	5,560	0.37	4,940	0.32	4,345		3,600	4,440	3,831	5,265
14,000	25%	20%	0.36	5,040	7,050		0.41	5,690	0.36	5,060	0.32	4,455		3,600	4,560	3,814	5,460
14,500	25%	20%	0.36	5,220	7,275		0.40	5,820	0.36	5,180	0.31	4,565		3,600	4,680	3,797	5,510
15,000	25%	20%	0.36	5,400	7,500		0.40	5,950	0.35	5,300	0.31	4,675		3,600	4,800	3,780	5,700
16,000	25%	20%	0.36	5,760	7,950		0.39	6,210	0.35	5,540	0.31	4,895		3,600	5,040	3,736	6,080
17,000	25%	20%	0.36	6,120	8,400		0.38	6,470	0.34	5,780	0.30	5,115		3,600	5,280	3,692	6,460
18,000	25%	20%	0.36	6,480	8,850		0.37	6,730	0.33	6,020	0.30	5,335		3,600	5,520	3,648	6,840
19,000	25%	20%	0.36	6,840	9,300		0.37	6,990	0.33	6,260	0.29	5,555		3,600	5,760	3,604	7,220
20,000	25%	20%	0.36	7,200	9,750		0.36	7,250	0.33	6,500	0.29	5,775		3,600	6,000	3,560	7,600
21,000	25%	20%	0.36	7,560	10,200		0.36	7,510	0.32	6,740	0.29	5,995		3,600	6,240	3,516	7,980
22,000	25%	20%	0.36	7,920	10,650		0.35	7,770	0.32	6,980	0.28	6,215		3,600	6,480	3,472	8,140
23,000	25%	20%	0.36	8,280	11,100		0.35	8,030	0.31	7,220	0.28	6,435		3,600	6,720	3,428	8,510
24,000	25%	20%	0.36	8,640	11,550		0.35	8,290	0.31	7,460	0.28	6,655		3,600	6,960	3,384	8,640
25,000	25%	20%	0.36	9,000	12,000		0.34	8,550	0.31	7,700	0.28	6,875		3,600	7,200	3,340	9,000
							FAR = 0.26 + (2050 / Lot Size)		FAR = 0.24 + (1700 / Lot Size)		FAR = 0.22 + (1375 / Lot Size)						

FAR Calculations Comparing Needham Reduction Studies with Neighboring Towns

As-built using proposed FAR Definition 1,2,3,G							
		Needham		Wellesley	Concord	Lexington	Newton
	Lot Size	As built FAR	FAR SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.69	4,823	3,600	2,880	3,400	3,360
Sample 2	7,000	0.55	3,870	3,600	2,880	3,844	3,360
Sample 3	7,274	0.45	3,280	3,600	2,946	3,520	3,419
Sample 4	7,353	0.49	3,620	3,600	2,965	3,334	3,456
Sample 5	7,828	0.57	4,465	3,600	3,079	3,345	3,601
Sample 6	8,159	0.56	4,532	3,600	3,158	3,834	3,672
Sample 7	7,353	0.56	4,132	3,600	2,965	3,542	3,456
Sample 8	8,250	0.54	4,495	3,600	3,180	3,640	3,713
Sample 9	9,191	0.56	5,148	3,600	3,406	3,470	3,952
Sample 10	9,801	0.58	5,692	3,600	3,552	3,636	4,116
Sample 11	9,953	0.46	4,604	3,600	3,589	3,563	4,081
Sample 12	10,001	0.58	5,817	3,600	3,600	3,380	4,100
Sample 13	10,001	0.56	5,625	3,600	3,600	3,450	4,100
Sample 14	10,001	0.51	5,075	3,600	3,600	3,239	4,100
Sample 15	10,061	0.52	5,186	3,600	3,615	3,632	4,125
Sample 16	10,045	0.45	4,526	3,600	3,611	3,405	4,118
Sample 17	10,149	0.49	4,970	3,600	3,636	3,159	4,161
Sample 18	10,568	0.52	5,489	3,600	3,736	3,448	4,333
Sample 19	10,785	0.51	5,454	3,600	3,788	3,342	4,422
Sample 20	10,785	0.51	5,454	3,600	3,788	3,342	4,422

REDUCTION 2 using proposed FAR Definition 1,2,3,G							
		Needham		Wellesley	Concord	Lexington	Newton
	Lot Size	RED 2 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.48	3,380	3,600	2,880	3,400	3,360
Sample 2	7,000	0.48	3,380	3,600	2,880	3,844	3,360
Sample 3	7,274	0.47	3,446	3,600	2,946	3,520	3,419
Sample 4	7,353	0.47	3,465	3,600	2,965	3,334	3,456
Sample 5	7,828	0.46	3,579	3,600	3,079	3,345	3,601
Sample 6	8,159	0.45	3,658	3,600	3,158	3,834	3,672
Sample 7	7,353	0.47	3,465	3,600	2,965	3,542	3,456
Sample 8	8,250	0.45	3,680	3,600	3,180	3,640	3,713
Sample 9	9,191	0.42	3,906	3,600	3,406	3,470	3,952
Sample 10	9,801	0.41	4,052	3,600	3,552	3,636	4,116
Sample 11	9,953	0.41	4,089	3,600	3,589	3,563	4,081
Sample 12	10,001	0.41	4,100	3,600	3,600	3,380	4,100
Sample 13	10,001	0.41	4,100	3,600	3,600	3,450	4,100
Sample 14	10,001	0.41	4,100	3,600	3,600	3,239	4,100
Sample 15	10,061	0.41	4,115	3,600	3,615	3,632	4,125
Sample 16	10,045	0.41	4,111	3,600	3,611	3,405	4,118
Sample 17	10,149	0.41	4,136	3,600	3,636	3,159	4,161
Sample 18	10,568	0.40	4,236	3,600	3,736	3,448	4,333
Sample 19	10,785	0.40	4,288	3,600	3,788	3,342	4,422
Sample 20	10,785	0.40	4,288	3,600	3,788	3,342	4,422

FAR = 0.24 + (1700 / Lot Size)

REDUCTION 1 using proposed FAR Definition 1,2,3,G							
		Needham		Wellesley	Concord	Lexington	Newton
	Lot Size	RED 1 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.55	3,870	3,600	2,880	3,400	3,360
Sample 2	7,000	0.55	3,870	3,600	2,880	3,844	3,360
Sample 3	7,274	0.54	3,941	3,600	2,946	3,520	3,419
Sample 4	7,353	0.54	3,962	3,600	2,965	3,334	3,456
Sample 5	7,828	0.52	4,085	3,600	3,079	3,345	3,601
Sample 6	8,159	0.51	4,171	3,600	3,158	3,834	3,672
Sample 7	7,353	0.54	3,962	3,600	2,965	3,542	3,456
Sample 8	8,250	0.51	4,195	3,600	3,180	3,640	3,713
Sample 9	9,191	0.48	4,440	3,600	3,406	3,470	3,952
Sample 10	9,801	0.47	4,598	3,600	3,552	3,636	4,116
Sample 11	9,953	0.47	4,638	3,600	3,589	3,563	4,081
Sample 12	10,001	0.46	4,650	3,600	3,600	3,380	4,100
Sample 13	10,001	0.46	4,650	3,600	3,600	3,450	4,100
Sample 14	10,001	0.46	4,650	3,600	3,600	3,239	4,100
Sample 15	10,061	0.46	4,666	3,600	3,615	3,632	4,125
Sample 16	10,045	0.46	4,662	3,600	3,611	3,405	4,118
Sample 17	10,149	0.46	4,689	3,600	3,636	3,159	4,161
Sample 18	10,568	0.45	4,798	3,600	3,736	3,448	4,333
Sample 19	10,785	0.45	4,854	3,600	3,788	3,342	4,422
Sample 20	10,785	0.45	4,854	3,600	3,788	3,342	4,422

FAR = 0.26 + (2050 / Lot Size)

REDUCTION 3 using proposed FAR Definition 1,2,3,G							
		Needham		Wellesley	Concord	Lexington	Newton
	Lot Size	RED 3 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.42	2,915	3,600	2,880	3,400	3,360
Sample 2	7,000	0.42	2,915	3,600	2,880	3,844	3,360
Sample 3	7,274	0.41	2,975	3,600	2,946	3,520	3,419
Sample 4	7,353	0.41	2,993	3,600	2,965	3,334	3,456
Sample 5	7,828	0.40	3,097	3,600	3,079	3,345	3,601
Sample 6	8,159	0.39	3,170	3,600	3,158	3,834	3,672
Sample 7	7,353	0.41	2,993	3,600	2,965	3,542	3,456
Sample 8	8,250	0.39	3,190	3,600	3,180	3,640	3,713
Sample 9	9,191	0.37	3,397	3,600	3,406	3,470	3,952
Sample 10	9,801	0.36	3,531	3,600	3,552	3,636	4,116
Sample 11	9,953	0.36	3,565	3,600	3,589	3,563	4,081
Sample 12	10,001	0.36	3,575	3,600	3,600	3,380	4,100
Sample 13	10,001	0.36	3,575	3,600	3,600	3,450	4,100
Sample 14	10,001	0.36	3,575	3,600	3,600	3,239	4,100
Sample 15	10,061	0.36	3,588	3,600	3,615	3,632	4,125
Sample 16	10,045	0.36	3,585	3,600	3,611	3,405	4,118
Sample 17	10,149	0.36	3,608	3,600	3,636	3,159	4,161
Sample 18	10,568	0.35	3,700	3,600	3,736	3,448	4,333
Sample 19	10,785	0.35	3,748	3,600	3,788	3,342	4,422
Sample 20	10,785	0.35	3,748	3,600	3,788	3,342	4,422

FAR = 0.22 + (1375 / Lot Size)

LIVABLE SF Calculations Comparing Needham Reduction Studies with Neighboring Towns

As-built Livable under Proposed FAR Definition.							
	Needham			Wellesley	Concord	Lexington	Newton
	Lot Size	Prop FAR def	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.69	5,349	4,126	3,861	4,335	3,886
Sample 2	7,000	0.55	3,939	3,669	2,949	4,278	3,429
Sample 3	7,274	0.45	3,659	3,979	3,324	4,299	3,798
Sample 4	7,353	0.49	4,125	4,105	3,470	4,259	3,961
Sample 5	7,828	0.57	5,152	4,287	3,765	4,456	4,288
Sample 6	8,159	0.56	4,778	3,846	3,404	4,459	3,918
Sample 7	7,353	0.56	4,623	4,091	3,456	4,432	3,947
Sample 8	8,250	0.54	4,862	3,967	3,547	4,407	4,080
Sample 9	9,191	0.56	5,730	4,182	3,988	4,480	4,534
Sample 10	9,801	0.58	6,298	4,206	4,158	4,661	4,722
Sample 11	9,953	0.46	5,221	4,217	4,206	4,608	4,698
Sample 12	10,001	0.58	6,618	4,401	4,401	4,628	4,901
Sample 13	10,001	0.56	6,385	4,360	4,360	4,650	4,860
Sample 14	10,001	0.51	5,990	4,515	4,515	4,615	5,015
Sample 15	10,061	0.52	5,729	4,143	4,157	4,597	4,668
Sample 16	10,045	0.45	5,334	4,408	4,419	4,658	4,926
Sample 17	10,149	0.49	5,836	4,466	4,501	4,581	5,027
Sample 18	10,568	0.52	6,204	4,315	4,451	4,610	5,048
Sample 19	10,785	0.51	6,428	4,574	4,762	4,776	5,396
Sample 20	10,785	0.51	6,428	4,574	4,762	4,776	5,396

Livable SF with proposed FAR Reduction 2							
	Needham			Wellesley	Concord	Lexington	Newton
	Lot Size	RED 2 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.48	3,906	4,126	3,861	4,335	3,886
Sample 2	7,000	0.48	3,449	3,669	2,949	4,278	3,429
Sample 3	7,274	0.47	3,824	3,979	3,324	4,299	3,798
Sample 4	7,353	0.47	3,970	4,105	3,470	4,259	3,961
Sample 5	7,828	0.46	4,265	4,287	3,765	4,456	4,288
Sample 6	8,159	0.45	3,904	3,846	3,404	4,459	3,918
Sample 7	7,353	0.47	3,956	4,091	3,456	4,432	3,947
Sample 8	8,250	0.45	4,047	3,967	3,547	4,407	4,080
Sample 9	9,191	0.42	4,488	4,182	3,988	4,480	4,534
Sample 10	9,801	0.41	4,658	4,206	4,158	4,661	4,722
Sample 11	9,953	0.41	4,706	4,217	4,206	4,608	4,698
Sample 12	10,001	0.41	4,901	4,401	4,401	4,628	4,901
Sample 13	10,001	0.41	4,860	4,360	4,360	4,650	4,860
Sample 14	10,001	0.41	5,015	4,515	4,515	4,615	5,015
Sample 15	10,061	0.41	4,657	4,143	4,157	4,597	4,668
Sample 16	10,045	0.41	4,919	4,408	4,419	4,658	4,926
Sample 17	10,149	0.41	5,001	4,466	4,501	4,581	5,027
Sample 18	10,568	0.40	4,951	4,315	4,451	4,610	5,048
Sample 19	10,785	0.40	5,262	4,574	4,762	4,776	5,396
Sample 20	10,785	0.40	5,262	4,574	4,762	4,776	5,396

FAR = 0.24 + (1700 / Lot Size)

Livable SF with proposed FAR Reduction 1							
	Needham			Wellesley	Concord	Lexington	Newton
	Lot Size	RED 1 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.55	4,396	4,126	3,861	4,335	3,886
Sample 2	7,000	0.55	3,939	3,669	2,949	4,278	3,429
Sample 3	7,274	0.54	4,320	3,979	3,324	4,299	3,798
Sample 4	7,353	0.54	4,467	4,105	3,470	4,259	3,961
Sample 5	7,828	0.52	4,772	4,287	3,765	4,456	4,288
Sample 6	8,159	0.51	4,417	3,846	3,404	4,459	3,918
Sample 7	7,353	0.54	4,453	4,091	3,456	4,432	3,947
Sample 8	8,250	0.51	4,562	3,967	3,547	4,407	4,080
Sample 9	9,191	0.48	5,021	4,182	3,988	4,480	4,534
Sample 10	9,801	0.47	5,204	4,206	4,158	4,661	4,722
Sample 11	9,953	0.47	5,255	4,217	4,206	4,608	4,698
Sample 12	10,001	0.46	5,451	4,401	4,401	4,628	4,901
Sample 13	10,001	0.46	5,410	4,360	4,360	4,650	4,860
Sample 14	10,001	0.46	5,565	4,515	4,515	4,615	5,015
Sample 15	10,061	0.46	5,208	4,143	4,157	4,597	4,668
Sample 16	10,045	0.46	5,470	4,408	4,419	4,658	4,926
Sample 17	10,149	0.46	5,554	4,466	4,501	4,581	5,027
Sample 18	10,568	0.45	5,513	4,315	4,451	4,610	5,048
Sample 19	10,785	0.45	5,828	4,574	4,762	4,776	5,396
Sample 20	10,785	0.45	5,828	4,574	4,762	4,776	5,396

FAR = 0.26 + (2050 / Lot Size)

Livable SF with proposed FAR Reduction 3							
	Needham			Wellesley	Concord	Lexington	Newton
	Lot Size	RED 3 FAR	SF	10K DISTRICT	RES. C DIST.	GLA-Basement	SR3
Sample 1	7,000	0.42	3,441	4,126	3,861	4,335	3,886
Sample 2	7,000	0.42	2,984	3,669	2,949	4,278	3,429
Sample 3	7,274	0.41	3,354	3,979	3,324	4,299	3,798
Sample 4	7,353	0.41	3,498	4,105	3,470	4,259	3,961
Sample 5	7,828	0.40	3,784	4,287	3,765	4,456	4,288
Sample 6	8,159	0.39	3,415	3,846	3,404	4,459	3,918
Sample 7	7,353	0.41	3,484	4,091	3,456	4,432	3,947
Sample 8	8,250	0.39	3,557	3,967	3,547	4,407	4,080
Sample 9	9,191	0.37	3,979	4,182	3,988	4,480	4,534
Sample 10	9,801	0.36	4,137	4,206	4,158	4,661	4,722
Sample 11	9,953	0.36	4,182	4,217	4,206	4,608	4,698
Sample 12	10,001	0.36	4,376	4,401	4,401	4,628	4,901
Sample 13	10,001	0.36	4,335	4,360	4,360	4,650	4,860
Sample 14	10,001	0.36	4,490	4,515	4,515	4,615	5,015
Sample 15	10,061	0.36	4,131	4,143	4,157	4,597	4,668
Sample 16	10,045	0.36	4,393	4,408	4,419	4,658	4,926
Sample 17	10,149	0.36	4,473	4,466	4,501	4,581	5,027
Sample 18	10,568	0.35	4,415	4,315	4,451	4,610	5,048
Sample 19	10,785	0.35	4,722	4,574	4,762	4,776	5,396
Sample 20	10,785	0.35	4,722	4,574	4,762	4,776	5,396

FAR = 0.22 + (1375 / Lot Size)

C. Reduction Study Comparisons with neighboring towns:

- The following charts reflect the information used in these reduction studies:
 - Sample House Modeling reduction target spreadsheet - *information shared with consultant with target areas to be applied for three sample house reduction studies*
 - Coverage limit calculator – *test formula for proposed sliding scale for coverage limits related to their lot size*
 - FAR limit calculator – *test formula for proposed sliding scale for FAR limits related to their lot size*

NOTE:

1. These Reduction Charts for the modeling consultant reflect hypothetical area reductions in three steps using three sample Needham houses on lots between 7,500 and 10,000 sf.
2. The reduction targets were created modifying the **FAR, Coverage and Height** limits for each step of house reduction.
3. The study prioritized the ground floor area to allow for program flexibility and sizable basement. Second and attic floor sizes are secondary and discretionary for size and program use.

Large House Review - Reduction Study (FINAL) - (using coverage limits varying from 7K lot @ 24% coverage to 10K lot @ 20% coverage, then capped)

	House #1 (lot: 7,828 sf; frontage: 68')					House #2 (lot: 9,191 sf; frontage: 80')					House #3 (lot: 10,001 sf; frontage: 80')			
	Existing House	Reduc. #1	Reduc. #2	Reduc. #3		Existing House	Reduc. #1	Reduc. #2	Reduc. #3		Existing House	Reduc. #1	Reduc. #2	Reduc. #3
Basement *	1,249	1,235	1,235	1,165		1,390	1,330	1,330	1,247		1,748	1,365	1,365	1,275
First	1,368	1,373	1,373	1,294		1,680	1,477	1,477	1,385		2,039	1,516	1,516	1,416
Second	1,604	1,524	1,183	1,371		1,748	1,648	1,280	1,478		1,974	1,700	1,320	1,520
(limit % footprint)	n/a	85%	66%	80%		n/a	85%	66%	80%		n/a	85%	66%	80%
Attic **	1,081	762	592	no habit. ****		905	824	640	no habit. ****		948	850	660	no habit. ****
Garage	473	420	420	420		572	462	462	462		529	484	484	484
	22x21.5	(garage assumption 20x21)				24x23.8	(garage assumption 21x22)				23x21 / 23x25	(garage assumption 22x22)		
Footprint	1,841	1,793	1,793	1,714		2,298	1,939	1,939	1,847		2,500	2,000	2,000	1,900
Coverage	24.8%	22.9%	22.9%	21.9%		24.5%	21.1%	21.1%	20.1%		25.7%	20.0%	20.0%	19.0%
TLAG	4,526	4,078	3,567	3,086		4,905	4,412	3,859	3,325		5,490	4,550	3,980	3,420
TLAG Reduction		9.9%	21.2%	31.8%			10.1%	21.3%	32.2%			17.1%	27.5%	37.7%
FAR	57.8%	52.1%	45.6%	39.4%		53.4%	48.0%	42.0%	36.2%		54.9%	45.5%	39.8%	34.2%
Livable	5,302	4,894	4,383	3,831		5,723	5,279	4,727	4,110		6,709	5,431	4,861	4,211
Livable Reduction		7.7%	17.3%	27.7%			7.7%	17.4%	28.2%			19.0%	27.5%	37.2%
Lot Size:	7,828	7,828				9,191	9,191				10,001	10,001.00		
Roof Height: (w/ avg grade)	34.0 ft (35 ft. max)	33.0	32.0	30.0 or 31.0		33.7 ft (35 ft. max)	33.0	32.0	30.0 or 31.0		34.9 ft (35 ft. max)	33.0	32.0	30.0 or 31.0
Roof Height: (max w/ slope)	(41 ft. max)	39.0	38.0	36.0 or 37.0		(41 ft. max)	39.0	38.0	36.0 or 37.0		(41 ft. max)	39.0	38.0	36.0 or 37.0
FAR Definition:	1 & 2	1,2,3 +G				1 & 2	1,2,3 +G				1 & 2	1,2,3 +G		
Coverage:	24.8% (25% max)	22.9%	22.9%	21.9%		24.5% (25% max)	21.1%	21.1%	20.1%		25.7% (25% max)	20.0%	20.0%	19.0%
Setbacks:														
Front	20'	20' unless matching a neighborhood pattern				20'	20' unless matching a neighborhood pattern				20'	20' unless matching a neighborhood pattern		
Side ***	NC: 12'/14'	NC: 13'/15'	NC: 13'/15'	NC: 14'/16'		C: 14'/16'	C: 15'/17'	C: 15'/17'	C: 16'/18'		C: 14'/16'	C: 15'/17'	C: 15'/17'	C: 16'/18'

Notes:

* Assume 90% of first floor area to allow for mech in basement

** Assume attic is 50% of second floor

*** Increase side setbacks either 1 or 2 feet, depending on which scenario. Note - the two dimensions are for added 2' side wall setback after 32 feet

**** For reduction #3, roof height is lowered to 30'/31' so storage is possible but not habitable attic space.(Def. of Habitable Attic: If the attic has sloped ceilings, at least 50% of the floor area must have a ceiling height of at least 6 feet 8 inches, and no portion of the ceiling can be less than 5 feet.

NOTE: These Coverage formulas are a sliding scale to calculate the Coverage based on the lot size and slightly favors smaller lots with higher Coverage.

NOTE: These FAR formulas are variations on the Concord approach that calculates the FAR based on the lot size and slightly favors smaller lots with higher FAR.

COVERAGE CALCULATION: (using coverage limits varying from 7K lot @ 24% coverage UP to 10K lot @ 20% coverage, then capped)				
Max SF Range	10,000 SF	(use 20% coverage limit then capped)		
Min SF Range	7,000 SF	(use 24% coverage limit)		
Cov % Limit at Max SF	20%			
Cov % Limit at Min SF	24%			
	Test:	H1	H2	H3
Lot Size	8,500	7,828	9,191	10,001
Lot Cov Limit	22.0%	22.9%	21.1%	20.0%
Pick a lot size between 7K & 10K	9,500			
Get the coverage percentage	20.7%			

Possible Needham FAR Calculation:				
NOTE: This study is using Concord FAR calculation approach adjusted for target Needham FARs				
SRB (10,000 min lot): (using sample house lots)	H1	H2	H3	
	7,828	9,191	10,001	
FAR Calculation Options: (approximate)				
(Opt 1 - Avg of Reductions 1 & 2):	49.0%	45.4%	43.7%	
.25 + (1,875 / lot size) = FAR	3,832	4,173	4,375	
(Opt 2 - Avg of Reductions 2 & 3):	42.8%	39.9%	38.5%	
.23 + (1,550 / lot size) = FAR	3,350	3,664	3,850	
(Reduction #1):	52.2%	48.3%	46.5%	
.26 + (2,050 / lot size) = FAR	4,085	4,440	4,650	
(Reduction #2):	45.7%	42.5%	41.0%	
.24 + (1,700 / lot size) = FAR	3,579	3,906	4,100	
(Reduction #3):	39.6%	37.0%	35.7%	
.22 + (1,375 / lot size) = FAR	3,097	3,397	3,575	

OTHER TOWN HOUSE CALCULATIONS:				
	H1	H2	H3	
Lot Size	7,828	9,191	10,001	
Wellesley	FAR (TLAG) = Total Livable Area + Garage	3,600 or LHR	3,600 or LHR	3,600 or LHR
	SR10 district has 3,600 sf max TLAG before LHR is triggered			
Lexington	Gross Floor Area (Calculation formulas - below)	4,889	5,053	5,150
	No lot coverage limit			
Concord	Floor Area Ratio (Calculation formulas - below)	39%	37%	36%
	FAR	3,079	3,406	3,600

Lexington Formula (GFA):		
Lot Area	Max GFA (New Homes & shell > 50% removed)	Max GFA (Homes built before 1/1/24 w/ shell < 50% removed)
5K to 7.5K	3,800 + 0.42 * (Lot Area - 5,000)	4,000 + 0.55 * (Lot Area - 5,000)
7.5K to 10.0K	4,850 + 0.12 * (Lot Area - 7,500)	5,375 + 0.23 * (Lot Area - 7,500)
10K to 15K	5,150 + 0.11 * (Lot Area - 10,000)	5,950 + 0.20 * (Lot Area - 10,000)
15K to 30K	5,700 + 0.10 * (Lot Area - 15,000)	6,950 + 0.16 * (Lot Area - 15,000)
Concord Formula (FAR):		
Residence C (10,000 SF lot)	.24 + (1,200 / lot size)	
(All lot districts are the same)		
No lot coverage limit		

D. APPENDIX:

- The appendix includes the completion of the research and modeling the committee has undertaken and is provided for a more in-depth understanding of the work of the committee.
- Complete house reduction studies of houses #2 and #3
- Additional dimensional controls being considered including:
- Average front setback (to preserve special neighborhood setback character):
examples like: Fair Oaks, Warren, Highland etc.
- Building Height reduced limits for flat roofs, sloping sites and at side setbacks
- Comparison data on Large House bylaws, house sizes, house samples and new construction permit histories for neighboring towns: Wellesley, Concord and Lexington
- 4. Fiscal Impact Analysis of the house reduction studies

D1. House Reduction Study: Houses #2 and #3

- Summary data slide
- Floor Plans: includes original house plans and three reduction plan studies
- Side-by-side model view comparisons illustrating original house vs each reduced house study – three step reductions to dimensional limits for:
 - FAR (measured using 1, 2, 3 and G)
 - Coverage
 - Height
- Neighborhood model view comparisons illustrating original house and three reduced houses shown between two neighbor houses – one older (smaller) and one newer (larger)



Base



Reduction 1



Reduction 2



Reduction 3

BASE: 6,736	
1st fl	1,684
2nd fl	1,774
attic	1,177
basement	1,535
garage	566
TOTAL AREA EXISTING 6,736	
footprint	2,250
Lot Size	9,191
1st-2nd Flr	10'-0"
2nd-Attic	10'-0"
FAR	57% (5,201)
LFAR	67% (6,170)
Coverage	24.5%
Ave Grade - Ridge	33'-10"

1st Reduction: 5,957	
1st fl	1,480 -204
2nd fl	1,654 -120
attic	1,049 -128
basement	1,341 -194
garage	453 133
TOTAL AREA REDUCED 779	
footprint	1,933 -317
Lot Size	9,191
1st-2nd Flr	10'-0" 10'-0"
2nd-Attic	10'-0" 10'-0"
FAR	50% (4,636) -11%
LFAR	50% (5,524) -10%
Coverage	21.1%
Ave Grade - Ridge	33'-0" -10"

2nd Reduction: 5,239	
1st fl	1,480 -204
2nd fl	1,283 -491
attic	683 -494
basement	1,341 -195
garage	453 -113
TOTAL AREA REDUCED 1,497	
footprint	1,933 -317
Lot Size	9,191
1st-2nd Flr	9'-6" -6"
2nd-Attic	9'-6" -6"
FAR	42% (-3,899) -25%
LFAR	52% (-4,787) -22%
Coverage	21.1%
Ave Grade - Ridge	32'-0" -1'-10"

3rd Reduction: 4,568	
1st fl	1,388 -296
2nd fl	1,477 -297
attic	0 -1,177
basement	1,250 -285
garage	453 -113
TOTAL AREA REDUCED 2,168	
footprint	1,841 -409
Lot Size	9,191
1st-2nd Flr	9'-2" -10"
2nd-Attic	9'-2" -10"
FAR	36% (3,318) -36%
LFAR	45% (4,115) -33%
Coverage	20.1%
Ave Grade - Ridge	30'-0" -3'-10"



Base



Reduction 1



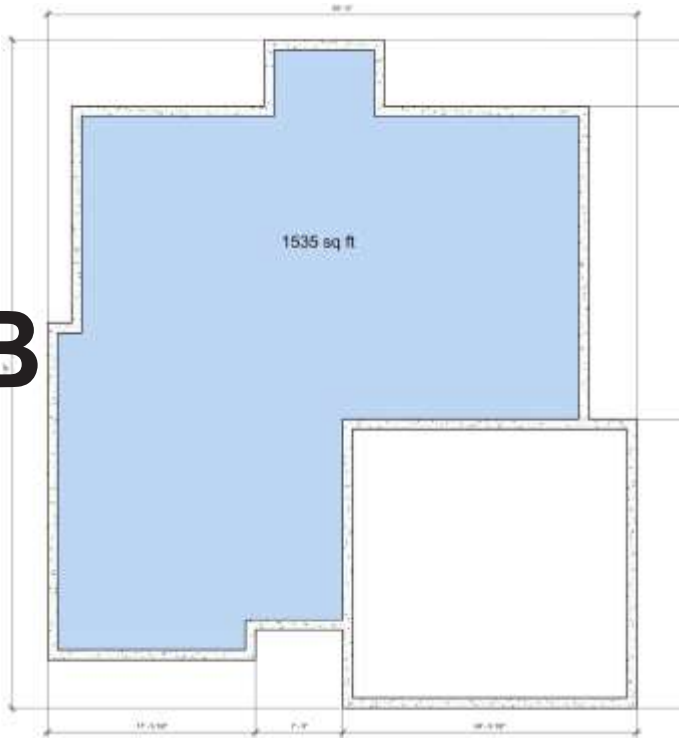
Reduction 2



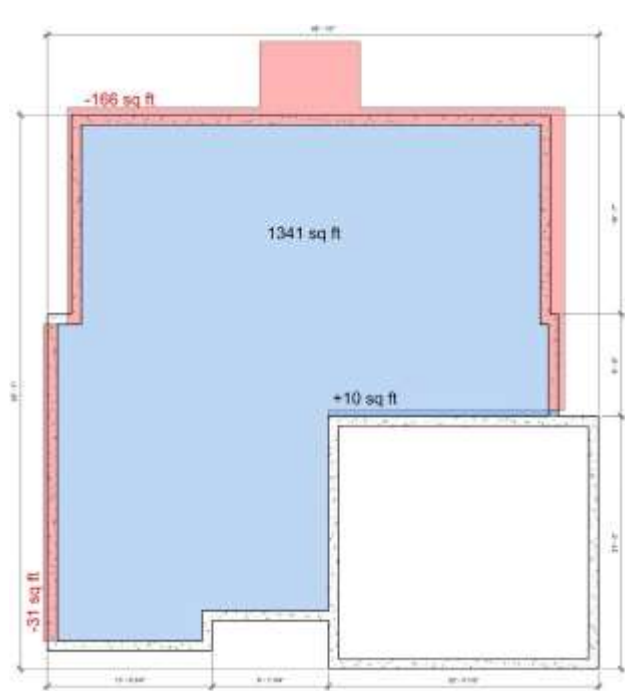
Reduction 3

House 2

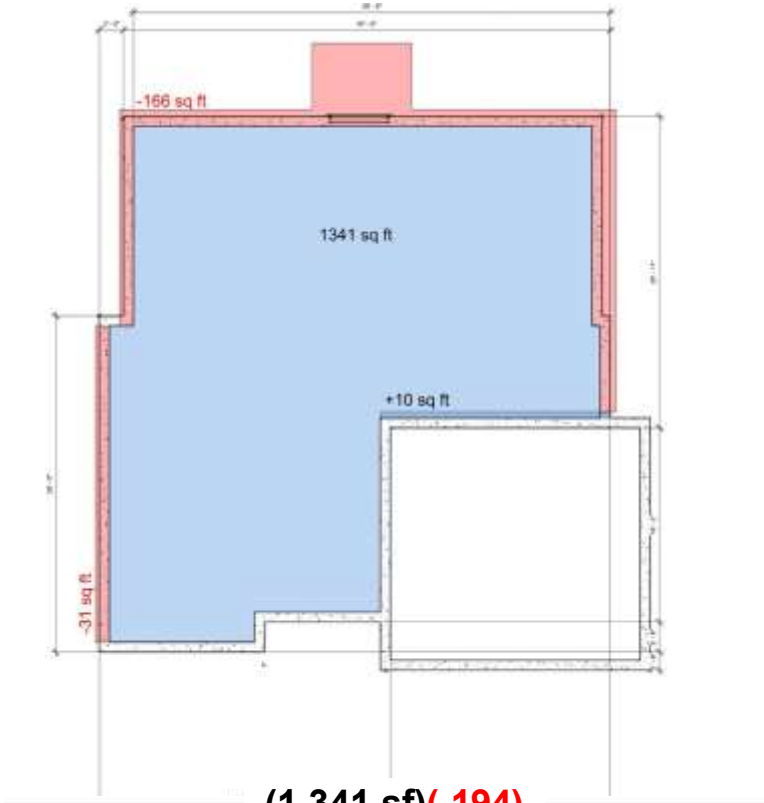
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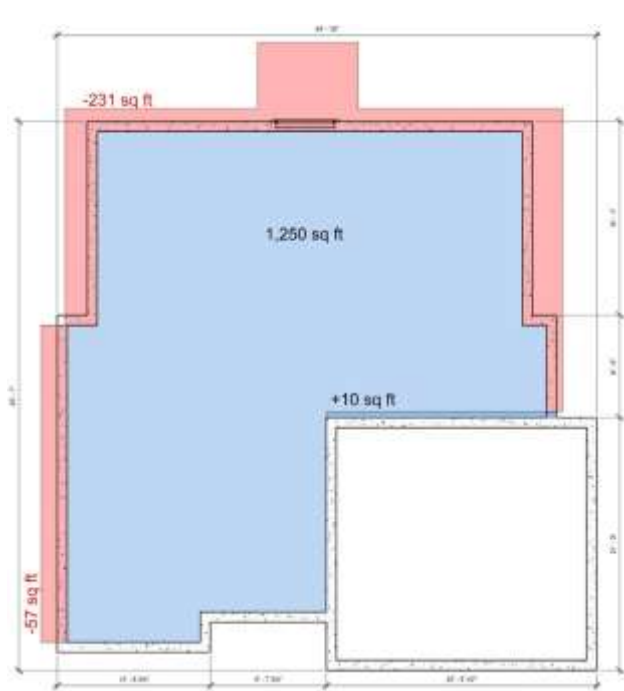
(1,535 sf)



(1,341 sf)(-194)



(1,341 sf)(-194)



(1,250 sf)(-285)

1



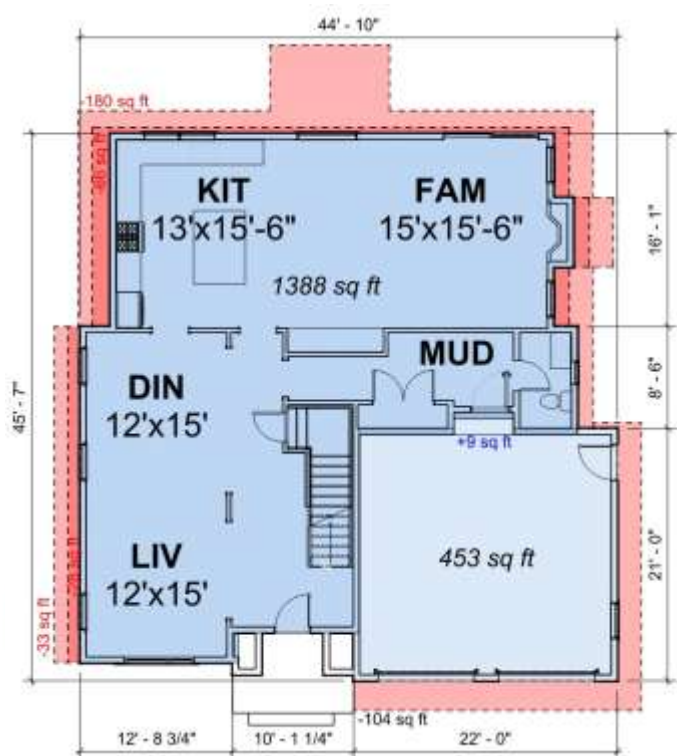
(1,684 sf)
Base



(1,480 sf)(-204)
Reduction 1



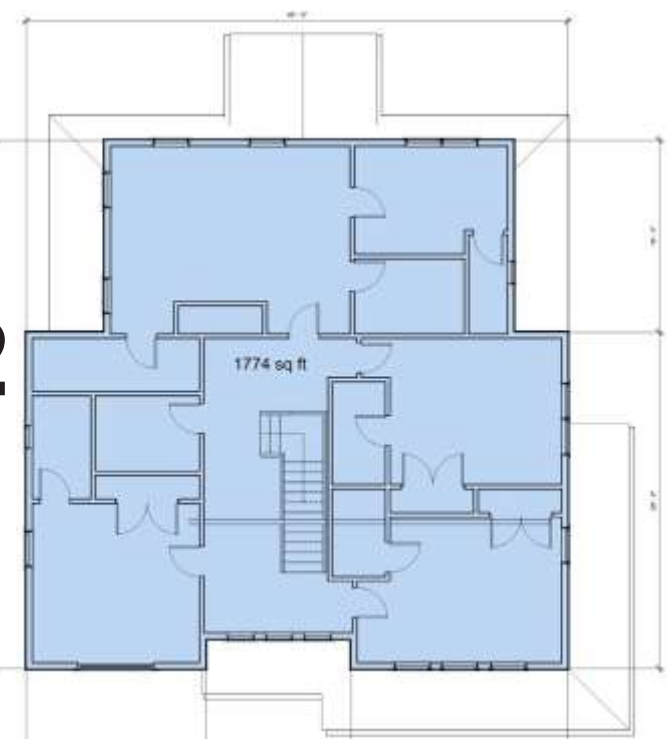
(1,480 sf)(-204)
Reduction 2



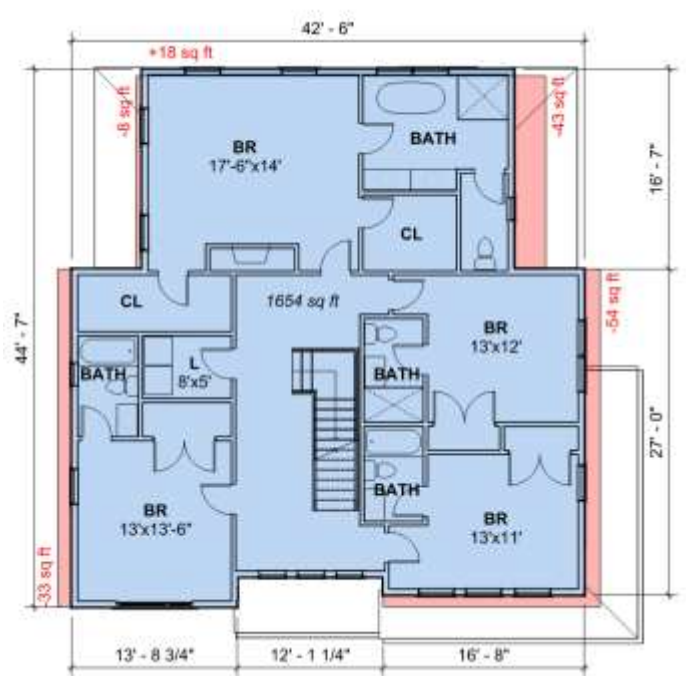
(1,226 sf)(-144)
Reduction 3

House 2

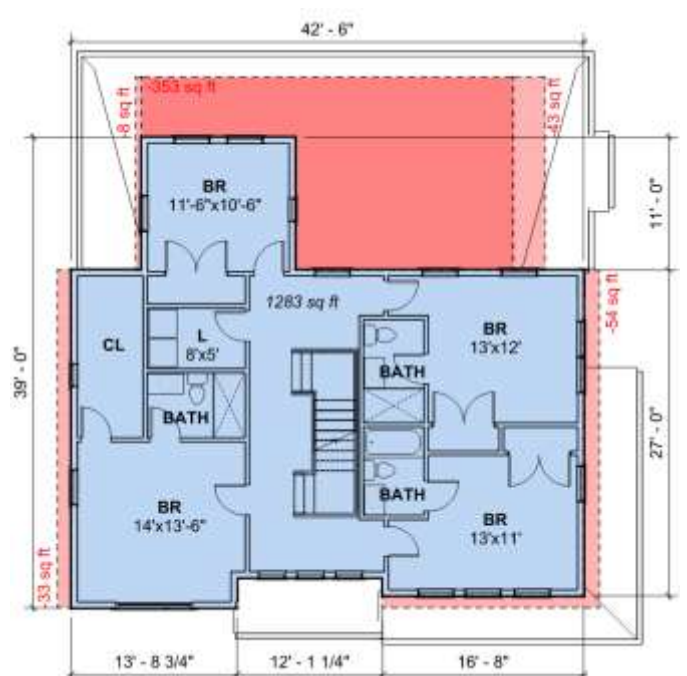
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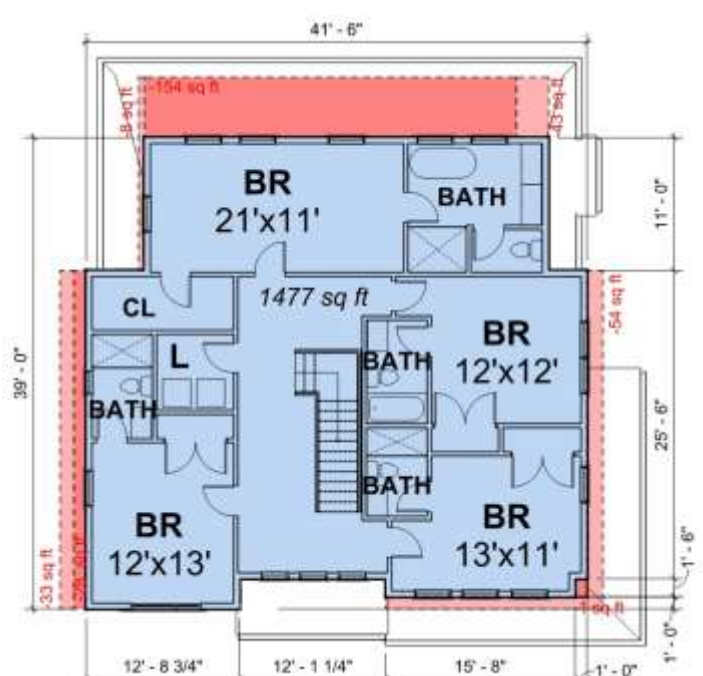
(1,774 sf)



(1,654 sf)(-120)

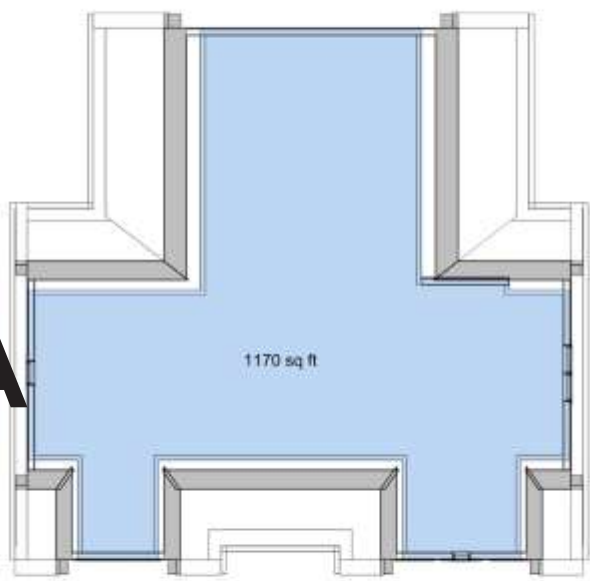


(1,283 sf)(-491)

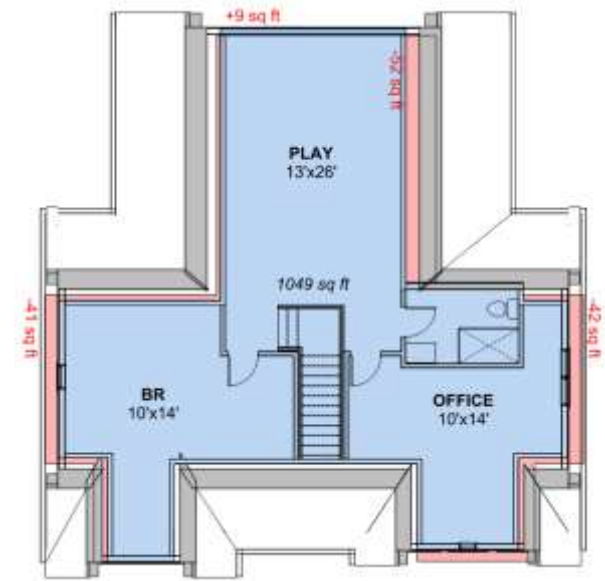


(1,477 sf)(-297)

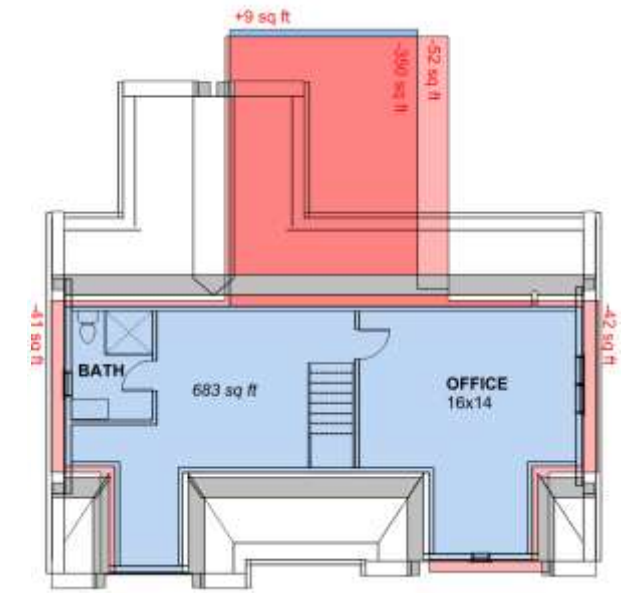
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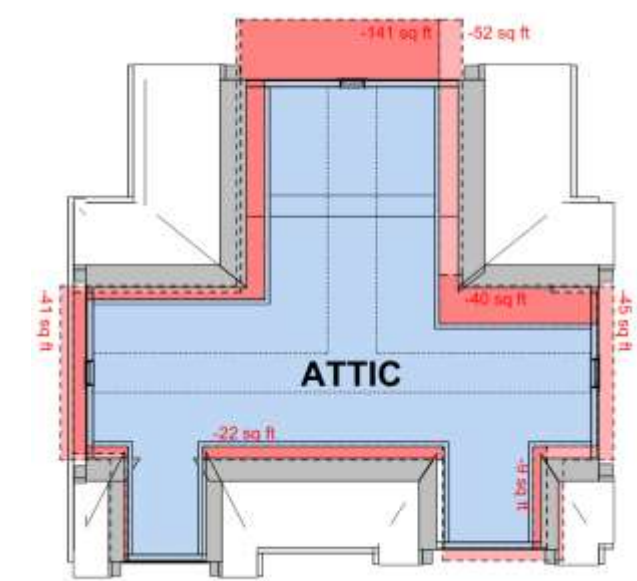
(1,177 sf)
Base



(1,049 sf)(-128)
Reduction 1



(683 sf)(-494)
Reduction 2



(uninhabitable)(-1,177)
Reduction 3

House 2

Side-by-side Comparison
Front View



Base
(6,736 sf)



Base
(6,736 sf)

House 2

Side-by-side Comparison
Front View



Base
(6,736 sf)



Reduction 1
(5,957 sf)

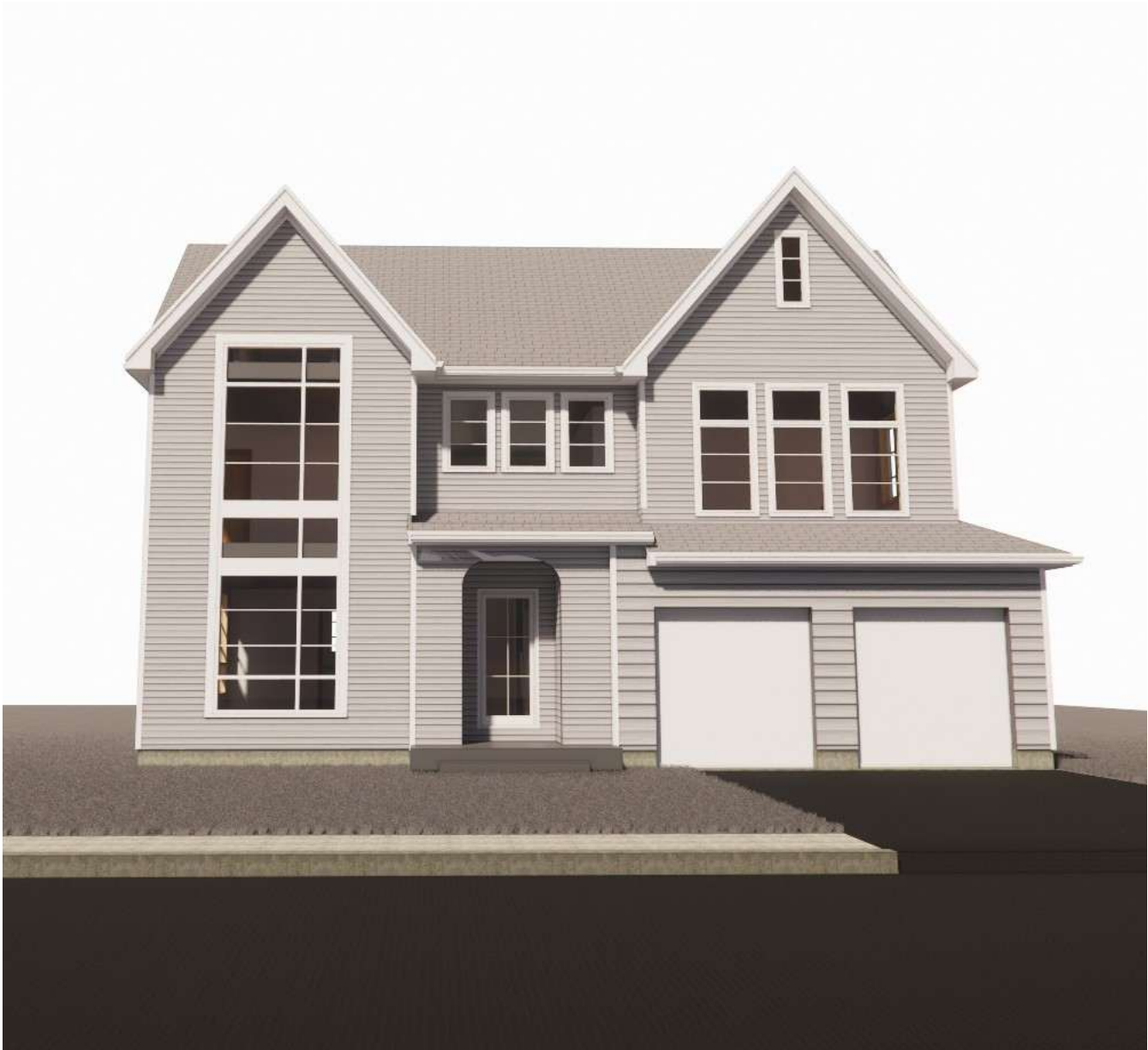
House 2

(TOTAL AREA REDUCED: 779 sf)

Side-by-side Comparison
Front View



Base
(6,736 sf)



Reduction 2
(5,239 sf)

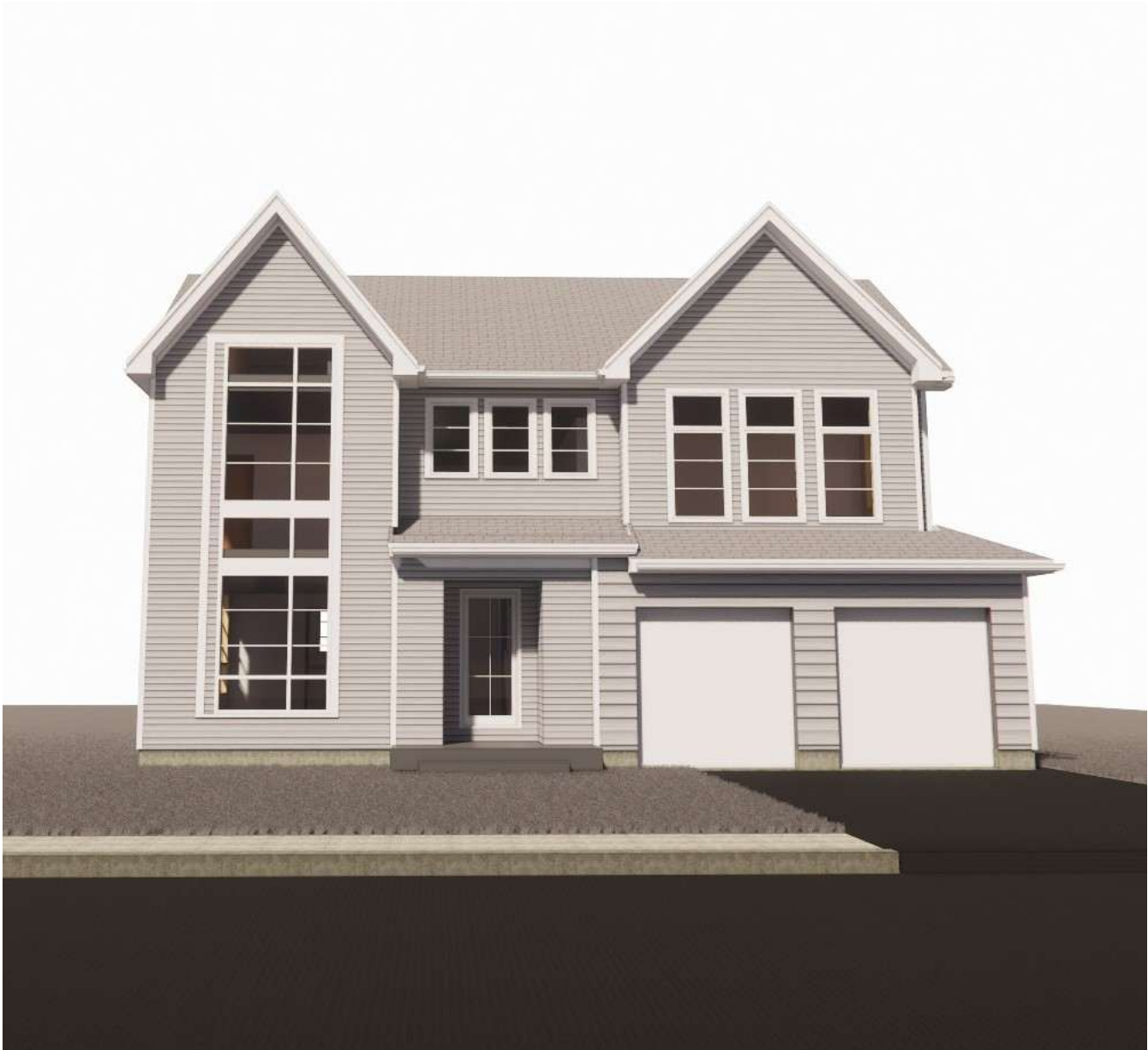
House 2

(TOTAL AREA REDUCED: 1,497 sf)

Side-by-side Comparison
Front View



Base
(6,736 sf)



Reduction 3
(4,568 sf)

House 2

(TOTAL AREA REDUCED: 2,168 sf)

Side-by-side Comparison
Corner View 1



Base
(6,736 sf)



Base
(6,736 sf)

House 2

Side-by-side Comparison
Corner View 1



Base
(6,736 sf)



Reduction 1
(5,957 sf)

House 2

(TOTAL AREA REDUCED: 779 sf)

Side-by-side Comparison
Corner View 1



Base
(6,736 sf)



Reduction 2
(5,239 sf)

House 2

(TOTAL AREA REDUCED: 1,497 sf)

Side-by-side Comparison
Corner View 1



Base
(6,736 sf)



Reduction 3
(5,568 sf)

House 2

(TOTAL AREA REDUCED: 2,168 sf)

Side-by-side Comparison
Corner View 2



Base
(6,736 sf)



Base
(6,736 sf)

House 2

Side-by-side Comparison
Corner View 2



Base
(6,736 sf)



Reduction 1
(5,957 sf)

House 2

(TOTAL AREA REDUCED: 779 sf)

Side-by-side Comparison
Corner View 2



Base
(6,736 sf)



Reduction 2
(5,239 sf)

House 2

(TOTAL AREA REDUCED: 1,497 sf)

Side-by-side Comparison
Corner View 2



Base
(6,736 sf)



Reduction 3
(4,568 sf)

House 2

(TOTAL AREA REDUCED: 2,168 sf)

Neighborhood Comparison
Corner View 1



House 2 - Base (6,736 sf)

Neighborhood Comparison
Corner View 1



House 2 - Reduction 1 **(5,957 sf)**
(TOTAL AREA REDUCED: 779 sf)

Neighborhood Comparison
Corner View 1



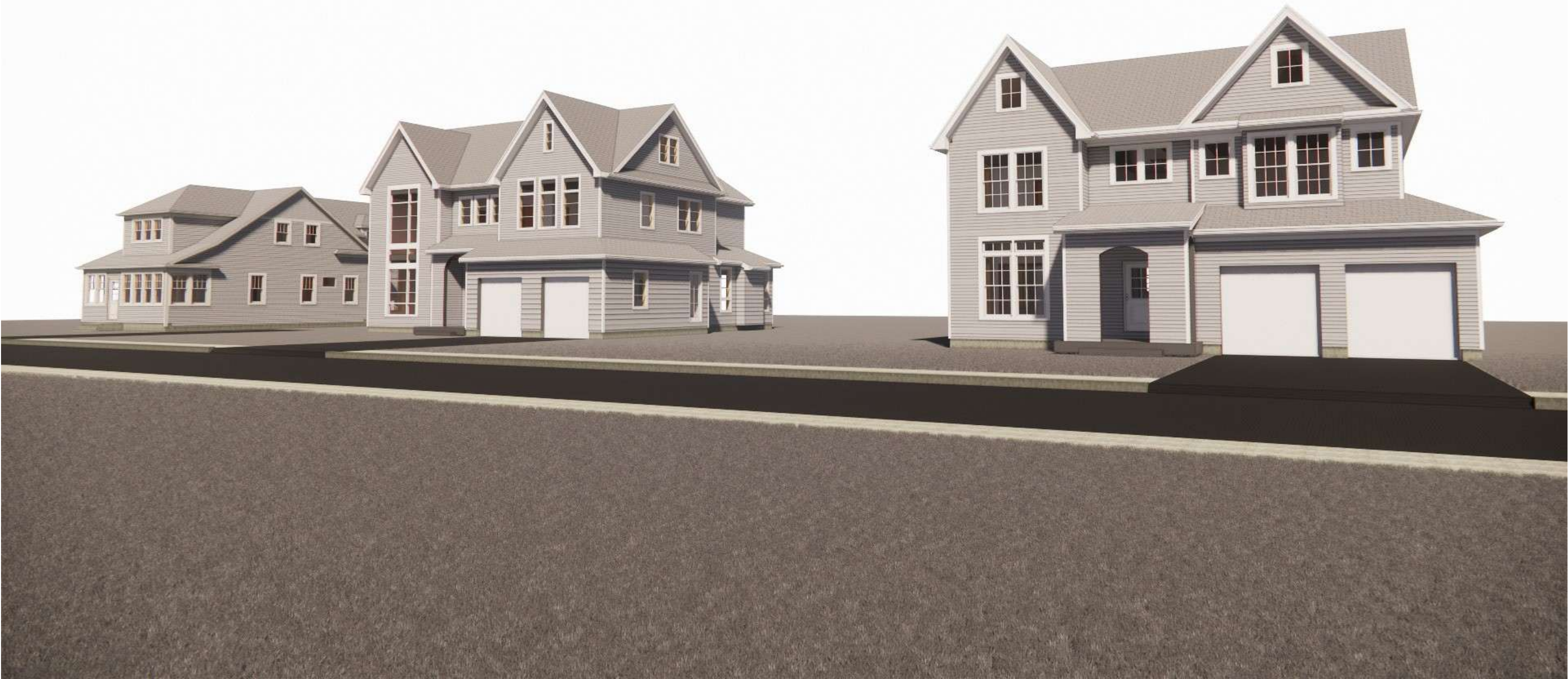
House 2 - Reduction 2 (5,239 sf)
(TOTAL AREA REDUCED: 1,497 sf)

Neighborhood Comparison
Corner View 1



House 2 - Reduction 3 (4,568 sf)
(TOTAL AREA REDUCED: 2,168 sf)

Neighborhood Comparison
Corner View 2



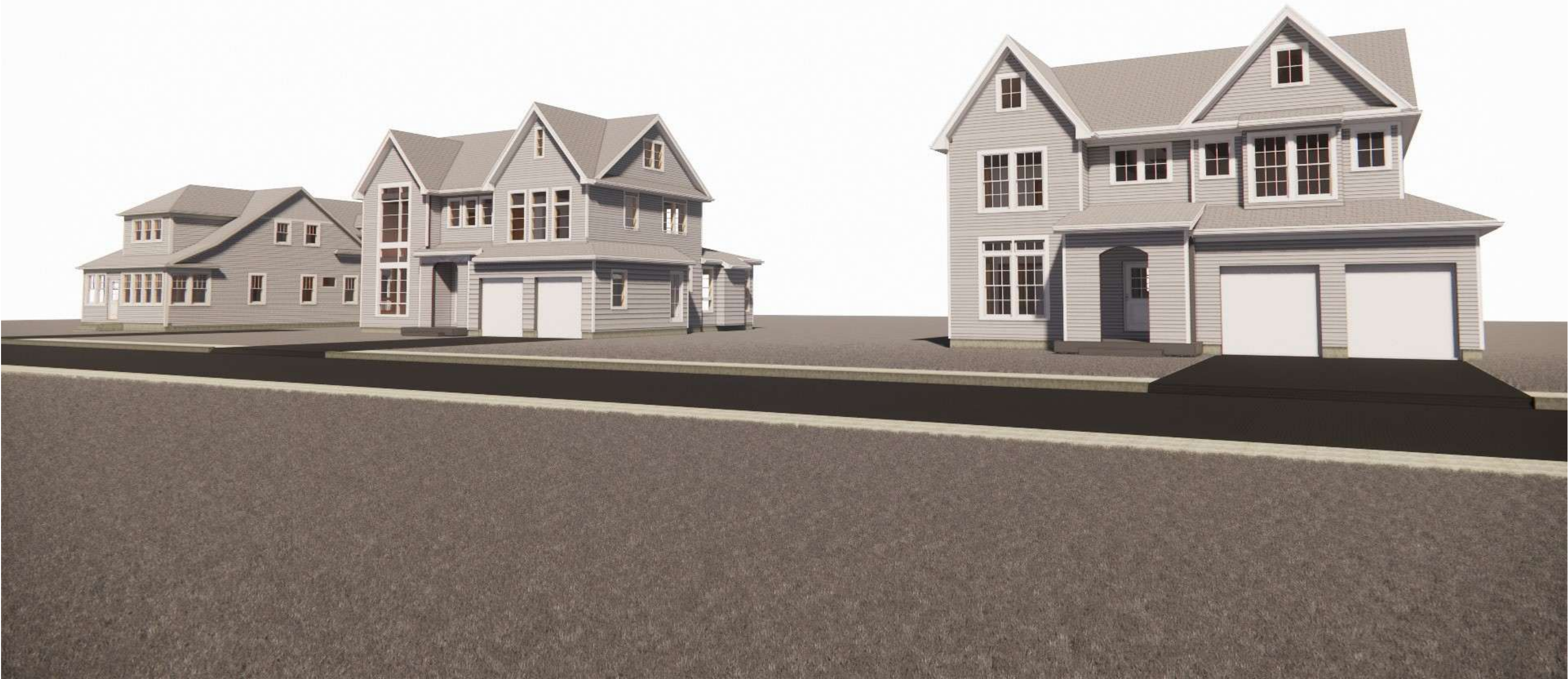
House 2 - Base (6,736 sf)

Neighborhood Comparison
Corner View 2



House 2 - Reduction 1 (5,957 sf)
(TOTAL AREA REDUCED: 779 sf)

Neighborhood Comparison
Corner View 2



House 2 - Reduction 2 (5,239 sf)
(TOTAL AREA REDUCED: 1,497 sf)

Neighborhood Comparison
Corner View 2



House 2 - Reduction 3 (4,568 sf)
(TOTAL AREA REDUCED: 2,168 sf)

House 2

Summary of Reductions

BASE:		1st Reduction:		2nd Reduction:		3rd Reduction:	
	6,736		5,957		5,239		4,568
1st fl	1,684	1,480	-204	1,480	-204	1,388	-296
2nd fl	1,774	1,654	-120	1,283	-491	1,477	-297
attic	1,177	1,049	-128	683	-494	0	-1,177
basement	1,535	1,341	-194	1,341	-195	1,250	-285
garage	566	453	133	453	-113	453	-113
TOTAL AREA EXISTING		TOTAL AREA REDUCED		TOTAL AREA REDUCED		TOTAL AREA REDUCED	
	6,736		779		1,497		2,168
footprint	2,250	1,933	-317	1,933	-317	1,841	-409
Lot Size	9,191	9,191		9,191		9,191	
1st-2nd Flr	10'-0"	10'-0"	10'-0"	9'-6"	-6"	9'-2"	-10"
2nd-Attic	10'-0"	10'-0"	10'-0"	9'-6"	-6"	9'-2"	-10"
FAR	57% (5,201)	50% (4,636)	-11%	42% (-3,899)	-25%	36% (3,318)	-36%
LFAR	67% (6,170)	50% (5,524)	-10%	52% (-4,787)	-22%	45% (4,115)	-33%
Coverage	24.8%	21.1%		21.1%		20.1%	
Ave Grade - Ridge	33'-10"	33'-0"	-10"	32'-0"	-1'-10"	30'-0"	-3'-10"



Base



Reduction 1



Reduction 2



Reduction 3

BASE: 7,682	
1st fl	2,041
2nd fl	1,992
attic	1,292
basement	1,837
garage	520
TOTAL AREA EXISTING 7,682	
footprint	2,561
Lot Size	10,001
1st-2nd Flr	10'-3"
2nd-Attic	10'-3"
FAR	58% (5,811)
LFAR	71% (7,128)
Coverage	25.7%
Ave Grade - Ridge	34'-2 1/2"

1st Reduction: 6,019		
1st fl	1,517	-524
2nd fl	1,711	-281
attic	975	317 -336
basement	1,351	-486
garage	420	-55
TOTAL AREA REDUCED 1,663		
footprint	1937	-122
Lot Size		10,001
1st-2nd Flr	10'-3"	0
2nd-Attic	10'-3"	0
FAR	46% (4,623)	-10%
LFAR	54% (5,355)	-9%
Coverage	20%	
Ave Grade - Ridge	33'-0"	-1' 2 1/2"

2nd Reduction: 5,362		
1st fl	1,517	-524
2nd fl	1324	-668
attic	705	-587
basement	1,351	-486
garage	420	-55
TOTAL AREA REDUCED 2,320		
footprint	1,937	-122
Lot Size		10,001
1st-2nd Flr	9'-9"	-6"
2nd-Attic	9'-9"	-6"
FAR	40% (3,966)	-32%
LFAR	49% (4,897)	-32%
Coverage	20%	
Ave Grade - Ridge	32'-0"	-2'-2 1/2"

3rd Reduction: 4,658		
1st fl	1,417	-624
2nd fl	1,521	471
attic	0	1,292 -1,929
basement	1,255	-582
garage	420	-55
TOTAL AREA REDUCED 3,024		
footprint	1,837	-724
Lot Size		10,001
1st-2nd Flr	9'-6"	-9"
2nd-Attic	9'-3"	-1'-0"
FAR	(34%) 3,358	-42%
LFAR	(42%) 4193	-41%
Coverage		19%
Ave Grade - Ridge	30'	-4'-2 1/2"



Base



Reduction 1

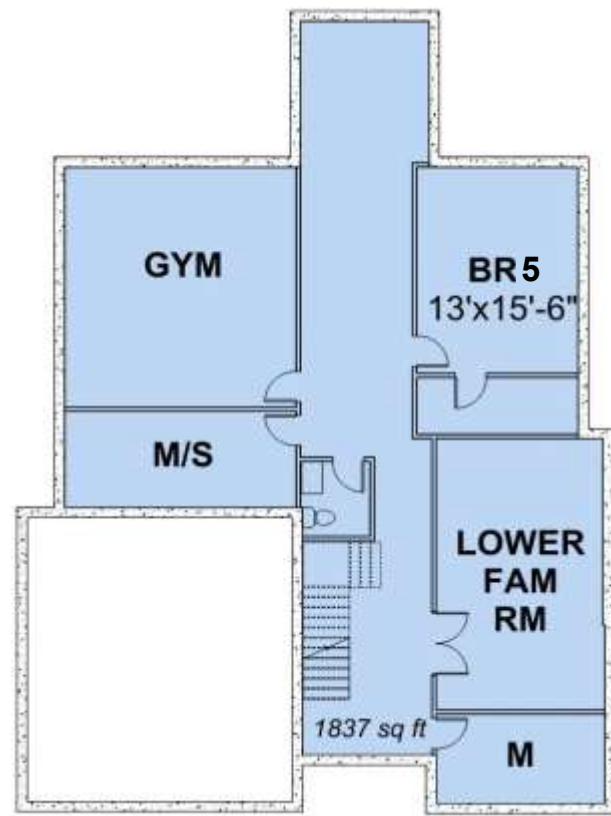


Reduction 2

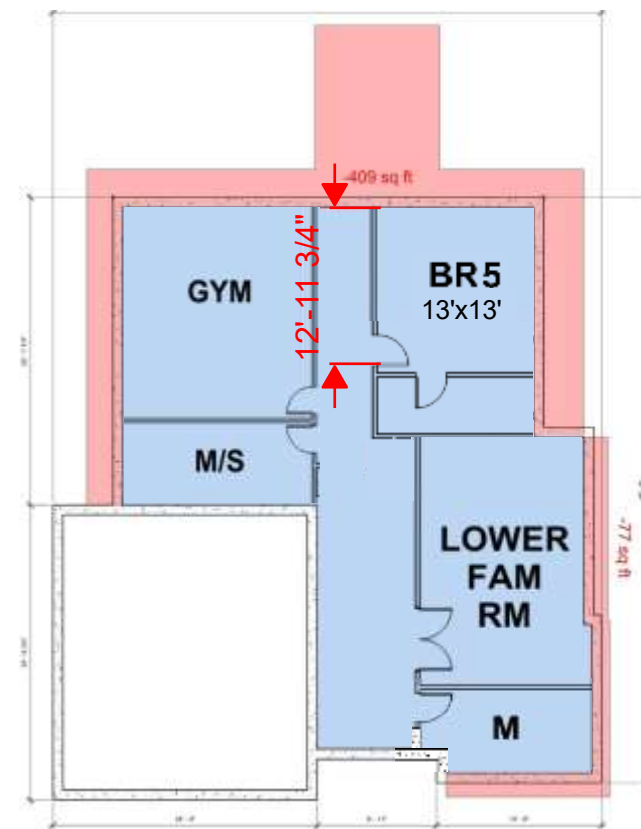


Reduction 3

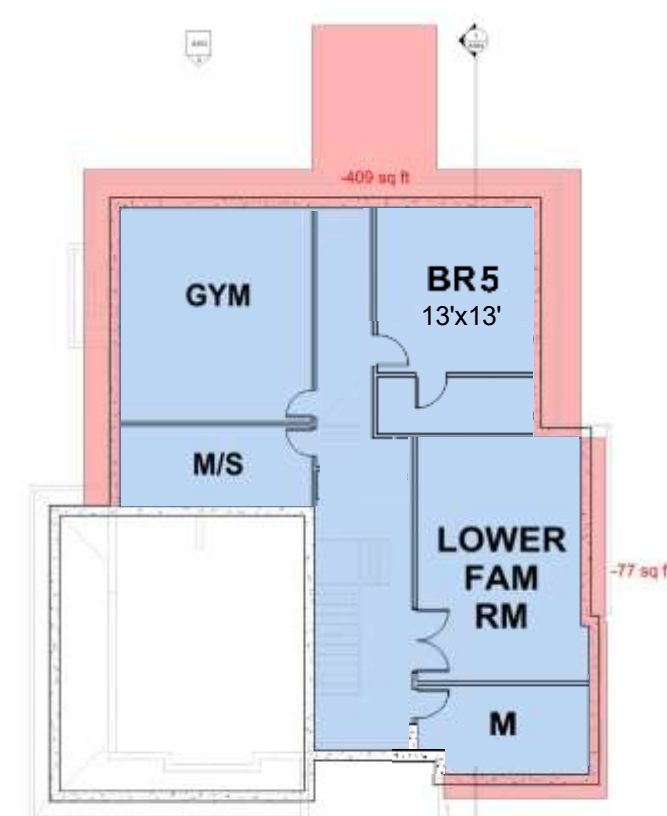
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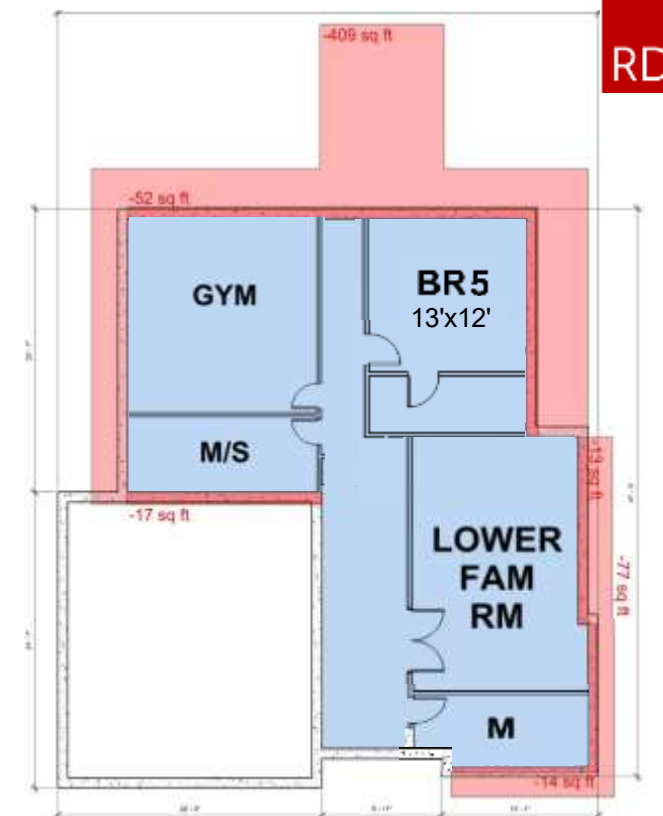
(1,837 sf)



(1,351 sf)(-486)

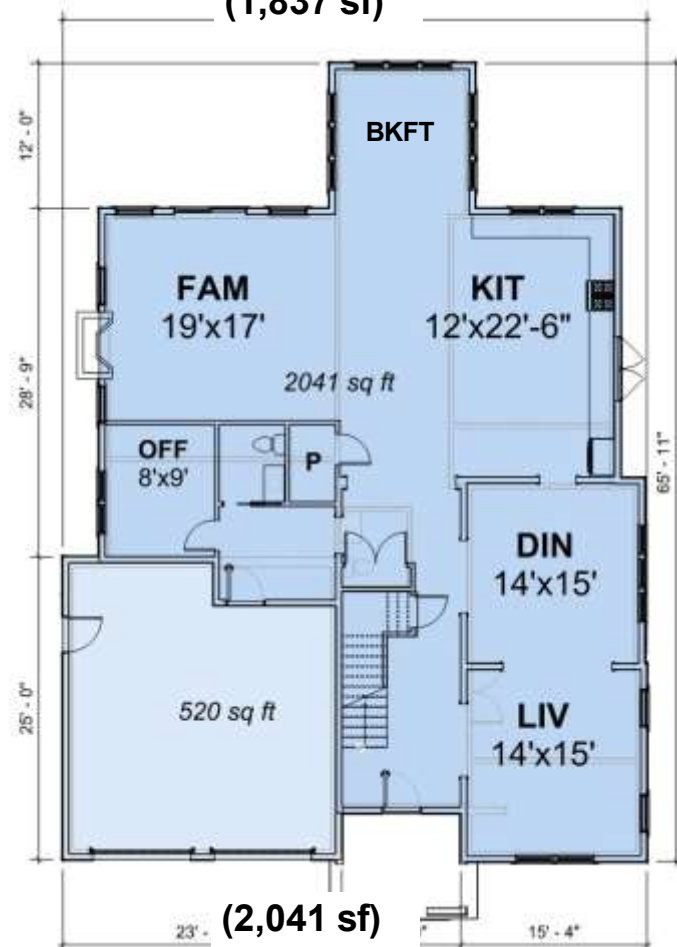


(1,351 sf)(-486)

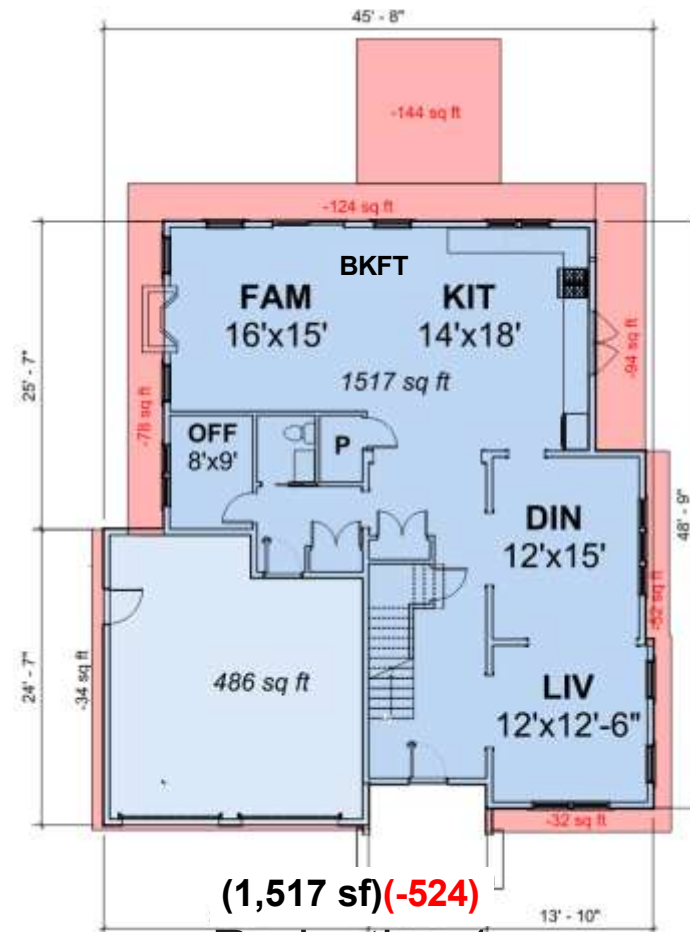


(1,255 sf)(-582)

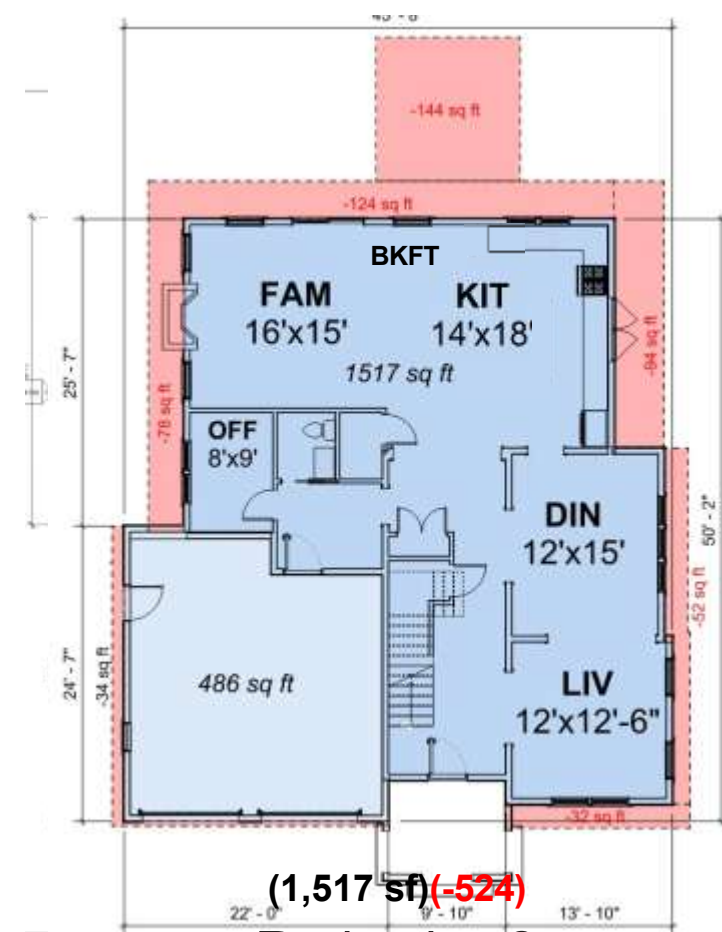
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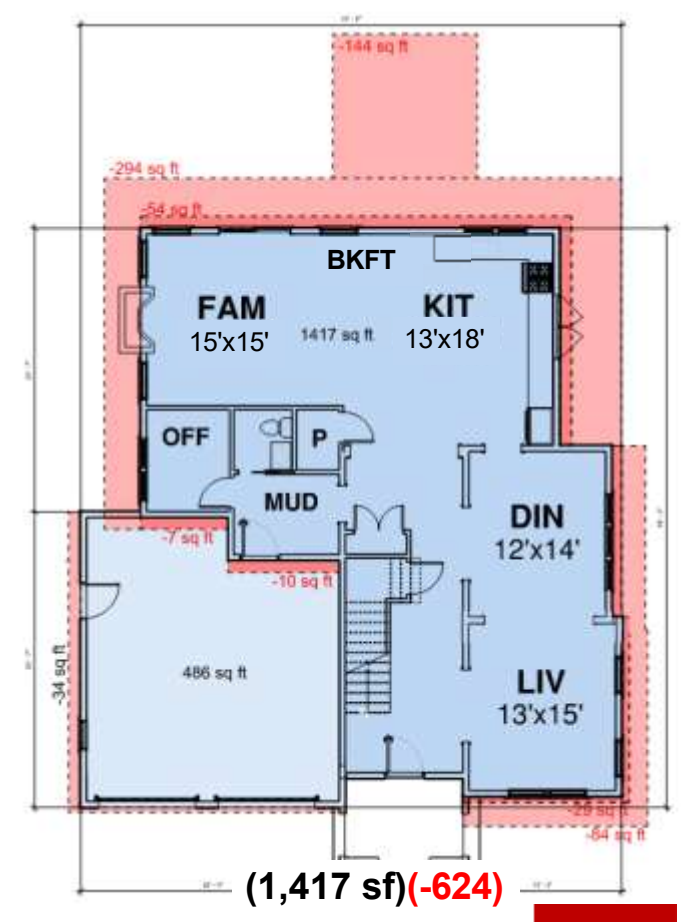
(2,041 sf)
Base



(1,517 sf)(-524)
Reduction 1



(1,517 sf)(-524)
Reduction 2



(1,417 sf)(-624)
Reduction 3

House 3

70

A

Side-by-side Comparison
Front View



Base
(7,682 sf)



Base
(7,682 sf)

House 3

Side-by-side Comparison
Front View



Base
(7,682 sf)



Reduction 1
(6,019 sf)

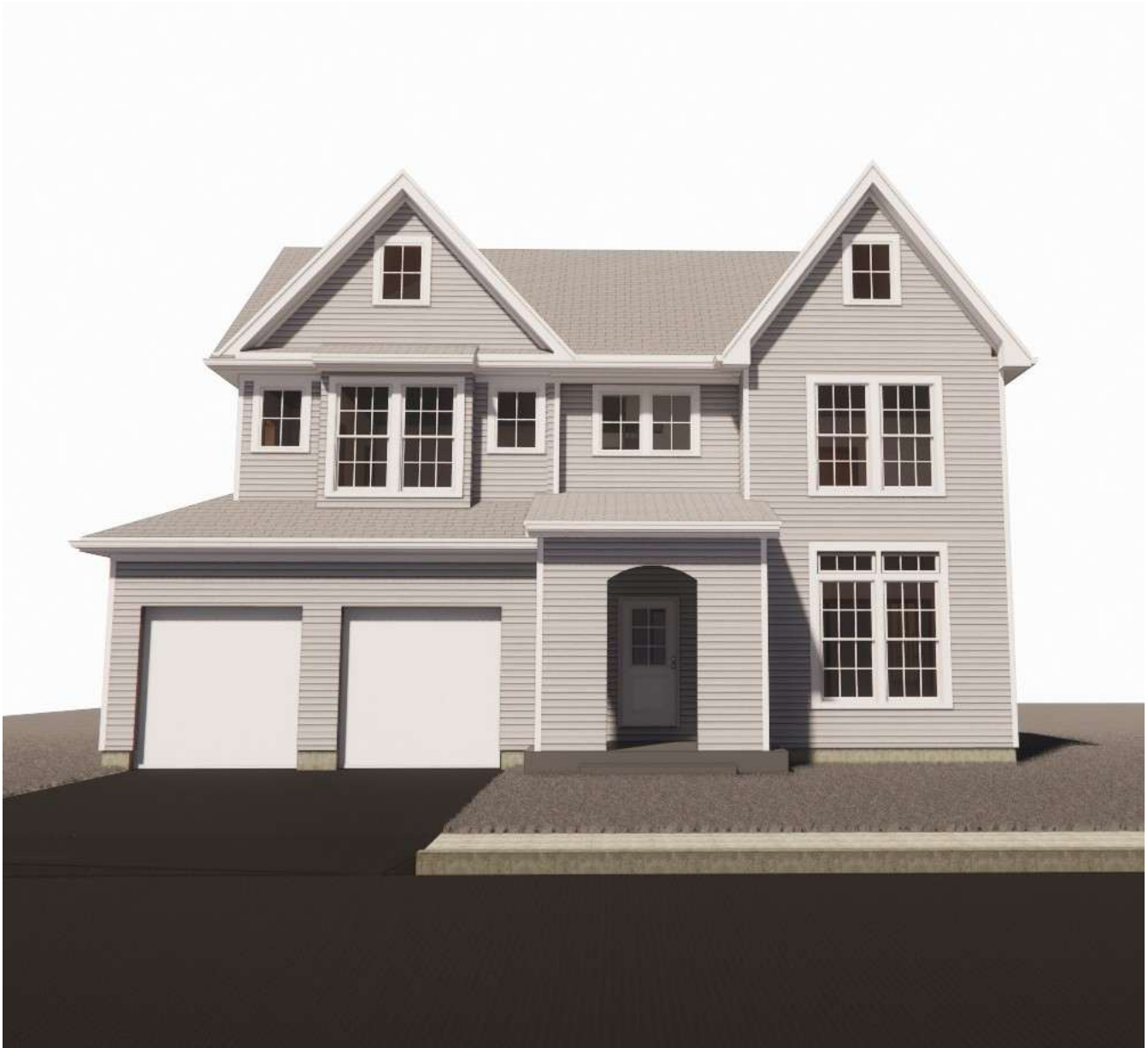
House 3

(TOTAL AREA REDUCED: 1,663 sf)

Side-by-side Comparison
Front View



Base
(7,682 sf)



Reduction 2
(5,362 sf)

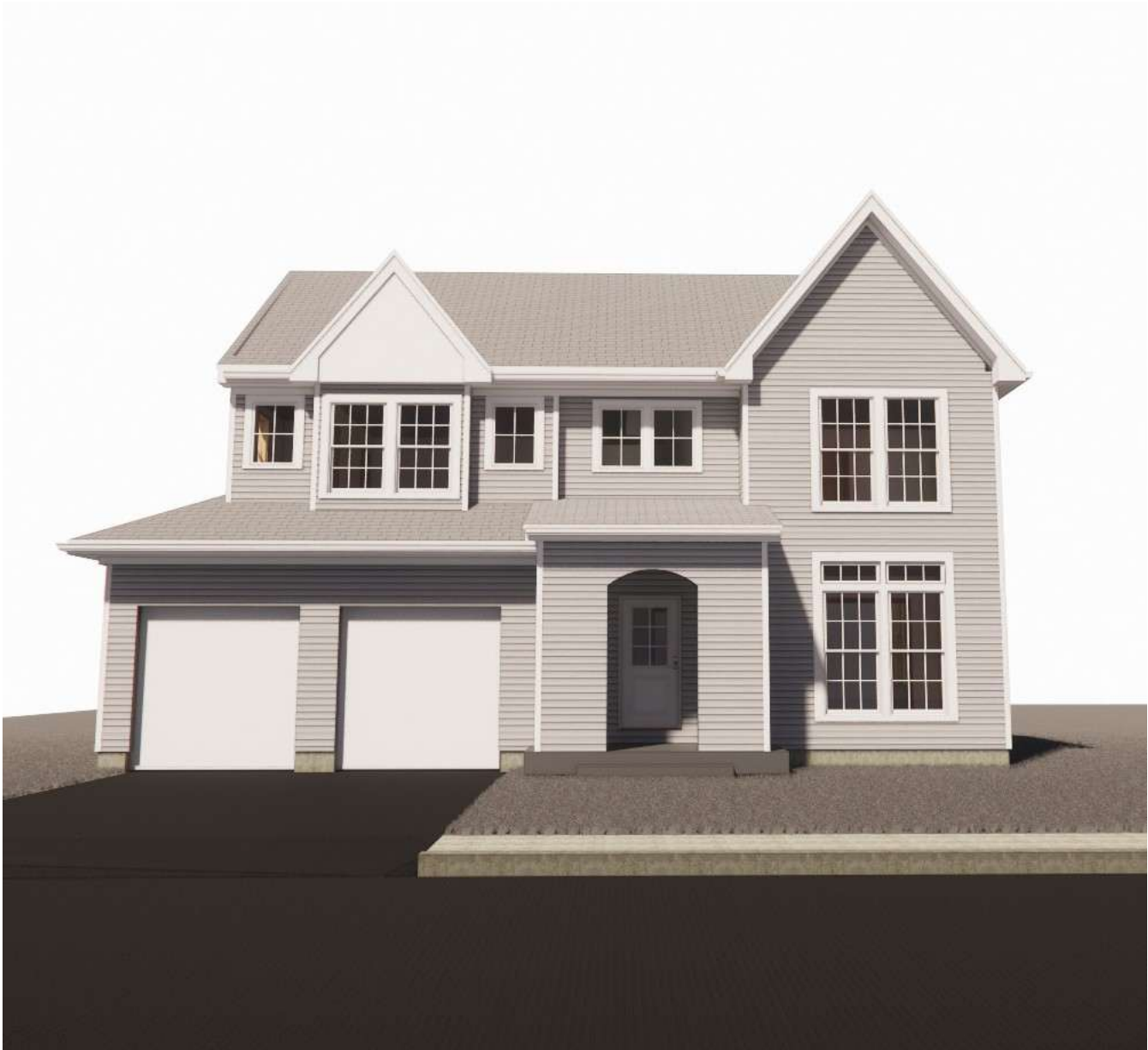
House 3

(TOTAL AREA REDUCED: 2,320 sf)

Side-by-side Comparison
Front View



Base
(7,682 sf)



Reduction 3
(4,658 sf)

House 3

(TOTAL AREA REDUCED: 3,024 sf)

Side-by-side Comparison
Corner View 1



Base
(7,682 sf)



Base
(7,682 sf)

House 3

Side-by-side Comparison
Corner View 1



Base
(7,682 sf)



Reduction 1
(6,019 sf)

House 3

(TOTAL AREA REDUCED: 1,663 sf)

Side-by-side Comparison
Corner View 1



Base
(7,682 sf)



Reduction 2
(5,362 sf)

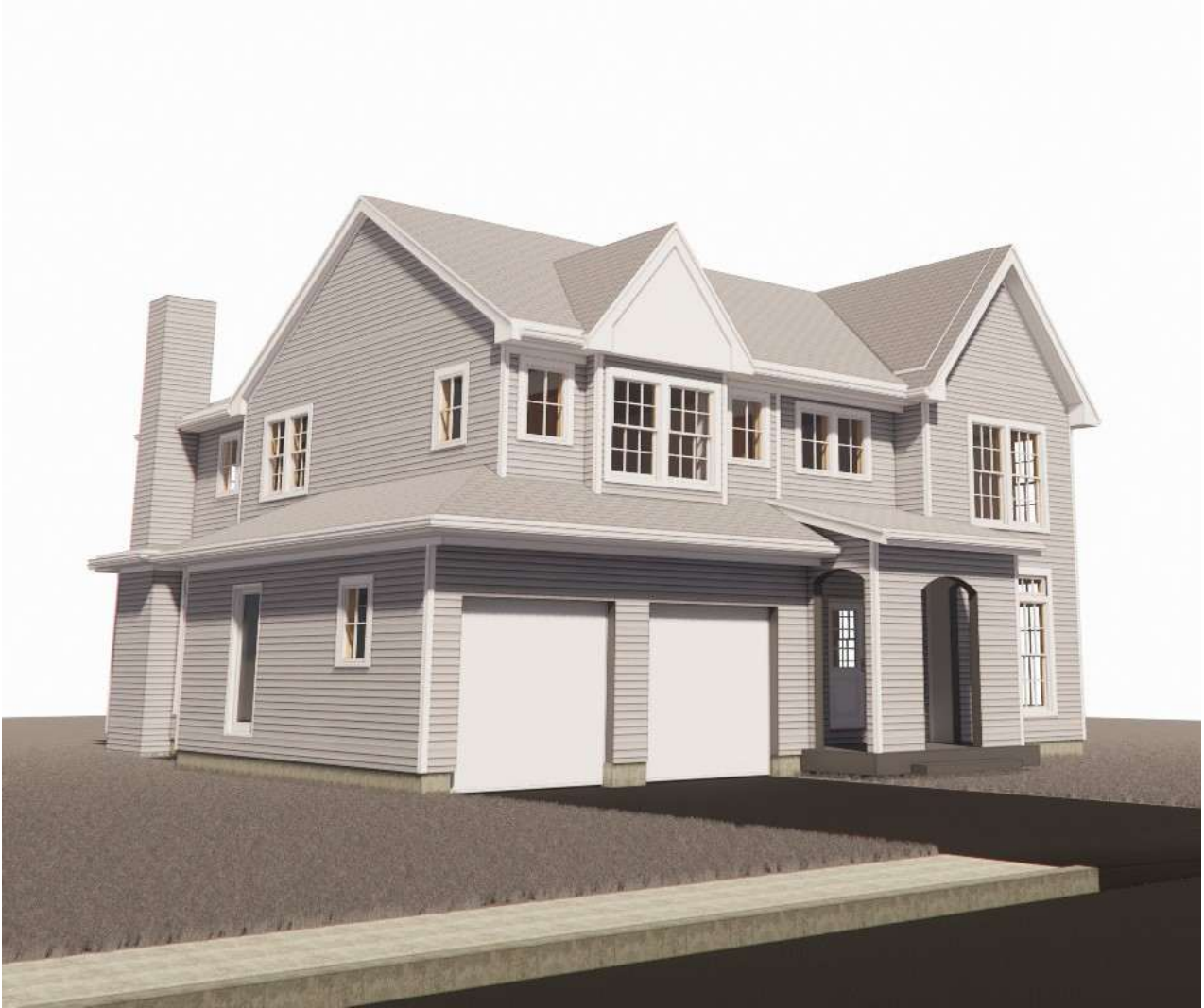
House 3

(TOTAL AREA REDUCED: 2,320 sf)

Side-by-side Comparison
Corner View 1



Base
(7,682 sf)



Reduction 3
(4,658 sf)

House 3

(TOTAL AREA REDUCED: 3,024 sf)

Side-by-side Comparison
Corner View 2



Base
(7,682 sf)



Base
(7,682 sf)

House 3

Side-by-side Comparison
Corner View 2



Base
(7,682 sf)



Reduction 1
(6,019 sf)

House 3

(TOTAL AREA REDUCED: 1,663 sf)

Side-by-side Comparison
Corner View 2



Base
(7,682 sf)



Reduction 2
(5,362 sf)

House 3

(TOTAL AREA REDUCED: 2,320 sf)

Side-by-side Comparison
Corner View 2



Base
(7,682 sf)



Reduction 3
(4,658 sf)

House 3

(TOTAL AREA REDUCED: 3,024 sf)

Neighborhood Comparison
Corner View 1



House 3 - Base (7,682 sf)

Neighborhood Comparison
Corner View 1



House 3 - Reduction 1 (6,019 sf)
(TOTAL AREA REDUCED: 1,663 sf)

Neighborhood Comparison
Corner View 1



House 3 - Reduction 2 (5,362 sf)
(TOTAL AREA REDUCED: 2,320 sf)

Neighborhood Comparison
Corner View 1



House 3 - Reduction 3 (4,658 sf)
(TOTAL AREA REDUCED: 3,024 sf)

Neighborhood Comparison
Corner View 2



House 3 - Base (7,682 sf)

Neighborhood Comparison
Corner View 2



House 3 - Reduction 1 (6,019 sf)
(TOTAL AREA REDUCED: 1,663 sf)

Neighborhood Comparison
Corner View 2



House 3 - Reduction 2 (5,362 sf)
(TOTAL AREA REDUCED: 2,320 sf)

Neighborhood Comparison
Corner View 2



House 3 - Reduction 3 (4,658 sf)
(TOTAL AREA REDUCED: 3,024 sf)

House 3

Summary of Reductions

BASE:		1st Reduction:		2nd Reduction:		3rd Reduction:	
7,682		6,019		5,362		4,658	
1st fl	2,041	1,517	-524	1,517	-524	1,417	-624
2nd fl	1,992	1,711	-281	1324	-668	1,521	471
attic	1,292	975	317 -336	705	-587	0	1,292 -1,929
basement	1,837	1,351	-486	1,351	-486	1,255	-582
garage	520	420	-55	420	-55	420	-55
TOTAL AREA EXISTING		TOTAL AREA REDUCED		TOTAL AREA REDUCED		TOTAL AREA REDUCED	
7,682		1,663		2,320		3,024	
footprint	2,561	1937	-122	1,937	-122	1,837	-724
Lot Size	10,001	10,001		10,001		10,001	
1st-2nd Flr	10'-3"	10'-3"	0	9'-9"	-6"	9'-6"	-9"
2nd-Attic	10'-3"	10'-3"	0	9'-9"	-6"	9'-3"	-1'-0"
FAR	58% (5,811)	46% (4,623)	-10%	40% (3,966)	-32%	(34%) 3,358	-42%
LFAR	71% (7,128)	54% (5,355)	-9%	49% (4,897)	-32%	(42%) 4193	-41%
Coverage	25.7%	20%		20%		19%	
Ave Grade - Ridge	34'-2 1/2"	33'-0"	-1' 2 1/2"	32'-0"	-2'-2 1/2"	30'	-4'-2 1/2"

D2. Dimensional Control Considerations Summary

- **Floor Area Ratio (FAR):**
 - Change definition to counting 1, 2, 3 + Garage
 - Change formula to be a siding scale based on lot size & favoring smaller lots
- **Lot Coverage:**
 - Change formula to be a siding scale based on lot size & favoring smaller lots
- **Height Limits:**
 - Building Height reduced limits for pitched roofs, flat roofs, sloping sites and at side setbacks
- **Setbacks:**
 - Average front setback (to preserve special neighborhood setback character). Examples: Fair Oaks, Webster, Warren, Highland etc.

Reference material from June 2025

Dimensional regulations for consideration:

- **Floor Area Ratio** – change definition, reduce
- **Garage** – include in FAR calculation
- **Setbacks** – front setback (exception rule) for unique neighborhood character if greater than 20’
- **Height limit** – desire for lower height
- **Lot coverage** – likely need to reduce
- **Design rules** – possible design changes, but perhaps not within scope
- **Lot size** – N/A
- **Tree by-law** – N/A (coordination with other committee)
- **Stormwater/drainage regulation** – N/A (coordination with other committee)

4.2.3 Table of Regulations for Rural Residence-Conservation, Single Residence A, Single Residence B, and General Residence Districts, for Buildings and Structures Created Through New Construction on any Lot

Except as otherwise provided in Section 4.2.4 for public, semi-public and institutional uses, no building or structure created through New Construction shall be constructed, altered, or relocated on any lot except in conformance with these regulations:

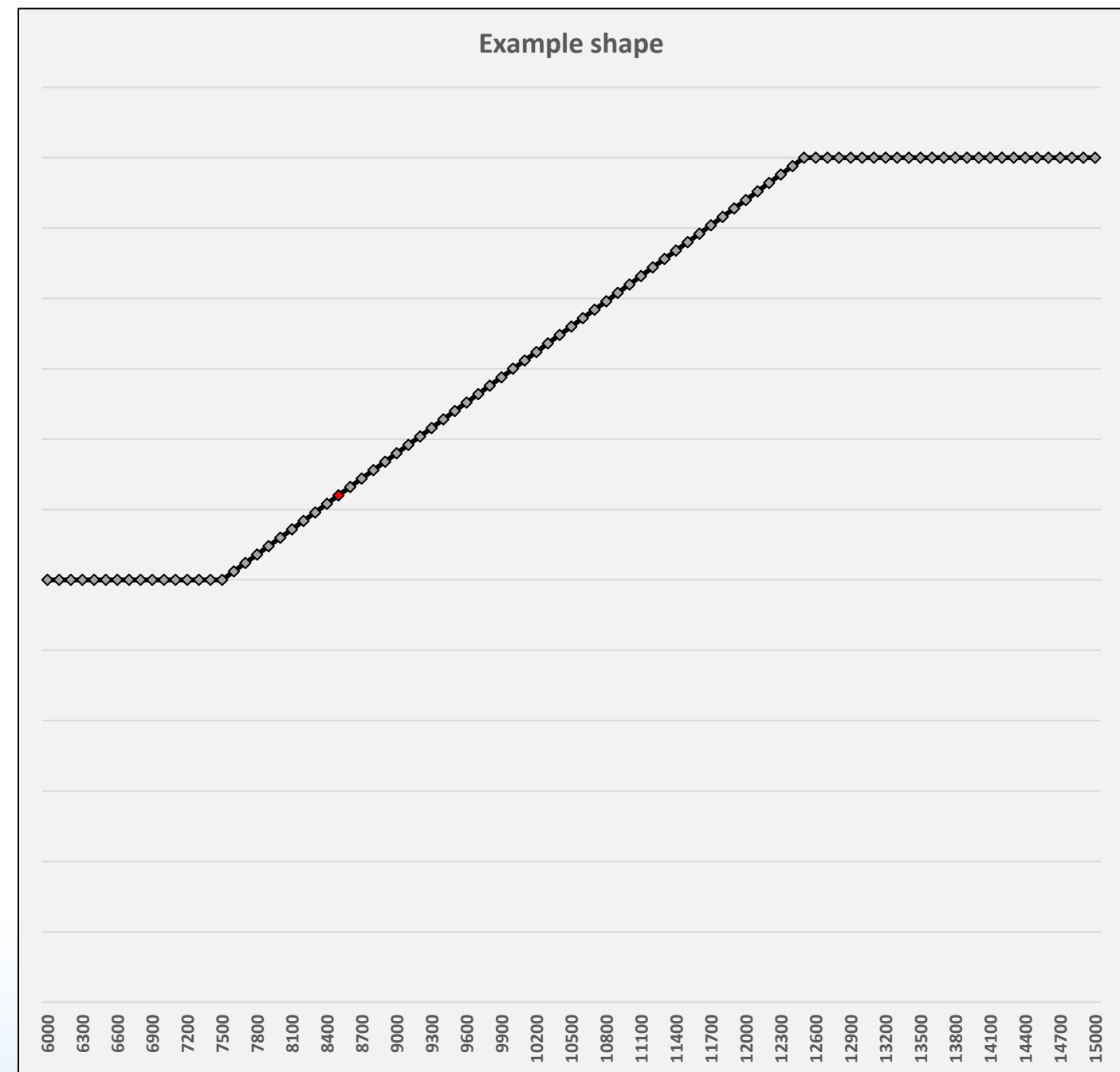
District	Min. Lot Area (sf)	Min. Frontage (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Max. Floor Area Ratio (F.A.R.)	Max. % Lot Coverage	Max. Stories	Max. Height (ft)
Rural Residence Conservation	43,560	150	50	25	25	NR	15%	2-1/2	35
Single Residence A	43,560	150	30	25	15	NR	NR	2-1/2	35
Single Residence B	10,000	80	20 (h)(i)	14 (a)(j)	20	.36-.38 (g)	25%-30% (b)	2-1/2	35 (e)(f)
General Residence	10,000	80	20 (h)(i)	14 (a)(j)	20	NR	30%-35% (c)	2-1/2	35 (e)(f)

Reference material from June 2025

Floor Area Ratio:

- Apparent agreement to count 3rd floor (attic) and garage
- Basement could be counted if it triggers a “greater than 50% exposed” (current requirement to be studied).
- Divided on whether to count basement. Could be a moot point regardless as “shape” of FAR limit is likely to be redone.
- Question: best way to count FAR?
 - Interior space of 5’ or greater is done in several towns. Confirmed to be able to achieve goal.
 - Strong consideration to use Wellesley’s definition (TLAG) which includes 1, 2, 3 and garage (on first floor)
- The main question: where is the limit going to be?
- Example new curve. Includes minimum allowance at low end of lots and maximum allowance at higher end.
- Sliding ratio between 7.5K and 12.5K lot size connects FAR to lot size to provide more parity between smaller and larger lots.

Example showing sliding scale: house sizes related to lot sizes



Reference material from June 2025

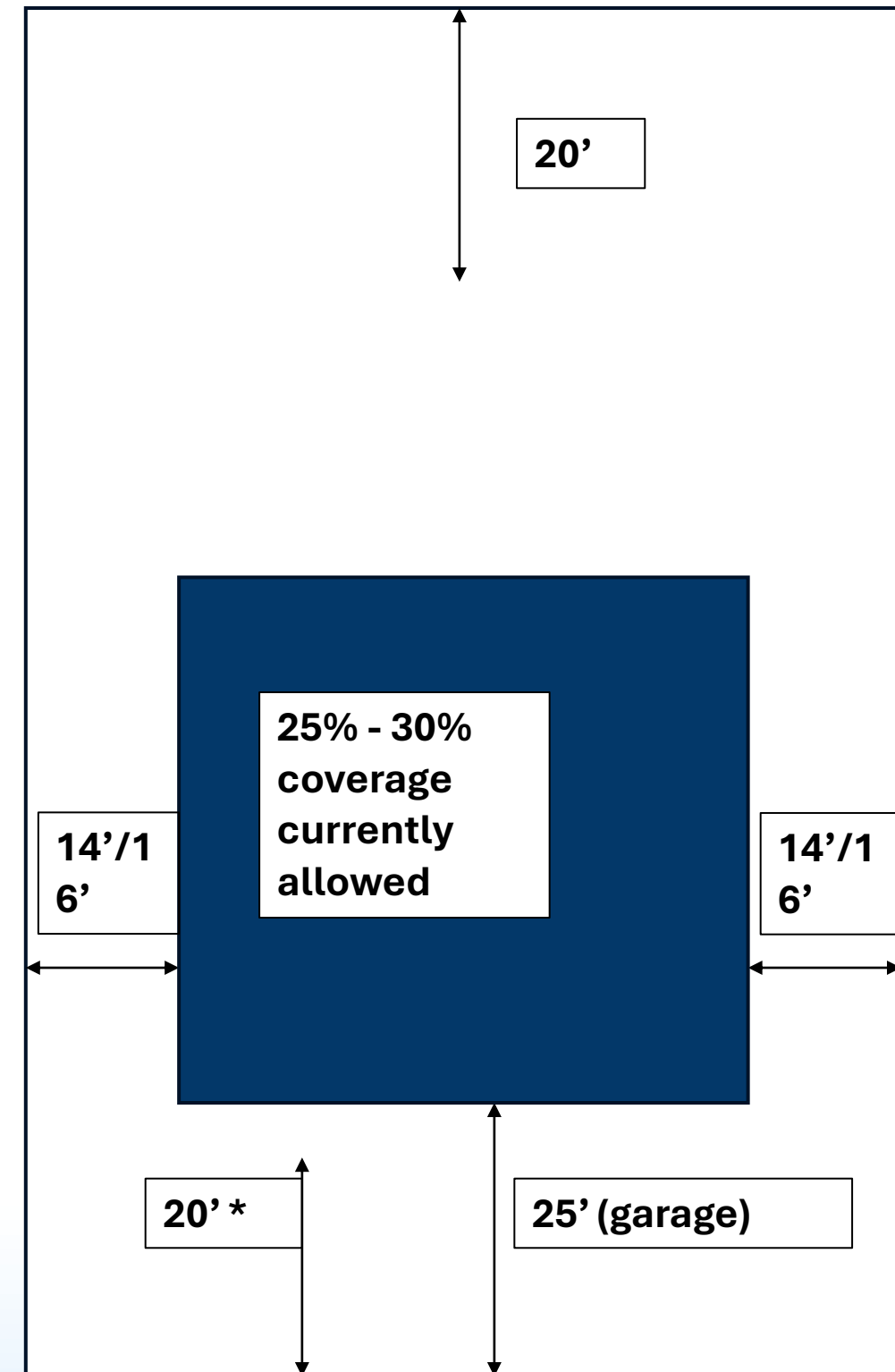
Height limit:

- **Height limit:** Clear interest in reducing height limit from 35' (current limit).
- Reduction to 33' and 32' would have little functional impact on house. To 31'/30' begins to create some functional/design changes that begin to prevent habitable third floor spaces. May include a separate flat roof height limit and/or a separate side eave height limit.
- **Designs:** Interest in fixing definition of half story to ensure that sides (at side setbacks) have a 2-story limit and/or sloping roofs.
- Add separate height limit controls for flat roofs.
- Some interest in controlling gables/dormers to reduce size perception of house
- **Lot grading height changing/retaining walls:** interest in more regulation of manipulation of finished grade height to create taller house. However, can be addressed apart from dimensional regulations.

Reference material from June 2025

Setbacks:

- **Side setbacks:** Some interest in reducing; potentially tie side setbacks to lot frontage for new construction
- **Back setbacks:** desire for bigger backyards, but no specific ideas
- **Front setbacks:** * propose an exception rule to support unique neighborhood blocks in town with a consistent setback character when it is greater than the 20' requirement. Add calculation of average front setback based on an average of adjacent house lots within a certain distance. (similar to Wellesley bylaw)
- *Example streets: Fair Oaks Park, Webster, Warren*



• Note: 12'/14' side yard setback for non-conforming lots with frontage below 80 feet.

Reference material from June 2025

Lot coverage:

- Some interest in reducing lot coverage given review of smaller lots. The coverage can be coordinated with analysis of a reduction in the FAR requirements. All the examples were close to the current coverage limits: for lots containing < 5,500 sf – 30%; <6,000 sf – 29%; <6,500 sf – 28%; <7,000 sf – 27%; <7,500 sf – 26%; for lots containing at least 7,500 sf – 25%.
- Could be interest in reducing limits, particularly for the smaller lots, but will need to coordinate with houses on medium and larger lots. May also consider reducing limits for lots as they increase above 7,500 up to lots above 10K, 15K and 20K. May be a formula that works in sliding scale and is based on the lot size.
- Options on several proposed limits to be tested in the modeling of reduction studies by a consultant to the committee.

Reference material from 2017

Current Floor Area Ratio

- Floor to Area Ratio (FAR) Requirement in the SRB District as noted in table below.
- **Area calculated for FAR is the first and second floor area. Attic/third floor and basement are currently not included.** There is an additional allowance of 600 square feet for the garage which is NOT included in FAR.
- **Basic Program assumptions:** First floor includes 2 car garage, LR, DR, kitchen, family room, mud room and study. Second floor includes 4 BRs, 2-3 Baths, Laundry.

Lot Size in Square Feet	FAR
Lot size < 12,000	.38
Lot size $\geq$ 12,000	.36

Reference material from 2017

Current Lot Coverage Table for Lot Size Ranges

	Lot Size (SF)	% Coverage	Allowable Coverage (SF)
Single Residence B	7500 or more	25	1875 or more
	7000-7499	26	1820-1950
	6500-6999	27	1755-1890
	6000-6499	28	1680-1820
	5500-5999	29	1595-1740
	5499 or less	30	1650 or less
General Residence	9000 or more	30	2700 or more
	8500-8999	31	2635-2790
	8000-8499	32	2560-2730
	7500-7999	33	2475-2640
	7000-7499	34	2380-2550
	6999 or less	35	2450 or less

Reference material from 2017

Current Height Measurement Method

- **In all residential districts, two measurement options are offered at applicant's discretion:**
 - 1. Measure from average existing grade or average new grade, whichever is lower. Height limit is 35 feet.
 - 2. Measure from a single point in the street centerline as the average of the highest 1/3 of the properties' street frontage. Height limit is 32 feet.
- **In SRB and General residence districts:**
 - 1. Maximum height at any point may not exceed 41 feet.
 - 2. Dormers in the half story above second floor on the façade containing a basement walk-out are not permitted.

Reference material from 2017

Current Dimensional Regulations: Single Residence B & General Residence Districts

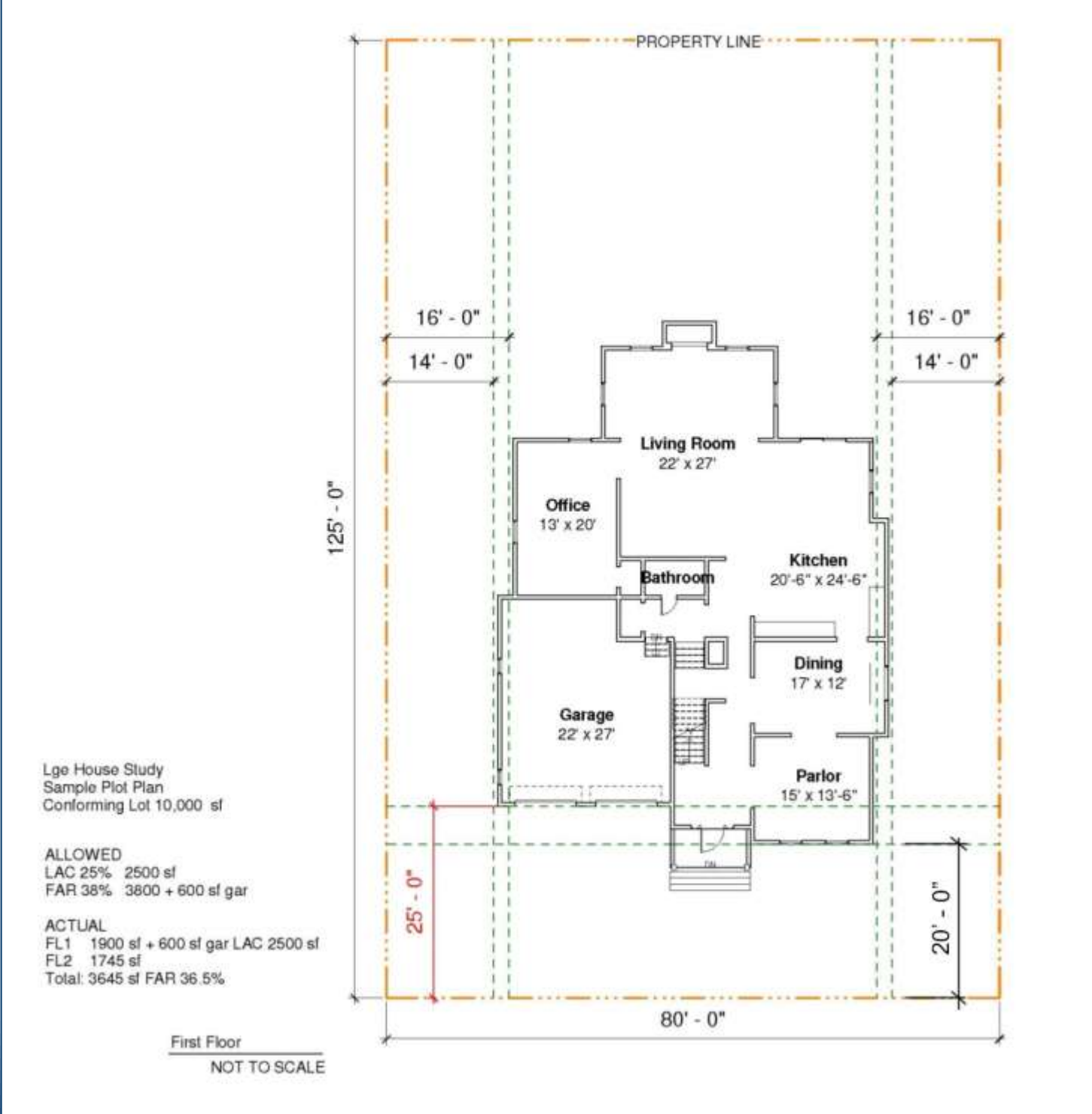
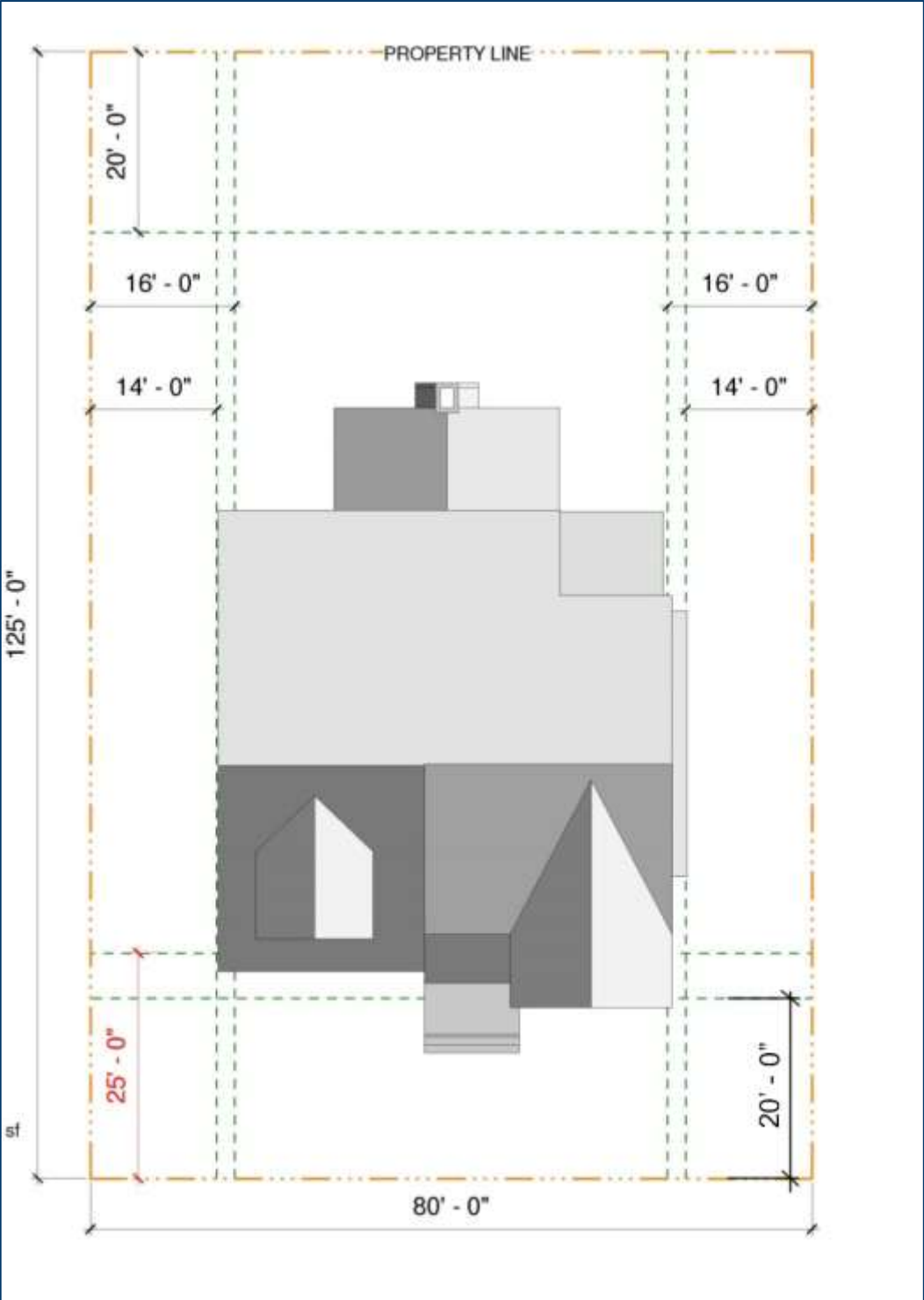
New Construction

	Minimum Lot Area (sq ft)	Minimum Frontage (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage %	Maximum Stories	Maximum Height (feet)
Single Residence B Zoning District (New Construction)	10,000	80	20 (a)(b)	14 (b)(c)	20	.36-.38 (d)	25%-30%	2.5	35 (e)(f)
General Residence Zoning District (New Construction)	10,000	80	20 (a)(b)	14 (b)(c)	20	NR	30%-35%	2.5	35 (e)(f)

- (a) Attached garages have minimum setback of 25’.
- (b) Special permit exception for existing structure non-conforming relative to front or side yard setback.
- (c) Increased to 16 feet for any length over 32’ feet on a frontage conforming lot. On lots with non-conforming frontage side setback is 12 feet, increased to 14 feet after 32’ of building length along the sideline.
- (d) For lots < 12,000 sq. ft. 38. For lots 12,000 sq. ft. or more .36.
- (e) .Maximum height of building at any one point may not exceed 41’.
- (f) If basement wall exposed to full height, dormers in half-story are not permitted.

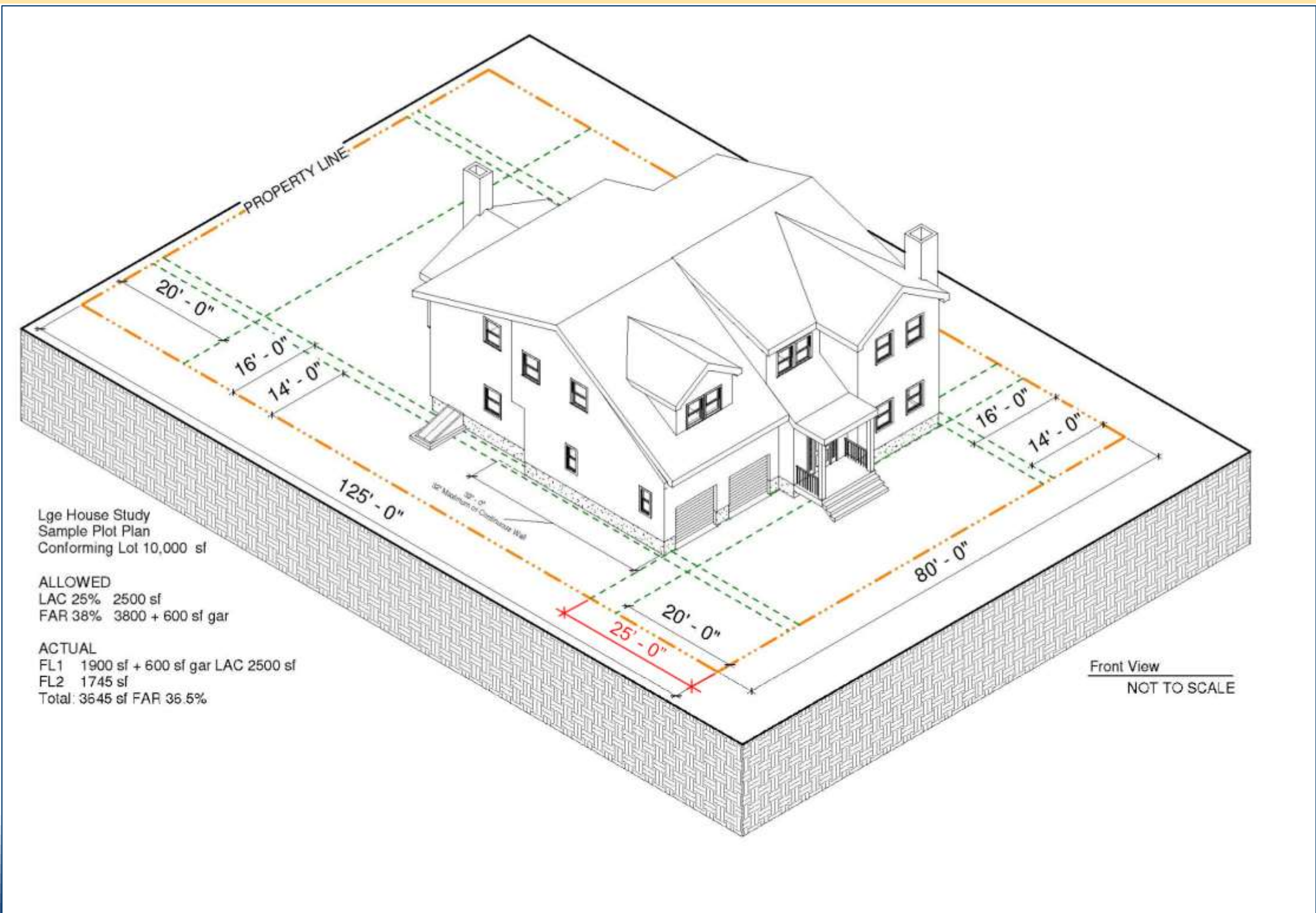
Reference material from 2017

Conforming Lot: New Construction



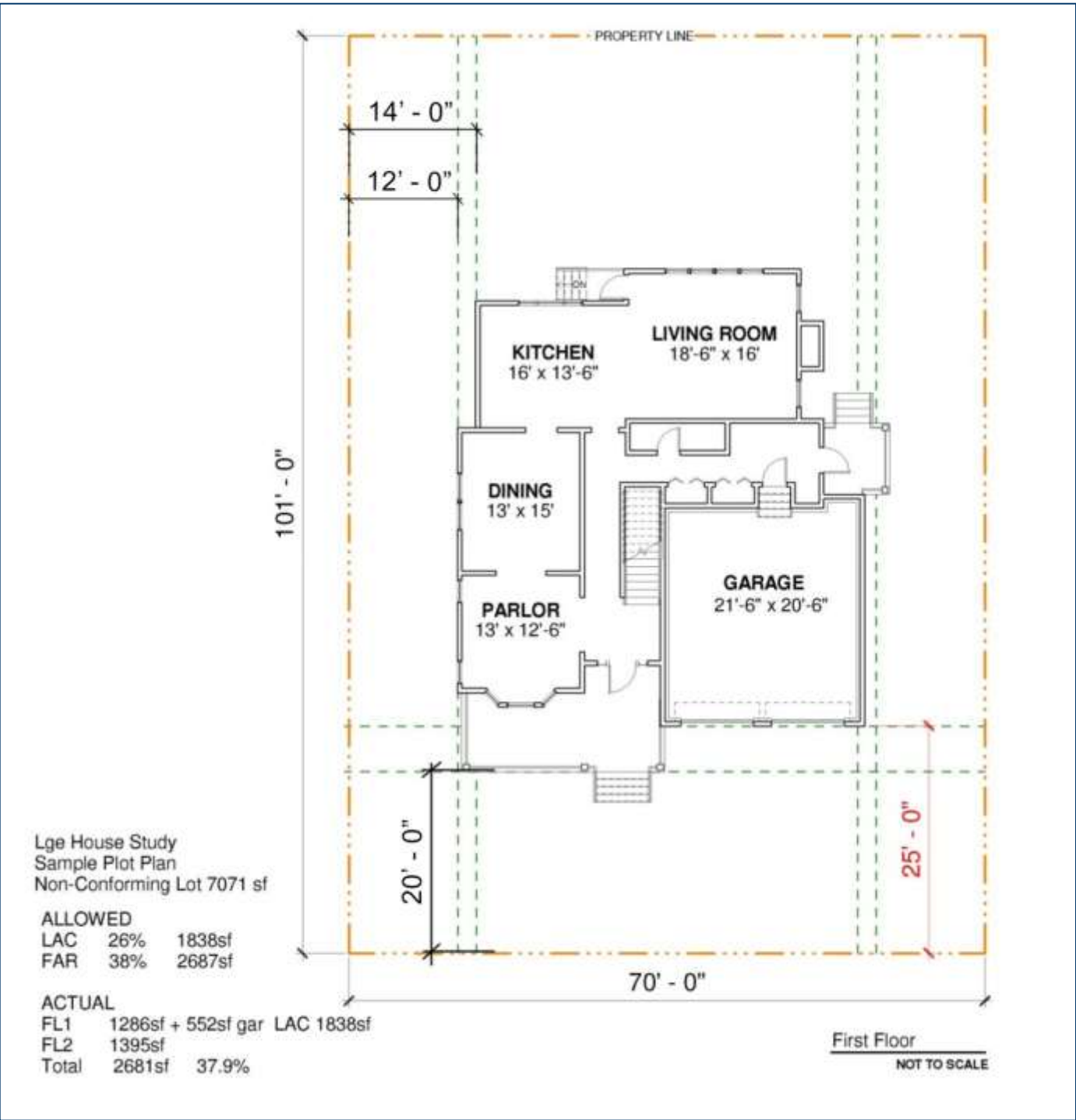
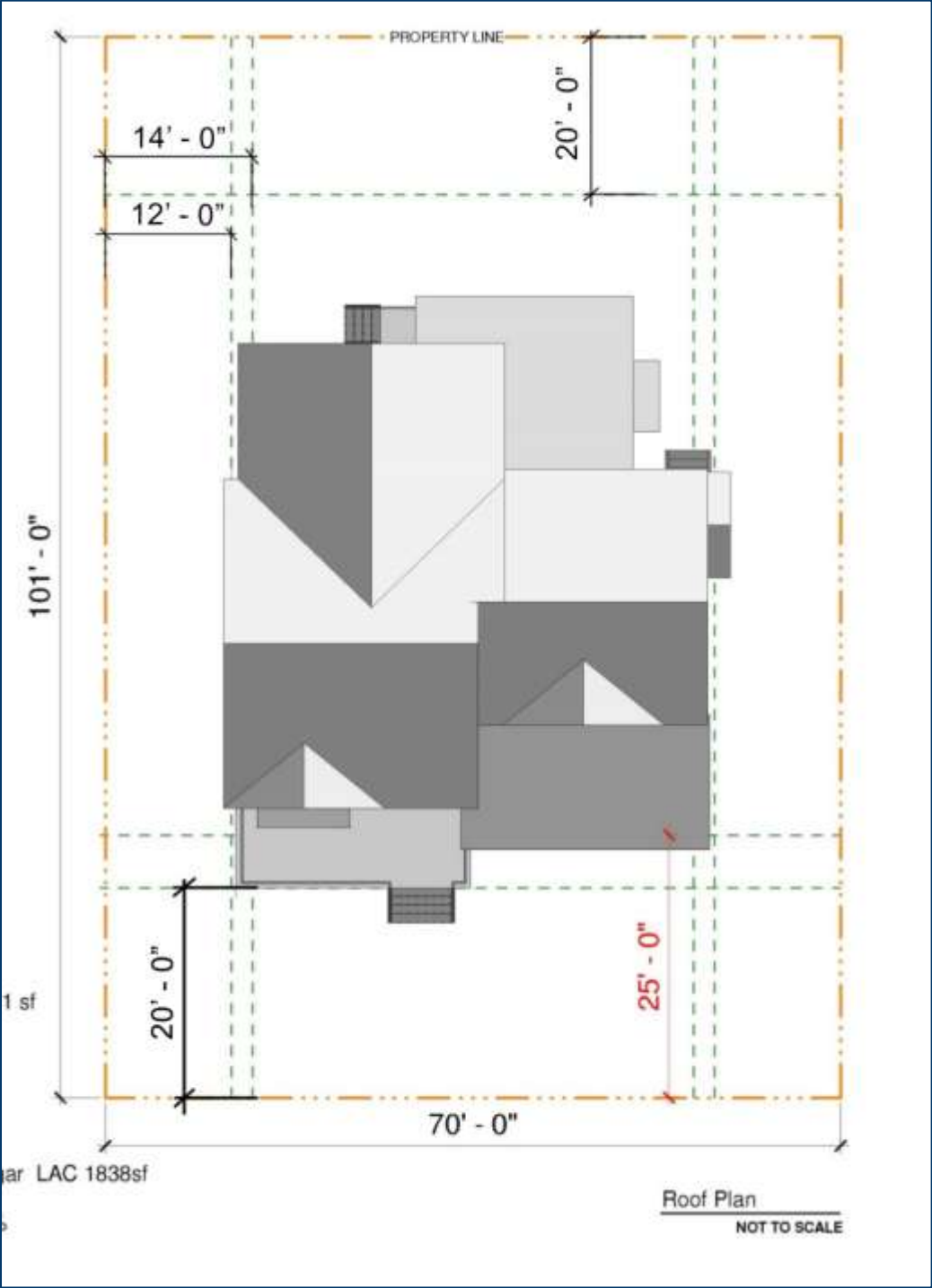
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Conforming Lot: New Construction



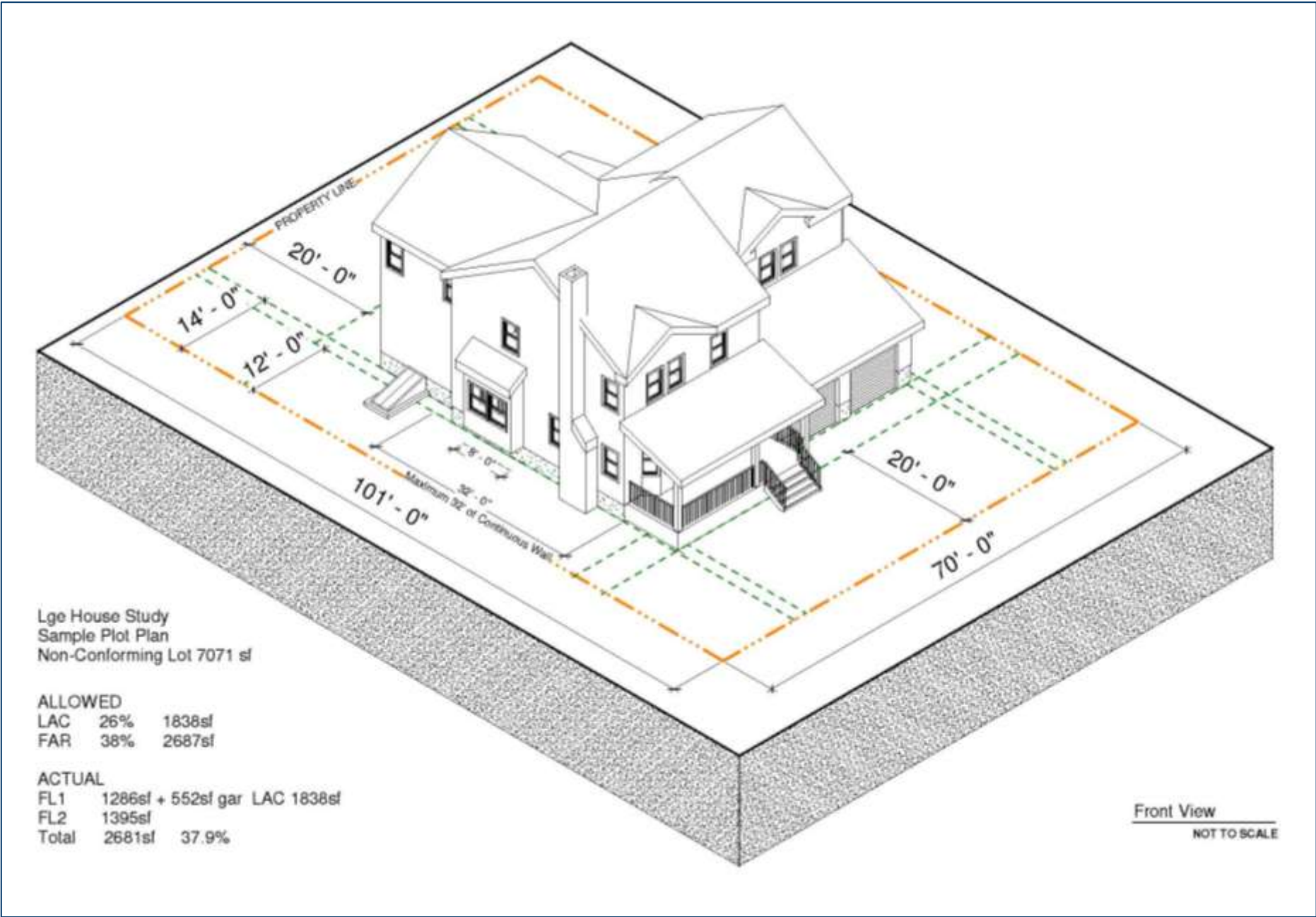
Reference material from 2017

Non-Conforming Lot: New Construction



Reference material from 2017

Non-Conforming Lot: New Construction



Summary of LHR Considerations as of Sep 25:

- 3rd floor space with interior ceiling height of 5' or greater and garages count towards FAR
- FAR limits changed to reduce the bulk of homes in comparison to what is allowed currently
- FAR limits changed using a measuring method that is graduated based on the actual size of the lot (*house sizes to be more appropriately scaled to the size of the lot*)
- Lot coverage limit reduced (*this may also be a formula to support house coverage more appropriately scaled to the size of the lot*)
- **Height limit reduced** – Adjust maximum ridge height and refine definition of “half story” for sloping and flat roof house designs, particularly along the side elevations abutting neighbors
- **Setbacks** – consider adding an exception rule: to support unique neighborhood blocks in town with a consistent setback character when it is greater than the 20' requirement using an average of the adjacent lots within a certain distance. (similar to Wellesley bylaw)

Ideas from Wellesley – *a possible Special Permit process?*

- The current approach is to have firm as-of-right limits for all lots. Wellesley introduces another option – soft limits coupled with more permissive limits under a review process.
 - Working group did not favor the “tiered” approach of Wellesley’s limits - dimensional regulations like FAR should be tied to square footage of lot (similar concept to Concord).
- Wellesley offers a successful example that controlled numbers and sizes of large homes on similar 10K and 15K lot districts – similarities include lot sizes, strong property values, and community support for a LHR process.
- A Wellesley-like approach using a Large House Review process is time intensive, requiring hiring of additional staff and/or establishment of an appointed/elected entity to evaluate new construction.
- A process for evaluation would have to be created. Wellesley offers a blueprint, but there has not yet been a discussion on whether that was seen as desirable for Needham.
 - Could Needham investigate the use of a Special Permit process for homeowners/builders who want to go beyond the tightened house size criteria of an amended LHR bylaw. Having an “out” option is a positive.
 - The downside is the increased review process complexity and need for additional staff and/or volunteers.

Ideas from Concord – *a sliding scale of FAR calculation related to lot size?*

- Concord's **Floor Area Ratio (FAR)** formula is tailored to the size of the lot. This approach also allows the refinement of the formula to address differences in smaller vs. larger lots to make corrections to perceived unintended consequences that may favor one size of lot over another.
- A consideration of this approach to a sliding scale for FAR tied to lot size is also possible for **Lot Coverage**. Again, a sliding scale approach for coverage may help to correct the impact of unintended consequences from the current use in Needham of a fixed lot coverage for lots above 7,500 SF after a sliding scale for lots between 5,000 sf and 7,500 sf.

Analysis of dimensions of recent newbuilds (non-conforming)

Large House Study - FAR Rules/Tests - Summary Houses <10,000 SF (Non-Conforming Lots) 6/10/2025									
Sample	Lot Size SF	Lot Cov. Limit %	Lot Area Actual %	Livable Area	FAR Limit	Calculated Floor Area Ratio		Max Livable Floor Area (See Note 1) Similar to MLS Listing	
				As Designed N.I. Garage		Floor 1,2	Floor 1,2,3,+G1	Based On FAR Floor 1,2,3,+G1	Based On Lot Coverage Limit
House 1	7,000	26%	23.4%	5,458	38%	46.0%	62.4%	3,750	6,064
House 2	7,000	26%	24.1%	4,004	38%	37.9%	55.3%	3,306	4,320
House 3	7,274	26%	22.4%	3,759	38%	37.9%	37.9%	3,767	4,364
House 4	7,353	26%	25.0%	4,245	38%	35.1%	49.2%	3,992	4,415
House 5	7,828	25%	24.8%	5,276	38%	38.0%	57.0%	4,219	5,319
House 6	8,159	25%	22.3%	4,857	38%	37.9%	55.5%	3,895	5,446
House 7	8,171	25%	21.7%	4,722	38%	37.4%	50.6%	4,095	5,434
House 8	8,250	25%	22.1%	4,962	38%	37.7%	54.5%	4,135	5,614
House 9	9,191	25%	24.4%	5,858	38%	37.6%	56.0%	4,776	6,004
House 10	9,801	25%	23.1%	6,417	38%	37.7%	58.1%	4,914	6,945
House 11	9,953	25%	20.1%	5,349	38%	31.1%	46.3%	5,063	6,655
House 12	7,932	25%	22.2%	4,023	38%	38.7%	44.6%	3,968	4,535
House 13	8,300	25%	23.1%	5,360	38%	38.4%	55.3%	4,392	5,802
House 14	7,000	25%	24.9%	5,081	38%	40.3%	68.1%	3,466	5,101
House 15	8,844	25%	21.3%	4,713	38%	33.8%	44.7%	4,598	5,522
				23.0%	4,939 Ave			4,156	5,436

Bylaw Requirements
 X = FAR Changeover
 FAR for lot < X
 FAR for lot >= X
 Lot Coverage Limit

12,000
 38%
 36%
 25%
 25%

Note 1: Includes livable area on ALL floors, not including garage (typ of R.E. Listing)
 To change the values regarding Bylaws, adjust values in main Summary sheet
 SRB Lot Coverage Limit = 25% when lot > 7,500 SF, 26% between 7000-7499 SF
 = Adjustable for Testing alternate values

Analysis of dimensions of recent newbuilds (conforming)

Large House Study - FAR Rules/Tests - Summary Houses >10,000 SF (Conforming Lots) 6/10/2025									
				Livable Area		Calculated Floor Area Ratio		Max Livable Floor Area (See Note 1) Similar to MLS Listing	
Sample	Lot Size SF	Lot Area Limit %	Lot Area Actual %	As Designed N.I. Garage	FAR Limit	Floor 1,2	Floor 1,2,3,+G1	Based On FAR Floor 1,2,3,+G1	Based On Lot Coverage Limit
House 1	10,001	25%	24.1%	6,765	38%	37.9%	58.2%	5,270	7,018
House 2	10,001	25%	23.5%	6,525	38%	37.8%	56.2%	5,200	6,941
House 3	10,001	25%	25.7%	6,709	38%	40.1%	54.9%	5,548	6,532
House 4	10,061	25%	24.7%	5,851	38%	37.5%	51.5%	5,048	5,922
House 5	10,045	25%	24.4%	4,982	38%	31.9%	40.1%	5,267	5,105
House 6	10,149	25%	22.7%	6,092	38%	35.8%	49.0%	5,566	6,709
House 7	10,568	25%	24.3%	6,351	38%	37.9%	51.9%	5,486	6,534
House 8	10,785	25%	24.5%	6,588	38%	37.9%	50.6%	5,700	6,722
House 9	10,877	25%	22.3%	6,521	38%	36.8%	46.4%	6,119	7,311
House 10	11,761	25%	22.6%	6,687	38%	35.3%	49.2%	5,981	7,397
House 11	12,092	25%	21.7%	6,547	36%	35.8%	47.3%	5,748	7,543
House 12	12,615	25%	16.2%	5,146	36%	26.9%	35.1%	5,776	7,941
House 13	12,932	25%	19.9%	5,798	36%	30.9%	39.0%	5,990	7,284
House 14	14,326	25%	19.6%	7,268	36%	32.8%	37.7%	7,021	9,270
House 15	14,314	25%	26.0%	7,225	36%	35.1%	44.9%	6,548	6,947
House 16	16,406	25%	22.8%	8,936	36%	34.7%	38.0%	9,145	9,798
House 17	32,679	25%	14.0%	10,117	36%	20.8%	25.6%	14,462	18,066
				22.3%	6.712 Ave			6.463	7.826

Bylaw Requirements
 X = FAR Changeover
 FAR for lot < X
 FAR for lot >= X
 Lot Coverage Limit

12,000
 38%
 36%
 25%
 25%

Note 1: Includes livable area on ALL floors, not including garage (typ of R.E. Listing)
 To change the values regarding Bylaws, adjust values in main Summary sheet
 SRB Lot Coverage Limit = 25% when lot > 7,500 SF, 26% between 7000-7499 SF
 = Adjustable for Testing alternate values

D3. Comparison Town Data Collection

- Comparison Large House data from neighboring towns; Wellesley, Concord and Lexington on the following:
 - Large House bylaws
 - Range of New Construction house sizes
 - House documentation for a selection of new construction houses built
 - New construction permit histories
 - Lessons learned and bylaw amendment considerations

D4. Fiscal Impact Analysis of the house reduction studies

Purpose:

This study seeks a value analysis to understand how potential changes in the zoning code affect the anticipated selling prices of existing smaller homes. This includes a review of smaller homes that were sold to a developer and torn down as well as smaller homes sold to homeowners who have remained in the current structure.

The intent is to understand the impact to prospective sellers if developers are restricted on the proposed house size they are permitted to build and to what magnitude, if any, that changes the current market value of the house. Additionally, the study seeks a fiscal impact analysis to understand the fiscal impact on the Town of a reduction in permitted house size on municipal tax revenues within the Single Residence B zoning district.

Existing Zoning

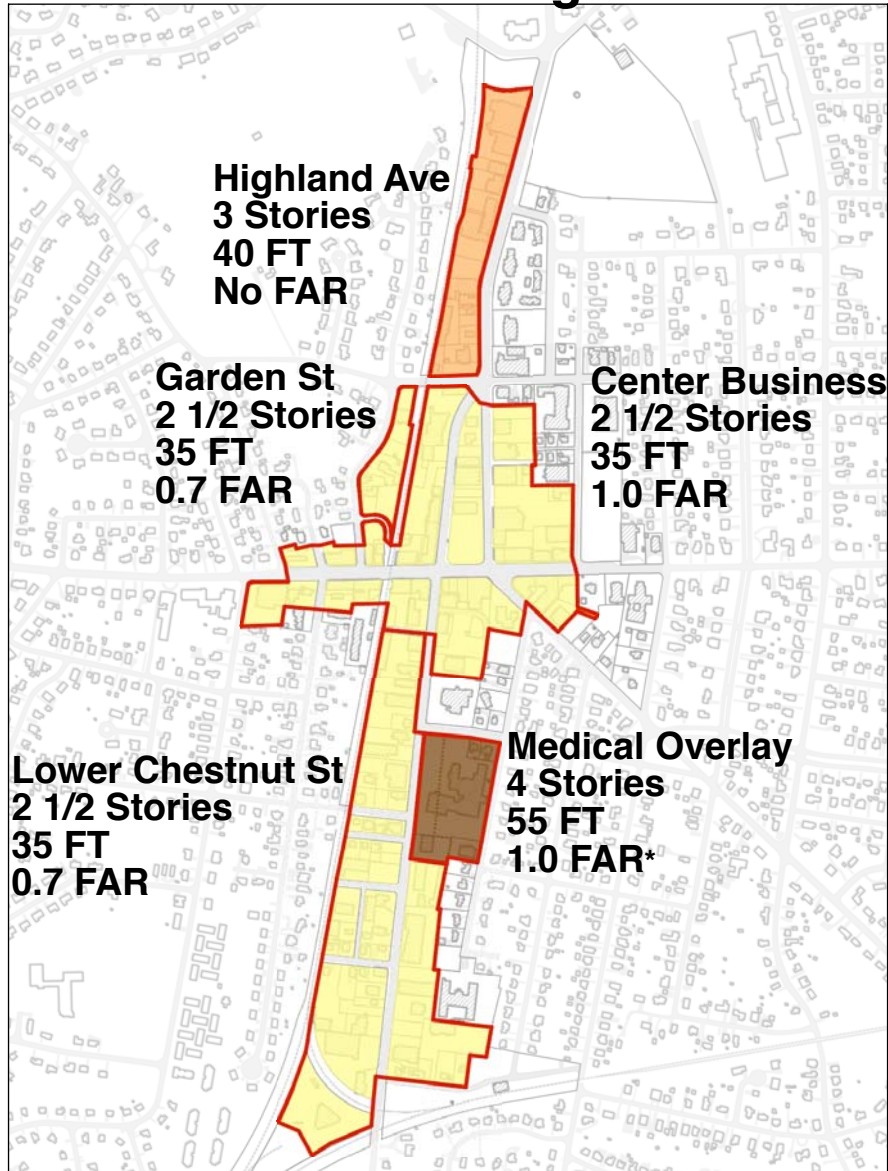
	Needham Center	
Dimensional standard	Center Business	Needham Cr Overlay
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Frontage	80 feet	80 feet
Maximum Building Height: By Right	35 feet 2.5 Stories	<u>Sub-District A</u> 35 feet 2.5 stories <u>Sub-District B</u> 35 feet 2.5 stories
Maximum Building Height: By Special Permit	N/A	<u>Sub-District A</u> 37 feet 3 stories <u>or</u> 48 feet 3+1 stories <u>Sub-District B</u> 37 feet 2 +1 stories
<u>Minimum</u> Building Height	N/A	<u>Sub-District A</u> 27 feet 2 stories
Floor Area Ratio: By Right	1.0 or as existing on 1/1/90, whichever is greater	same as Center Business
Floor Area Ratio: By Special Permit		2.0 <u>or</u> 3.0
Front Setback	Minimum 3 feet, or Average of adjacent setbacks, whichever is smaller	Minimum 0 feet
Side and Rear Setback Adjacent to Residential Zones	Minimum 50 feet, including 25-ft landscaped buffer closest to residential boundary	same as Center Business; except minimum setback 10 feet for underground parking structure
Building Coverage	N/A	N/A

Existing Zoning

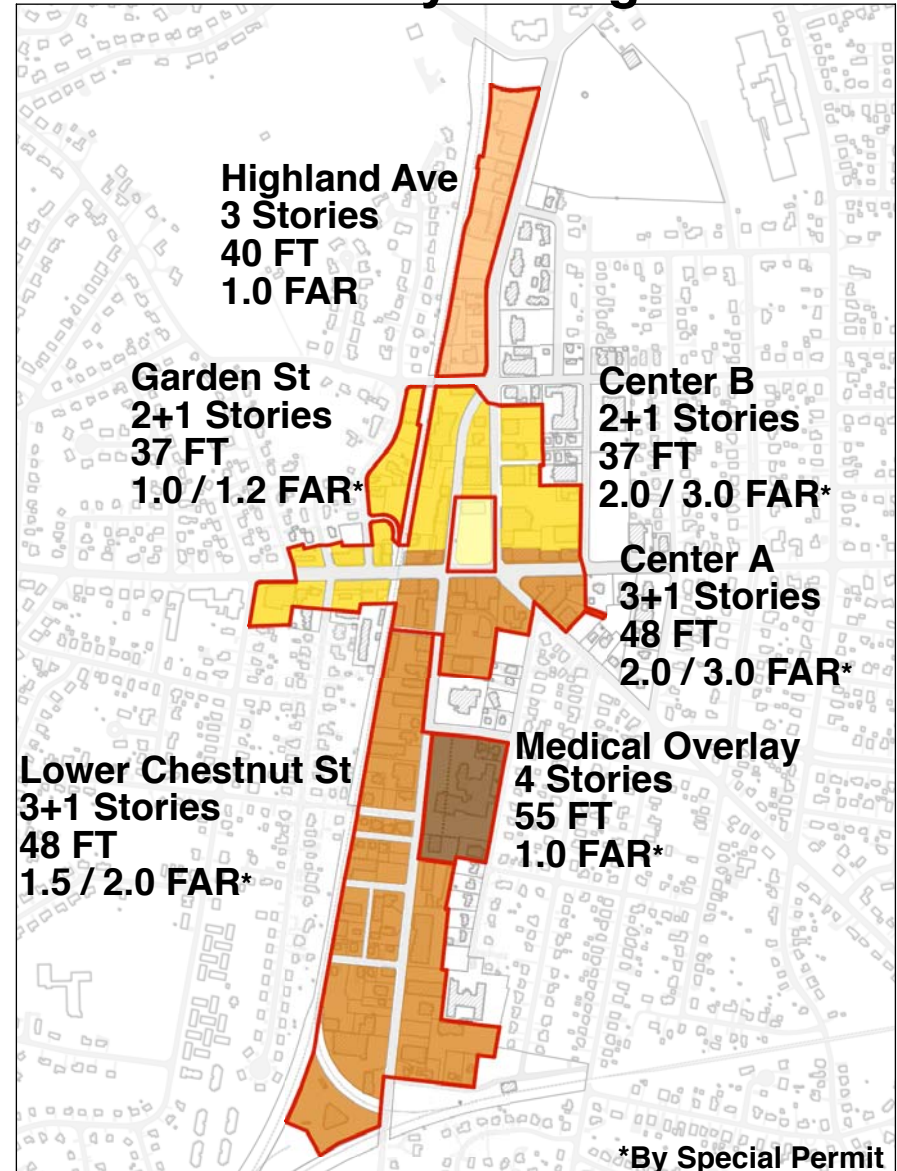
Needham Center		
Dimensional standard	Center Business	Needham Cr Overlay
Enclosed Parking	Included within FAR calculation with exception of underground parking exclusion by Special permit; certain design standards also apply	Underground parking exempt from FAR
Basic Off-Street Parking Requirements	Per Zoning By-Law Section 5.1.2	Per Zoning By-Law Section 5.1.2 except: *No parking required for retail <800 sq. ft. * Reduced parking for buildings with more than 40% of floor area located in upper stories *Bike racks required for residential uses *Payment in lieu of parking spaces to Needham Center Off-Street Parking Fund

District - Maximum Height & Density

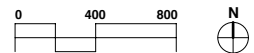
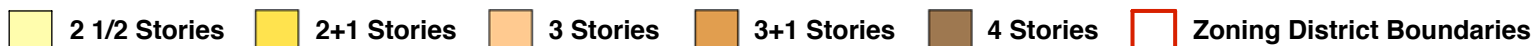
Base Zoning



Overlay Zoning



*By Special Permit



3.2.2 Uses in the Business, Chestnut Street Business, Center Business, Avery Square Business and Hillside Avenue Business Districts

The following schedule of use regulations shall apply in the B, CSB, CB, ASB, and HAB districts.

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
<u>AGRICULTURE</u> Farmers Market, not to exceed once a week, during the season from May 15 to November 30, which may take place on existing parking areas serving one of the following uses: (i) municipal/public uses, (ii) religious and educational uses protected by MGL Chapter 40A, Section 3 or (iii) in a commercially zoned district commercial uses, provided that the special permit granting authority determines that in addition to other necessary findings under Section 7.5.2 of the By-Law adequate parking and loading areas are maintained to serve such other uses during the Farmers Market.	SP	SP	SP	SP	SP
Farm, greenhouse, nursery, truck garden, provided the subject property contains a minimum of 2 ½ acres	Y	Y	Y	Y	Y
Salesroom or stand for agricultural and horticultural products provided all products sold are grown or produced on the premises of the farm, greenhouse, nursery or truck garden, provided the subject property contains a minimum of 2 ½ acres	Y	Y	Y	Y	Y
Sale during the Christmas season at a nursery or greenhouse of cut Christmas trees and wreaths grown or fabricated elsewhere than on the premises	Y	Y	Y	Y	Y

USE	B	CSB	CB	ASB	HAB
Sale during Christmas season by a non-profit corporation or organization of uncut or cut Christmas trees and wreaths grown or fabricated elsewhere than on the premises and associated, related merchandise, including the outdoor display of trees, wreaths and merchandise. Outdoor display is permitted on existing parking spaces, except that adequate parking and loading must be maintained	Y	Y	Y	Y	Y
<u>PUBLIC, SEMI-PUBLIC & INSTITUTIONAL</u>					
Church or other place of worship, parish house, rectory, convent and other religious institution	Y	Y	Y	Y	Y
School – public, religious, sectarian or denominational	Y	Y	Y	Y	Y
Dormitory for a school with no provisions for private cooking or housekeeping	Y	N	N	Y	Y
Public library and museum and philanthropic institution	Y	Y	Y	Y	Y
Public park and playground and municipal structure including a water tower and reservoir	Y	Y	Y	Y	Y
Public passenger station	Y	SP	SP	Y	Y
Child care facility	Y	Y	Y	Y	Y
Other private school, nursery, or kindergarten	SP	SP	SP	SP	SP
Convalescent or nursing home, hospital	SP	SP	SP	Y	Y
Cemetery	SP	N	N	Y	Y
Private club not conducted as a business	SP	SP	SP	SP	SP

<u>RESIDENCE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Single-family detached dwelling	Y	N	N	Y	Y
Planned residential development	N	N	N	SP	SP
Residential compound	N	N	N	SP	SP
Two-family detached dwelling	Y	N	N	Y	Y
Conversion of a single-family dwelling to a two-family dwelling	N	N	N	Y	Y
Apartment or multifamily dwelling *Allowed on second floor and in half-story directly above second floor only; consistent with density requirements for A-1	N	SP*	SP*	SP	SP
The use of an owner-occupied structure for shared elderly housing for up to six elderly occupants (60+); provided, (1) that such structure so used shall not be subdivided into separate apartments, (2) that occupancies therein by non-owners occupants shall be pursuant to an agreement specifying a term of occupancy of not less than one year, (3) that at any time there shall be in the town no more than fifty structures for which permits have been issued under the authority of this section, (4) that no more than 20% of such structures shall be located in any one precinct of the town, and (5) that the number of structures for which permits are granted in any one year shall not exceed 5 *Applies only to structures in existence prior to Dec. 31, 1982, otherwise N	SP*	N	N	SP	SP
Boarding house with no arrangements of any description for private cooking or housekeeping	Y	N	N	Y	Y

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
<u>BUSINESS</u> Retail establishment serving the general public if containing 10,000 or more gross sq. ft. of floor area (“Complex Development”):					
Grocery Store	Y	Y	N	SPC	N
Outdoor parking, storage or display of motor vehicles in conjunction with the sale or leasing of new or used motor vehicles on applications filed after September 28, 1978	SP	N	N	N	N
Other outdoor display of goods	Y	N	N	N	N
Retail trade or shop for custom work or the making of articles to be sold at retail on the premises	Y	Y	Y	SPC	N
Other retailing	Y	Y	Y	SPC	N
Retail establishments serving the general public if containing more than 5750 but less than 10,000 gross sq. ft. of floor area:					
Grocery store	Y	Y	N	Y	N
Outdoor parking, storage or display of motor vehicles in conjunction with the sale or leasing of new or used motor vehicles on applications filed after September 28, 1978	SP	N	N	N	N
Other outdoor display of goods	Y	N	N	N	N
Retail trade or shop for custom work or the making of articles to be sold at retail on the premises	Y	Y	Y	Y	N
Other retailing	Y	Y	Y	Y	N

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Retail establishments serving the general public if containing less than 5750 gross sq. ft. of floor area or incidental retail sales which are accessory to a permitted principal use which does not involve 50% of the total floor area or 5750 square feet of the principal use, whichever is lesser. 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: Grocery store * If under 1,000 sq. ft. of gross floor area	Y	Y	Y*	Y	SP
Outdoor parking, storage or display of motor vehicles in conjunction with the sale or leasing of new or used motor vehicles on applications filed after September 28, 1978 Other outdoor display of goods Retail trade or shop for custom work or the making of articles to be sold at retail on the premises Other retailing	SP Y Y Y	N N Y Y	N N Y Y	N N Y Y	N N Y SP
Manufacturing clearly incidental and accessory to a retail use on the same premises and the product is customarily sold on the premises	Y	Y	Y	Y	Y
Banks	Y	Y	Y	Y	Y

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Offices totaling more than 20,000 square feet, unless created through change of use from either retailing or any principal use listed below this one in Section 3.2.2, such as garment manufacturing: For consumer sales or service Others * Allowed on second floor only	Y Y	Y Y	Y Y*	SPC SPC	SPC SPC
Smaller amounts of office space, or offices created through change of use from either retailing or any principal use listed below this one in this Section 3.2.2, such as garment manufacturing: For consumer sales or service Others *Allowed on second floor only	Y Y	Y Y	Y Y*	Y Y	Y Y
Craft, consumer, professional or commercial service establishment dealing directly with the general public and not enumerated elsewhere in this section	Y	Y	Y	Y	Y
Theaters and indoor moving picture shows; pool and billiard rooms	Y	SP	SP	SP	N
Electronic game and amusement arcades	Y	N	N	N	N
Bowling alleys, skating rinks, and similar commercial amusement or entertainment places	Y	N	N	N	N

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
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 Subsections 5.1.1.5 and 5.1.1.6	Y	Y	Y	Y	Y
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 Section 5.1.2 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	SP	SP	SP	SP	SP
Automobile service station, excluding repair services	SP	SP	N	N	N
Other commercial garage for the storage or repair of vehicles; gasoline and oil filling station; trucking terminal, truck rental agency and similar material hauling enterprise; the parking of vehicles involved in rubbish disposal and oil delivery and the private parking of vehicles for compensation	SP	N	N	N	N
Car wash	SP	N	N	N	N
Laundry; coin operated or self-service laundry or dry cleaning establishment	SP	SP	SP	SP	SP
Lumber or fuel establishment; contractor's, stone mason's, junk or salvage yard	SP	N	N	N	N
Airport, heliport, landing strip or area for any type of aircraft	N	N	N	N	N
Hotel or motel	SP	N	N	N	SP

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Eat in or take-out restaurant or other eating establishment except a lunch counter incidental to a primary use:					
Restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter	SP	SP	SP	SP	N
Take-out operation accessory to the above	SP	SP	SP	SP	N
Take-out food counter as an accessory to a food retail or other non-consumptive retail establishment	SP	SP	SP	SP	N
Retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises	SP	SP	SP	SP	N
Take-out establishment primarily engaged in the dispensing of prepared foods to persons carrying food and beverage away for preparation and consumption elsewhere	SP	SP	N	SP	N
Fast-food establishment offering over-the-counter sale of on/off premises prepared food or beverage primarily intended for immediate consumption and prepared in such a manner to be readily eaten from easily disposable containers	SP	SP	N	N	N

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Veterinary office and/or treatment facility: With boarding of animals Without boarding of animals	SP SP	N SP	N SP	N SP	N SP
Medical clinic	SP	SP	SP	SP	SP
Brew Pub *Applies only to the portion of Chestnut Street Business District that is west of Chestnut Street and south of Keith Place, otherwise N.	SP	SP*	SP	SP	N

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
<u>MANUFACTURING</u>					
Wholesale distribution facilities or storage in an enclosed structure, excluding the storage of flammable liquids, gas or explosives	SP	N	N	N	SP
Industrial services, for example, machine shop, plumbing, electrical or carpentry shop, or similar service	SP	N	N	N	SP
Welding shop	N	N	N	N	N
Stone cutting, shaping, or finishing in an enclosed building	N	N	N	N	N
Autobody or auto paint shop, provided that all work is carried out inside the building	N	N	N	N	N
Outside truck service or repair for others including body work	N	N	N	N	N
Food processing primarily for wholesale use	N	N	N	N	N
Bottling plant	N	N	N	N	N
Equipment rental service	Y	N	N	SP	SP
Garment manufacturing	SP	N	N	SP	SP
Laboratory or place where scientific experimental research is conducted not including genetic or biological research laboratory	SP	N	N	SP	SP
Genetic biological research	N	N	N	N	SP
Radio or television studio	SP	N	N	SP	SP
Medical reference laboratories other than accessory to a medical office	SP	N	N	SP	SP
Dental prosthesis laboratories other than accessory to a dental office	SP	N	N	SP	SP

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Light non-nuisance manufacturing providing that all resulting cinders, dust, flashing, fumes, gases, odors, smoke, noise, vibration, refuse matter, vapor, and heat are effectively confined in a building or are disposed in a manner so as not to create a nuisance or hazard to safety or health	SP	N	N	SP	SP
Any lawful purpose or special use not enumerated elsewhere in this By-Law	SP	N	N	N	N
More than one non-residential building or use on a lot where such buildings or uses are not detrimental to each other and are in compliance with all other requirements of this By-Law	SP	SP	SP	SP	SP
More than one municipal building and/or municipal use on a lot	Y	Y	Y	Y	Y
<u>ACCESSORY</u> Use of a room or rooms in a single or two-family dwelling as an office or studio by a resident professional person provided not more than one other person is regularly employed therein in connection with such use and that not more than 25% of the gross floor area, not in excess of 600 sq. ft., is regularly devoted to such use	Y	N	N	Y	Y
Customary home occupation engaged in by a resident of a single or two-family dwelling which may include carpentry, cooking, preserving, dressmaking, handicrafts, repair of small appliances or other small items and similar activities, provide that (1) not more than one person is regularly employed therein in connection with such operation, (2) there is no exterior storage of material or equipment nor other exterior evidence of variation from the regular residential character of the premises, and (3) there is no advertising and signing and no public display or sale of goods on the premises	Y	N	N	Y	Y

<u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
The taking of not more than four non-transient borders or the leasing of not more than two rooms with no provisions for private cooking by a resident family in a single-family dwelling	Y	N	N	Y	Y
Accessory Dwelling Unit (See 3.15)	SP	N	N	SP	SP
Café or lecture room associated with a private school	SP	N	N	SP	SP
Research laboratory or statistical office associated with a private school, including printing, binding, and electrotyping as incidental uses	SP	N	N	SP	SP
Lunch counter incidental to a principal use	Y	SP	SP	Y	Y
Other customary and proper accessory uses, such as, but not limited to, garages, tool sheds, greenhouses and cabanas	Y	SP	SP	Y	Y
Off-street parking for vehicles associated with a principal use, located on a separate lot owned or leased by the owner of the land on which the principal use is located, within a zoning district in which the principal use is permitted	SP	SP	SP	SP	SP
Other accessory uses incidental to lawful principal uses	Y	SP	SP	Y	Y
Seasonal temporary outdoor seating for eat-in restaurants	Y#	Y#	Y#	Y#	N

3.8 Needham Center Overlay District

3.8.1 Purposes of District

The purposes of the Needham Center Overlay District are to encourage redevelopment of existing properties and infill development of an appropriate scale, density, mix of uses and design for a suburban downtown, substantially as set forth in the Needham Center Development Plan dated March 30, 2009, and to establish sub-districts in which to achieve these purposes in a manner compatible with surrounding areas; to create and sustain a vibrant, walkable downtown area; and to create opportunities for housing within walking distance of goods and services, public transportation, and the civic life of the town. Toward these ends, development in the Needham Center Overlay District shall be permitted to exceed the density and dimensional requirements that normally apply in the underlying zoning district(s) provided that such development complies with the design guidelines and all other requirements of this Section.

3.8.2 Scope of Authority

In the Needham Center Overlay District, all requirements of the underlying district shall remain in effect except where these regulations provide an alternative to such requirements, in which case these regulations shall supersede. In the event that a proponent wishes to develop in accordance with the regulations hereunder, the rules and regulations of the Needham Center Overlay District shall apply, and by filing an application for a Special Permit, site plan review or building permit under this Section 3.8, the owner shall be deemed to accept and agree to them. In such event, where the provisions of the Needham Center Overlay District are silent on a zoning regulation that applies in the underlying district, the requirements of the underlying district shall apply.

If the proponent elects to proceed under the zoning provisions of the underlying district, the zoning bylaws applicable in the underlying district shall control and the provision of the Needham Center Overlay District shall not apply.

3.8.3 Use Regulations

3.8.3.1 Permitted Uses

The following uses are permitted in the Needham Center Overlay District as a matter of right:

- (a) Uses exempt from local zoning control under M.G.L. c.40A, s. 3.
- (b) Public, semi-public and institutional uses permitted as of right in the underlying district.
- (c) Business uses permitted as of right in the underlying district.

- (d) Mixed-use building, not exceeding five dwelling units per building, with dwelling units allowed above the ground floor only.
- (e) Accessory uses permitted as of right in the underlying district.

3.8.3.2 Special Permit Uses

The following uses are permitted in the Needham Center Overlay District only upon the issuance of a Special Permit by the Planning Board under such conditions as it may require:

- (a) Business uses allowed by special permit in the underlying district.
- (b) Mixed-use building containing six or more dwelling units, with dwelling units located on floors above the ground floor or on the ground floor, provided that:
 - (1) Entrances to ground-floor dwelling units are 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; and
 - (2) The ground floor of the front façade contains only retail or restaurant uses allowed as of right or by special permit.
- (c) Accessory uses permitted by special permit in the underlying district.

3.8.3.3 Multiple Buildings and Uses

In the Needham Center Overlay District, more than one use may be located on a lot as a matter of right and/or more than one building may be located on a lot by special permit, provided that each building and/or its use(s) are in compliance with the requirements of Section 3.8 of this By-Law.

3.8.3.4 Enclosed Parking

Enclosed parking in the Needham Center Overlay District shall conform to the requirements for the Center Business District in Section 4.4.6.

3.8.4 Dimensional Regulations

3.8.4.1 Lot Area, Frontage and Setback Requirements

The following lot area, frontage and setback requirements shall apply to development in the Needham Center Overlay District:

- (a) Minimum Lot Area: 10,000 square feet.

- (b) Minimum Lot Frontage: 80 feet.
- (c) Minimum Front Setback: 0 feet from the front property line.
- (d) Maximum Front Setback: The lesser of 3 feet from the front property line, or the average setback of existing buildings within 100 feet on the same side of the street as the proposed development. The Planning Board may grant a Special Permit to waive this requirement when the applicant proposes to provide a pedestrian plaza, outdoor cafeteria or similar amenity in front of a building facing Great Plain Avenue, Highland Avenue, Chestnut Street, or Chapel Street.
- (e) Minimum Side and Rear Setback: For lots abutting a residential district, fifty (50) feet; for all other lots, no minimum yard setback shall apply. Where side and rear yard setbacks of fifty (50) feet are required, no accessory uses shall be located within twenty-five (25) feet closest to the district boundary and all other requirements of Sections 4.4.8.3 and 4.4.8.5 shall apply. The remaining twenty-five (25) feet may be used for an accessory use, not including a building or structure. By special permit from the Planning Board, however, an underground parking structure may be permitted within the fifty (50) foot side and rear yard setbacks provided that the garage structure shall be located entirely below the grade of the existing lot and set back at least ten (10) feet from the district boundary or ten (10) feet from the lot line, whichever is greater, and the twenty-five (25) feet closest to the district boundary shall be suitably landscaped over the surface of the garage structure in accordance with Section 4.4.8.5.

3.8.4.2 Building Height Requirements

The maximum building height in the Needham Center Overlay District shall be as follows:

- (a) In Sub-District A: The minimum building height shall be two stories and twenty-seven feet and the maximum building height shall be two and one-half stories and thirty-five feet as of right. By Special Permit from the Planning Board, the maximum height of a building may be increased up to the following limits: three stories and thirty-seven (37) feet, or four stories and forty-eight (48) feet, provided that the fourth story is contained under a pitched roof or recessed from the face of the building, as shown in the Design Guidelines under Subsection 3.8.8 below.
- (b) In Sub-District B: The maximum building height shall be thirty-five (35) feet and two and one-half stories as of right, or by Special Permit from the Planning Board, thirty-seven (37) feet and three stories, provided that the third story is contained under a pitched roof or recessed from the face of the building, as shown in the Design Guidelines under Section 3.8.8 below.

Buildings developed under the regulations of the Needham Center Overlay District shall not be further subject to the maximum height regulations of the underlying district, as contained in Section 4.4.3.

3.8.4.3 Building Bulk and Other Requirements

Except as provided in subsections (a) and (b) below, the maximum floor area ratio in the Needham Center Overlay District shall be the same standard that applies in the Center Business District under Section 4.4.2(b), 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. Buildings developed under the regulations of the Needham Center Overlay District shall not be subject to any other limitations on floor area ratio or building bulk in Section 4.4.2.

- (a) The Planning Board may grant a Special Permit to increase the maximum floor area ratio to 2.0 in Sub-Districts A and B, subject to the decision standards in Section 3.8.7.
- (b) The Planning Board may grant a Special Permit to increase the maximum floor area ratio to 3.0 in Sub-Districts A and B, subject to the decision standards in Section 3.8.7 and the following additional requirements:
 - (1) Off-street parking located on the site or provided through a shared agreement on another property within 1,000 feet of the site, in a form acceptable to the Planning Board, shall be required as a condition of special permit approval; and
 - (2) No waivers of minimum parking requirements or payment of fees in lieu of off-street parking spaces under Section 3.8.5 shall be allowed.

3.8.5 Off-Street Parking

Except as provided below, the off-street parking regulations in Section 5.1 and the regulations for enclosed parking in the Central Business District in Section 4.4.6 shall apply in the Needham Center Overlay District.

- (a) The minimum number of off-street parking spaces in Section 5.1.2 shall apply except as follows:
 - (1) For retail stores or services, there shall be one space per 300 square feet of floor area, except that no parking spaces shall be required for a retail establishment with less than eight hundred (800) square feet of floor area.
 - (2) For any building in which more than forty (40) percent of the usable floor area is located above the ground floor, the minimum number of off-street parking spaces for upper-story business uses shall be eighty (80) percent of the number of spaces that would be required under Section 5.1.2, except that this reduction shall not apply to medical, dental and related health services or clinics.
 - (3) For dwelling units in a mixed-use building, the minimum number of off-street parking spaces shall be one and one-half spaces per dwelling unit except as provided in Section 3.8.6(h).

- (b) In addition to the requirement for bicycle racks under Section 5.1.3(n), for a mixed-use building, bicycle racks facilitating locking shall be provided to accommodate one bicycle for every two (2) dwelling units.
- (c) Except as provided in Section 3.8.4.3(b)(2) above, the Planning Board may grant a Special Permit to waive the requirements of Section 5.1.2 or Section 5.1.3, or the requirements of subsection (a) above, if a proposed development satisfies the conditions set forth in Section 5.1.1.6 and Section 3.8.5.1.

3.8.5.1 Needham Center Off-Street Parking Fund

- (a) A Special Permit may be granted to allow payment of a fee in lieu of the minimum number of off-street parking spaces required under this Section, if the Planning Board determines that:
 - (1) The applicant has reasonably demonstrated that it is uneconomic to accommodate all of the required parking spaces on the lot, given the area and shape of the lot, or under the building, given the size of the project;
 - (2) The applicant has reasonably demonstrated that it is infeasible to accommodate the required number of parking spaces through a combination of on-site parking and shared parking with an adjoining property; and
 - (3) The project has been designed to the extent feasible to reduce the required number of off-street parking spaces, e.g., by the inclusion of space for retail establishments with less than 800 sq. ft. of floor area, or a multi-story building with upper-story uses that qualify for reduced parking, as provided under Section 3.8.5(a).
- (b) The fee shall be computed on a per-space basis and paid into a special revenue fund known as the Needham Center Off-Street Parking Fund, to be used solely for the purpose of providing shared or public parking benefiting uses within the area covered by the Needham Center Development Plan.
- (c) The fee shall be determined by the Planning Board in accordance with the Needham Center Development Plan or the Town of Needham Capital Improvements Plan, as applicable, and paid by the applicant in two installments: one-half prior to the receipt of a building permit and one-half prior to receipt of a certificate of occupancy, unless the applicant chooses to pay the entire fee prior to receipt of a building permit.

3.8.6 Affordable Housing

Any mixed-use building with six or more dwelling units shall include affordable housing units as defined in Section 1.3 of this By-Law. The following requirements shall apply to a development that includes affordable units:

- (a) The floor area of the affordable units shall not be counted for purposes of determining the maximum floor area permitted under Section 3.8.4.3.
- (b) For a development with not more than ten dwelling units, at least one unit shall be an affordable unit; and for a development with eleven or more dwelling units, at least ten percent shall be affordable units. In the instance of a fraction, the fraction shall be rounded up to the nearest whole number.
- (c) If the applicant provides at least one-half of the affordable units for households with incomes at or below fifty (50) percent of area median income, the remaining affordable units may be sold or rented to households with incomes up to 100 percent of area median income even if the latter units are not eligible for the Subsidized Housing Inventory, regardless of any requirements to the contrary set forth in Section 1.3.
- (d) Affordable units shall be dispersed within the building and not concentrated in one area or on one floor. They shall generally be comparable in size and energy efficiency to the development's market-rate units.
- (e) The affordable units shall be constructed in proportion to the number of market-rate units in the development. Proportionality shall be determined by the number of building permits or certificates of occupancy issued for the affordable units and market-rate units, as applicable, or otherwise in accordance with a schedule set by the Planning Board in conditions imposed on the Special Permit.
- (f) The selection of eligible homebuyers or renters for the affordable units shall be in accordance with a marketing plan approved by the Needham Planning Board prior to the issuance of any building permits for the development.
- (g) The affordable units shall be subject to an affordable housing restriction as defined in Section 1.3 of this By-Law with limitations on use, occupancy, resale prices or rents, as applicable, and which provides for periodic monitoring for compliance with the requirements of said restriction.
- (h) For affordable units with not more than one bedroom, the minimum number of parking spaces under section 3.8.5 shall be reduced to one space per unit.

3.8.7 Site Plan Review

For any project seeking a Special Permit under Sections 3.8.4.1, 3.8.4.2, or 3.8.4.3, or for any project proceeding under these overlay district provisions which also constitutes a Major Project under Section 7.4.2, the Planning Board shall consider, in addition to the factors set forth in Section 7.4.6, the following criteria:

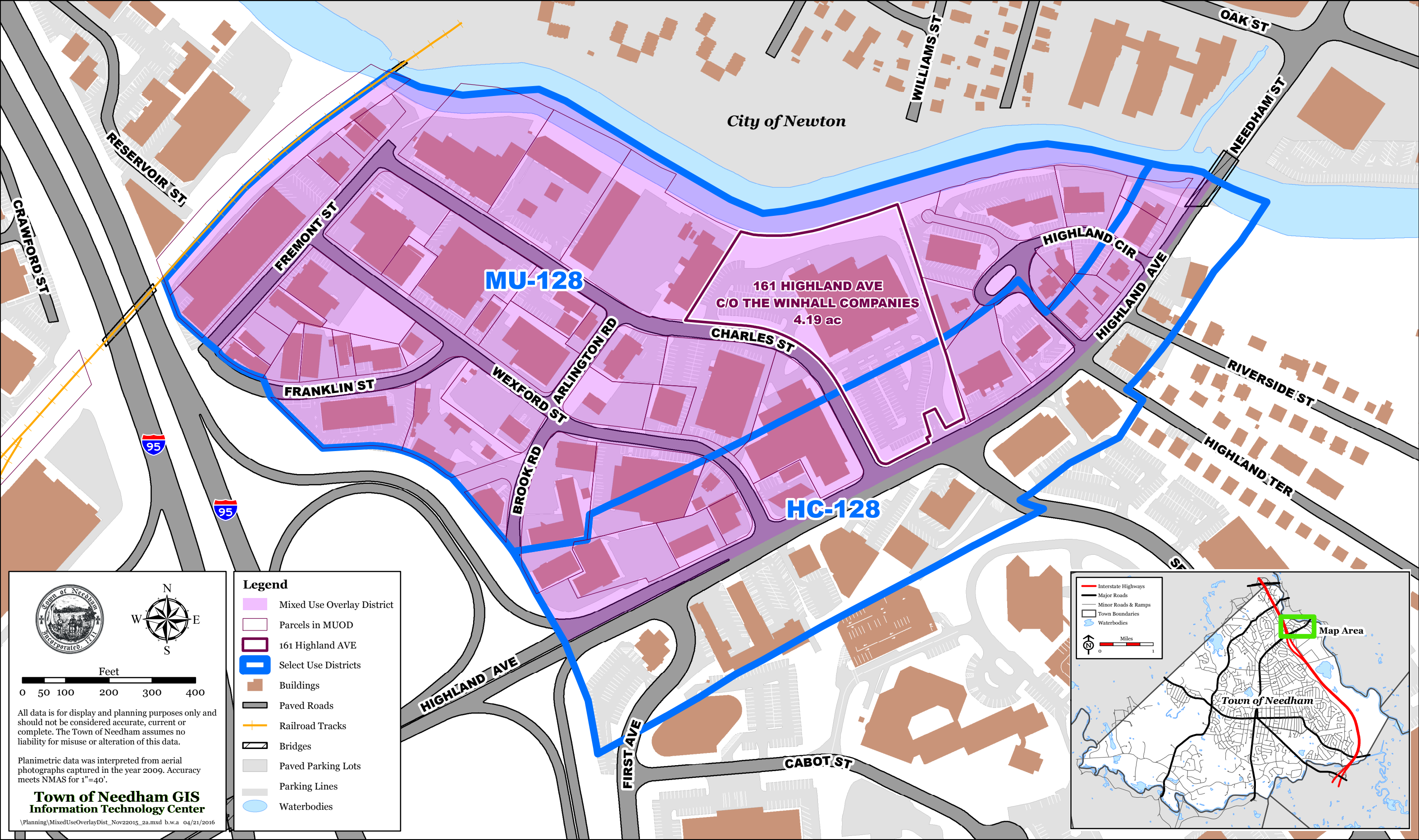
- (a) The adequacy of existing facilities to serve the proposed development, including but not limited to water supply, sewer, natural gas and electric service;

- (b) The degree to which the proposed project, viewed in its entirety, will make a significant contribution to the urban design and economic development goals set forth in the Needham Center Development Plan;
- (c) The degree to which the proposed project is consistent with the purposes of the Needham Center Overlay District and conforms to the Design Guidelines in Section 3.8.8;
- (d) The degree to which the applicant's proposal has been designed to reduce or mitigate adverse impacts on adjacent properties or the surrounding area such as those resulting from excessive traffic congestion or excessive demand for parking;
- (e) For applications involving an increase in building height or bulk by special permit, the degree to which the applicant has reasonably demonstrated that the additional height or floor area is desirable for the redevelopment of the site, considering the site's location and physical characteristics and the condition of existing improvements;
- (f) The degree to which the proposed project incorporates as many green building standards as practical, given the type of building and proposed uses;
- (g) The degree to which the proposed project provides a significant public benefit through its inclusion of at least one of the following:
 - (1) Affordable housing units;
 - (2) Use of one or more renewable energy sources in the operation of the project;
 - (3) Off-street parking sufficient to accommodate the proposed uses, located on the site or provided through a shared parking arrangement acceptable to the Planning Board; or through payment of fees in lieu of off-street parking spaces except where such payment of fees is not allowed for a Special Permit under Section 3.8.4.3(b).

3.8.8 Design Guidelines

The Design Guidelines for the Needham Center Overlay District shall be as adopted by the Planning Board and available on file in the Needham Planning Department.

Article 19: Map Change to Mixed Use Overlay District - Current Contiguous 2 acre Parcels



3.2.5.4 Special Permit, Intensity of Use

Projects that seek a floor area ratio beyond what is permitted by right pursuant to Section 4.5 shall require a special permit and shall be subject to Section 6.8 Special Permit Conditions in the Highland Commercial-128 District. Provided, however, that nothing contained herein shall impair the rights conferred by Section 1.4 of this By-Law.

3.2.6 Uses in the Mixed Use-128 District

3.2.6.1 Permitted Use

The following uses are permitted within the Mixed Use-128 District as a matter of right:

- (a) Uses exempt from local zoning control pursuant to M.G.L. Chapter 40A, Section 3.
- (b) Public parks and playgrounds, municipal buildings or uses.
- (c) Retail establishment or combination of retail establishments serving the general public where each establishment contains less than 10,000 square feet of floor area and where all items for sale or rent are kept inside a building.
- (d) Manufacturing clearly incidental and accessory to a retail use on the same premises and the product is customarily sold on the premises.
- (e) Craft, consumer or commercial service establishment dealing directly with the general public.
- (f) Laundry or dry cleaning pick-up station with processing done elsewhere.
- (g) Professional, business or administrative office, but not including a medical clinic or Medical Services Building or Group Practices or alternative medicine practices, physical therapy, and wellness treatment facilities including, but not limited to, acupuncture, yoga, chiropractic and/or nutrition services, all as defined in Sections 1.3 and 3.2.4.1.
- (h) Bank or Credit Union.
- (i) Wholesale distribution facilities in an enclosed structure, excluding the storage of flammable liquids, gas or explosives.
- (j) Medical laboratory or laboratory engaged in scientific research and development, and experimental and testing activities including, but not limited to, the fields of biology, genetics, chemistry, electronics, engineering, geology, medicine and physics, which may include the development of mock-ups and prototypes.
- (k) Radio or television studio.

- (l) Light non-nuisance manufacturing, including but not limited to the manufacture of electronics, pharmaceutical, bio-pharmaceutical, medical, robotic, and micro-biotic products, provided that all resulting cinders, dust, flashing, fumes, gases, odors, smoke, noise, vibration, refuse matter, vapor, and heat are effectively confined in a building or are disposed of in a manner so as not to create a nuisance or hazard to safety or health.
- (m) Telecommunications facility housed within a building.
- (n) Other customary and proper accessory uses incidental to lawful principal uses. Further provided, accessory uses for seasonal temporary outdoor seating for eat-in restaurants shall be allowed upon minor project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Select Board in accordance with Section 6.9.
- (o) More than one building on a lot.
- (p) More than one use on a lot.

3.2.6.2 Uses Permitted By Special Permit

The following uses are permitted within the Mixed Use-128 District upon the issuance of a Special Permit by the Special Permit Granting Authority under such conditions as they may require:

- (a) Public light-rail train station.
- (b) Adult day care facility.
- (c) Private school, nursery, or kindergarten not otherwise classified under Section 3.2.6.1.
- (d) Retail establishment or combination of retail establishments serving the general public where each establishment contains more than 10,000 but less than 25,000 square feet of floor area and where all items for sale or rent are kept inside a building.
- (e) Equipment rental service but not including any business that uses outside storage.
- (f) Hotel.
- (g) Eat-in or take-out restaurant or other eating establishment except that a lunch counter incidental to a primary use shall be permissible by right.
- (h) Veterinary office and/or treatment facility and/or animal care facility, including but not limited to, the care, training, sitting and/or boarding of animals.
- (i) Indoor athletic or exercise facilities.
- (j) Medical Marijuana Treatment Center, subject to the issuance of a special permit by the Planning Board.

- (k) Microbrewery.
- (l) Brew Pub.
- (m) External automatic teller machine, drive-up window or auto-oriented branch bank accessory to a bank or credit union permitted under Section 3.2.6.1(h) hereof.
- (n) Off-street parking for vehicles associated with a principal use located on a lot that comprises land in two or more districts where the use is not otherwise allowed in the district in which the parking is to be located.

3.2.6.3 Special Permit, Parking Garage

Notwithstanding the dimensional requirements and the use table of this By-Law the Planning Board is authorized to issue a special permit for a parking garage and/or a parking structure for more than three (3) vehicles, including both enclosed and open structures, above and below ground, that serve uses located in the NEBC, MU-128 and HC-128 districts, where the parking garage and/or parking structure is located in the immediate vicinity of and on the same side of Highland Avenue as the uses it serves, subject to such setback requirements as the Board may impose.

3.2.6.4 Special Permit, Intensity of Use

Projects that seek a floor area ratio beyond what is permitted by right pursuant to Section 4.9 shall require a special permit and shall be subject to Section 6.8 Special Permit Conditions in the Mixed Use-128 District. Provided, however, that nothing contained herein shall impair the rights conferred by Section 1.4 of this By-Law.

3.2.7 Uses in the Highway Commercial 1 District

3.2.7.1 Permitted Uses

The following uses are permitted within the Highway Commercial 1 District as a matter of right:

- (a) Uses exempt from local zoning control pursuant to M.G.L. Chapter 40A, Section 3.
- (b) Public parks and playgrounds, municipal buildings or uses.
- (c) Retail establishment (not including grocery stores) or combination of retail establishments serving the general public where each establishment contains 5,750 square feet or less of floor area and where all items for sale or rent are kept inside a building.

section, shall also be deemed part of total lot area for FAR calculation purposes and said areas shall be considered as landscaped areas for the purpose of calculating lot coverage.

4.8.3

The Planning Board may, by special permit, waive any or all dimensional requirements set forth above in this Section 4.8 (including sections 4.8.1 and 4.8.2), by relaxing each by up to a maximum percentage of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, that to grant such waiver(s) does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of these Zoning By-Laws, and that such waivers are consistent with the requirements of Section 6.8. This section does not authorize the Planning Board to waive the maximum height regulations. (By way of example, the 15' front yard setback could be waived to 11.25'; the 65% lot coverage could be waived to 81.25%; or the 40,000 sq. ft. minimum lot area could be waived to 30,000 sq. ft.)

4.9 Dimensional Regulations for Mixed-Use 128

Minimum Lot Area (Sq. Ft.)	Minimum Lot Frontage (Ft.)	Front Setback (Ft.) (1)	Side Setbacks (Ft.) (1) (3)	Rear Setback (Ft.) (3)	Maximum Height (Ft.) (1)	Maximum Lot Coverage (2) (4) (7)	Floor Area Ratio (5) (6)
10,000	100	5	10	10	70	65%	1.00

- (1) All buildings shall be limited to a height of 70 feet, except that, buildings within 350 feet of a river shall be limited to a height of 54 feet. Notwithstanding the forgoing, the Planning Board may allow by special permit a maximum height of up to 84 feet except within 350 feet of a river. If the height of a building is increased above the height of 54 feet, the front setback shall be increased to 15 feet and the side setback to 20 feet. Structures erected on a building and not used for human occupancy, such as chimneys, heating-ventilating or air conditioning equipment, solar or photovoltaic panels, elevator housings, skylights, cupolas, spires and the like may exceed the maximum building height provided that no part of such structure shall project more than 15 feet above the maximum allowable building height, the total horizontal coverage of all of such structures on the building does not exceed 25 percent, and all of such structures are set back from the roof edge by a distance no less than their height. The Planning Board may require screening for such structures as it deems necessary. Notwithstanding the above height limitations, cornices and parapets may exceed the maximum building height provided they do not extend more than 5 feet above the highest point of the roof.
- (2) Maximum lot coverage shall be 65% for all projects. However, if a project is designed such that at least 65% of the required landscaped area immediately abuts at least 65% of the required landscaped area of an adjoining project for a distance of at least 50 feet the maximum lot coverage may be increased to 75%.

- (3) No side or rear yard is required for shared parking structures between adjoining properties, but only on one side of each lot, leaving the other side- or rear yards open to provide access to the interior of the lot.
- (4) A minimum of 20% of total lot area must be open space. The open space area shall be landscaped and may not be covered with buildings or structures of any kind, access streets, ways, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas. Notwithstanding the preceding sentence, open space shall include pervious surfaces used for ways, access streets, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas. (Pervious surfaces shall not preclude porous pavement, porous concrete, and/or other permeable pavers.)
- (5) A floor area ratio of up to 1.75 may be allowed by a special permit from the Planning Board. See Section 6.8. Further, the Planning Board may allow a floor area ratio of up to 2.0, by special permit, where the applicant demonstrates, to the Board's satisfaction, that the proposed use will not generate peak hour trips in excess of 0.6 trips per 1,000 square feet of total development area.
- (6) The calculation of floor area in determining floor area ratio shall not include parking areas or structures.
- (7) The provisions of Section 4.4.7 of this bylaw shall not be applicable to the Mixed-Use 128 district.

4.9.1 Supplemental Dimensional Regulations

- (1) Parking structures and surface parking lots may not be located such that they front on public parks.
- (2) Parking structures must have an active ground floor use, such as retail, office, institutional, or display, on sides facing a public way. This requirement may be waived by the Planning Board if the developer can provide a suitable alternative that enhances pedestrian or open space use of the site. Structured parking must be located at least 20 feet from adjacent buildings, but may be attached to the building it is servicing if all fire and safety requirements can be met.
- (3) Buildings must have a public entrance facing one or more of the streets on which the building fronts.
- (4) Maximum uninterrupted facade length shall be 300 feet. However, for buildings within 350 feet of a General Residence district zoning line or river, the uninterrupted facade length shall not exceed 200 feet.

4.9.2 Floor Area Ratio, Incentives

In the Mixed Use-128 District the maximum floor area ratio (FAR) permitted by right shall be 1.00. However, for projects providing open space and/or new roadways that are deemed by the Planning Board to be consistent with the Goals of the District Plan, a developer shall be allowed one and one half (1.5) additional square feet of gross floor area by right for every square foot of land used for the aforementioned purposes, up to a maximum of 15,000 additional square feet. Any additional roadway

area provided by the developer, consistent with this section, shall be deemed as part of total lot area for FAR calculation purposes, and shall be considered as impervious surfaces for the purpose of calculating maximum lot coverage. Open space areas, consistent with this section, shall be deemed part of total lot area for FAR calculation purposes and said areas shall be considered as landscaped areas for purposes of calculating lot coverage.

4.9.3

The Planning Board may, by special permit, waive any or all dimensional requirements set forth above in this Section 4.9 (including sections 4.9.1 and 4.9.2), by relaxing each by up to a maximum percentage of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, that to grant such waiver(s) does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of these Zoning By-Laws, and that such waivers are consistent with the requirements of Section 6.8. This section does not authorize the Planning Board to waive the maximum height regulations. (By way of example, the 15’ front yard setback could be waived to 11.25’; the 65% lot coverage could be waived to 81.25%; or the 40,000 sq. ft. minimum lot area could be waived to 30,000 sq. ft.)

4.10 Dimensional Regulations for Industrial-1 District

4.10.1 Basic Requirements

Min. Lot Area	Min. Lot Frontage	Minimum Setbacks	Maximum Height
20,000 SF	100 ft.	Front - 20 ft. Side – 20 ft. Rear – 10 ft.	2 stories – 30 ft.

4.10.2 Floor Area Ratio

In Industrial-1 Districts, the maximum floor area ratio (FAR) shall be 0.5, except that a FAR of 0.625 or 0.75 is permissible under the conditions described as follows:

FAR of 0.625, if at least twice the minimum front setback is provided, and if at least one-half of the required parking is provided in or under a building or structure, and if 15 percent of the parking area is maintained as landscaped area;*

FAR of 0.75, if at least twice the minimum front setback is provided, and if all of the required parking is provided in or under a building or structure, and if 20 percent of the parking area is maintained as landscaped area.*

3.14 Mixed-Use Overlay District

3.14.1 Purpose of District

The purposes of the Mixed-Use Overlay District (hereinafter referred to as the “MUOD”) include but are not limited to:

- (a) Promoting a range and balance of land uses;
- (b) Facilitating integrated physical design and encouraging interaction among activities;
- (c) Permitting mixed use (commercial and residential) on individual development sites that are currently zoned within Mixed Use-128 and the northern Highland Commercial-128, i.e. the northern portion of Highland Commercial-128 abutting the Mixed Use-128 zoning district (hereinafter “the abutting Highland Commercial-128”);
- (d) Permitting mixed use (commercial and residential) within the area currently zoned Mixed Use-128 and the abutting Highland Commercial-128;
- (e) Establishing controls which will facilitate responsible development while protecting the public interest by limiting the aggregate amount of development;
- (f) Permitting flexible development on individual lots;
- (g) Promoting site features and layouts conducive to a variety of uses;
- (h) Promoting a pedestrian-friendly living and working environment; and
- (i) Providing housing in Needham.

3.14.2 Scope of Authority

The MUOD is an overlay district superimposed on the Mixed Use-128 and the abutting Highland Commercial-128 District. All uses permitted by right or by Special Permit in the pertinent underlying zoning district shall be similarly permitted in the MUOD, subject to further provisions of this Section. Where the MUOD authorizes uses not otherwise allowed in the underlying district, specifically multifamily residential, the provisions of the MUOD shall control. The Planning Board shall be the Special Permit Granting Authority (“SPGA”) for every MSP (as defined below) and any other Special Permit required for development for a MUOD Project whether permitted by Special Permit in the underlying zoning district or in the MUOD. Nothing herein shall be construed to supersede the provisions of other overlay districts applicable in the MUOD, except as set forth herein.

If the proponent elects to proceed under the zoning provisions of the underlying district, the Zoning By-Laws applicable in the underlying district shall control and the provisions of the Mixed-Use Overlay District shall not apply.

3.14.3 Definitions

Concept Plan: An optional submittal for a Master Special Permit which provides a preliminary site plan for MUOD Projects detailing the proposed character, uses, site layout, impacts and amenities. The requirements of the Concept Plan are set forth in the following sections.

Master Special Permit (“MSP”): The Special Permit that an applicant must obtain prior to or in conjunction with obtaining any Site Plan Review approvals for a MUOD Project as provided in the Section 7.4 Site Plan Review.

MUOD Project: Residential uses alone or in combination with retail, commercial, office, municipal, and/or service establishments, as may be approved by the Planning Board for the MUOD by issuance of the MSP.

MUOD: The Mixed-Use Overlay District (“MUOD”) comprising the land presently part of the Mixed Use-128 District and the abutting Highland Commercial-128 District.

Site Plan Review: The Site Plan Review as provided in Section 7.4 that an applicant must obtain as part of approval for any MUOD Project.

3.14.4 Approval Process

3.14.4.1 Overview

Prior to applying for a building permit for a MUOD Project, the following review sequence is recommended.

- (a) Concept Plan at the discretion of applicant.
- (b) Master Special Permit application and Site Plan Review application.

3.14.4.2 Concept Plan

Prior to the application for approval of any MUOD Project, a Concept Plan may be filed with the Planning Board for review at a scheduled public meeting or meetings. The Concept Plan shall generally define the proposed MUOD Project’s character, uses, site layout, impacts and amenities. The Planning Board shall provide written commentary regarding whether the Concept Plan is in compliance with the provisions of this MUOD. A Concept Plan submission, if chosen to be made by an applicant, at a minimum shall include:

- (a) A preliminary survey plan signed by a registered surveyor;
- (b) A preliminary site development plan (signed by a registered architect or other pertinent design/engineering professional) showing the location and footprint(s) of all proposed buildings, general site grading with finish floor elevations, parking locations and total spaces allocated, landscaping concepts, roads, walkways, egress and access roads, open space and wetlands;
- (c) A preliminary utilities plan showing the proposed location of all germane utilities such as water supply, sewer service, storm water, gas, electric and other germane and or similar utilities;
- (d) A preliminary subdivision plan, if applicable;
- (e) Proposed buildings as to location, use classification, general architectural design, and size; and

- (f) A zoning chart detailing uses and dimensional requirements (existing, required and proposed) including the need for special permits and/or waivers.

After review of the Concept Plan, the Planning Board shall provide written comments to the applicant regarding the consistency of the Concept Plan with the objectives and criteria of the MUOD. The Planning Board may, in its written comments, provide suggestions regarding any and all aspects of the Concept Plan. The Planning Board shall advise the applicant of the Planning Board's comments within sixty (60) days following submittal of the Concept Plan, unless such time is extended by written agreement of the Planning Board and the applicant. The comments of the Planning Board on the submitted Concept Plan shall be advisory in nature and shall be without binding effect on either the Planning Board or the applicant. Said comments shall not be subject to appeal.

3.14.4.3 Master Special Permit (MSP)

Every MUOD Project must obtain a MSP issued by the SPGA. The purpose of the MSP is to specify the design, architectural character, site layout and improvements, traffic improvements, traffic impacts and their mitigation, adequate egress and access from and to the site, environmental impacts and their mitigation, specific locations and uses for buildings, public amenities, future division of the property, and other information required for the public and boards of the Town.

No MSP shall be granted unless the proposed project is in compliance with the performance standards set forth in Section 3.14.9.

A MSP shall govern all future development of a particular MUOD Project. All construction and associated improvements in a MUOD Project must be in compliance with the MSP.

The applicant must supply the Planning Board with sufficient copies of the application for a MSP, along with all supporting documents and plans, as are necessary to provide to other local boards, agencies, and officials for review and comment.

Any proposed structure or improvement to the site must be in compliance with the MSP. Anyone seeking in the future to construct any structure, or make any improvement not approved by the MSP, or change to a different use from that approved by MSP, must apply to the Planning Board for approval of such changes in such manner as the Planning Board determines applicable. Such change or modification must meet all the performance standards then in effect.

3.14.4.4 Special Permit and Site Plan Review within the MUOD.

Within the MUOD, the uses permitted by right or by Special Permit in the pertinent underlying zoning district shall be similarly permitted in the MUOD, subject to further provisions of this Section.

In addition to the uses allowed by right or by special permit in the underlying zoning districts, the following residential uses are allowed by MSP in the MUOD: multifamily dwellings

(defined herein as four or more dwelling units) and multifamily dwellings above commercial uses. Single, two-family, or three family dwellings are not allowed.

MSP and other special permits must be obtained prior to or in conjunction with the Site Plan Review application for a MUOD Project. In subsequent applications seeking modifications of a MSP to construct any structure or make any improvement to a MUOD Project not approved by the MSP, or change to a different MUOD Project use from that approved by the MSP, those modifications must be obtained prior to or in conjunction with the application to modify the Site Plan Review decision.

The purpose of the Site Plan Review shall be to ensure that any proposed building and site improvements are in compliance with the MSP, the uses approved therein, efficient site flow and improvements, requisite traffic improvements and mitigation of project impacts, adequate egress and access from and to the project, mitigation of environmental impacts, and designation of specific locations and uses for buildings, structures and public amenities. Site Plan Review shall include the following components for review and approval: building design and elevations, directional signage, landscaping, lighting, parking, and compliance with the MSP. The application shall also be reviewed for compliance with performance standards set forth in Section 3.14.9 and with the specific conditions of the proposed MUOD MSP.

The Planning Board shall hold its hearing on a MSP, other special permits, and Site Plan Review application only after receipt of complete applications.

After approval of the Site Plan Review application, special permits (if applicable), and MUOD MSP, no structure previously approved may be changed to a different use or changed structurally, and no exterior features may be changed, unless the Planning Board or its designee approves such changes in such manner as the Planning Board determines applicable to the particular change.

3.14.5 Special Permit Decision Criteria

Any special permits required for uses and/or dimensional requirements in the underlying zoning districts shall be subject to the criteria set forth in other sections of this Zoning By-Law in regards to the granting of special permits.

When the application is for a MSP, the Planning Board shall consider, in addition to the criteria set forth in other sections of the Zoning By-Law with regard to the granting of special permits, whether the MUOD Project complies with the use regulations, dimensional requirements and performance standards set forth herein. The MSP shall be granted in the MUOD by the Planning Board only upon the Board's written determination that the adverse effects, if any, of the proposed MUOD Project will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site.

3.14.6 Special Permit Conditions

Where the Planning Board grants any special permit and/or MSP, the Board may impose additional reasonable conditions, safeguards and limitations on time and use, including but not limited to the following:

- (a) A phasing schedule for construction of each component part of the project which ensures integration of residential, nonresidential and municipal uses;
- (b) A demolition and construction schedule, including a construction traffic management plan;
- (c) Hours of operation, site maintenance, delivery and waste removal times and lighting schedule;
- (d) Recording of approved special permits, MSP, and Site Plan Review decision in the Norfolk Registry of Deeds, and if registered land, in the Norfolk Registry District of the Land Court prior to the issuance of any building permits.
- (e) All development shall be in compliance with plans approved in the MSP, other special permits and Site Plan Review decision and with all applicable federal, state, and local laws, rules and regulations and By-Laws.
- (f) If circumstances so warrant, with respect to a MSP, continued monitoring of off-site impacts to traffic and the environment in appropriate locations with regard to MUOD development; and
- (g) The Planning Board or its designated representative shall have the right to make inspections during the construction process at the applicant's expense.

3.14.7 Time Limit

Until such time as the MSP and Site Plan Review decision are issued for a MUOD Project, and the appeal period following the Planning Board's decisions has expired with no appeal having been filed, or any filed appeal has been finally determined by a court of competent jurisdiction, the provisions of the underlying zoning shall solely govern the use and development of the property comprising the MUOD. At the time the MSP and Site Plan Review decisions are final, provided that the requirements of the first paragraph of G.L. ch.40A, Section 6 are met, the zoning of the MUOD shall apply. If an applicant has not made effective use of an issued MSP within two years of its issuance, then the MSP shall expire; provided, however, that the Planning Board may, upon application filed prior to such expiration, extend the MSP for one additional time period of up to three years. Nothing in this section is intended nor shall it be construed to affect the protections afforded special permits under G.L. ch.40A, Section 6.

3.14.8 Dimensional Requirements

The dimensional requirements of any MUOD Project shall be governed by the dimensional requirements of the underlying zoning district(s) except as follows:

- (a) Height Limit: 70 feet and up to 84 feet by special permit, except within 350 feet of a river, in which event the building shall be limited in height to 54 feet.
- (b) Maximum Lot Coverage: 65%.

- (c) Minimum set back requirements from all lot boundaries shall be consistent with the setback requirements of the underlying district.
- (d) Maximum FAR: 3.0 (not to include parking garages or below grade parking).
- (e) As to residential units, parking shall be provided at 1.5 parking spaces per unit, except affordable units may be allowed to provide only 1 parking space per unit. Commercial development shall meet off-street parking requirements of the underlying district.
- (f) The Minimum Lot size for development for a MUOD Project shall be two (2) acres.
- (g) Consistent with Section 4.9.3 of the Needham Zoning By-Law, the Planning Board by special permit may waive any applicable dimensional regulation, including the regulations noted above, by 25%. However, this ability to grant waivers shall not include the limits on height and/or lot size. The ability to grant waivers from the parking requirements for residential units shall be governed by the special permit provisions of Section 5.1.1.5 of the Needham Zoning By-Law.

3.14.9 Performance Standards

The development of a MUOD Project in the MUOD shall comply with the following performance standards in lieu of those set forth elsewhere in the Zoning By-Law:

3.14.9.1 Residential Development

- (a) Residential Development Cap: In the MUOD district no more than 250 dwelling units shall be permitted.
- (b) At least 40% but not more than 70% of all dwelling units within any MUOD Project shall be one-bedroom units.
- (c) At least 12.5% of all dwelling units shall be Affordable Units as defined below.

3.14.9.2 Landscaping

The applicant shall prepare a landscaping plan showing that the MUOD Project will meet the landscaping requirements of the Needham Zoning By-Law and the following standards: promote the establishment, protection, and enhancement of the natural landscape; ensure appropriate use of plant material in new construction; preserve natural tree cover; and promote the inclusion of new tree planting in order to reduce visual blights, noise and glare, prevent soil erosion, reduce stormwater runoff, increase ground water discharge, create shade and reduce solar overheating.

3.14.9.3 Massing

Any buildings proposed for a MUOD Project shall provide visual relief along the façade of each building.

Building design throughout a MUOD Project shall include designs which promote visual relief by varying roof lines, height and other aesthetic features.

3.14.9.4 Screening and Buffer Requirements

A MUOD Project shall provide an appropriate visual barrier, as determined by the Planning Board, between physical features of the MUOD Project and public streets and abutting properties. For example, dumpsters, trash handling areas, mechanical equipment at ground level or roof top, service entrances, utility facilities for building operation, loading docks or spaces and similar components shall be subject to visual barrier as determined by the Planning Board.

3.14.9.5 Stormwater Management

The stormwater management system serving any MUOD Project shall comply with all applicable federal, state and local laws, rules, regulations and By-Laws.

3.14.9.6 Roadways

In order to assure there is adequate access and egress for emergency vehicles and normal traffic expected in the MUOD Project, and safe pedestrian access, the roadways serving the MUOD Project shall comply with the Zoning By-Law. An applicant must demonstrate that the adequacy of the roadways providing access and egress to and from the MUOD Project and within the site itself ensures safe vehicular and pedestrian traffic.

3.14.9.7 Parking and Loading Standards

An application for a MUOD MSP shall include a parking plan setting forth the number of parking spaces and loading areas, the location and design of same, including lighting and landscaping. If required by the Planning Board, the application shall also include a parking and loading study which support such plan. The required off street parking spaces may be accommodated by employing at-grade parking areas, parking garages or below grade parking areas. Further, podium parking, a form of below grade parking, shall be allowed if the parking structure is not more than 4 feet above finished grade and designed and/or landscaped in a manner that the Planning Board deems sufficient to properly buffer the podium parking structure from view.

3.14.9.8 Affordable Units

The following standards shall apply in the MUOD. All MUOD Projects shall include Affordable Units; further at least 12.5% of the dwelling units shall be Affordable Units. The term “Affordable Unit” shall mean a dwelling unit reserved in perpetuity for rental or ownership by a household earning less than 80% of area median family income, and priced to conform with the standards of the Massachusetts Department of Housing and Community Development (“DHCD”) for rental or ownership units set forth in 760 CMR56, as amended from time to time, in order that

such Affordable Unit shall be included in the DHCD Subsidized Housing Inventory. Affordable Units shall be subject to the following conditions:

- (a) The Affordable Unit shall be affordable in perpetuity.
- (b) Each Affordable Unit must be constructed and an occupancy permit obtained at the rate of at least one Affordable Unit for every seven market rate units.
- (c) In computing the number of required Affordable Units, any fraction of a unit must be rounded up, and the result shall be the number of Affordable Units to be required.
- (d) All required Affordable Units must be built within the MUOD Project and not off-site.

3.14.10 Peer Review

The Planning Board, at the expense of the applicant and pursuant to M.G.L. Chapter 44, Section 53G, may engage qualified peer reviewers, including, but not limited to, traffic engineers, civil engineers, architects, landscape architects, wetlands scientists, lighting technicians, and experts on impacts, to review all Concept Plans, special permit applications, MSP, and Site Plan Review applications.

3.14.11 Rules and Regulations

The Planning Board may adopt rules and regulations for the implementation of this Section.

3.15 Avery Square Overlay District

3.15.1 Purposes of District

The purposes of the Avery Square Overlay District (“ASOD”) are to promote the health, safety, and general welfare of the community by creating opportunities for housing primarily serving individuals 55 years old or older, who wish to live in independent apartments and/or who may need to live in Assisted Living and/or Alzheimer’s/Memory Loss facilities, within walking distance of goods and services, public transportation, and the civic life of the town; to promote a vibrant, walkable area within the ASOD, and to encourage and allow redevelopment of the existing property within the ASOD in a manner that will further these purposes. Toward these ends, development in the Avery Square Overlay District shall, as set forth in this Section 3.15, be permitted to exceed the density and dimensional requirements that normally apply in the underlying zoning district provided that such development complies with all other requirements of this Section 3.15.

3.15.2 Scope of Authority

In the Avery Square Overlay District, all requirements of the underlying district shall remain in effect except where this Section 3.15 provides an alternative to such requirements, in which case the requirements of this Section 3.15 shall prevail. If the provisions of the Avery Square Overlay

NEEDHAM PLANNING BOARD PROPOSED 2026 MEETING SCHEDULE

MEETING DATE	LOCATION
January 6, 2026	Charles River Room & Hybrid
January 20, 2026	Charles River Room & Hybrid
February 3, 2026	Charles River Room & Hybrid
February 24, 2026 (Prior week is school vacation week)	Charles River Room & Hybrid
March 3, 2026	Charles River Room & Hybrid
March 17, 2026 (st.patrick's day!)	Charles River Room & Hybrid
April 7, 2026	Charles River Room & Hybrid
April 28, 2026	Charles River Room & Hybrid
Early May – Town Meeting	
May 19, 2026	Charles River Room & Hybrid
June 2, 2026	Charles River Room & Hybrid
June 16, 2026	Charles River Room & Hybrid
July TBD	Charles River Room & Hybrid
August TBD	Charles River Room & Hybrid
September 1, 2026	Charles River Room & Hybrid
September 15, 2026	Charles River Room & Hybrid
October 6, 2026	Charles River Room & Hybrid
October 20, 2026	Charles River Room & Hybrid
November 3, 2026 ELECTION DAY	Charles River Room & Hybrid
November 17, 2026	Charles River Room & Hybrid
December 1, 2026	Charles River Room & Hybrid
December 15, 2026	Charles River Room & Hybrid

All Planning Board meetings begin at 7:00 p.m. unless otherwise noted.

Information in red denotes a change, addition or unusual day of the week.

July 30, 2025



AYR Wellness Enters Into Restructuring Support Agreement with Senior Noteholders

MIAMI, July 30, 2025 (GLOBE NEWSWIRE) -- [AYR Wellness Inc.](#) (CSE: AYR.A, OTCQX: AYRWF) ("AYR") together with its affiliates and subsidiaries (collectively the "Company"), a leading vertically integrated U.S. multi-state cannabis operator, today entered into a Restructuring Support Agreement (the "RSA") with an ad hoc committee (the "Ad Hoc Committee") of its consenting senior noteholders (the "Consenting Senior Noteholders") holding a supermajority of senior notes issued pursuant to AYR's Amended and Restated Trust Indenture dated February 7, 2024 (the "Senior Notes"). The RSA outlines a comprehensive plan to ensure the continued operation and orderly transition of the Company's core business under new ownership.

Under the terms of the RSA, the Company will support a combination of an Article 9 of the Uniform Commercial Code ("Article 9") sale process commenced by its secured creditors and an orderly sale and/or wind-down of the Company's remaining assets, in each case, in accordance with terms and conditions of the RSA (including certain milestones thereunder). Subject in each case to the negotiation and execution of definitive documentation in accordance with the terms and conditions of the RSA, key elements of the RSA include:

- **Asset Sale Transactions:** The RSA and the restructuring term sheet attached thereto contemplates that the Consenting Senior Noteholders have agreed to purchase, under an asset purchase agreement, certain assets and assume certain liabilities of the Company located in Florida, Ohio, Nevada, New Jersey, Pennsylvania, and Virginia (collectively, the "Asset Sale Transaction") pursuant to a credit bid at a consensual public disposition of Senior Notes collateral under Article 9. The Company will continue to evaluate options for maximizing value and minimizing liabilities for its remaining assets.
- **Bridge Facility:** The Ad Hoc Committee will provide a senior secured multiple draw term loan facility (the "Bridge Facility") to AYR, which will provide the Company with critical liquidity to support ongoing operations, conduct the Article 9 sale process and consummate certain related transactions contemplated under the RSA and the Bridge Facility term sheet attached thereto. Each beneficial holder of Senior Notes that become a party to the RSA shall have the opportunity to participate in its *pro rata* share of the Bridge Facility pursuant to procedures acceptable to the requisite Consenting Senior Noteholders. Key terms of the Bridge Facility include:

- The Bridge Facility will be in an aggregate principal amount of up to USD\$50 million, which will be funded in accordance with a budget approved by the requisite Bridge Facility lenders.
- The Bridge Facility borrower will be a subsidiary of AYR, the Bridge Facility will be guaranteed by each direct or indirect subsidiary and parent (other than AYR) of the Bridge Facility borrower, and the Bridge Facility will be secured by properly perfected liens and security interests in all assets and properties of the Bridge Facility loan parties, which shall rank *pari passu* with the existing Senior Notes liens.
- The Bridge Facility will bear interest at 14% per annum, payable in kind on a monthly basis.
- The Bridge Facility includes the payment of certain premiums to the Consenting Noteholders and all lenders thereunder, which will be fully earned and payable in kind, and, at the election of the Bridge Facility lenders, may be convertible into equity interests in the post-sale entity (“NewCo”) upon a successful credit bid sale and otherwise in accordance with the terms and conditions of the RSA and the Bridge Facility term sheet.
- On the effective date of the Asset Sale Transactions, subject to the terms and conditions of the RSA, all outstanding principal and accrued but unpaid interest under the Bridge Facility will convert, on a dollar-for-dollar basis into a new take-back debt facility (“Take-Back Debt Facility”) to be issued by NewCo.
- **Treatment of Senior Notes:** In exchange for the cancellation of the credit bid portion of the Senior Notes, Senior Noteholders will receive their pro rata share of 100% of the new equity interests issued by NewCo, subject to dilution by a management incentive plan and the equitization of certain of the premiums payable under the Bridge Facility, as applicable. The remaining balance of the Senior Notes obligations (other than the credit bid amount) will remain outstanding and be entitled to a distribution of net cash proceeds (if any) from the monetization of the remaining assets under the liquidation proceedings described below in accordance with the priority waterfall among secured creditors and otherwise in accordance with applicable law.
- **Liquidation and Wind-Down Proceedings:** After the conclusion of the Article 9 sale auction, AYR will commence proceedings under the *Companies’ Creditors Arrangement Act* in British Columbia to facilitate a court-supervised liquidation of AYR. Upon consummation of the Asset Sale Transaction, AYR’s subsidiaries may commence certain state law proceedings in various states in the United States to wind-down the remainder of their operations, in each case, in accordance with the approved wind down budget and the terms and conditions of the RSA. Proceeds from the liquidation of remaining assets from the wind-down will be distributed in accordance with the priority waterfall among the secured creditors and otherwise in accordance with applicable law.
- **Obligations and Commitments:** During the effective period of the RSA, the

Consenting Senior Noteholders have agreed to support the contemplated transactions and agreed to provide the Bridge Facility (subject to definitive documentation), and forbear from exercising remedies on account of specified defaults under the Senior Notes. Additionally, the Company has agreed to take all actions necessary to consummate the transactions, comply with certain operational and financial maintenance covenants, keep the Consenting Senior Noteholders informed, and refrain from actions that could challenge the validity of the Senior Noteholders' liens or encumbrances.

"Today marks a major milestone for AYR and the restructuring of its obligations, having agreed to a pathway to reduce its debt and seek to maximize value for all stakeholders," said Scott Davido, Interim Chief Executive Officer of AYR. "We look forward to continuing to work closely with our lenders as we execute the next steps in our restructuring plan as defined by the RSA."

AYR remains committed to working collaboratively with the Senior Noteholders and other stakeholders to implement the RSA in accordance with the terms and conditions of the RSA. The Company will provide further updates as the sale process progresses.

Forward-Looking Statements

Certain statements contained in this news release may contain forward-looking information or may be forward-looking statements (collectively, "forward-looking statements") within the meaning of applicable securities laws. Forward-looking statements are often, but not always, identified by the use of words such as "target", "expect", "anticipate", "believe", "foresee", "could", "would", "estimate", "goal", "outlook", "intend", "plan", "seek", "will", "may", "tracking", "pacing" and "should" and similar expressions or words suggesting future outcomes. This news release includes forward-looking statements pertaining to, among other things, AYR's ongoing discussions with the Senior Noteholders, the implementation and anticipated benefits of the RSA, the exploration of capital structure alternatives, the review and assessment of other strategic alternatives, the Company's ability to continue operating in the ordinary course, and the evaluation of growth opportunities. Numerous risks and uncertainties could cause actual events and results to differ materially from the estimates, beliefs and assumptions expressed or implied in the forward-looking statements. Forward-looking statements involve known and unknown risks and uncertainties that may cause actual results to differ materially from those anticipated. These risks and uncertainties include, among others, the ability of the Company to consummate the transactions contemplated by the RSA, obtain necessary regulatory and court approvals, successfully execute its restructuring plan contemplated by the RSA, and other risks and uncertainties described in the Company's public filings. AYR has no intention, and undertakes no obligation, to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

About AYR Wellness Inc.

AYR Wellness is a vertically integrated, U.S. multi-state cannabis business. The Company operates simultaneously as a retailer with 90+ licensed dispensaries and a house of cannabis CPG brands.

AYR is committed to delivering high-quality cannabis products to its patients and customers while acting as a Force for Good for its team members and the communities that the Company serves. For more information, please visit www.ayrwellness.com.

Company/Media Contact:

Robert Vanisko

SVP, Public Affairs

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Elevate IR

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Source: Ayr Wellness Inc.

NOTES on Draft ADU By-Law 8/12/25

Bob Smart

In a review of the current ADU bylaw amendment draft changes, I suggest the addition of the following edits:

1. The elimination of a special permit requirement, as required by state law, is commendable.
2. The purpose of Section 3.18 is to allow for ADUs, as defined under M.G.L c. 40A, Sec. 1A, to be built as-of-right in Single-Family Residential Zoning Districts in accordance with Section 3 of the Zoning Act, as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. This zoning provides for by-right ADUs to accomplish the following purposes:
 - a. Increase housing production to address local and regional housing needs across all income levels and all stages of life.
 - b. Develop small-scale infill housing that fits in single-family residential districts.
 - c. Provide a more moderately priced housing option to serve smaller households, households with lower incomes, seniors, and people with disabilities.
 - d. Enable property owners to age in place, downsize or earn supplemental income from investing in their properties.”
3. I suggest the addition of a section which makes clear that site plan review will not be required for any proposed ADU as long as only one (1) ADU on the lot is proposed. A review of the definitions of major and minor projects in by-law section 7.4.2: (a) characterizes as “major project” an addition increasing gross floor area by more than 1,000 SF, or results in any new curb or driveway cut in a Business, Avery Square Business, or Hillside Avenue Business district; (b) characterizes as “major project” any construction project which creates or adds gross floor area or results in any new curb or driveway cut in a Neighborhood Business district; (c) characterizes as “major project” a project which results in any new curb or driveway cut in an Elder Services district; (d) characterizes as “minor project” a project adding 1-9 new parking spaces in a Business, Avery Square Business, or Hillside Avenue Business district; or (e) characterizes as “minor project” any construction project which increases gross floor area above 5,000 SF.
4. A Protected Use ADU shall be permitted within, or on, a Pre-Existing Non-Conforming Lot, or on a Lot with a Pre-Existing Nonconforming Structure, so long as the Protected Use ADU can be developed in conformance with the Building Code, 760 CMR 71.00, and state law.”
5. Insert in the definition of ADU in section 3.18, after “A self-contained housing unit” the words: “, which may be detached, attached, or internal to the Principal Dwelling.”

6. You may want to amend section 2 or 3 to allow ADUs in the Garden Street Overlay district.
7. I note a jump in the by-law from 3.16 to 3.18. Is there a section 3.17 in the by-law?
8. You may want to increase the allowable square footage in 3.18.1(b) above 900 SF, as this is not prohibited under the state law.
(Note: Newton's ADU bylaw allows up to 1000 SF by right, and up to 1200 SF by special permit.)
9. I recommend that section 3.18.1(c) "subject to such additional restrictions as may be imposed by the town" be eliminated, as it is open-ended and may create confusion.
10. I recommend that "more" be changed to "most" in section 3.18.4, as there are three clauses to which the word applies.
11. Requiring an off-street parking space for ADUs outside the .5 mile transit station radius in section 3.18.5 is problematic. The "parking space" definition in the by-law appears to require the creation of a parking space separate from the driveway, which could be a problem on many lots, and might necessitate an additional curb cut or driveway entrance from the street. I note that many driveways are long enough to accommodate more than two cars, and that many homeowners of single-family houses, often those with young adults, often have three or more cars in their driveways. If the homeowner is comfortable sharing a driveway, I think such sharing should be allowed.
(Note: Newton's ADU bylaw provides: "No additional parking is required for the Accessory Dwelling Unit. If parking for the Accessory Dwelling Unit is added, however, screening deemed adequate by the Building Commissioner is required to minimize the visual impact on abutters, such as evergreen or dense deciduous plantings, walls, fences, or a combination thereof.")
12. The Board might consider allowing more than one ADU on a lot, particularly on large lots, by special permit, as this is allowed by state law.
13. You might consider allowing additional height for detached ADUs. Newton's bylaw provides that a Detached ADU that does not exceed 1.5 stories or 22 feet in height, is subject to the setbacks for accessory buildings."
14. You might consider a provision exempting up to 900 SF of a Protected Use ADU from counting towards the applicable FAR and lot coverage requirements for the lot."

needhamobserver.com

August 13, 2025



Excavation work is underway along Highland Avenue, demolishing the five 1960s era commercial buildings between Cross Street and Arbor Road to clear the site for a 50,000-square-foot, two-story medical office building.

The demolition process could take between two and three months to complete, but there's no schedule for when construction of the new facility will begin, according to Jodie Zussman, president and CEO of Boston Development Group, the owner of the property.

Zussman said the Newton-based firm is mostly at the mercy of the overall construction market as well as certain constraints imposed on the site by Needham zoning requirements.

"We've been working on pricing this building for construction, but because of the interest rates and because of the cost of construction, it's really delayed our project greatly," Zussman said of the scheduling for the project, which received Needham Planning Board's approval in December 2023.



“Most of the cost is really in the parking,” Zussman said of the need to provide 250 parking spaces to satisfy the town’s zoning bylaw that requires five spaces for every 1,000 square feet of office space. Another bylaw imposing a 40-foot building height limit requires much of the parking to be located underground, adding considerably to the cost of construction, Zussman explained.

“At this point, everything that we’ve looked at is really just a break even and almost a little bit of a loss,” she said. “So right now we’re taking down the buildings, but we’re not going to do any construction until we know we can work up the numbers and we have a tenant for it.”

Boston Development was the longtime owner of three of the former buildings at the site which stretched from 629-661 Highland Ave. It purchased the other two buildings to consolidate ownership to facilitate the medical office project at what will now be 633 Highland Ave.

The site was home to a variety of small businesses over the years, including Kennedy Brothers physical therapy, Med-Equip Healthcare Supply, HIY Pilates and a nonprofit, Hope and Comfort.

“We had three buildings there that were not an eye-sore, but they were industrial buildings that my father had converted to office a long, long time ago,” Zussman said of the genesis of the project. “The rates for rent had never really increased substantially like the market had.”

The area is zoned for industrial use and does not allow residential properties. Zussman said attempting to change the zoning would have been overly time-consuming, so they evaluated uses that conformed to the zoning.

“In trying to identify what the best use would be for that land, we decided there really weren’t many medical offices being built,” she said.

“I think with a lot of the hospitals now having so many layoffs and reducing their staff, that these doctors are maybe wanting to have their own offices closer to home. And Needham is a perfect location.”

The preferred outcome would be for a single tenant to occupy the entire building, Zussman said. She said they are also in discussions with companies that would be willing to occupy one floor each.

“We’re working with our contractor to try and reduce the cost by thinking outside of the box. Maybe we would condo the two floors instead of renting them.”

Asked why demolition went forward without a scheduled construction start, Zussman said  **EN** brokers that if you take down the buildings and you have the raw land there, you may be able to attract more

tenants because they see that you're ready to go. We'll be in a better position to start construction immediately when we find a tenant."

Zussman admits that some factors are out of the company's control.

"We have had a lot of interest, but we need to get our construction costs down," she said. "And we need the interest rates to come down."

From: [David Hruska](#)
To: [Planning](#)
Subject: The high cost of parking
Date: Saturday, August 16, 2025 3:33:51 PM

Greetings,

I recently read about the 663 Highland project:

<https://needhamobserver.com/highland-ave-site-being-cleared-but-construction-may-wait/>

A telling except:

"Most of the cost is really in the parking," Zussman said of the need to provide 250 parking spaces to satisfy the town's zoning bylaw that requires five spaces for every 1,000 square feet of office space.

It's a pity that the Town has required the developer to squander so many resources on vehicle storage. Vehicle storage that contributes to our problems with traffic, congestion, accidents, destruction, road rage, noise, and sprawl.

For an in depth discussion, I would recommend the Board read "The High Cost of Free Parking" by Donald Shoup.

Thanks,
David Hruska
21 Rosemary St.
Needham MA 02494

Dear Neighbor,

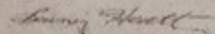
The Planning Department received notice that WP East Acquisitions, LLC (the Applicant) filed a request for a determination of Project Eligibility with the Massachusetts Housing Finance Agency (MassHousing) for a site encompassing 34 Crafts Street, Newton; 36 Crafts Street, Newton; 48 Crafts Street, Newton; 50 Crafts Street, Newton; 19 Court Street, Newton, and 21 Court Street, Newton. As currently proposed, the development would consist of one six-story building with a total of 234 units of rental housing. Fifty-nine (59) units will be made affordable to households earning 80% of the area median income (AMI), and 175 units will not have any income restrictions.

In response to the Project Eligibility request, the Planning Department will compile a letter incorporating comments and concerns pertaining to the project to MassHousing. As part of the Project Eligibility process, MassHousing must make the findings set forth on the attachment to this letter to make a determination of Project Eligibility. Comments should be submitted to the Planning Department contact listed below by 5 p.m. on Friday, July 25th. The submitted comments will be used to inform the Planning Department's letter, as well as compiled and attached to the letter.

The notification from MassHousing is attached to this letter and the Applicant's full application can be viewed online at: <https://www.newtonma.gov/government/planning/high-interest-projects/crafts-st-38>. General information on the Comprehensive Permit process is also available on this webpage.

Please feel free to contact Katie Whewell, Chief Planner for Current Planning, with any questions, comments or concerns about this project. She can be reached at 617-796-1132, or kwhewell@newtonma.gov.

Sincerely,



Barney Heath
Director of Planning and Development