

NEEDHAM PLANNING BOARD

Thursday, January 14, 2021

8:30 a.m.

Virtual Meeting using Zoom

Meeting ID: **826-5899-3198**

(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **826-5899-3198**

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: **826-5899-3198**

1. Highway Commercial 1 Rezoning and Planning Study: Review of Urban Design Plan, Discussion of Next Steps and Project Schedule.
2. Minutes.
3. Correspondence.
4. Report from Planning Director and Board members.

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

Community Meeting Agenda

1. Introduction and orientation
 - a. When the effort began
 - b. Summary of action before TM, at TM and post TM
2. Summary of existing study area conditions and zoning regimes:
 - a. Existing study area conditions
 - b. Existing zoning condition – by right and special permit
 - c. Previous zoning proposal – by right and special permit
 - d. Overview of identified community concerns and strategies to address them
 - e. Revised zoning proposal – by right and special permit
3. Traffic study
 - a. Source of data and relevancy
 - b. Current condition
 - c. Revised proposal study area impact – special permit threshold
 - d. Revised proposal study area mitigation – special permit threshold
4. Estimated fiscal impact
 - a. Revised proposal – by right and special permit
5. Conclusion (Adam - 2 minutes)
 - a. Why this is important
 - b. Responsible development

HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING

NEEDHAM, MA

JANUARY 08, 2021



PREPARED BY:

STUDIO ENÉE

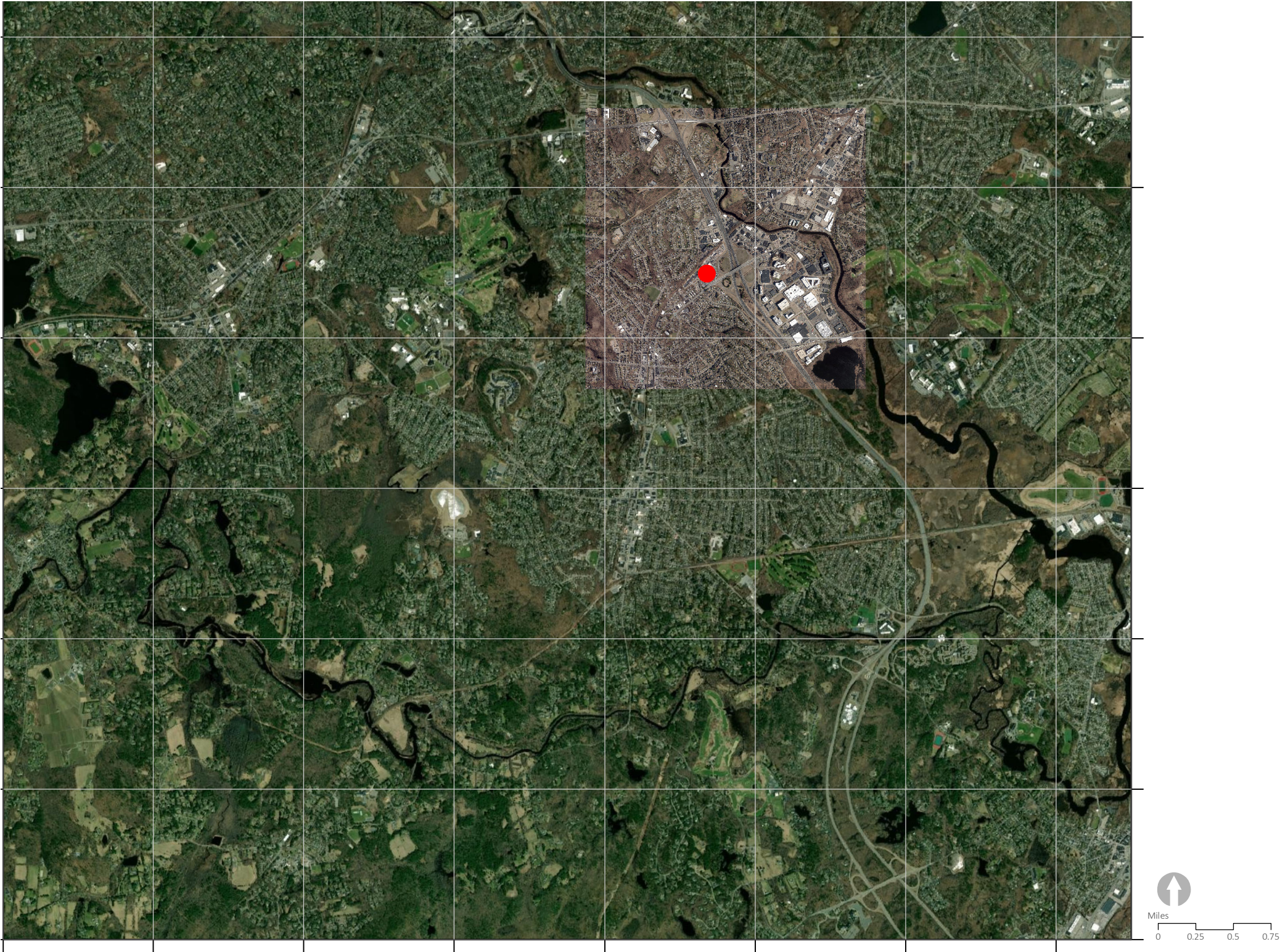
AGENDA

1. Goals for Community Meeting
2. Review of Zoning Drawings
 - A. Existing Zoning
 - FAR = 0.5
 - Program: commercial use (warehouse)
 - B. As of Right Zoning
 - FAR = 1.0
 - Option 1 Program: commercial use
 - Option 2 Program: mixed use - commercial and residential
 - C. Special Permit Zoning
 - FAR = 1.35
 - Option 1 Program: commercial use
 - Option 2 Program: mixed use - commercial and residential
3. Recommendations for Sustainable Development Strategies

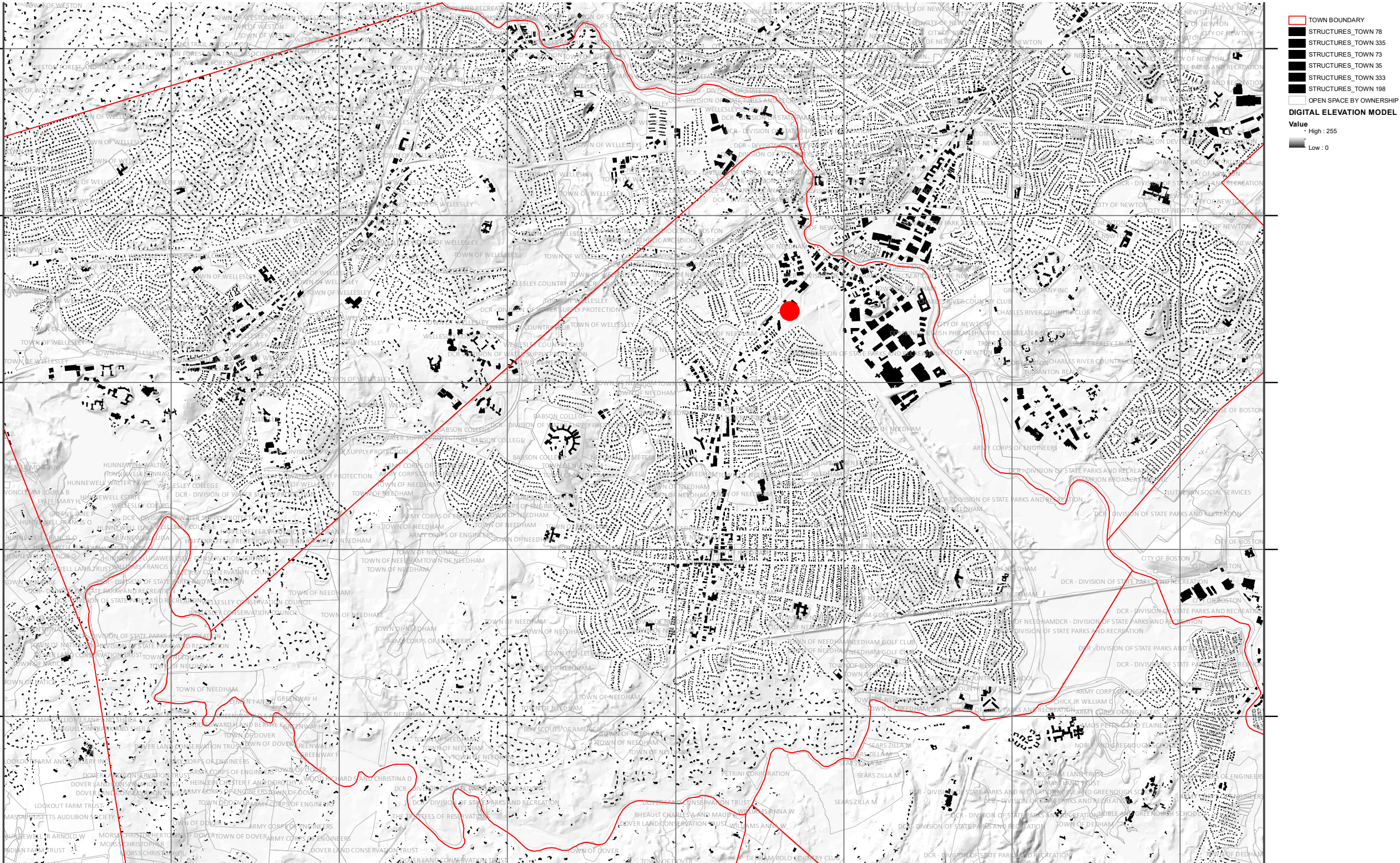
GOALS FOR COMMUNITY MEETING

- Historical overview of the planning process as relates to the study area.
- Presentation of an analysis of existing study area conditions, including land use, zoning, parking, and traffic.
- Brief presentation of the earlier development scheme
- Presentation of the proposed scheme for the study area
- Questions & Answers

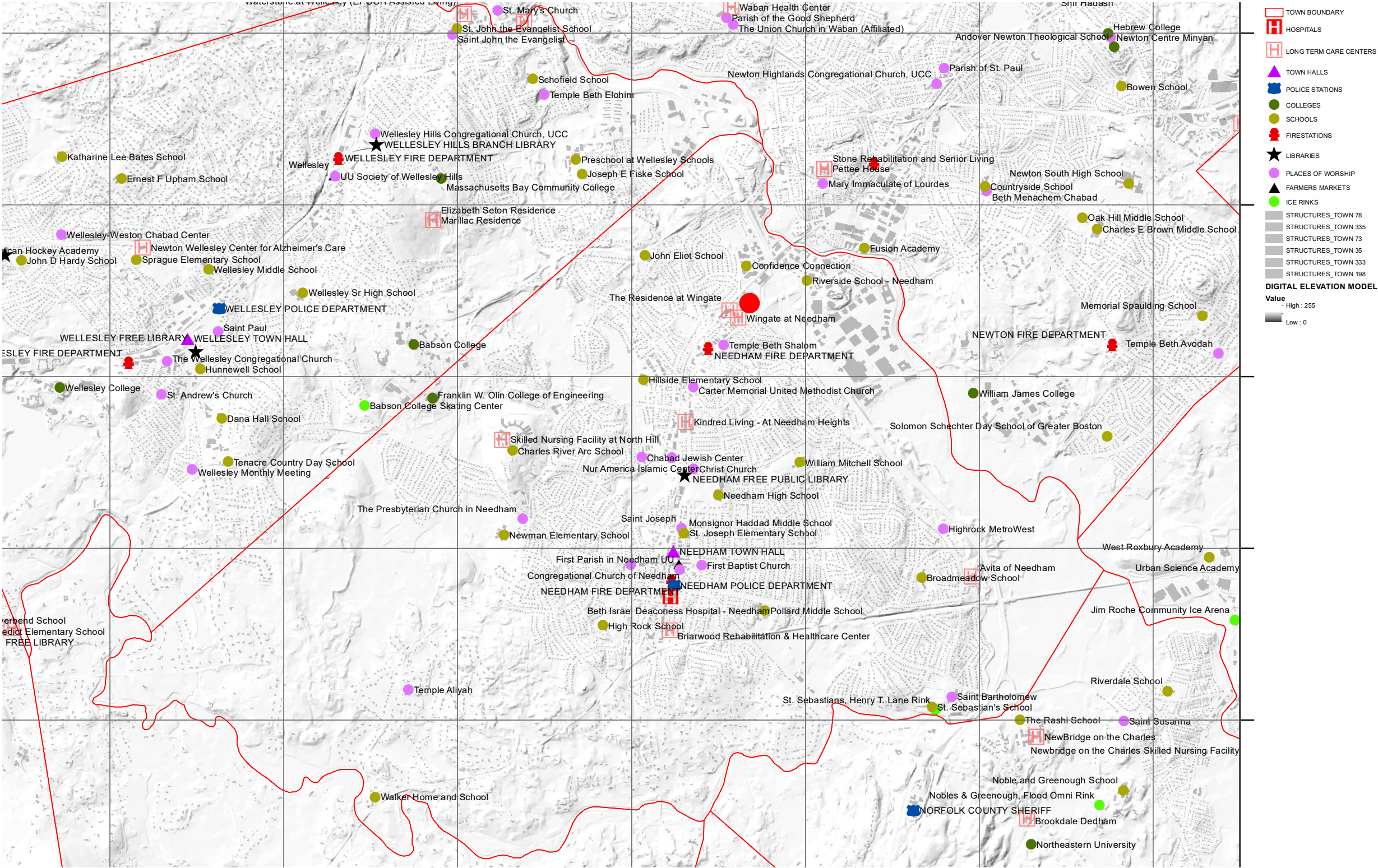
SATELLITE VIEW

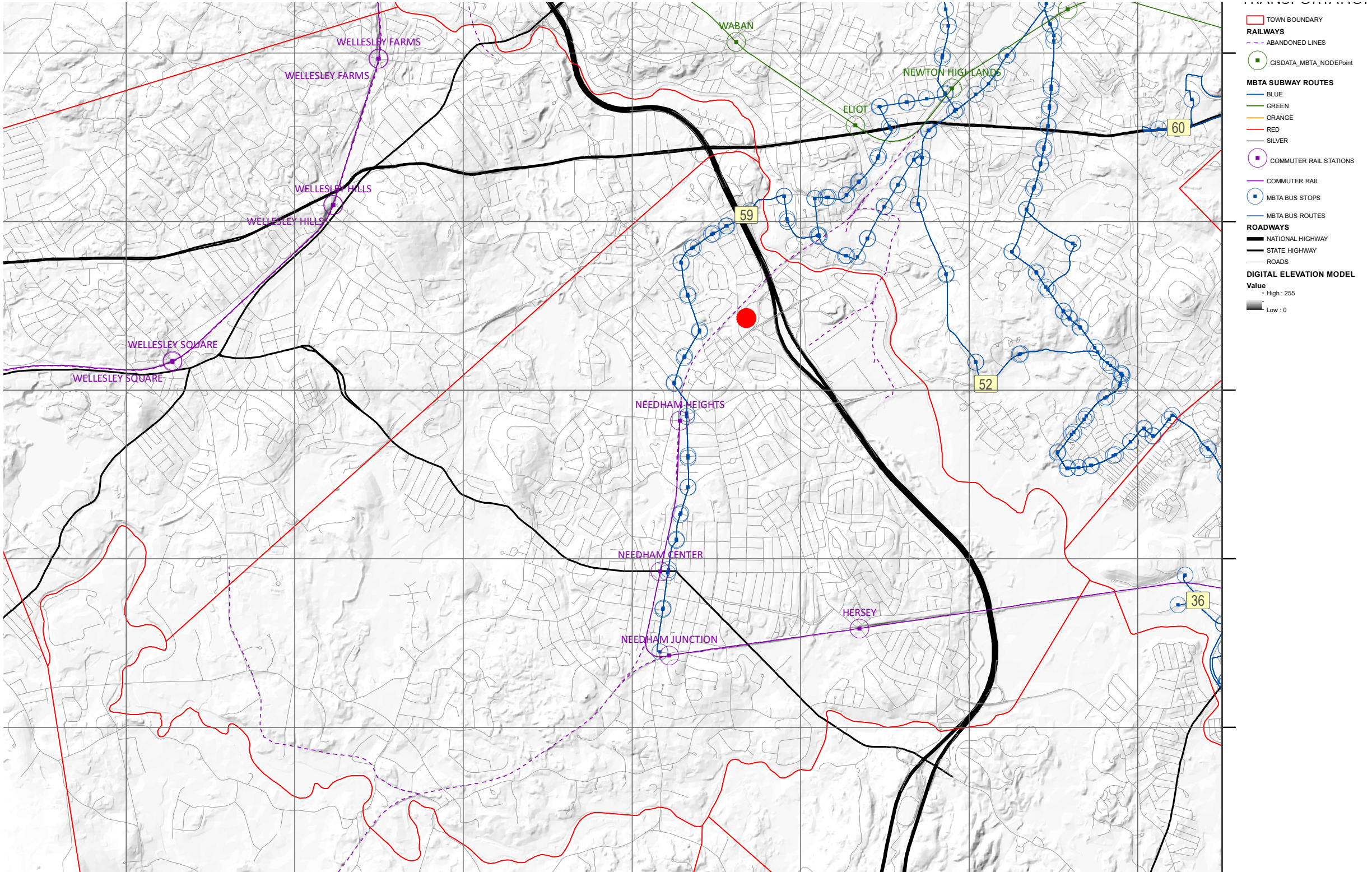


DENSITY

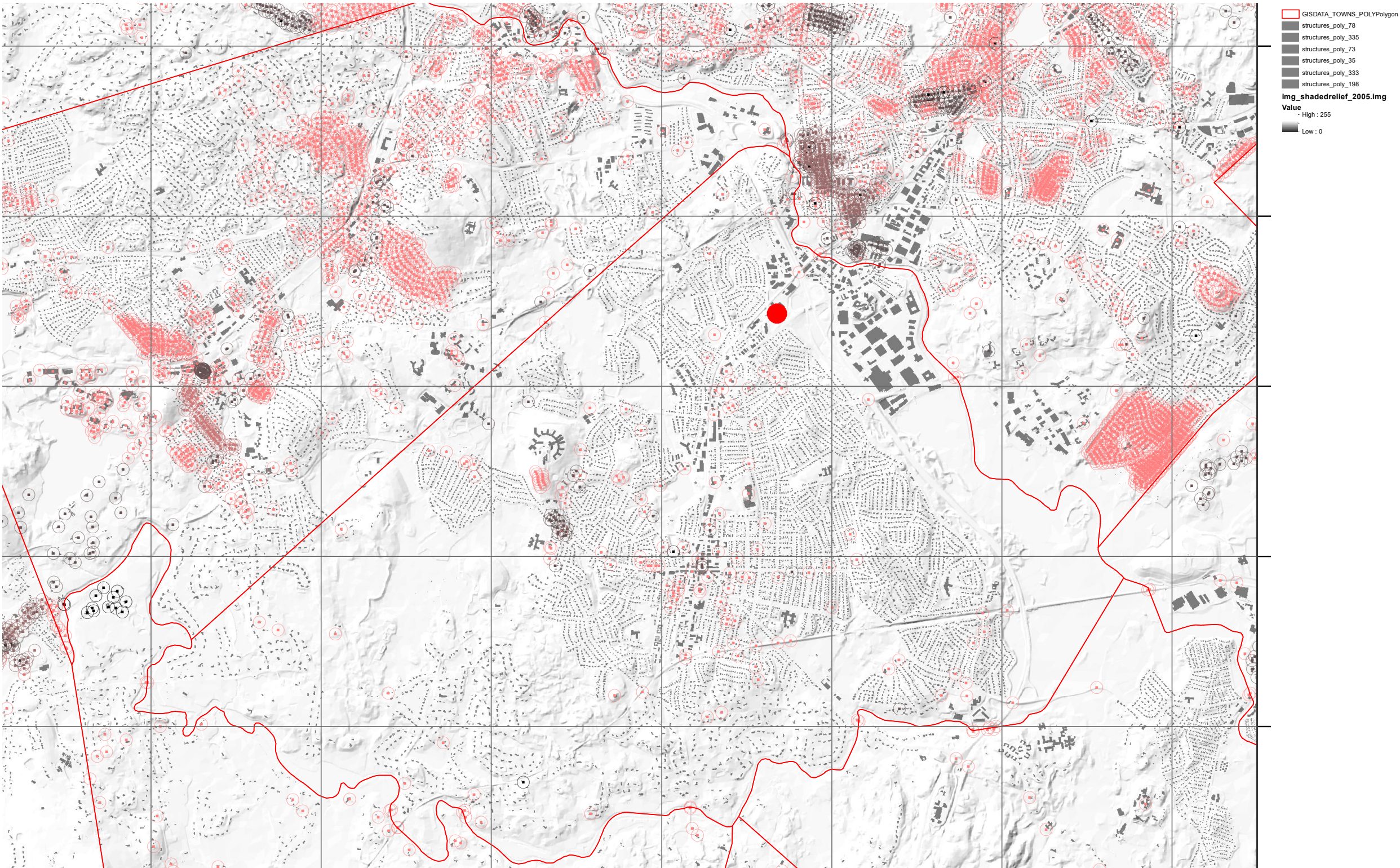


AMENITIES





HISTORIC SITES



HIGHLAND AVENUE : CIVIC AND COMMERCIAL CORRIDOR



ZONNING COMPARISON

Zoning Element	Existing By-law		Previous Proposal		New Proposal	
	By Right	Special Permit	By Right	Special Permit	By Right	Special Permit
FAR	0.5	0.65-0.75	1.00	1.75	1.00	1.35
Height	30'		70'	70'	70'	70'
Front Setback	20' (50' on Gould + Highland)		5'	20' (Gould and Highland)	20'	20'
Side Setback	20'		20'	20'	20'	20'
Rear Setback	10'		20'	20'	10'	10'
Min Lot Area (SF)	20,000		20,000	20,000	20,000	20,000
Min Lot Frontage (Ft)	100		100	100	100	100
Max Lot Coverage	no requirement	no requirement	65%	65%	65%	65%
Traffic Mitigation		\$ by Developer		\$ by Developer		\$ by Developer
Uses	farm, church, school, lib/mus, muni water tower, park, passenger station, childcare, single family, boarding house, dormitory, retail upto 5750 sf, accessory manufacturing, offices, banks, various services, theaters, movie houses, sport facilities, entertainment buildings, fitness, distribution warehouse, storage, machine shop, bottling plant, equipment rental, garment manufacturing, laboratory, radio/TV studio, light manufacturing, municipal building, accessory use for home office or small repairs	agriculture, nursing home, private club, private school, retail over 5750 sf, fitness, trucking terminal, gas station, vehicle repair, laundry, junk yard, lumber establishment, hotel, restaurant, veterinary, medical clinic, medical marijuana, car sales and parking, welding, food processing, genetic research, medical lab, off-street parking				Residential multi-family use upto 240 units

A. EXISTING ZONING

VIEW FROM HIGHLAND TOWARDS NEWTON



VIEW FROM GOULD STREET



VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM



VIEW FROM HIGHWAY EXIT 19B



EXISTING AERIAL VIEW



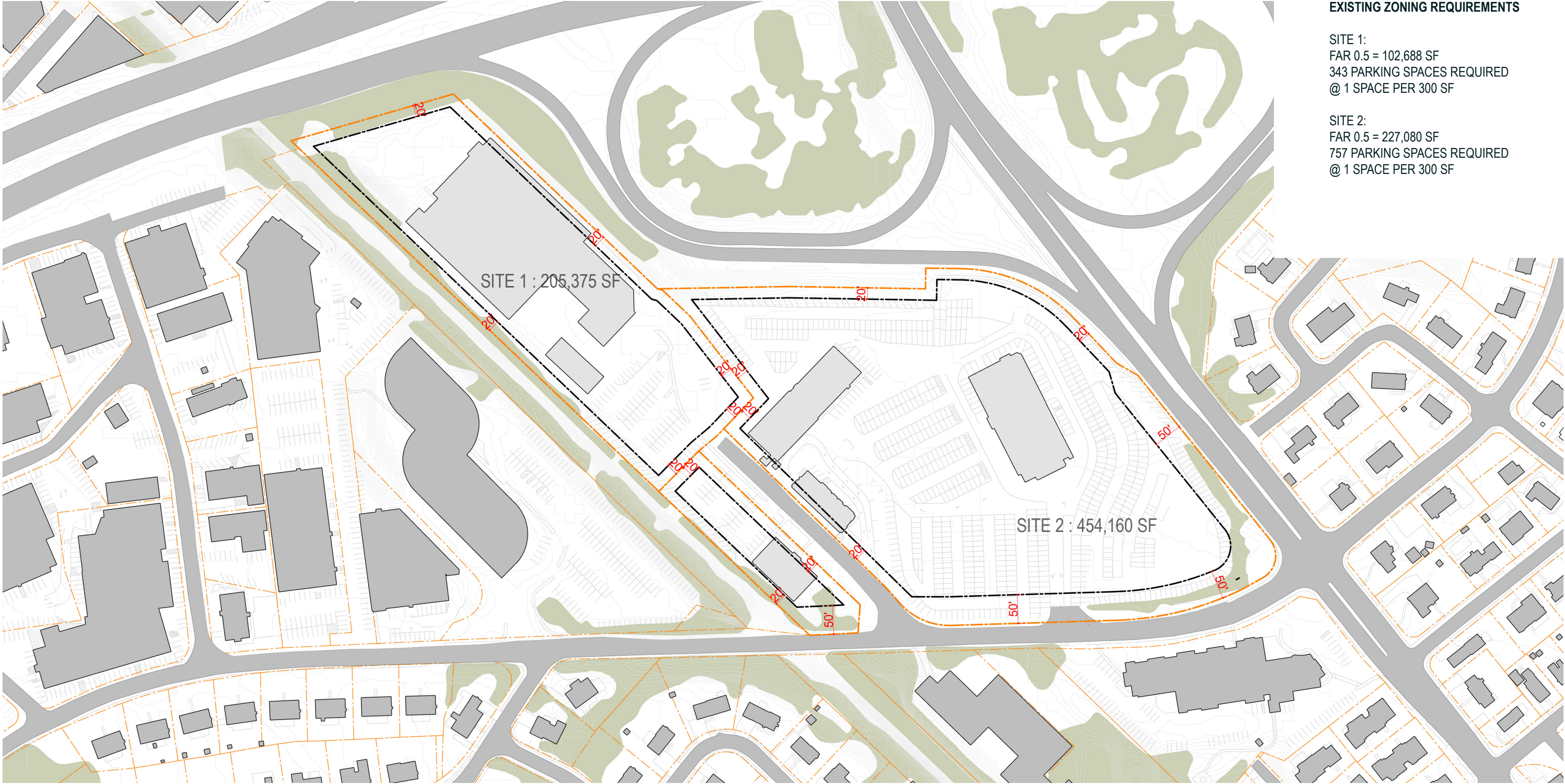
EXISTING SITE PLAN

----- BUILDING SETBACKS
- - - - - PROPERTY LINES

EXISTING ZONING REQUIREMENTS

SITE 1:
FAR 0.5 = 102,688 SF
343 PARKING SPACES REQUIRED
@ 1 SPACE PER 300 SF

SITE 2:
FAR 0.5 = 227,080 SF
757 PARKING SPACES REQUIRED
@ 1 SPACE PER 300 SF



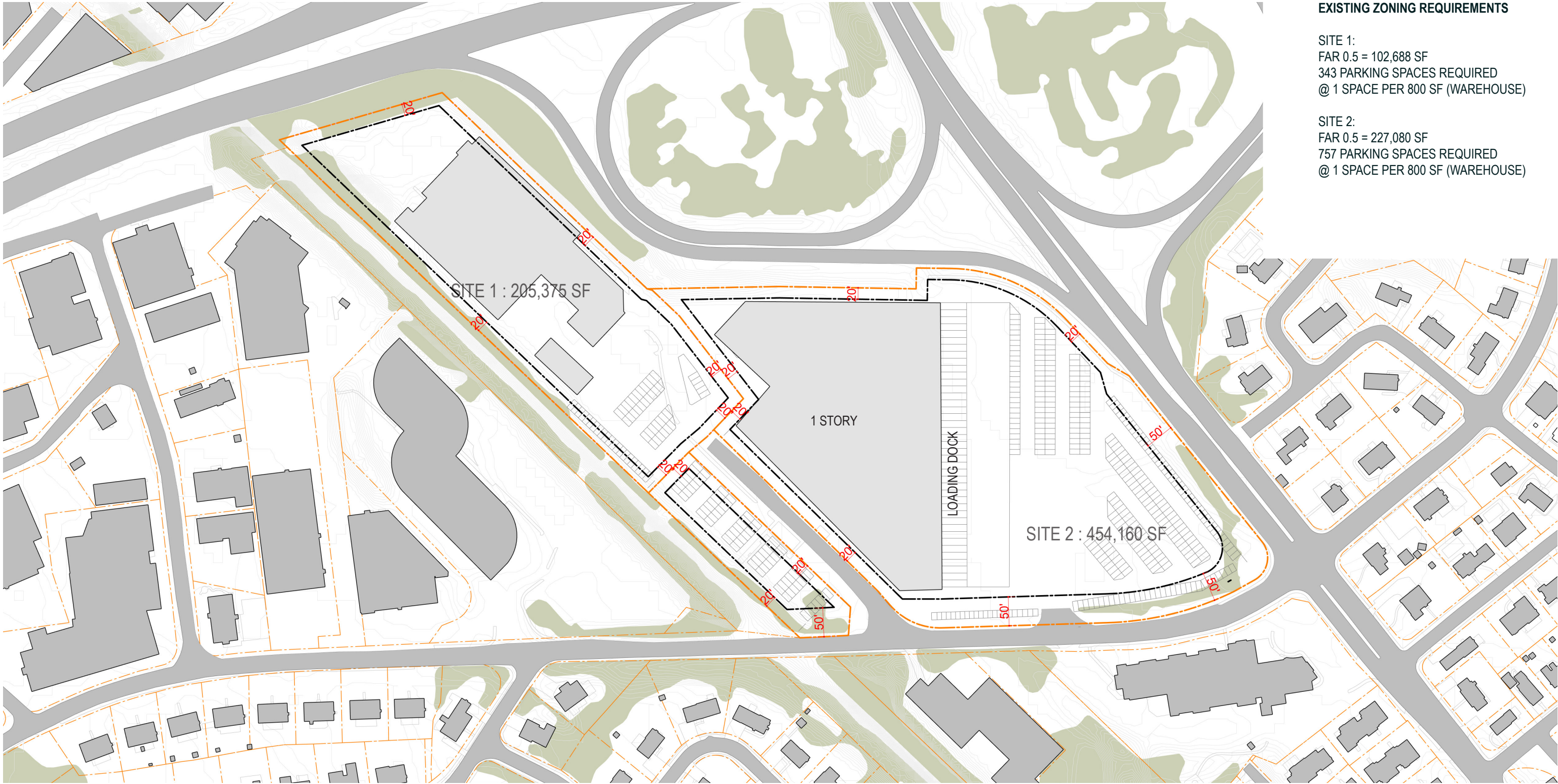
EXISTING ZONING - SITE PLAN W/ NEW WAREHOUSE AND PARKING
FAR = 0.5

----- BUILDING SETBACKS
----- PROPERTY LINES

EXISTING ZONING REQUIREMENTS

SITE 1:
FAR 0.5 = 102,688 SF
343 PARKING SPACES REQUIRED
@ 1 SPACE PER 800 SF (WAREHOUSE)

SITE 2:
FAR 0.5 = 227,080 SF
757 PARKING SPACES REQUIRED
@ 1 SPACE PER 800 SF (WAREHOUSE)



EXISTING ZONING - AERIAL VIEW W/ NEW WAREHOUSE AND PARKING



B. AS OF RIGHT ZONING SITE PLAN

AS OF RIGHT ZONING - SITE PLAN - OPTION 1A (1 BUILDING)
FAR = 1.0

- BUILDING SETBACKS
- PROPERTY LINES
- HEIGHT LIMIT 70'

AS OF RIGHT ZONING LEGEND

SITE 1:
FAR 1.0 = 205,375 SF
685 PARKING SPACES REQUIRED

SITE 2:
FAR 1.0 = 454,160 SF
1,513 PARKING SPACES REQUIRED

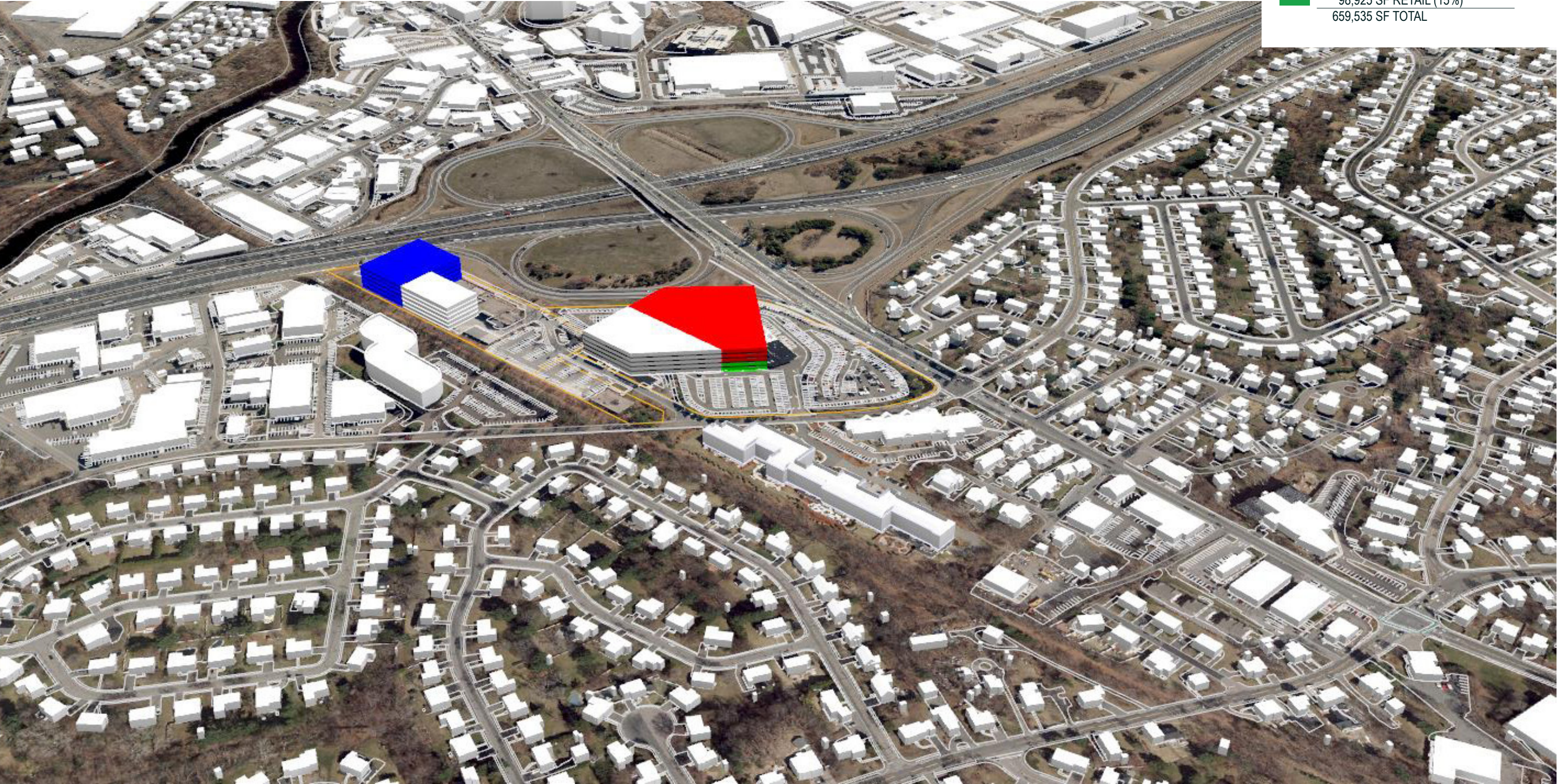
PROGRAM OPTION 1 = COMMERCIAL	
	280,305 SF CORP. HQ (42.5%)
	280,305 SF R&D (42.5%)
	98,925 SF RETAIL (15%)
	659,535 SF TOTAL



AS OF RIGHT ZONING - AERIAL VIEW - OPTION 1A (1 BUILDING)

PROGRAM OPTION 1 = COMMERCIAL

	280,305 SF CORP. HQ (42.5%)
	280,305 SF R&D (42.5%)
	98,925 SF RETAIL (15%)
	659,535 SF TOTAL



AS OF RIGHT ZONING - VIEW FROM GOULD - **OPTION 1A (1 BUILDING)**



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVE. TOWARDS NEWTON - **OPTION 1A (1 BUILDING)**



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 1A (1 BUILDING)**



AS OF RIGHT ZONING - SITE PLAN - OPTION 1B (MULTIPLE BUILDINGS)
FAR = 1.0

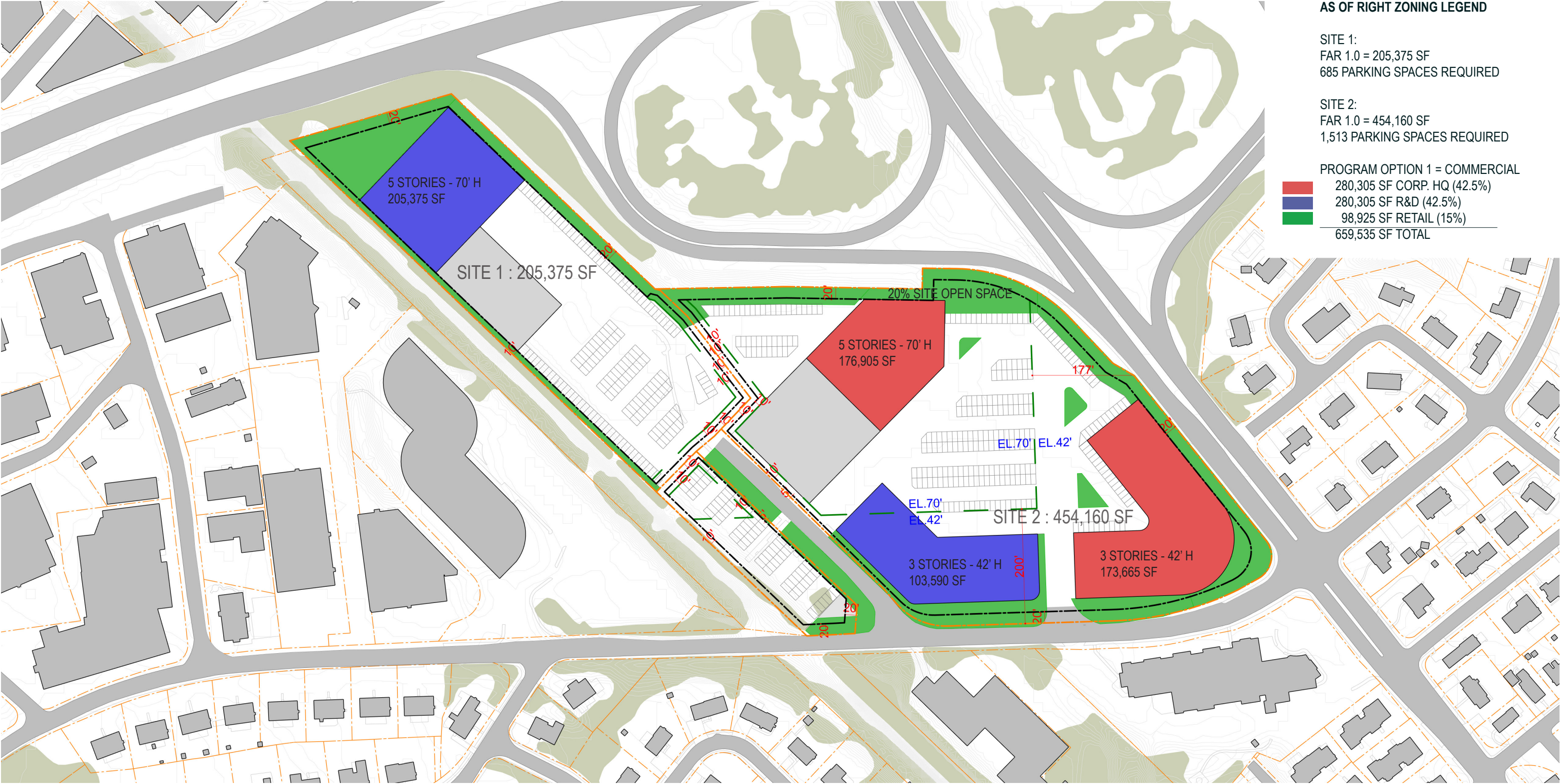
- BUILDING SETBACKS
- PROPERTY LINES
- HEIGHT LIMIT 70'

AS OF RIGHT ZONING LEGEND

SITE 1:
FAR 1.0 = 205,375 SF
685 PARKING SPACES REQUIRED

SITE 2:
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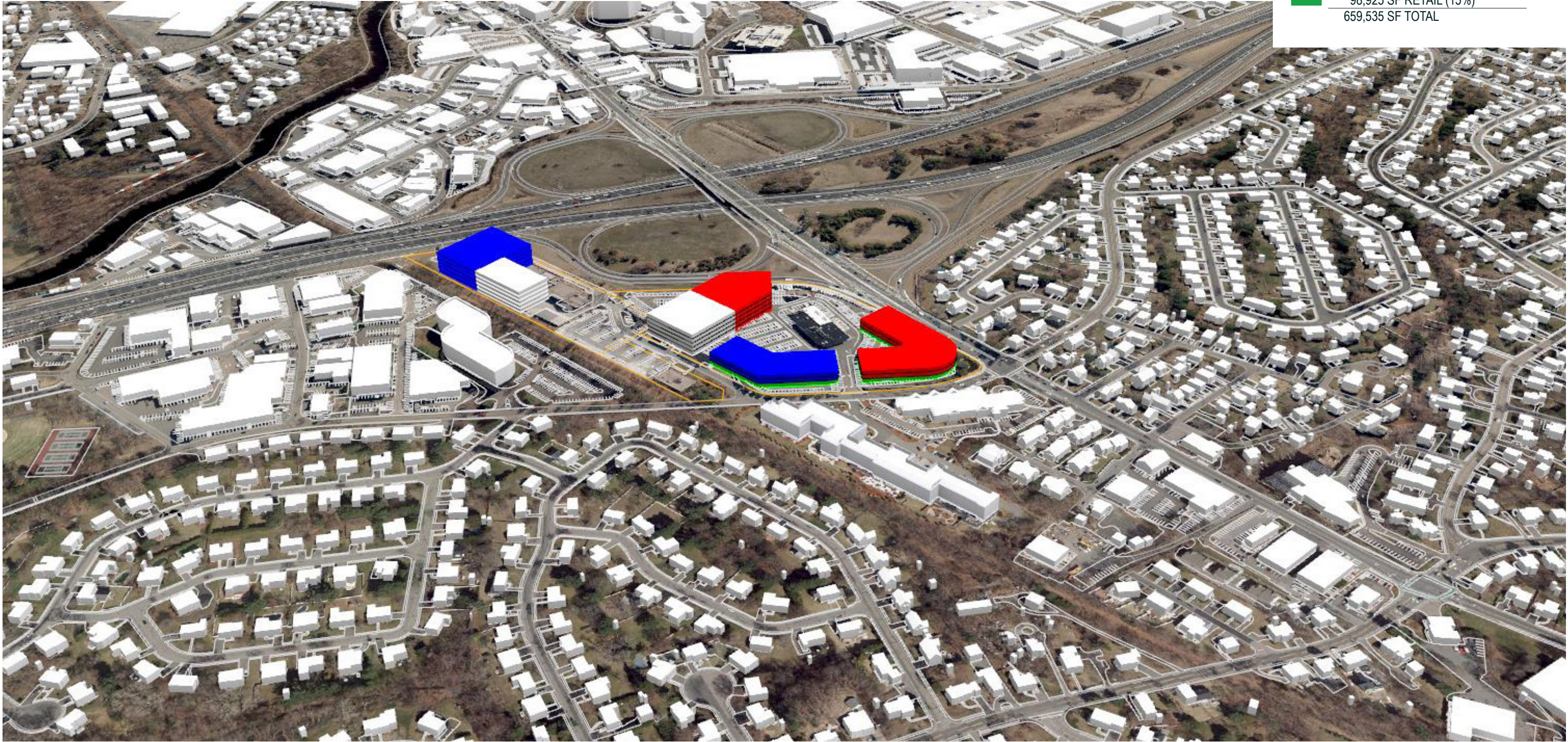
PROGRAM OPTION 1 = COMMERCIAL
280,305 SF CORP. HQ (42.5%)
280,305 SF R&D (42.5%)
98,925 SF RETAIL (15%)
659,535 SF TOTAL



AS OF RIGHT ZONING - AERIAL VIEW - OPTION 1B (MULTIPLE BUILDINGS)

PROGRAM OPTION 1 = COMMERCIAL

	280,305 SF CORP. HQ (42.5%)
	280,305 SF R&D (42.5%)
	98,925 SF RETAIL (15%)
	659,535 SF TOTAL



AS OF RIGHT ZONING - VIEW FROM GOULD - OPTION 1B (MULTIPLE BUILDINGS)



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 1B (MULTIPLE BUILDINGS)**



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVE. TOWARDS NEWTON - **OPTION 1B (MULTIPLE BUILDINGS)**



AS OF RIGHT ZONING - MASSING SITE PLAN - OPTION 2 (MIXED USE)
FAR = 1.0

BUILDING SETBACKS

PROPERTY LINES

HEIGHT LIMIT 70'

AS OF RIGHT ZONING LEGEND

SITE 1:
FAR 1.0 = 205,375 SF
685 PARKING SPACES REQUIRED

SITE 2:
FAR 1.0 = 454,160 SF
1,513 PARKING SPACES REQUIRED

PROGRAM OPTION 2 = MIXED USE

	197,860 SF CORP. HQ (30%)
	197,860 SF R&D (30%)
	69,250 SF RETAIL (10.5%)
	194,565 SF RESIDENTIAL (29.5 %)
	659,535 SF TOTAL



AS OF RIGHT ZONING - AERIAL VIEW - OPTION 2 (MIXED USE)

PROGRAM OPTION 2 = MIXED USE

197,860 SF CORP. HQ (30%)
197,860 SF R&D (30%)
69,250 SF RETAIL (10.5%)
194,565 SF RESIDENTIAL (29.5%)
659,535 SF TOTAL



AS OF RIGHT ZONING - VIEW FROM GOULD - **OPTION 2 (MIXED USE)**



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVENUE TOWARDS NEWTON - **OPTION 2 (MIXED USE)**



AS OF RIGHT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 2 (MIXED USE)**



B. SPECIAL PERMIT ZONING SITE PLAN

SPECIAL PERMIT ZONING - MASSING SITE PLAN - OPTION 1A (1 BUILDING)
FAR = 1.35

- BUILDING SETBACKS
- PROPERTY LINES
- HEIGHT LIMIT 70'

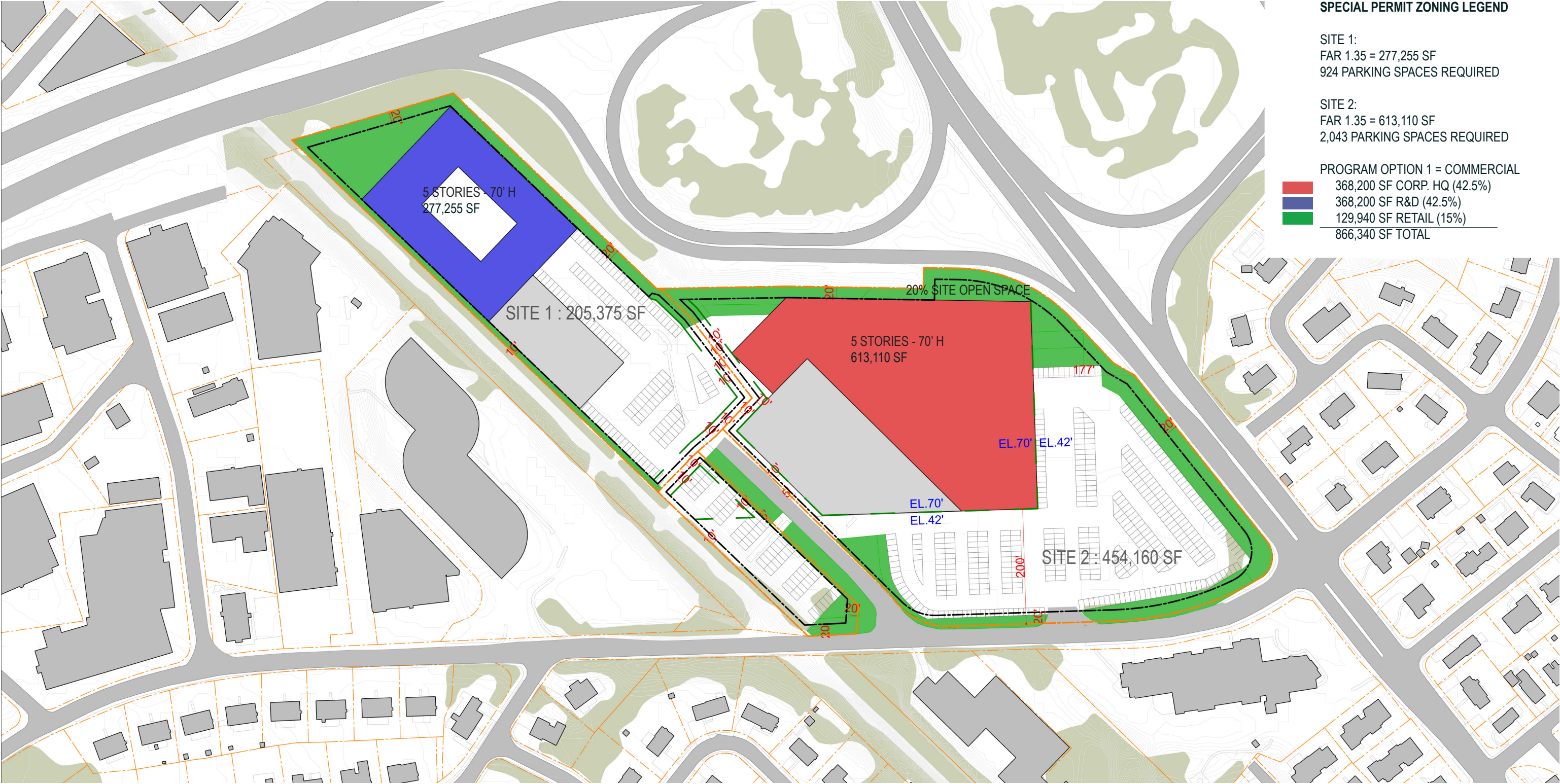
SPECIAL PERMIT ZONING LEGEND

SITE 1:
FAR 1.35 = 277,255 SF
924 PARKING SPACES REQUIRED

SITE 2:
FAR 1.35 = 613,110 SF
2,043 PARKING SPACES REQUIRED

PROGRAM OPTION 1 = COMMERCIAL

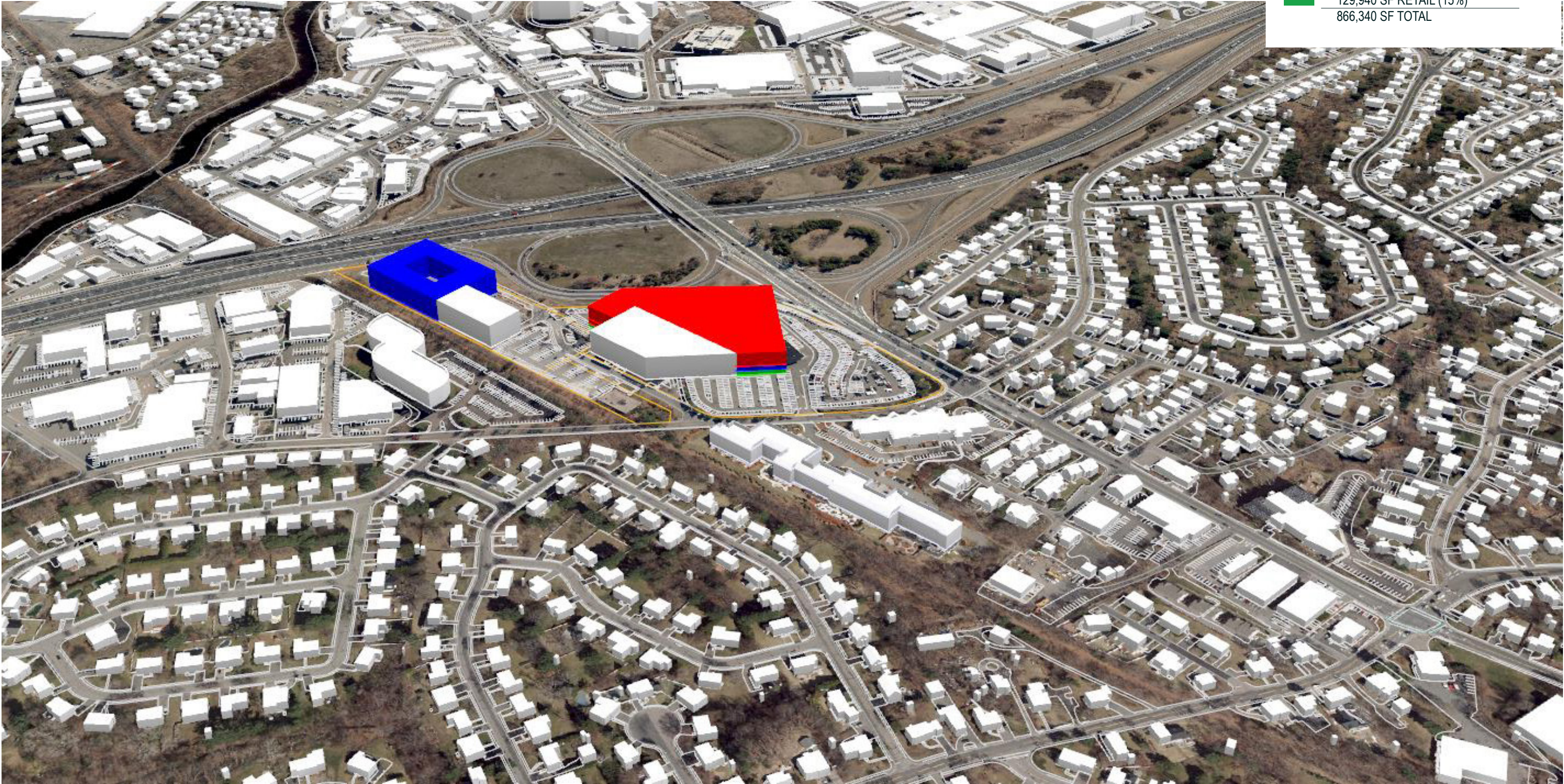
368,200 SF CORP. HQ (42.5%)
368,200 SF R&D (42.5%)
129,940 SF RETAIL (15%)
866,340 SF TOTAL



SPECIAL PERMIT ZONING - AERIAL VIEW - OPTION 1A (1 BUILDING)

PROGRAM OPTION 1 = COMMERCIAL

	368,200 SF CORP. HQ (42.5%)
	368,200 SF R&D (42.5%)
	129,940 SF RETAIL (15%)
	866,340 SF TOTAL



SPECIAL PERMIT ZONING - VIEW FROM GOULD - **OPTION 1A (1 BUILDING)**



SPECIAL PERMIT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 1A (1 BUILDING)**



SPECIAL PERMIT ZONING - VIEW FROM HIGHLAND AVENUE TOWARDS NEWTON - **OPTION 1A (1 BUILDING)**



SPECIAL PERMIT ZONING - MASSING SITE PLAN - OPTION 1B (MULTIPLE BUILDINGS)
FAR = 1.35

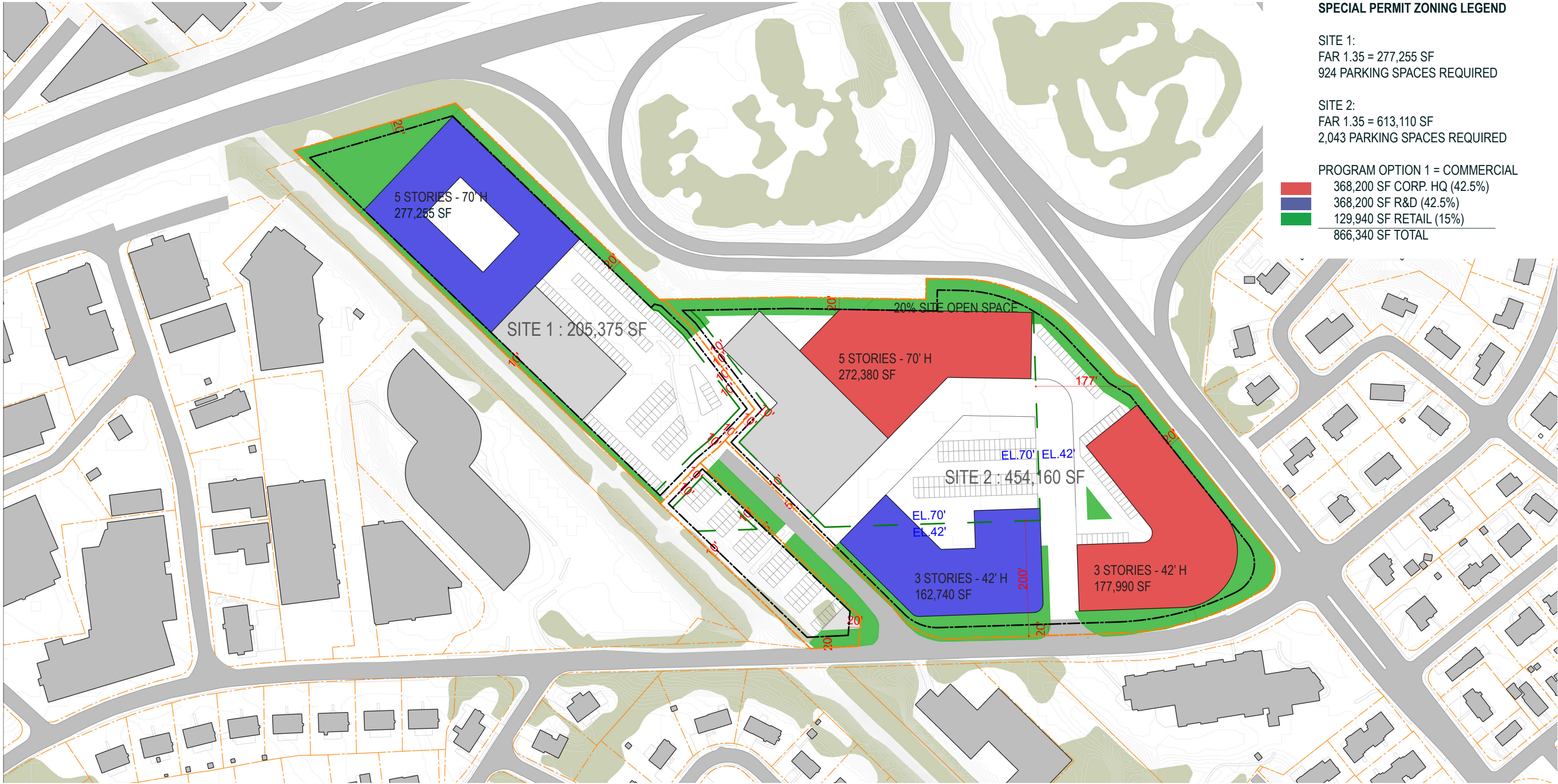
- BUILDING SETBACKS
- PROPERTY LINES
- HEIGHT LIMIT 70'

SPECIAL PERMIT ZONING LEGEND

SITE 1:
FAR 1.35 = 277,255 SF
924 PARKING SPACES REQUIRED

SITE 2:
FAR 1.35 = 613,110 SF
2,043 PARKING SPACES REQUIRED

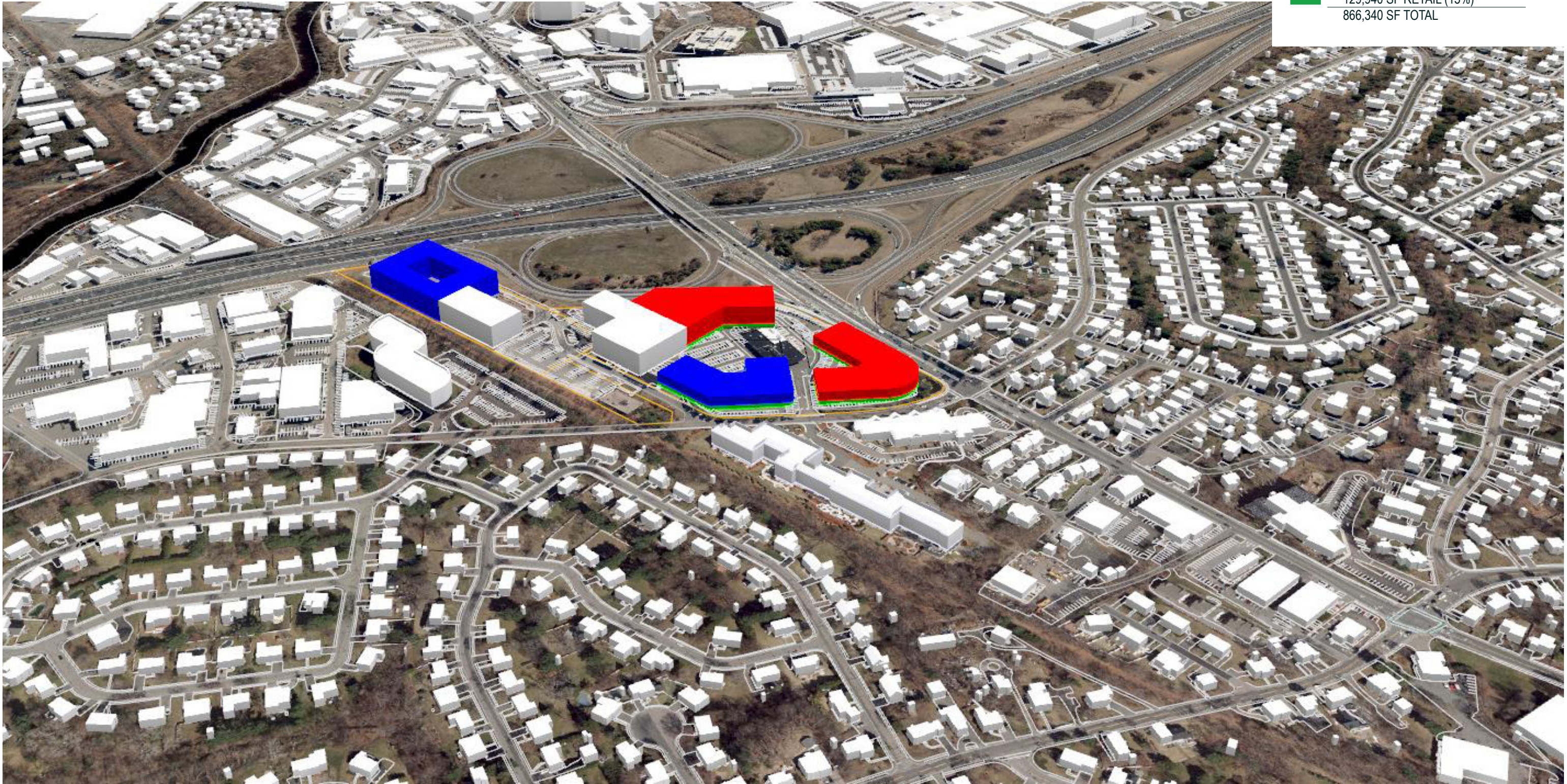
PROGRAM OPTION 1 = COMMERCIAL	
	368,200 SF CORP. HQ (42.5%)
	368,200 SF R&D (42.5%)
	129,940 SF RETAIL (15%)
	866,340 SF TOTAL



SPECIAL PERMIT ZONING - AERIAL VIEW - OPTION 1B (MULTIPLE BUILDINGS)

PROGRAM OPTION 1 = COMMERCIAL

	368,200 SF CORP. HQ (42.5%)
	368,200 SF R&D (42.5%)
	129,940 SF RETAIL (15%)
	866,340 SF TOTAL



SPECIAL PERMIT ZONING - VIEW FROM GOULD - OPTION 1B (MULTIPLE BUILDINGS)



SPECIAL PERMIT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 1B (MULTIPLE BUILDINGS)**



SPECIAL PERMIT - VIEW FROM HIGHLAND AVENUE TOWARDS NEWTON - OPTION 1B (MULTIPLE BUILDINGS)



SPECIAL PERMIT - MASSING SITE PLAN - OPTION 2 (MIXED USE)
FAR = 1.35

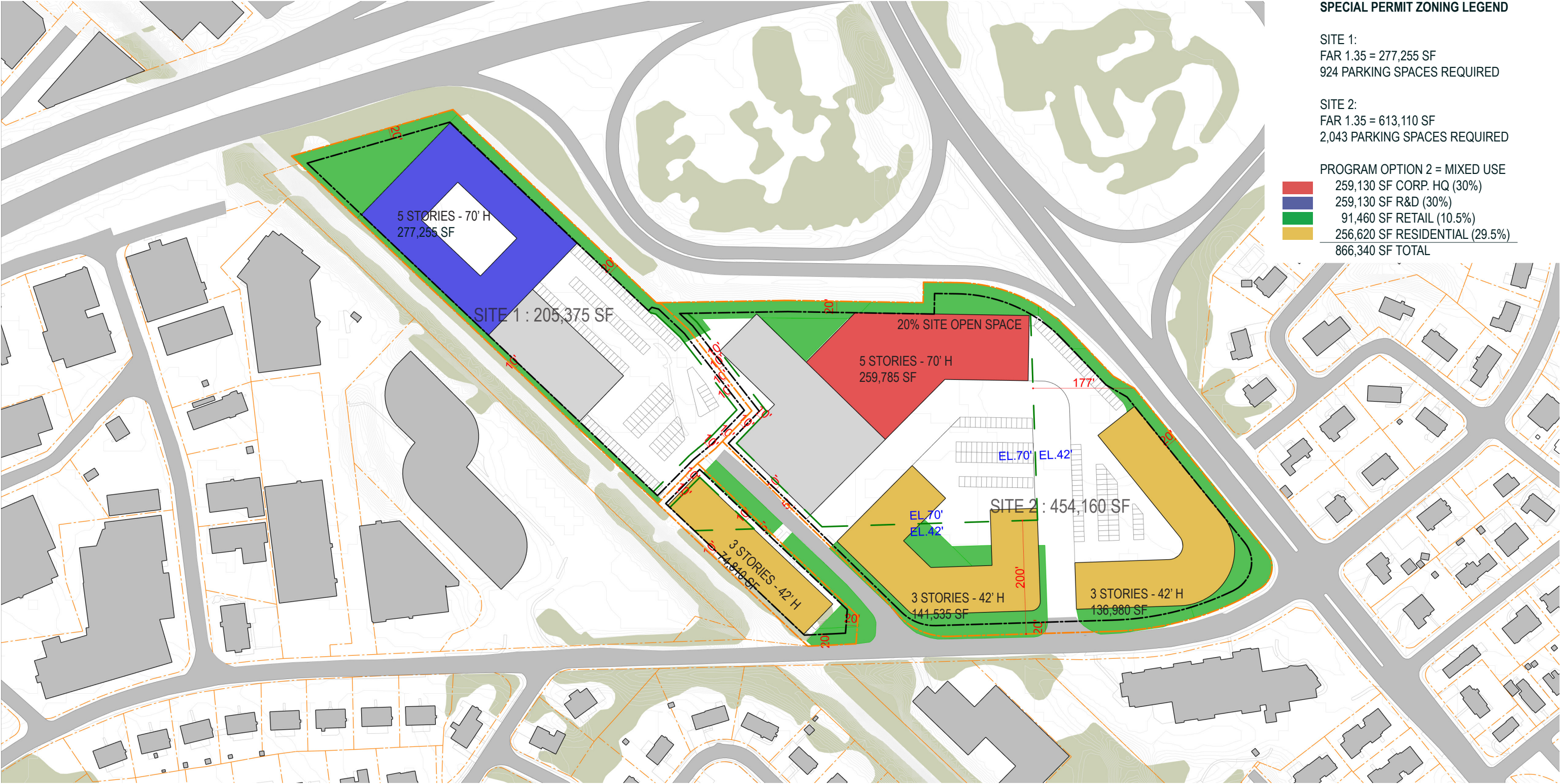
- BUILDING SETBACKS
- PROPERTY LINES
- HEIGHT LIMIT 70'

SPECIAL PERMIT ZONING LEGEND

SITE 1:
FAR 1.35 = 277,255 SF
924 PARKING SPACES REQUIRED

SITE 2:
FAR 1.35 = 613,110 SF
2,043 PARKING SPACES REQUIRED

PROGRAM OPTION 2 = MIXED USE	
	259,130 SF CORP. HQ (30%)
	259,130 SF R&D (30%)
	91,460 SF RETAIL (10.5%)
	256,620 SF RESIDENTIAL (29.5%)
	866,340 SF TOTAL



SPECIAL PERMIT ZONING - AERIAL VIEW - OPTION 2 (MIXED USE)



SPECIAL PERMIT ZONING - VIEW FROM GOULD - **OPTION 2 (MIXED USE)**



SPECIAL PERMIT ZONING - VIEW FROM HIGHLAND AVE BRIDGE TOWARDS NEEDHAM - **OPTION 2 (MIXED USE)**



SPECIAL PERMIT - VIEW FROM HIGHLAND AVENUE TOWARDS NEWTON - OPTION 2 (MIXED USE)





October 7, 2019

Lee Newman
Planning Director
500 Dedham Avenue
Needham, MA 02492

Reference: Updated Fiscal Impact Analysis, Highway Commercial I Rezoning

Dear Lee,

Attached please find our report on the fiscal impact of the proposed Highway I Commercial District. As noted in the report, we find that development in the proposed district would lead to the following fiscal outcome for the Town:

1. At a maximum "as of right" buildout with a floor area ratio (FAR) of 1.0, development in the new district would provide \$4,506,100 in tax revenue per year and create demands on municipal services of approximately \$205,700 per year. For development at this level, the net revenue would be \$4,300,400 (\$4,506,100-\$205,700), or a cost-revenue ratio of 0.046.
2. In addition, if development occurs under a special permit at 1.3 FAR, development in the new district would provide \$5,857,900 in tax revenue per year and create demands on municipal services of approximately \$245,300 per year, for a net of \$5,612,600 (\$5,857,900-\$245,300). The cost-revenue ratio would be 0.042.

It is important to point that under existing conditions, the parcels located in the proposed district pay the Town about \$445,200 in taxes per year. As a result, the gain in tax revenue alone will be 9 to 12 times what the Town receives today.

Sincerely,

A handwritten signature in blue ink that reads "Judi A. Barrett".

Judi Barrett
Barrett Planning Group LLC

FISCAL IMPACT ANALYSIS: HIGHWAY COMMERCIAL I

INTRODUCTION

In September 2019, the Needham Planning Department retained Barrett Planning Group to review a proposed rezoning of land at Highland Avenue and Gould Street west of the Route 128 highway layout. If approved, the new district, Highway Commercial I, would apply to approximately 15 acres of land commonly referred to as the Muzi Ford/Channel 5 site. The Planning Department provided us with various background documents and asked us to estimate the fiscal impact of redevelopment under the proposed zoning. We also obtained data from other sources. Specifically, we reviewed the following information:

1. Proposed Highway Commercial I District (text and map), Article I, October STM
2. Planning Department, "Guide to Zoning Articles, Planning Board Public Hearing," September 17, 2019
3. Estimated Value Analysis, prepared for Devra Bailin, Economic Development Director, by Jeremy Freid (2019)
4. Property Assessment and Tax Information, compiled for Devra Bailin, Economic Development Director, by Chip Davis, Assessor (2019)
5. Buildout Analysis, prepared by John Connery for Needham Planning Department (2015)
6. Future Land Use Mix, prepared by John Connery for Needham Planning Department (2015)
7. Department of Revenue, Municipal Data Bank, Misc. Financial Data (Tax Rates, Assessed Values, Revenue Sources, General Fund Expenditures and Revenues, Tax Levy)
8. CoStar Office, Industrial, Retail Market Data and Trends, Newton-Brookline-Dover Submarkets

SUMMARY

The following chart compares the current assessed values and tax payments for the area included in our analysis to the estimated values and tax revenue of the same area, assuming the parcels are assembled and redeveloped under the proposed Highway Commercial I zoning.

TABLE 1. ASSESSED VALUE AND REVENUE CHANGE, PROPOSED HIGHWAY COMMERCIAL I

	Existing Conditions	If Redeveloped at 1.0 FAR under Proposed Zoning	Gain/Loss at 1.0 FAR Outcome	If Redeveloped at 1.3 FAR under Proposed Zoning	Gain/Loss at 1.3 FAR Outcome
Assessed Value	\$17,396,400	\$192,074,700	\$174,678,300	\$249,698,700	\$232,302,300
Tax Revenue	\$445,200	\$4,506,100	\$4,060,900	\$5,857,900	\$5,412,700

Sources: Needham Assessor, Barrett Planning Group LLC. Numbers may not total due to rounding.

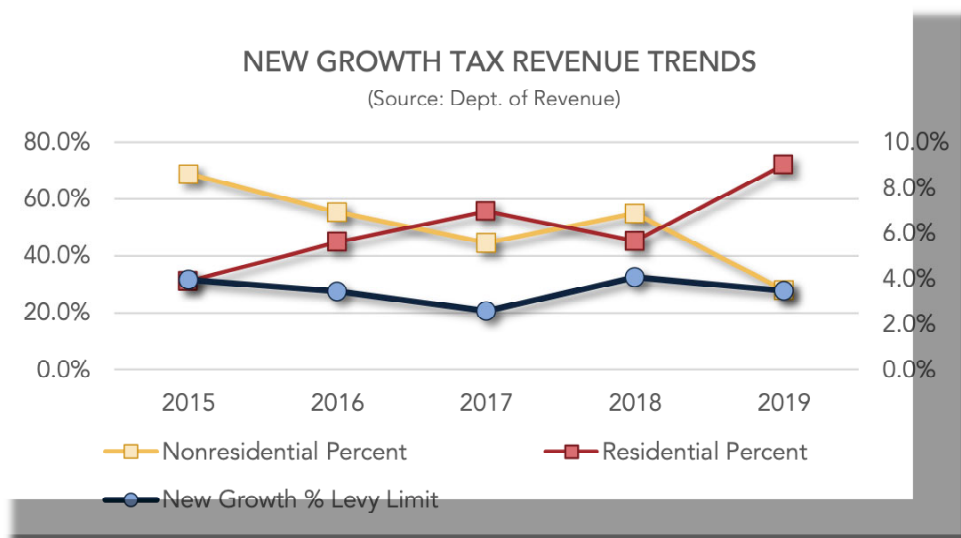
APPROACH AND METHODOLOGY

Nonresidential development places different demands on municipal services depending on the class of use. For example, retail uses usually demand more from public safety personnel than any other municipal department, but industrial uses tend to require higher expenditures for public

works. Food service establishments also require periodic inspections by the health department, and uses ranging from nursing homes and day care centers to performing arts centers require semiannual or more frequent inspections by health, fire, and building authorities. In some towns, nonresidential development of all types places demands on services traditionally thought of as “residential,” e.g., public libraries. When a community invests in waterworks and sewer system upgrades, the benefits are often shared by residential and nonresidential ratepayers.

Recognizing that each class of use has both unique needs and needs common to all uses, fiscal impact analysts have developed models to identify, estimate, and assign service costs to various types of development. The most widely used model for estimating the cost to serve nonresidential land uses is known as *proportional valuation*. This two-part model embraces a long-standing fiscal impact principle: the cost of nonresidential municipal services can be inferred from the relationship between nonresidential real property values and the total value of real property in a community, adjusted for type of community and size of tax base. After establishing the approximate share of nonresidential expenditures under existing conditions, analysts can use a similar process to estimate the cost of services that will be used by new growth. We used this approach in a study of proposed zoning changes in Needham Center several years ago, as did a colleague who previously analyzed rezoning of the New England Business Center. Accordingly, we applied the principles of proportional valuation to estimate the impact of new development under the proposed Highway Commercial I zoning.

In Needham today, commercial, industrial and personal property taxes supply 22.7 percent of the town’s tax levy, yet the combined value of these properties is 13 percent of the Town’s total assessed valuation. The difference is explained by Needham’s classified or split tax rate, which effectively shifts some of the tax burden away from residential property owners. As a result, investment in new commercial projects presents a potentially significant revenue benefit to Needham. Over the past several years, Needham has absorbed quite a bit of high-value commercial development that contributed a large share of each year’s “new growth” revenue under Proposition 2 ½ - for several years, more than half of all new growth revenue.



Below are the two proportional valuation models we used to estimate the fiscal impact of the Highway Commercial I district, with one option built out at a floor area ratio (FAR) of 1.3 (which would require a special permit) and the other, 1.0 (as of right). An explanation of each model component can be found after the chart. All dollars are based on FY2018, the most recent year for which complete year-end financial data are available from the Department of Revenue. For purposes of this study, we assume the most likely tenant mix is office and retail. If future development reached the maximum attainable Highway Commercial I FAR of 1.75, the mix would probably favor more office space than retail, based on known market trends.

TABLE 2.
PROPORTIONAL VALUATION ANALYSIS: BUILDOUT OF HIGHWAY COMMERCIAL I, 1.3 FAR

Model Component	Input/Assumption	Identifier
General Fund Operating Budget (FY 2018)	\$147,632,500	A
Less Education and Education-Related Expenditures	\$99,161,200	B
Total Municipal Expenditures (A-B=C)	\$48,471,300	C
Non-Residential Real Property Value	\$1,095,164,500	D
Total Real Property Assessed Value	\$9,942,091,300	E
Ratio Nonresidential to Total (D/E)	0.110	F
Non-Residential Parcels	422	G
Total Parcels	10,757	H
Average Value: Non-Residential Parcel (D/G)	\$2,595,200	I
Average Value: All Parcels (E/H)	\$924,200	J
Ratio	2.81	K
Refinement Coefficient	0.650	L
Non-Residential Expenditures (C*F*L)	\$3,470,600	M
Residential Expenditures (A-M)	\$144,161,900	N
New Project Value @ 1.3 FAR (See proforma summary)	\$249,698,700	O
Ratio: New Project Value to Total Nonresidential (O/D)	0.23	P
Refinement Coefficient	0.31	Q
New Service Costs (M*P*Q)	\$245,300	R
Taxes (O/1000*23.46)	\$5,857,900	S
Revenue Ratio (R/S)	0.042	T

Under existing conditions, the real estate taxes for the site (as unassembled parcels) are approximately \$445,200 (rounded). Under the proposed new zoning, the Town would receive as much as \$12.15 for every \$1.00 of existing tax revenue.

TABLE 3.
PROPORTIONAL VALUATION ANALYSIS: BUILDOUT OF HIGHWAY COMMERCIAL I, 1.0 FAR

Model Component	Input/Assumption	Identifier
General Fund Operating Budget (FY 2018)	\$147,632,500	A
Less Education and Education-Related Expenditures	\$99,161,200	B
Total Municipal Expenditures (A-B=C)	\$48,471,300	C
Non-Residential Real Property Value	\$1,095,164,500	D
Total Real Property Assessed Value	\$9,942,091,300	E
Ratio Nonresidential to Total (D/E)	0.110	F
Non-Residential Parcels	422	G
Total Parcels	10,757	H
Average Value: Non-Residential Parcel (D/G)	\$2,595,200	I
Average Value: All Parcels (E/H)	\$924,200	J
Ratio	2.81	K
Refinement Coefficient	0.650	L
Non-Residential Expenditures (C*F*L)	\$3,470,600	M
Residential Expenditures (A-M)	\$144,161,900	N
New Project Value @ 1.0 FAR (See proforma summary)	\$192,074,700	O
Ratio: New Project Value to Total Nonresidential (O/D)	1.33	P
Refinement Coefficient	0.26	Q
New Service Costs (M*P*Q)	\$205,700	R
Taxes (O/1000*23.46)	\$4,506,100	S
Revenue Ratio (R/S)	0.046	T

Comments

A proportional valuation study involves making some assumptions about the share of local government spending that is generated by residential demand and nonresidential demand. We assumed that about 70 percent of the Town's fixed or shared costs for items like liability insurance and employee health insurance are attributed to the schools, so the total for Education and Education-Related Expenditures (item B) is the sum of the total school budget plus an allocation of the Town's shared costs and debt service. Total Municipal Expenditures (item C) is the general fund budget minus the schools. This is the number that has to be divided and assigned to residential and nonresidential land uses.

It would be deceptively simple to say that proportional valuation means the proportion of assessed value is the correct multiplier to assign a share of spending on town services to commercial and industrial development. However, the architects of this model rightly saw that the percentage of assessed value alone could be misleading. As a result, we use **refinement coefficients** that help to reduce the distortions that may be caused by one large development. The

refinement coefficients were developed by the Center for Urban Policy Research at Rutgers and they are widely used by fiscal impact analysts.

Assumptions

In consultation with the Planning Department, we estimated the value of redevelopment at the site using two buildout floor area options: 1.3 FAR (special permit) and 1.0 (as of right). Rent and capitalization rate assumptions are based on input from the Needham Assessor. The table below summarizes our approach. Note that a floor area ratio of up to 1.75 could be achieved in the proposed zoning district. To avoid presenting an overly optimistic view of fiscal impact, we opted to stay with 1.3 and 1.0.

At FAR 1.3

TABLE 4. ESTIMATED VALUE: OPTION 1 (WITH SPECIAL PERMIT)

Component	Input/Assumption	Identifier
Total Square Feet (B+C)	863,010	A
Office Sq. Ft.	709,171	B
Retail Sq. Ft.	153,839	C
Rent (Triple Net)	\$35.00	D
Gross Income (A*D)	\$30,205,400	E
Expenses @28%	\$8,457,500	F
Vacancy @ 10%	\$3,020,500	G
Net Operating Income (E-F-G)	\$18,727,400	H
Capitalization Rate	7.5%	I
Market Value with Cap Rate @ 7.5% (H/I)	\$249,698,700	J

At FAR 1.0

TABLE 5. ESTIMATED VALUE: OPTION 2 (BY RIGHT)

Component	Input/Assumption	Identifier
Total Square Feet (B+C)	663,854	A
Office Sq. Ft.	510,015	B
Retail Sq. Ft.	153,839	C
Rent (Triple Net)	\$35.00	D
Gross Income (A*D)	\$23,234,890	E
Expenses @28%	\$6,505,800	F
Vacancy @ 10%	\$2,323,500	G
Net Operating Income (E-F-G)	\$14,405,600	H
Capitalization Rate	7.5%	I
Market Value with Cap Rate @ 7.5% (H/I)	\$192,074,700	J

NEEDHAM PLANNING BOARD MINUTES

November 4, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, November 4, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Community Housing Coordinator Ms. Sunnarborg.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. She reviewed the rules of conduct for zoom meetings. She noted this meeting includes public hearings and will allow for public comment. If any votes are taken at the meeting the vote will be conducted by roll call.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to automatically continue the meeting to 11/17/20 at 7:15 p.m. with the same zoom ID number if any technical difficulties arise that keep the Planning Board from continuing this meeting tonight.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:

VOTED: to allow the Vice-Chairman to continue the meeting if the Chairman has technical difficulties.

ANR Plan – Boston Ventures International LLC, Petitioner (Property located at 23 Dwight Road, Needham, MA).

Pasquale Bruno, Builder, noted Lot A is 44,000 square feet with 170 feet of frontage. The property is being subdivided evenly with 85 feet of frontage on both lots. Lot A-1 will have 22,006 square feet and Lot A-2 will have 21,978 square feet. Both lots meet all requirements. The existing house will be taken down and 2 new houses built. Ms. McKnight asked if there was a reference on the plan with regard to the taking down of the house. Mr. Bruno stated there is a note on the plan regarding if the house is not razed. Ms. Newman stated the plan was reviewed, a couple of changes were requested and made, and she is satisfied with the plan.

Mr. Block asked if there is a substantial slope down to Central Avenue. Robert Bibbo, Surveyor, stated the property slopes by a few feet in grade but no work is being done there. He noted there is a beautiful mature crab apple tree they are saving on the property between the lot and Central Avenue. Ms. McKnight asked if it was true this Board previously approved a plan to divide this property into 2 lots. Mr. Bibbo stated yes, but it was never put on record.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to endorse the plan ANR.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 2012-07: TripAdvisor LLC, 400 First Avenue, Needham, MA, Petitioner (Property located at 400 First Avenue, Needham, Massachusetts). Regarding TripAdvisor Fuel Cell power.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to waive the reading of the public hearing notice.

Walter Bonola, Installation Project Manager for Doosan Fuel Cell America, Inc., gave an overview of the proposal. This is to purchase and install a 460 kW hydrogen fuel cell power plant. TripAdvisor will use the fuel at their site and utilize the thermal energy. He stated this has great advantages and will save money on power and heating and cooling costs. It also lowers the CO2 and HGH output and there are environmental advantages as well. There is no impact on the acoustics on surrounding properties. They can comply once the fuel cell is installed and operational with all stated and local statutes regarding noise levels. He showed a 3D view of the fuel cell installation on a structural steel platform spanning the loading dock area. There is a louver design to screen the equipment. There will be a cooling module and horizontal radiator to eject heat. This is shielded with cedar fencing. The cedar fence is already shielding the emergency generator. The fence will be extended and return to the building.

Mr. Bonola stated there will be a doorway at the top of the stairs to the fuel cell equipment with restrictions at the bottom of the stairs. Mr. Jacobs asked what the restrictions looked like. Mr. Bonola stated he was not sure yet about the configuration but it will probably be a gate to a ladder. Mr. Jacobs commented it was important the Planning Board knows the nature of what the restriction will be. He would like to know what it will be and if it will be effective. Mr. Bonola stated there will be a gate at the top of the stairs also and entry will be restricted at the bottom of the stairs. Typically they use a Knox box that gives restricted access to emergency responders.

Ms. McKnight asked the Planning Director to comment. There is a draft decision with recent changes made due to Design Review Board (DRB) comments. The DRB issued conditional approval and asked a gate be installed and that a cedar fence be installed rather than the metal fence that was shown. Mr. Bonola stated he agreed with all comments and the final plan will show a cedar fence that matches the existing. He will ensure the existing cedar panels be used so it looks like the fence has been there all along. Ms. McKnight stated the language does not include a gate at the bottom of the stairs and asked if it would be added. Ms. Newman stated it would be. The decision would be issued, plans revised and then the plans need to go to the Planning Board prior to going to the Building Inspector for permits.

Mr. Bonola asked how that would affect the applicant. Ms. Newman stated it is an administrative process. This will be approved with plan modifications. The drawings will need to be revised, a date added and then submitted to the Planning Department. Those will be the approved plans. Mr. Jacobs stated it does not look like access is restricted to the cooling equipment. He asked if there is a reason to restrict access. Mr. Bonola stated there is not usually concern with access to cooling equipment. It is not high tech and is no risk to the public. Matt Mayorhoffer, with TripAdvisor, stated there are a couple of pieces of equipment already out there that are relatively benign and safe that are exposed. This equipment is harmless.

Mr. Alpert noted the gate at ground level and asked if that would be subject to DRB approval. Mr. Bonola is not sure if the gate is subject to DRB approval. The gate will be code compliant and would be reviewed by the Building Department. He is glad to share the final details of the stairway with the DRB and Planning Board in the form of the final drawing set that incorporates all the changes discussed tonight. Ms. Newman stated that would be part of the process.

Ms. McKnight noted the following correspondence for the record: an email from Fire Chief Dennis Condon with comments; an email from Building Inspector David Roche with the same comments as the Fire Chief; an email from Tara Gurge, of the Board of Health, with comments regarding noise; an email from Assistant Town Engineer Thomas Ryder with no comments and DRB approval with conditions. Ms. McKnight asked if there is a fuel tank on the grounds. Mr. Mayorhoffer stated there is an existing generator and cylindrical 4,000 gallon fuel tank currently there. These were permitted and installed as part of the building. Ms. McKnight asked if the fuel tank holds the fuel that will fuel the tank on the platform. Mr. Mayorhoffer noted the fuel tank that exists provides fuel to the second generator that is there that was installed 5 or 6 years ago when the building was built. Fuel cell is natural gas. There will be a new gas meter. That does not involve fuel cell installation.

Mr. Bonola stated it would be next to impossible to come into contact with the emergency diesel generator. There is no hazard or risk of it being damaged by a vehicle. He has addressed the Fire Chief's comments directly and will

be working with him to address anything else. The project is compliant with all codes. Ms. McKnight asked that he describe the nature of the noise testing. Mr. Bonola said the company they used was Acoustical Technologies Inc. (ATI). They took digital, audio recordings at 30 meters and he described the process. Mr. Jacobs noted ATI has no concerns with the fuel cell but what about the cooling equipment. Mr. Bonola noted when ATI refers to fuel cell that includes all. The cooling module is actually tested separately. James Kinney, of Doosan Fuel Cell America Inc., noted page 12 calls out the noise results.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to close the hearing.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to approve the amendment to the Major Project Site Plan Special Permit under Section 7.4 of the Zoning By-Law, Section 3.38, with changes to the fencing consistent with Design Review Board comments and providing a secure gate at the foot of the staircase.

Mr. Jacobs asked if the applicant has had a chance to review the decision. Mr. Bonola stated he had reviewed it and had no exception to it.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to approve the decision as drafted with changes that were shown in the red-lined version provided to the Board before the meeting and with the additional changes as described by the Chair.

7:40 p.m. – 390 Grove Street Definitive Subdivision: Elisabeth Schmidt-Scheuber, 390 Grove Street, Needham, MA, Petitioner (Property located at 390 Grove Street, Needham, MA). Please note this is a re-noticed hearing that began on February 4, 2020 and is continued from the July 21, 2020, August 11, 2020 and September 8, 2020 Planning Board meetings and will be further continued to the December 15, 2020 Planning Board meeting.

Ms. McKnight noted there was a request from Attorney George Giunta Jr. to the Planning Director to further continue the hearing to the 12/15/20 meeting. Ms. Newman noted Mr. Giunta Jr. was speaking with abutters looking for a settlement or buyout of this property. If not successful there will be revisions to the drawing and this will move forward. She stressed the importance that this be done. If not done in December the application should be withdrawn. Mr. Giunta Jr. was agreeable. She would like to continue the action deadline to January 31, 2021 so there will not be a default.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to continue the hearing to 12/15/20 and extend the applicable deadline to 1/31/21 and inform the applicant if they are not ready to proceed on 12/15/20 the Board would request the application be withdrawn.

Mr. Jacobs asked if all who should get notice have been noticed. Ms. Newman stated the abutters are represented by Counsel and have been made aware.

Review of Draft 40B Guidelines.

Ms. Newman stated there were draft 40B guidelines prepared by Selectman Dan Matthews dated 12/15/20. The guidelines refer to a PLAN, which was not circulated. It is the same PLAN as before. Ms. McKnight noted she and Karen Sunnarborg have both prepared some changes. Ms. Sunnarborg noted she has sent out her comments that are part of the packet. She has some questions regarding Ms. McKnight's comments. The town has surpassed

the 10% threshold required. It is preferred any 40B applicants go through the states local initiative program. The guidelines should state a preference but not preclude other subsidy agencies. Section 3b says the town should not approve if more than half are affordable. She feels that is a mistake. There are projects throughout the state where all the units are affordable. That language should not be included.

Ms. Sunnarborg noted Section 3e has a suggestion of a continuum of affordability but projects with multi-tiers should be encouraged. In Section 4b there is an issue of housing replacing language. It would be useful to have a policy statement in these guidelines regarding resale of properties that clearly states Fair Housing Act resales. There should be a stronger rationale for promoting rental housing. It would be useful to add to the diversity of the housing. Mr. Block noted she is talking about selling off housing units. These should be marketed specifically to financially vulnerable people. Is there a requirement that those units subsidized by the government be sold differently? Ms. Sunnarborg stated the units are sold differently. The price is capped and it is in the recorded documents. It is part of the deed rider and it is limited by the affordable formula.

Ms. McKnight suggested she and Ms. Sunnarborg work together to come up with a new version. Mr. Block asked how these guidelines compare with the 2012 guidelines. In terms of process, he noted 40Bs are under the Zoning Board of Appeals (ZBA) and Select Board purview. He asked what role the Planning Board should have in the process and what are the Planning Board goals? Ms. Newman stated the Planning Board is looking at density and setting a site where it makes the most sense. Ms. McKnight stated sites are the same areas of town identified as in 2012. Higher density is determined on a case by case basis. Mr. Jacobs stated he has a lot of issues with the guidelines as written. Some issues Ms. Sunnarborg mentions and some are substantive. He asked how to get his comments to the appropriate place. Ms. Sunnarborg noted all comments from everyone could be incorporated. Ultimately it will be up to the Select Board so they should be given all the comments.

Mr. Jacobs asked if the Planning Board should discuss what the goals ought to be. No one has asked. A policy statement needs to go a lot further. Mr. Block stated the comments could be provided to the Town Manager now with an offer of an opportunity for further participation. Ms. McKnight stated she could work with Mr. Jacobs and Ms. Sunnarborg and forward the comments. Mr. Owens stated the Select Board gave a specific assignment. The comments should be compiled and forwarded to Town Manager Kate Fitzpatrick. He feels there should be a cover memo that expresses interest in a different process. He is not sure what their goal is and why the deadline. He is concerned the Select Board is not looking at the big picture or consulting with the Planning Board. The Select Board should have engaged the Planning Board in a dialog. He feels the guidelines were drafted in a bubble. He suggests doing it in 2 pieces. All members agreed.

Ms. McKnight would like to consider more condominiums. Mr. Owens stated he personally feels more condos and rental units are needed and more density in the center of town. He commented the issues need to be examined. Ms. McKnight noted there is a housing campaign in town. She stated it is a positive thing but she needs to be cautious. She is respecting her 2 roles. Mr. Owens suggested she continue as a single person and not a member or liaison of the Planning Board.

Report from Planning Director and Board members.

Ms. Newman noted the Outdoor Seating Policy. She has been part of a working group to identify strategies in the center during this COVID environment. The policy expires at the end of November but there is interest in allowing outdoor seating all year round. Newton adopted a policy that expires 60 days after the expiration of the Governor's order. The idea is to let restaurants have outdoor seating in winter. The Select Board will be taking this up and has asked the Planning Board for their thoughts. She suggests the date be changed from 12/1/20 to 60 days after the declaration is lifted. Mr. Jacobs added the town is trying to give restaurants every chance they can. Ms. McKnight stated there is concern with keeping the sidewalks and streets free of snow. This is under the Select Board. If they have no issue then she is fine with that. Mr. Alpert stated he is fully in favor of this.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to make the change in the Outdoor Seating guidelines from 12/1/20 to 60 days after the lifting of the Governor's order.

Ms. Newman noted tomorrow morning the working group on Highway Commercial is meeting to go through GPI's report. There will be a presentation on 11/18/20 at 8:00 a.m. She requests all who can participate to do so. She will set it up as a Planning Board meeting and invite GPI to do the presentation. She noted she was approached by a Babson College professor who has a class looking for a project. They are interested in the Chestnut Street corridor. As Mr. Owens is interested in this corridor she wondered if he would be interested in working with herself and these students. Mr. Owens is interested. Ms. McKnight commented there have been complaints lately that the Accessory Dwelling Unit By-Law is too strict. She asked if an overview could be done that shows how many have been applied for? Ms. Newman will work with the staff to get that done.

Minutes

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:

VOTED: to accept the minutes of 9/8/20 as amended.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to adjourn the meeting at 9:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Paul Alpert, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

November 17, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, November 17, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. She reviewed the rules of conduct for zoom meetings. She noted this meeting includes public hearings and will allow for public comment. If any votes are taken at the meeting the vote will be conducted by roll call.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to automatically continue the meeting to 12/1/20 at 7:15 p.m. with the same zoom ID number if any technical difficulties arise that keep the Planning Board from continuing this meeting tonight.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to allow the Vice-Chairman to continue the meeting if the Chairman has technical difficulties.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 99-2: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership, 800 Boylston Street, Suite 1900, Boston, MA Petitioner (Property located at 140 Kendrick Street, Needham, MA). Regarding allowance of leasing to multiple tenants and site improvement.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to waive the reading of the public hearing notice.

David Provost, of SVP Development, gave the background of the property. It was designed for PTC and designed as a single tenant. This has been redesigned for multiple tenants. He met with the Design Review Board (DRB). James Heroux, Landscape Architect, stated it was formerly a one tenanted site. There was a drop off for the buildings at the Pavillion. There were 3 buildings and a garage on Cutler Pond with a well used hiking path that goes around the pond. All trees are being retained between Buildings A and C. There are significant changes at the main drop off. There was one entrance and now there will be 3 separate entrances. There are currently 2 front doors for Building C but one will be the main entrance. There will also be a front door for Building A and Building B. There is already a tenant for Building B. Mr. Provost stated IDG is currently in Natick and is moving here. They will occupy all of Building B.

Mr. Heroux noted there will be a reconfiguration of parking near Building B. The middle of the site does not change. Buildings A and C do not change but there is a bit of reconfiguring of the paths to make it clearer to the front door. There will be changes around the island and courtyard area. This is currently paved and will remain paved. The landscape island has been trimmed back on both ends to give IDG parking spaces at their front door. The accessible spaces have been relocated to the opposite side closer to Building A. Some landscaping is moving as well as a couple of trees and the stone wall that goes through the site. The Pavillion was the front door and now becomes the community room for the entire campus. There will be a kitchen and serving center, exercise room and shared conference rooms for the entire site.

Mr. Heroux noted a terrace exists with a stone wall and planting beds. The terrace will be expanded to the stone wall. It will be 100% permeable. Two doors are being added to the Pavillion and a service entrance. Four trees are being removed in front and 6 trees are being added in the back of the site. A stone dust path will be added to get to the Pavillion. It is ADA accessible. Light fixtures are being added to illuminate the path for a second egress. The artificial turf putting green is being removed. A couple of light poles are being relocated but some additional light poles are being installed. He showed the existing conditions. The stone walls and lighting on site are being matched. The area is completely wired so there can be outdoor meetings. There will be a fire table added on the back terrace. Nicholas Skoly, Project Manager of VHB Engineering, stated they have been through the notice of intent with the Conservation Commission and received an order of conditions. There are improvements to the water quality and drainage. The Town Engineer had one comment, which has been addressed.

Mr. Jacobs stated he liked the presentation and what is being done. A concern was expressed by the Police Chief who has no issues but is concerned with the impact on Kendrick Street and with the Children's Hospital project. Mr. Skoly stated there is no increase in the square footage and there should not be an increase in traffic from this site. This was office in the past and will continue to be office. There are also the same number of parking spaces. Mr. Block stated this was a very effective presentation. He noted the 4 handicap parking spaces near Building A and asked if there is a requirement to have 2 at Building B instead of 4 at Building A. Mr. Skoly noted the spaces are still within an acceptable distance from the front door to the spaces. He noted a few spaces in the garage are being restriped to add handicap spaces to meet the new ADA requirements. He noted the garage is connected to Buildings B and C.

Ms. McKnight stated she drove around the site and walked the property in back. She noted the new path from the terrace to the west. The path itself has deteriorate somewhat and is muddy so people walk on the property to stay out of the mud. She asked if the applicant could work with the state, who owns the land the path is on, to upgrade the path with new stone dust. Mr. Provost noted the path gets a lot of use. He would be happy to reach out to the state and discuss improvements to the path near their property. It is not theirs and they do not control it but he will reach out. Ms. McKnight appreciates that. She noted 3 trees are being taken down in the circle because the area is being made smaller. It would be a nice thing to have 1 or 2 trees in that circle. Mr. Provost stated the tenant wants signage on the second story of the building. They want people to be able to see the signage and the visual clues. There was talk about trees but as they grow it will not be visually accessible to all. He noted the trees are being replaced 1.5 to 1 on the southerly side.

Ms. McKnight asked if the parking lot on the easterly side was part of the property and was informed it was. She noted there is an additional parking lot further along that is public parking. Mr. Skoly stated that is part of this lot. There is an easement for some public parking. He noted there are some ADA spaces there. Ms. McKnight asked if the terrace was handicap accessible. It is and has 2 egresses to it. There is a sloping pathway down to the state path.

Ms. McKnight noted the following correspondence for the record: an email from Fire Chief Dennis Condon stating he is ok with the project; an email from Tara Gurge, of the Health Department, with comments regarding compliance with food service, trash and dumpsters and grease barrels; an email from Assistant Town Engineer Thomas Ryder with comments; a response from Mr. Skoly noting the applicant would create and distribute an informational flyer with information on storm water practices; and an email from Police Chief John Schlittler with no issues but expressing concern with the impact to Kendrick Street. There were no public comments.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to close the hearing.

Ms. Newman will prepare a draft for consideration at the 12/1/20 meeting. Ms. McKnight stated there should be a reference to the Board of Health concerns in the decision. Ms. Newman should also word the promise to approach the state regarding putting the public path in good condition.

7:40 p.m. – Amendment to Major Project Site Plan Special Permit No. 2012-07: The Children’s Hospital Corporation c/o Boston Children’s Hospital, 300 Longwood Avenue, Boston, MA, Petitioner (Property located at 66 B Street, 360 First Avenue, 410 First Avenue, and 37 A Street, Needham, MA). Regarding request of build out development for Children’s Hospital (see legal notice for more info).

Ms. McKnight noted a special permit in 2012 allowed for a certain number of buildings on this property. This is a new use and requires a special permit.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:

VOTED: to waive the reading of the public hearing notice.

Lisa Hogarty, Sr. Vice-President for Real Estate, stated zoning approval was received in June to allow for a pediatric ambulatory facility. Attorney Timothy Sullivan, of Goulston & Storrs, gave the background and noted he submitted a package of materials that included a traffic report, site plans and elevations. This is in the New England Business Center District and Center 128 West. He met with the Town in 2019 and worked on zoning to add the use for Pediatric Medical Facilities. It went to Town Meeting in June of 2020 and was unanimously approved to amend the zoning. He noted the applicant will pay real estate taxes and payment toward services. The Design Review Board (DRB) signed off on this project in September. He noted the project originally approved was 4 office buildings, a hotel and 2 parking structures. Building 3, Trip Advisors, has been constructed and one parking garage. A portion of Parking Garage B has been constructed.

Mr. Sullivan stated the hospital will construct the remaining 3 buildings. They propose to move some square footage approved for the First Avenue building to the A Street building. This does not increase height or setbacks. The A Street building is being reduced by one floor and the footprint is being reduced. The 530 space Garage B will be finished. There will be a 224,000 square foot pediatric medical facility at 380 First Avenue. Buildings 2 and 4 will be built later under the Special Permit. There will be an interim parking lot and parking will be 1 space per 290 square feet.

Mr. Sullivan reviewed the site overlay plan and noted most of the additional footage is in the basement. There will be a slight bump out of Garage A as they need to add an elevator lobby. He showed the Interim Condition Plan and the Compliance with Dimensional Requirement spreadsheet. There is a slight increase to the uninterrupted façade in Garage A and the lot coverage is slightly higher. The height and open space stay the same. The existing parking supply is 2,223 and they are proposing 2,858 spaces. With the full building out there will be 3,491 and they propose 3,642. Access and parking will not change with this project. There will be de minimus impact to the area. They are moving forward with 380 First Avenue now.

Mr. Sullivan stated Beta has been engaged and he is working with them to answer any questions. He has met with the DRB. He showed the façade elevations. He noted 2 changes were made after feedback from the DRB. One change was the mechanical screening. The DRB suggested making it lighter to blend in with the building and they suggested signage consistent with the Trip Advisor signage. He noted there are significant economic and commercial benefits to the Town. There will be payments in lieu of taxes (PILOT) and there will be development on the unconstructed site. This will be a world class medical facility with food, lodging and strong community support.

Mr. Sullivan reviewed the relief requested which includes a special permit for use as a pediatric medical facility, an amendment to an existing special permit with the reallocation of 34,491 square feet, in Section 3.9 a change to the build out, in Section 3.11 uses from office to pediatric medical, Section 3.38, design guidelines, Section 4.6, build out over phases and Garage A façade length. The build out extends to 2022 and they would like an extension to 2029. Mr. Jacobs stated he would like to hear from BETA Group, Inc. Jaklyn Centracchio, of BETA Group, noted she did a site visit and reviewed the Transportation Impact and Access Study (TIAS). She submitted comments on 11/10/20. She noted the previous trip generation and parking generation was reasonable. She focused on the study

area, volume data, site circulation for vehicles and pedestrians, analysis methodology and analysis results and mitigation.

Ms. Centracchio stated the data was collected in October 2019. There was peak hour data taken at 7 intersections and 16 24-hour auto traffic recorder locations. Also, at Highland Avenue at First Avenue, Highland Avenue at Second Avenue, Kendrick Street at Third Avenue and Kendrick Street at Fourth Avenue. The Covid 19 impacts were not addressed in the study. It is unclear the pedestrian amenities for this versus the existing. They should consider raising the crosswalk between Garage B and 380 First Avenue. She reviewed the observations. Safety was not addressed in the report. They made suggestions to realign the overhead signals and intersection improvements at Third Street and Kendrick Street. Crash data was not collected.

Ms. McKnight stated this raises many issues that need to be addressed by the proponents. Ms. Newman noted BETA and Boston Children's Hospital are talking and will address this at the next meeting. Mr. Jacobs stated he would like to see if the hospital and BETA can narrow the issues or eliminate them. Ms. McKnight noted the following correspondence for the record: a memo, dated 9/14/20, from the Design Review Board with comments that have already been addressed; an email from Fire Chief Dennis Condon, dated 10/22/20, noting he is ok with the project and an email from Tara Gurge of the Health Department with comments regarding food service compliance. Ms. McKnight stated she had been concerned with overly bright lights at the parking garage. The lighting was reduced to make it safe for users. She knows lighting will be added and asks they take care of the level of lighting so it is not excessive. She noted an email from Police Chief John Schlittler with no concerns and an email from Assistant Town Engineer Thomas Ryder with comments regarding outreach and sewer outflow.

Mr. Alpert commented he was pleased with the renderings of the facility and the signage. He feels it will be a great addition to the Town. He thanked BETA for the thorough job. Ms. McKnight noted there was reference to an interim parking lot and asked what that is. Mr. Sullivan noted they will be completing Garage B and will build surface parking at 37 B Street with 105 spaces. This will be replaced when Garage A is built.

Upon a motion made by Mr. Alpert, and seconded by Mr. Owens, it was by a roll call vote of the five members present unanimously:

VOTED: to continue the hearing to 12/15/20 at 8:00 p.m.

Review and Approval of Subdivision documents and plans:

Heather Lane Definitive Subdivision: William John Piersiak, William John Piersiak, Trustee of the 768B Chestnut Street Realty Trust, Evelyn Soule Maloomian, and Koby Kemple, Manager of the 766 Chestnut LLC, Petitioners (Property located at 764, 766, 768-768A and 768B Chestnut Street, Needham, Norfolk County, MA).

Heather Lane Extension Definitive Subdivision and Residential Compound: William John Piersiak, Petitioner (Property located at 768-768A Chestnut Street, Needham, Norfolk County, MA).

Ms. Newman noted the case is settled and the agreement filed. The subdivision is set to go forward. Both decisions have been issued. A plan modification is required. The applicant has made the changes, they have been reviewed by Engineering and have been signed off. Minor changes are needed. The listing of documents is to go on record and there is a change in how the Town Clerk certifies the drawings. Town Counsel needs to review some documents and sign off. The Conservation Commission and the Select Board need to sign off of some documents. The Planning Board can agree to endorse the plan when modifications to the drawings are delivered and the documents themselves finalized and delivered in an executed form approved by Town Counsel and signed by the respective Board's that need to accept the documents.

A motion was made to approve the plan to be executed by the Planning Board once the Planning Director has advised that all conditions have been met. Ms. Newman added the drawings need to be signed by Engineering and the Town Clerk. Mr. Jacobs asked if there were any mortgages on the property. Attorney Robert Smart stated the

Kemple lot has a mortgage at Village Bank. There will be a mortgage assent clause. He has been in touch with Village Bank. Mr. Alpert suggested adding a condition that obtaining required mortgagee consents and discharges be delivered or recorded prior to Planning Board signing the plans to the satisfaction of municipal Counsel. Mr. Smart noted the decision says the plans call for Board endorsement within 90 days of the decision. That is 11/25/20 so more time is needed. Ms. Newman noted there was an appeal so it is 90 days from the date of the settlement.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to approve the plan to be executed by the Planning Board once the Planning Director has advised that all conditions have been met.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to extend the time to finalize all conditions in the motion and that provision 42 in Heather Lane and provision 42 in Heather Lane Extension be amended to provide that the plans be endorsed by the Planning Board by 1/15/21.

Board of Appeals – November 19, 2020

926 Greendale Avenue, Mary DeMaio, applicant.

This is an Accessory Dwelling Unit for a disable veteran. Mr. Block noted the size is not to exceed 850 square feet. This application is for 872 square feet.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to comment the size is not to exceed 850 square feet for Accessory Dwelling Units.

27 Warren Street – Cathy L. Livingston, owner.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:

VOTED: “No comment.”

11 Gatewood Drive – Lawrence A. Gordon 2019 Trust, applicant.

Mr. Jacobs stated this seems to be a plan error.

Upon a motion made by Mr. Owens, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: “No comment.”

1 Wellesley Avenue, Donald W. Hollings, applicant.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:

VOTED: “No comment.”

182 and 190 Edgewater Drive – David M. Nectow Revocable Trust, applicant.

Ms. Newman noted they are combining the 2 lots, taking down one house and putting in a pool.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: "No comment."

Minutes

Ms. McKnight noted there was a typo on the 9/22/20 minutes. On the 3rd page it should be the developer should "not" deal with it.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to accept the minutes of 9/22/20 with the one change discussed.

Ms. McKnight noted there were a couple of typos on the 10/4/20 minutes. On the 4th paragraph, Article 17 resolution, 3rd line, the "Select Boards" needs an apostrophe; in the same paragraph Mr. Owens stated they want to "defund" not "fund" and in the next paragraph, Article 17, it should be "referred back" and not "referenced."

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to accept the minutes of 10/4/20 with the 3 changes.

Correspondence

Ms. Newman noted there was a memo from Selectman Dan Matthews on the 40B process giving the Planning Board more time to respond. Mr. Jacobs revised the draft and Ms. Newman incorporated all comments into a single document. There are 2 things the Board should further discuss – preferred areas and preferred density. Does the Board want the same areas as noted in 2012? Ms. Newman stated there was no need to discuss it right now. There does need to be a cover letter saying these items need further discussion and there needs to be a meeting of the Boards.

Report from Planning Director and Board members.

Ms. Newman noted there is a meeting tomorrow at 8:00 a.m. with a presentation by GPI. She hopes all members will attend via Zoom. She received information on the Chestnut Street student project. She will forward to Mr. Owens to get comments before she responds.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:

VOTED: to adjourn the meeting at 9:57 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Paul Alpert, Vice-Chairman and Clerk