

NEEDHAM PLANNING BOARD

Tuesday January 18, 2022

7:15 p.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**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **826-5899-3198**

Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

1. Public hearings:

7:20 p.m. Amendment to 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).

7:30 p.m. Amendment to Major Project Site Plan Special Permit No. 2006-04: Sol Soul Family Foods LLC, c/o Ivan Millan-Pulecio, Chef/Owner, d/b/a Hearth Pizzeria, 59 Mount Vernon Avenue, Needham, MA 02492, Petitioner (Property located at 974 Great Plain Avenue, Needham, MA).

2. Appointment:

7:45 p.m. George Giunta, Jr.: Discussion of possible redevelopment at 888 Great Plain Avenue.

3. Minutes.

4. Report from Planning Director and Board members.

5. Correspondence.

6. Executive session purpose 7: Approve minutes of executive session held November 8, 2021.

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

**TOWN OF NEEDHAM
MASSACHUSETTS**



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

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

Location of Property Chestnut Street and Lincoln Street, Needham MA
Applicant Town of Needham Select Board
Applicant's Address 1471 Highland Avenue
Phone Number (781) 455-7500

Applicant is: Owner _____ Tenant _____
Agent/Attorney X Purchaser _____

Property Owner's Name Town of Needham
Property Owner's Address 1471 Highland Avenue
Telephone Number (781) 455-7500

Characteristics of Property: Lot Area 1.74 acres Present Use Municipal Parking Lot
Map #47 Parcel #58 Zoning District GR and CB

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

The Applicant seeks an amendment of Major Project Site Plan Special Permit No. 98-6, which affects the Chestnut and Lincoln Street municipal parking lot, to generally allow seasonal outdoor seating by the restaurants abutting the parking lot with the permission of the Select Board, and provided such that such seasonal outdoor seating is applied for by the restaurants and duly approved by the Planning Board or Select Board as jurisdictionally mandated.

Signature of Applicant (or representative) [Signature]
Address if not applicant 40 Grove Street Suite 190, Wellesley MA 02482
Telephone # (617) 804-2422
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____

Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

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



J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

December 20, 2021

BY EMAIL (lnewman@needhamma.gov)

Planning Board
Town of Needham
500 Dedham Avenue
Needham, MA 02492

**Re: Request to Amend Site Plan Special Permit No. 98-6
Seasonal Outdoor Seating in Chestnut and Lincoln Street Parking Lot**

Dear Planning Board members:

The Town of Needham Select Board (the “Petitioner”) respectfully requests an amendment of Site Plan Special Permit No. 98-6 (the “Permit”), which covers the Chestnut and Lincoln Street parking lot. As the Planning Board members may be aware, three restaurants that abut the Chestnut and Lincoln Street parking lot—Hearth, Masala Art and The Farmhouse—are expected to seek permits and licenses necessary to allow seasonal outdoor seating within the existing parking area pursuant to Section 6.9.2 of the Zoning Bylaw.

The Town of Needham is the holder of easements covering the area that these three restaurants intend to use for seasonal outdoor seating, and these areas are considered part of the municipal parking lot for purposes of the Permit. In recognition of the ongoing COVID-19 pandemic, and the need for our existing restaurants to find additional outdoor spaces for patrons to dine comfortably, the Town is generally supportive of the seasonal outdoor seating that these restaurants are proposing. The Permit does not, however, presently contemplate or authorize the use of parking spaces within the municipal parking lot for seasonal outdoor seating.

Accordingly, the Petitioner respectfully requests that the Planning Board approve an amendment of the Permit to allow seasonal outdoor seating to occur within the Chestnut and Lincoln Street municipal parking lot, provided that (a) such seasonal outdoor seating is conducted with the permission of the Select Board (which may, in its discretion, withdraw such permission and return all parking areas to their previously-approved state) and (b) all affected restaurants obtain the necessary permitting approval pursuant to Section 6.9.2 of the Zoning Bylaw from either the Planning Board or the Select Board, as jurisdictionally appropriate.

Thank you very much for your attention to this matter, and please let me know if I can provide any additional information.

Sincerely,



Christopher H. Heep

cc: K. Fitzpatrick
K. King

From: [Dennis Condon](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - amendment to Chestnut Street parking lot - outdoor dining
Date: Wednesday, January 5, 2022 4:29:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Alex,

The Fire dept. is okay with allowing this seasonal usage, provided that the safety elements, equal to or superior than those used on a temporary basis (due to Covid), are continued to be utilized.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov



Follow on Twitter: Chief Condon@NeedhamFire



Watch Needham Fire Related Videos on YouTube @ Chief Condon



From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 5, 2022 1:23 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - amendment to Chestnut Street parking lot - outdoor dining

Dear all,

I have received the attached application materials for a proposed Amendment to the existing Special Permit on the municipal parking lot on Chestnut Street.

The Town has easements on sections of the private property to use for municipal parking. The

current permit does not presently contemplate or authorize the use of parking spaces within the municipal parking lot for seasonal outdoor seating. The requested amendment would allow seasonal outdoor dining to occur within the Chestnut and Lincoln Street municipal parking lot, provided that (a) such seasonal outdoor seating is conducted with the permission of the Select Board and (b) the restaurants obtain the necessary permitting approval pursuant to Section 6.9.2 of the Zoning Bylaw from either the Planning Board or the Select Board, as jurisdictionally appropriate.

The Planning Board hearing on this matter has been scheduled for January 18, 2022. Please send your comments by Wednesday January 12, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to 98-6 to seasonal outdoor dining to occur within the Chestnut and Lincoln Street municipal parking lot.
2. Memorandum from Attorney Christopher Heep, dated December 20, 2021.
3. Plan entitled "Plan of Land, Chestnut Street," last date January 15, 1999.

Thank you, alex.

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

From: [Tara Gurge](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - amendment to Chestnut Street parking lot - outdoor dining
Date: Wednesday, January 12, 2022 4:28:17 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex –

The Public Health Division conducted the review for a proposed Amendment to the existing Special Permit for the municipal parking lot on Chestnut Street lot, re: outdoor dining, and we have no comments to share at this time.

Please let me know if you need any additional information from us on that.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



please consider the environment before printing this email

STATEMENT OF CONFIDENTIALITY

This e-mail, including any attached files, may contain confidential and privileged information for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive information for the recipient), please contact the sender by reply e-mail and delete all copies of this message. Thank you.



[Follow Needham Public Health on Twitter!](#)

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 5, 2022 1:23 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>

Subject: Request for comment - amendment to Chestnut Street parking lot - outdoor dining

Dear all,

I have received the attached application materials for a proposed Amendment to the existing Special Permit on the municipal parking lot on Chestnut Street.

The Town has easements on sections of the private property to use for municipal parking. The current permit does not presently contemplate or authorize the use of parking spaces within the municipal parking lot for seasonal outdoor seating. The requested amendment would allow seasonal outdoor dining to occur within the Chestnut and Lincoln Street municipal parking lot, provided that (a) such seasonal outdoor seating is conducted with the permission of the Select Board and (b) the restaurants obtain the necessary permitting approval pursuant to Section 6.9.2 of the Zoning Bylaw from either the Planning Board or the Select Board, as jurisdictionally appropriate.

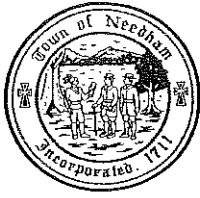
The Planning Board hearing on this matter has been scheduled for January 18, 2022. Please send your comments by Wednesday January 12, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to 98-6 to seasonal outdoor dining to occur within the Chestnut and Lincoln Street municipal parking lot.
2. Memorandum from Attorney Christopher Heep, dated December 20, 2021.
3. Plan entitled "Plan of Land, Chestnut Street," last dated January 15, 1999.

Thank you, alex.

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



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

January 13, 2022

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Amendment to Major Project Special Permit No. 98-06
974 Great Plain Avenue- Hearth Pizzeria

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request amendment to a Special Permit. The Needham Select Board, as the applicant, requests this amendment so that restaurants adjacent to the Chestnut and Lincoln Street parking lots may be granted seasonal outdoor seating provided that such permission is discretionary through the Select Board.

The review was conducted in accordance with the Planning Board's regulations and standard engineering practice. The documents submitted for review are as follows:

1. Application for the Amendment to 98-6 to seasonal outdoor dining to occur within the Chestnut and Lincoln Street municipal parking lot.
2. Memorandum from Attorney Christopher Heep, dated December 20, 2021.
3. Plan entitled "Plan of Land, Chestnut Street," last date January 15, 1999.

Our comments and recommendations are as follows:

- We have no comment or objection to the proposed amendment.

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas Ryder
Acting Town Engineer

2021 DEC 23 AM 11:36

**TOWN OF NEEDHAM
MASSACHUSETTS**



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project (amendment) Minor Project

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

Location of Property 974 Great Plain Avenue, Needham, MA
Name of Applicant Sol Soul Family Foods LLC d/b/a Hearth Pizzeria
Applicant's Address 974 Great Plain Avenue, Needham, MA
Phone Number 508-202-8762

Applicant is: Owner _____ Tenant X
Agent/Attorney _____ Purchaser _____

Property Owner's Name Copley Investments
Property Owner's Address 10 Newbury Street, Boston, MA 02116
Telephone Number 617-267-6828 *Jay Pfeifer*

Characteristics of Property: Lot Area 45 acres Present Use restaurant
Map # 47 Parcel # 63 Zoning District Center Business District

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

WE REQUESTING AN AMENDMENT TO ADD 33 OF OUTDOOR SEATS.
THANK YOU.

Signature of Applicant (or representative) *Robert Craig*
Address if not applicant 59 MT. VERNON AVE NEEDHAM, MA 02492
Telephone # 781-248-5361
Owner's permission if other than applicant *Robert Craig*

*Robert Craig
Sol Soul
Family Foods
LLC
Manager.*

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board *Alvin...* Date 12/22/21
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

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



2022 JAN -4 AM 9:11

**TOWN of NEEDHAM
MASSACHUSETTS
APPLICATION FOR OUTDOOR SEATING
UNDER SECTION 6.9 OF THE ZONING BY-LAW**

LOCATION:
Property Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492
Name of Establishment: HEARTH PIZZERIA

APPLICANT:
Name (must be business owner, manager, or lessee): IVAN MILLAN POLECIO
Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492

Telephone Number: 508-202-8762
Email Address: Ivan@hearthpizzeria.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): Copley Investments
Address: 10 Newbury St, Boston, MA, 02116

Telephone Number: 617-267-6828
Email Address: Joy@Copley-Investments.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes ☒ No ☐

If yes, how many private parking spaces? HEARTH WILL NOT TAKE ANY SPACES. IT IS A PATIO ALREADY.

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes ☐ No ☒

If yes, how many public parking spaces do you intend to use in each category? Note: there is a maximum of 3 parking spaces allowed per applicant.

 # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.

 # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking?
Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 32-38
Total number of seats existing inside 50 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 34 Size of Grease Trap _____
Number of chairs 34 Air Curtains (if opening is off kitchen) —
Number of tables 9 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions _____

Type of Barrier or Enclosure to Define Seating Area

(mandatory if alcohol is proposed to be served):

WE HAVE A SURROUNDING PLANTER WITH TREES, OUTRAVE AND FENCE

DATES AND HOURS OF OPERATION

The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.

WE WOULD LIKE TO HAVE IT OPEN YR. ROUND WEATHER PERMITTING.
Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? (Yes) no

If yes, what are your proposed opening and closing dates?

IT WOULD BE WEATHER PERMITTING SINCE WE ARE NOT OF TAKING PARKING SPOTS.
What days of the week and hours do you plan to serve food & beverage outdoors?

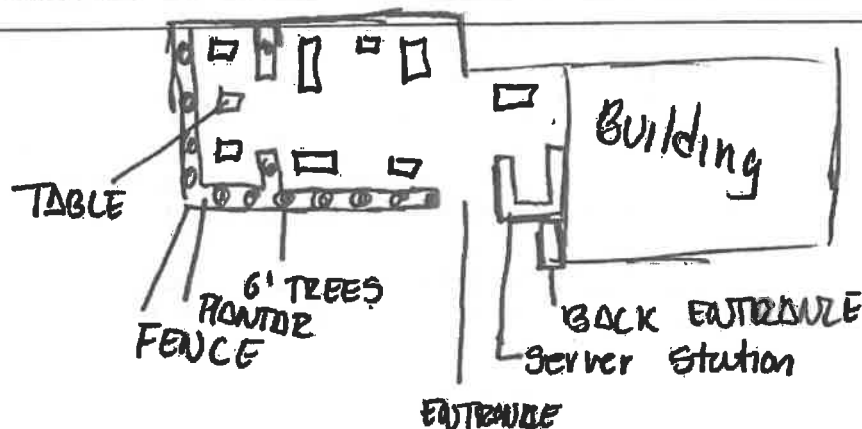
THE M - SUNDAY.

BRIEF DESCRIPTION OF:

Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used

HEATH'S PATIO IS LOCATED IN THE BACK OF 974 GREAT PLAIN AVE.
WE WILL NOT TAKE ANY PARKING SPOTS AS IT WAS AN UN USED AREA.

IT IS ENCLOSED BY A PLANTER WALL WITH TREES AROUND AND HAS 10 TABLES AND 32 SEAT AS WELL AS A SERVER STATION.



ALCOHOL SERVICE

☐ NO
☒ YES

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at <https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc>.

Please select one. Expansion area must be either:

1. Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEES AND TERM

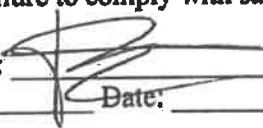
Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is \$25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of \$250 per public parking space and \$100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the \$100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s):  Date: 12/1/2021

THIS SECTION BELOW IS FOR OFFICIAL USE ONLY

Major Project Site Plan Review Special Permit (Planning Board) yes _____ no _____

Zoning Board of Appeals Special Permit yes _____ no _____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

Departmental Approval (Health _____ Building _____ Fire _____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____



TOWN of NEEDHAM
MASSACHUSETTS
**APPLICATION FOR OUTDOOR SEATING
UNDER SECTION 6.9 OF THE ZONING BY-LAW**

LOCATION:
Property Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492
Name of Establishment: HEARTH PIZZERIA

APPLICANT:
Name (must be business owner, manager, or lessee): IVAN MILLAN POLECIO
Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492

Telephone Number: 508-202-8762
Email Address: ivan@hearthpizzeria.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): Copley Investments
Address: 10 Newbury St, Boston, MA, 02116

Telephone Number: 617-267-6828
Email Address: Jay C Copley-investments.com

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If yes, how many private parking spaces? HEARTH WILL NOT TAKE ANY SPACES.
IT IS A PATIO ALREADY.

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes ☐ No ☒

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

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Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? Yes no

If yes, what are your proposed opening and closing dates?

IT WOULD BE WEATHER PERMITTING SINCE WE ARE NOT OPEN
What days of the week and hours do you plan to serve food & beverage outdoors? TAKING PARKING SPOTS.

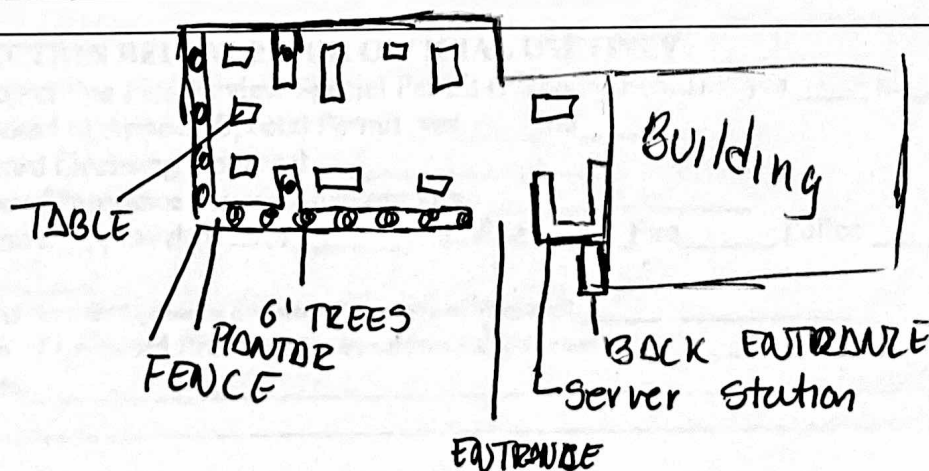
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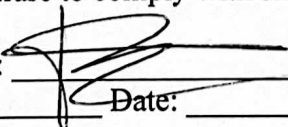
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CERTIFICATION

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I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s):  Date: 12/1/2021

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Zoning Board of Appeals Special Permit yes _____ no _____

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Departmental Approval (Health _____ Building _____ Fire _____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

TOWN OF NEEDHAM
MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

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

Location of Property 974 Great Plain Ave Needham, MA, 02492
Name of Applicant Ivan Millan-Pulecio
Applicant's Address _____
Phone Number 508 202 8762

Applicant is: Owner _____ Tenant X
 Agent/Attorney _____ Purchaser _____

Property Owner's Name Copley Investments
Property Owner's Address 10 Newbury St Boston, MA, 02116
Telephone Number 617 267 6828

Characteristics of Property: Lot Area _____ Present Use _____
 Map # _____ Parcel # _____ Zoning District _____

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

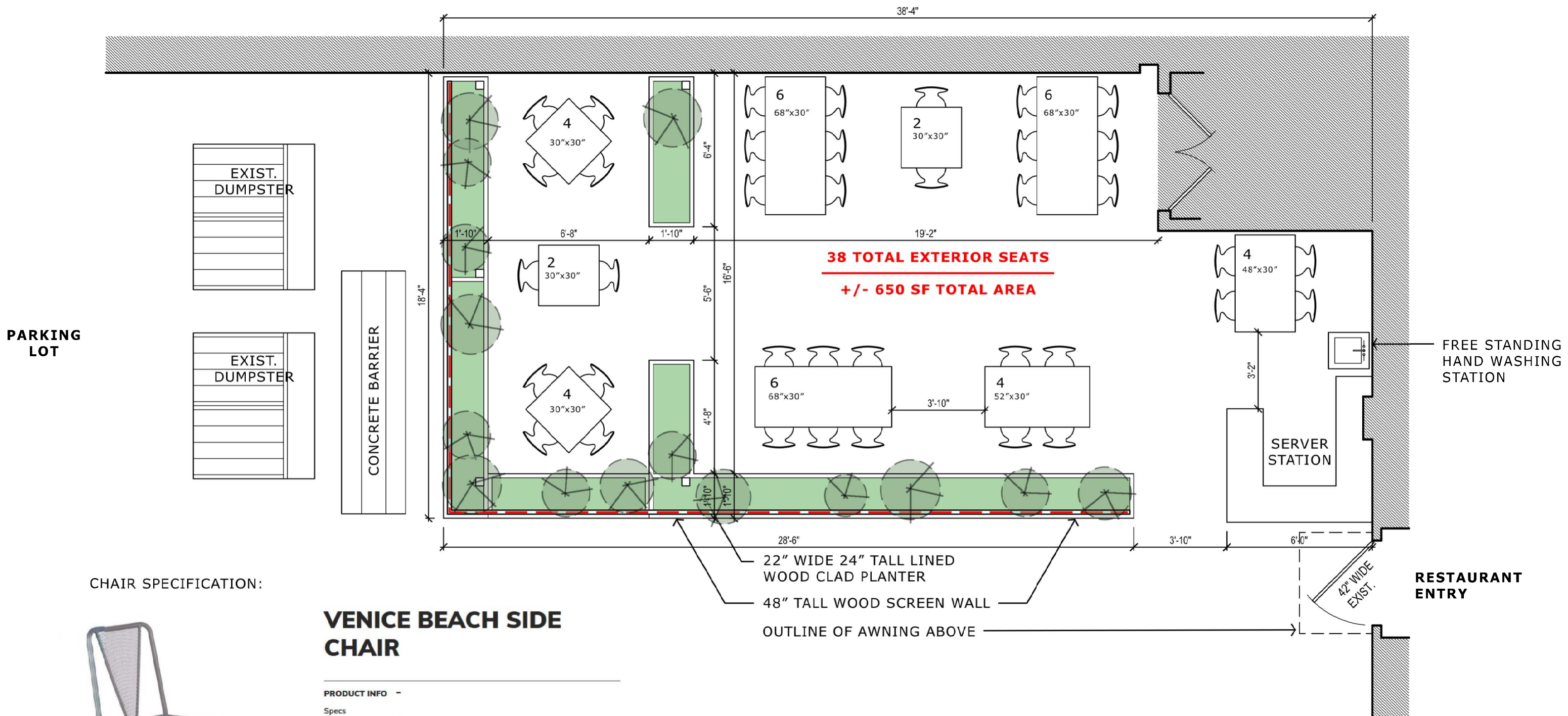
Signature of Applicant (or representative) [Signature]
Address if not applicant _____
Telephone # 508 202 8762
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

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Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

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





CHAIR SPECIFICATION:



VENICE BEACH SIDE CHAIR

PRODUCT INFO

Specs
 Modern European design
 Finishes | Grenadine, Titanium Silver powder coat
 Stackable
 Matching | Table

DV455GE Grenadine Venice Beach Stackable Side Chair
 DV455TS Titanium Silver Venice Beach Stackable Side Chair
 Overall Width: 16.5"
 Overall Depth: 20"
 Overall Height: 33.25"
 Seat Width: 16"
 Seat Depth: 15.5"
 Seat Height: 18"
 Weight: 10 lbs

From: [Dennis Condon](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - amendment to Hearth Pizzeria - outdoor dining
Date: Wednesday, January 5, 2022 4:30:24 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Alex,

The Fire dept. is okay with allowing this year round usage, provided that the safety elements, equal to or superior than those used on a temporary basis (due to Covid), are continued to be utilized.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov



Follow on Twitter: Chief Condon@NeedhamFire



Watch Needham Fire Related Videos on YouTube @ Chief Condon



From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 5, 2022 1:33 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - amendment to Hearth Pizzeria - outdoor dining

Dear all,

I have received the attached application materials for a proposed Amendment to the existing Special Permit Hearth Pizzeria at 974 Great Plain Avenue.

The requested amendment would permit year-round 33 outdoor seats by Hearth Pizzeria abutting the municipal parking lot and within the maneuvering space of the private parking lot.

The Planning Board hearing on this matter has been scheduled for January 18, 2022. Please send your comments by Wednesday January 12, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to 2006-04 and application under Section 6.9 of the Zoning By-Law.
2. 2 sheets prepared by Scott Melching Architect, page 1, showing "Photos of Exterior Seating," dated December 9, 2021; page 2, showing "Exterior Seating Plan," dated December 9, 2021

Thank you, alex.

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

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - amendment to Hearth Pizzeria - outdoor dining
Date: Thursday, January 6, 2022 10:45:57 AM

Yes and it looks like they are in place and as long as they continue to use that set up and not alter it will be fine.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, January 6, 2022 10:45 AM
To: John Schlittler <JSchlittler@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: RE: Request for comment - amendment to Hearth Pizzeria - outdoor dining

Thanks Chief. Just to be clear, when you mention safety measures, are you referring to jersey barriers to separate diners and vehicles?

Thanks, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
www.needhamma.gov

From: John Schlittler <JSchlittler@needhamma.gov>
Sent: Thursday, January 6, 2022 10:39 AM
To: Alexandra Clee <aclee@needhamma.gov>
Subject: RE: Request for comment - amendment to Hearth Pizzeria - outdoor dining

Police is ok with it if the safety measures remain as previously approved prior. Thanks

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 5, 2022 1:33 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - amendment to Hearth Pizzeria - outdoor dining

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Thank you, alex.

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

From: [Tara Gurge](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - amendment to Hearth Pizzeria - outdoor dining
Date: Wednesday, January 12, 2022 4:30:09 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex –

The Public Health Division conducted the review for a proposed Amendment to the existing Special Permit for Hearth Pizzeria at 974 Great Plain Avenue re: outdoor dining, and we have no comments to share at this time.

Please let me know if you need any additional information from us on that.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



please consider the environment before printing this email

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[Follow Needham Public Health on Twitter!](#)

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 5, 2022 1:33 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>

Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>

Subject: Request for comment - amendment to Hearth Pizzeria - outdoor dining

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The requested amendment would permit year-round 33 outdoor seats by Hearth Pizzeria abutting the municipal parking lot and within the maneuvering space of the private parking lot.

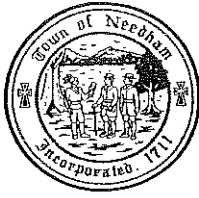
The Planning Board hearing on this matter has been scheduled for January 18, 2022. Please send your comments by Wednesday January 12, 2022 at the latest.

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Thank you, alex.

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



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

January 13, 2022

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Amendment to Major Project Special Permit No. 2006-04
974 Great Plain Avenue- Hearth Pizzeria

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request to amendment to a Special Permit. The applicant request permission for 33 outdoor seating year-round within the municipal parking lot easement.

The review was conducted in accordance with the Planning Board's regulations and standard engineering practice. The documents submitted for review are as follows:

1. Application for the Amendment to 2006-04 and application under Section 6.9 of the Zoning By-Law.
2. 2 sheets prepared by Scott Melching Architect, page 1, showing "Photos of Exterior Seating," dated December 9, 2021; page 2, showing "Exterior Seating Plan," dated December 9, 2021

Our comments and recommendations are as follows:

- We have no general objection to the proposed plans. However, as the seating will be located within the town's municipal parking easement, a Select Board approval will need to be sought as well.

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas Ryder
Acting Town Engineer

From: [Amy Haelsen](#)
To: [Lee Newman](#); [Alexandra Clee](#)
Subject: FW: Segaloff's Jewelers
Date: Friday, January 14, 2022 1:55:33 PM
Importance: High

Hi Lee and Alex,

Bernie Segaloff, owner of Segaloff's Jewelers, is very concerned about any additional public parking behind his building being used for outdoor dining after seeing the public notice for the hearing for Hearth Pizzeria at Tuesday night's Planning Board meeting. I have tried to explain what parking spaces would be taken for outside dining to allay his concerns but he has requested that I forward his comments to the Planning Board in advance of Tuesday's meeting. If you could please share this email with members of the Board I would greatly appreciate it.

Thanks,
Amy

From: Segaloff <wallypug@aol.com>
Sent: Thursday, January 13, 2022 5:55 PM
To: Amy Haelsen <ahaelsen@needhamma.gov>
Subject: Re: Segaloff's Jewelers

1-13-22
Amy

Once again I am sorry to bother you. I just had a conversation with a lawyer friend who read the same legal notice and he got the same impression that I did that parking spaces may be taken. The wording is very vague. Could I ask you to reach out to the planning board on my behalf and even forward my concerns about losing parking space to them prior to the next meeting which believe is Tuesday. I would greatly appreciate this. I am fine with them knowing that it is coming from me. I just want my concerns to be known. If you can't handle this for me, please let me know who to send the email to and I will send it. I prefer that you can do this so it gets into the right hands and my concerns are addressed. Once again I thank you for your help. Please respond when you have a chance so I know this is taken care of.

Thank you,

Bernie Segaloff
Segaloff's Jewelers
wallypug@aol.com
cell:339-206-3361

-----Original Message-----

From: Amy Haelsen <ahaelsen@needhamma.gov>
To: Segaloff <wallypug@aol.com>
Sent: Fri Jan 7, 2022 4:51 pm
Subject: RE: Segaloff's Jewelers

Hi Bernie,

Yes, I can assure you that no other parking spaces – other than the spaces directly behind the 3 restaurants (Masala Art, Hearth and The Farmhouse) – will be taken for outdoor dining. The setups for outdoor dining will be the same as they were this past season.

I hope you and Cheryl are well and please know that you are never bothering me. I am always happy to hear from you and it's my job to make sure the businesses in town feel heard and are informed.

Many thanks,
Amy

Amy Haelsen
Economic Development Manager
Town of Needham
1471 Highland Avenue
Needham, MA 02492
Office: (781) 455-7500 ext 255
Cell: (781) 514-0498
ahaelsen@needhamma.gov

From: Segaloff <wallypug@aol.com>
Sent: Thursday, January 6, 2022 10:03 AM
To: Amy Haelsen <ahaelsen@needhamma.gov>
Subject: Segaloff's Jewelers

Happy New Year....

Amy....

Just checking again to make sure. This is the legal notice with regard to the Chestnut and Lincoln Street parking lots and restaurants. It is separate from the Hearth restaurant request. I just want to make sure that we are not going to lose any more parking spots in the lots. Could you please check this with the planning board and or Select board to make sure for me. We can't afford to give up any more parking. It would result in the end of business.

Thank you in advance and I am sorry to bother you.

This is in the Needham Times today on page 3B

Thanks again

Bernie Segaloff
wallypug@aol.com

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

November 10, 2021

Lee Newman
Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

Re: J. Derenzo Properties, LLC
888 Great Plain Avenue
Proposed Zoning Change

Dear Lee,

As you know, I represent J. Derenzo Properties, LLC (hereinafter “Derenzo”) relative to the property at 888 Great Plain Avenue. That property is located immediately adjacent to the Center Business District and is between the Closet Exchange and the First Church of Christ Scientist. It contains approximately 23,111 square feet of land and was used and occupied for nearly 40 years by Hillcrest Gardens, a commercial landscape nursery, offering annuals, perennials, shrubs, and trees. Because the property is situated in the Single Residence B District and contains less than two and one-half acres of land, the nursery constituted a lawful, pre-existing, non-conforming use.¹ Derenzo has continued the use but would prefer to redevelop the property for mixed use purposes, as that is more in keeping with the adjacent properties and surrounding area.

Because of its location between a commercial block and two large, church buildings, across from another commercial block, a recreational field and the YMCA complex, and in front of a commercial parking lot, the property is better suited to a mixed-use building than a single-family residential house.² Moreover, because the property is over twice the minimum area required for a single-family residential house, the size also makes it more suitable for a mixed-use building than for a single-family residential house. Considering the surrounding uses and properties, it seems a bit odd that this parcel is zoned single-family.

Therefore, Derenzo asks that the parcel be rezoned, from Single Residence B to Center Business District, and that the Center Business Overlay also be extended to cover this parcel. This would extend the Center Business District to a more natural end; namely, the two large church buildings, and would be more consistent with the overall area than the current zoning. He also

¹ At the time the nursery began to operate, it was allowed as of right. But the Zoning By-Law was subsequently amended to require a minimum of two and one-half acres for such use, making the use lawful, pre-existing, non-conforming.

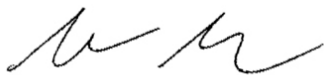
² See Exhibit A and Exhibit B, excerpts from the Needham GIS and Assessor’s Map.

asks that the side-yard setback applicable to commercial uses and buildings adjacent to residential district be amended, to allow for a setback of ten (10) feet, either by right or by special permit.

To help the Board visualize what a mixed-use building could look like, with a ten foot side yard setback, and to show what Derenzo has in mind, provided herewith please find a conceptual design set by Design Resource Team, LLC, dated August 27, 2021. Note that this design features a three-story building with underground parking, commercial and residential uses on the first floor (there are two residential units in the back) and residential use on the second and third floors. This design complies with the Center Business Overlay requirements, taking into account the special permit provisions, except with respect to the ten foot side yard setback.

Given the nature of the requested zoning change, how it fits into the downtown, and the need to address the side yard setback requirement, Derenzo would prefer if the Board would sponsor the necessary warrant article(s) if the members agree that this rezoning makes sense and would be beneficial to the Town. To that end, we would like to discuss the request with the Board at the next available meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr

EXHIBIT A
GIS Excerpt



■ Locus - 888 Great Plain Avenue

■ Outline of Adjacent Center Business District

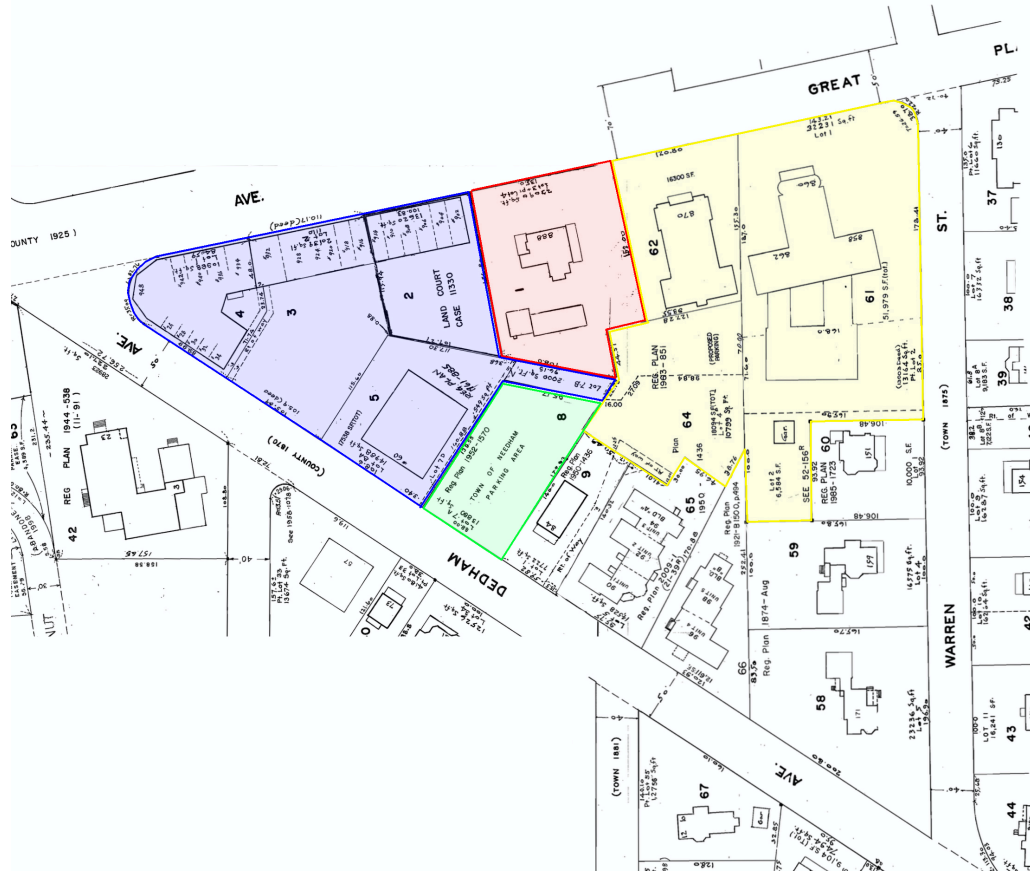
C Commercial Building / Use

I Church / Religious Building / Use

M Mixed Commercial / Residential Building / Use

Y YMCA

EXHIBIT B
Assessor's Map Excerpt



- Locus
- Center Business District
- Church Properties
- Municipal Parking Lot

[illegible]

[illegible]

J. Derenzo Properties

888 GREAT PLAIN AVE

PERSPECTIVES

Project number	221054
Date	08.27.2021
Drawn by	Author
Checked by	Checker

A500

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

November 30, 2021

Lee Newman
Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

Re: J. Derenzo Properties, LLC
888 Great Plain Avenue
Proposed Zoning Change

Dear Lee,

Please accept this letter as a follow up to the discussion at the recent Planning Board meeting relative to the request of my client, J. Derenzo Properties, LLC (hereinafter “Derenzo”) to rezone the property at 888 Great Plain Avenue (the “Premises”) to Center Business District, with the Center Business District Overlay, and to change the applicable side yard setback. In particular, this letter is intended to address some of the questions that arose relative to setbacks and clarify why relief is needed relative thereto.

Assuming the Premises is rezoned as Center Business with the Center Business Overlay, the applicable setbacks would be as follows:

Front – Pursuant to Section 4.4.4, properties in the Center Business District have a minimum front setback of “three (3) feet or a setback consistent with the average of the setbacks of the two adjacent buildings, whichever is smaller”.

Pursuant to Section 3.4.8.1(c), under the Overlay, the minimum front setback is reduced to 0 and a maximum setback is imposed; “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”.

Side and Rear – Pursuant to Section 4.4.8.3, “where a lot in a Center Business District adjoins a residential district, no building or structure for *business use* shall be placed or constructed within fifty (50) feet of the residential district boundary, and within said strip, the twenty-five (25) feet closest to the district boundary shall be suitably landscaped per specifications outlined below, and there shall be no accessory use. The remaining twenty-five (25) feet may be used for an accessory use not including a building or structure” (emphasis added). Furthermore, because the use table at Section 3.2.2 only allows residential apartments on the second floor and in the half-

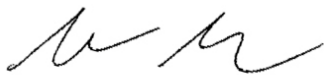
story directly above second floor, this means that under the “base” zoning in the Center Business District, the first floor for any new building at the Premises could not be closer than 50 feet to the left side line adjoining a residential district.

Under the Overlay, the situation is much the same. Pursuant to Section 3.4.8.1(e), in the Overlay, the side and rear yard setbacks for properties adjoining a residential district are 50 feet, regardless of the use of the structure. As a result, assuming the Premises is rezoned Center Business with the Overlay, under both sets of requirements, the first floor of any new building would have to be located at least 50 feet from the left property line, as it would adjoin a residential district. The only difference would be that under the “base” zoning, the second floor and half story above could extend to 25 feet from the left property line, provided they were used solely for residential use. But as illustrated by the first design, this would result in a somewhat unusual building, out of character with the area and the design goals for the Center Business District.

As a result, and after consultation with Planning staff and others, we propose a zoning change to allow for a reduction in the applicable setback down to 10 feet. This might be accomplished in two ways. First, with an outright change to the applicable setback requirements. Second, with the creation of a new special permit mechanism to allow for reduction of the setback requirements based on certain criteria, such as, the nature of adjacent properties, the surrounding area, and the proposed development. Given that changing the setback requirements outright might have unintended consequences in other zoning districts, a special permit mechanism might be simpler and could be limited to just the Center Business District.

We look forward to continuing the discussion concerning the requested zoning change at the Board’s meeting on December 7.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr

From: [Andrew McCollum](#)
To: [Planning](#)
Cc: [Lee Newman](#); [Alexandra Clee](#)
Subject: 888 Great Plain Avenue
Date: Monday, November 15, 2021 11:52:09 AM

Dear Planning Board:

As a neighbor of 888 Great Plain Avenue, I'm writing to express that I do not support the proposed re-zoning of the property from residential to mixed use.

There is no benefit to the town of expanding the commercial district beyond its current boundaries. There has been a surplus of commercial property in our downtown (empty store fronts) for many years. Therefore, it is hard to understand the argument for adding more commercial zoning.

We should also consider the aesthetics of the area. The proposed design would remove trees and add yet another three-story cement building. This would have a negative visual impact on Greene's field and the surrounding neighborhood.

Regards,
Andrew McCollum
843 Great Plain Avenue
617-712-5799

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, November 15, 2021 1:27:30 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Samuel B Graves

Email Address:: graves@bc.edu

Address:: 94 Warren St

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 7818645902

Comments / Questions: To the Needham Planning Board:

We are very concerned about the potential rezoning of 888 Great Plain Avenue. We are nearby neighbors and feel this would have a negative impact on our neighborhood.

Please advise as to how we can voice our concerns about this proposal.

Sam and Florence Graves
94 Warren St

Additional Information:

Form submitted on: 11/15/2021 1:27:25 PM

Submitted from IP Address: 136.167.117.185

Referrer Page: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.needhamma.gov%2f1114%2fPlanning-Board&c=E.1.f45CfxLYK3_nPZrCoV08CaZBP5pUEYfUsbi1EF0_UVZw3zn8Pd5ZsovhvXQW_ZKCvEg8AC63llybMwvdOwLyikqIVsz_d2ZILlyGLl2o_aV6eTxWk2H&typo=1

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.lwB3j1hbqKq0tjRztyCO7KK2K5VHL3--E_PcpCMjQwPTw24CHPE7yh8VwPpO73llw-dMhaOQK5mwWtUkmZU11aePuiGlwds-0u-CoY6fA...&typo=1

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, November 15, 2021 6:20:51 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Barbara Ridge

Email Address:: barbararidge@gmail.com

Address:: 83 Fair Oaks Park

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 7812236990

Comments / Questions: As a neighbor, I am concerned about the proposal to rezone 888 Great Plain Avenue from residential to mixed use building. This part of town will undergo significant change over the next few years with the closing of The First Baptist Church. Neighbors must be involved in any decisions regarding any actions taken on these properties.

I would appreciate knowing how we can become involved in the discussion. Thank you,

Additional Information:

Form submitted on: 11/15/2021 6:20:46 PM

Submitted from IP Address: 108.7.207.212

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E,1,-8blDUiTmcqnvnu8TGWrnprINID7WsT-UfmDzQv0k8TNff9_NBQQT7dwIKfL8nb4uzVk83d1tsTeFYeYiW_7nbgylJi-P0Q4ZPjihFQFaNe-PHtcEUxkONQA&typo=1

RICHARD AND KATHARINE HEIDLAGE
92 Dedham Ave.
Needham, Massachusetts 02492

Planning Board
c/o Lee Newman, Planning Director
Town of Needham
1471 Highland Ave.

November 16, 2021

Re: 888 Great Plain Avenue - Proposed Zoning Change

Members of the Board:

As noted above, we reside at 92 Dedham Avenue, one of the townhouses adjacent to the parking lot that abuts the rear of the subject property. At this time, we oppose the proposed zoning change as requested by J. Derenzo Properties for the subject property.

Although we would not necessarily oppose some form of development for this property, we believe the current proposal is inappropriate in two aspects. First, we believe that extension of the Center Business District onto the subject property is both inappropriate and inconsistent with the nature of the surrounding properties. The current natural boundary of the Center Business District is the extension of Pickering street. Adding this property would place the Center Business District directly adjacent to the Christian Science church and directly across from one of the few open spaces remaining in this neighborhood. Unlike the Hillcrest Gardens pre-existing non-conforming use, the proposed new use would radically change the character of the property. Hillcrest Gardens enhanced the neighborhood by bringing in landscaped green space and natural light. The proposed development would do nothing to enhance the neighborhood.

Second, the proposed development is a massive one on a relatively small lot. The front part of the development covers almost 100% of the lot (approximately 15,427 s.f. with most of the uncovered area of the 23,111 s.f. lot being in the rear of the development in an irregular area adjacent to the parking lot). Given the 3-story height of the structure and its proposed construction with only a 10' side setback, it will be an overwhelming structure jammed immediately next to and blocking any light to the church. What is currently an open space buffer between the current commercial Center Business District and the residential area will become a commercial encroachment overshadowing everything else in the surrounding neighborhood.

We urge you not to support this proposed project as currently conceived and further urge the Board not to pursue a zoning change for the property on behalf of the developer.

Sincerely,



Richard and Katharine Heidlage

From: [Amy Snelling](#)
To: [Planning](#)
Subject: Perspective regarding 888 Great Plain Ave
Date: Wednesday, November 17, 2021 7:58:47 AM

Good morning,

I was able to listen to the meeting last night and wanted to voice my concerns regarding the re-zoning of the parcel at 888 Great Plain Ave. I grew up in Concord MA, a town with a very clear perspective on the role of the town center, and how that needs to function, as well as what it needs to look like. I feel before we jump to arbitrary decisions on if it should be commercially zoned or not, we should step back and ask ourselves what we want our town center to look like, and how we want it to function. If that is written down somewhere I'd appreciate being pointed to it. If not, I propose we take a moment to get clear on that first.

Secondly, there was also a comment made that we need more housing. I'd like to better understand that. From my perspective we are packed in this town, our lots getting smaller and smaller and our schools bursting at the seams. Why do we "need" more housing? Is it for tax reasons? If so let's solve that other ways, Or is it really that we need diversity of housing in which case I'd argue any residential elements we consider for that space be specifically low income. We do not need more \$1M+ housing options and the current guid of 10% low income in new development is not enough to offset that overall problem.

Lastly, without the clarity on the role of our town center etc, my initial reaction is I'd like to see that land re-zoned for commercial use -- BUT ONLY with the understanding that the house that is on that land be restored and used as part of the commercial endeavor. The drawings that were submitted are out of character with his town and we have a lot to be gained in beautifying something that is already there. I understand this is limiting the profit potential for various parties and so perhaps the town could find a way to help with that. I am very concerned about that garage entrance and what that does to the feeling of that part of town. No other buildings have that, and that's part of what makes our center a place you can stroll with your ice cream. I think a drawing like that opens us up to future, more commercial properties in town and paves the way for us to erase our character, our humble roots and the soul of this town.

Happy to talk further if that's helpful.

Best,

Amy

From: [Kimberly McCollum](#)
To: [Planning](#)
Subject: Development of 888 Great Plain Ave
Date: Wednesday, November 17, 2021 6:42:58 PM

Dear Planning Board,

I write to express my opposition to the development of the property at 888 Great Plain Ave as it was proposed at the Planning Board meeting of November 16, 2021. Before moving ahead with any development of the project feedback should be solicited widely, with particular attention given to the immediate neighbors and abutters.

The primary reason I am opposed to the current proposal is that the entryway/driveway is on Great Plain Avenue. With 39 spaces underground we should expect vehicles entering and exiting throughout the day. In a high (pedestrian and auto) traffic area such a driveway is *extremely dangerous*. The proposed entryway crosses a high-traffic sidewalk. Indeed, with two churches and a highly used field directly across the street, pedestrian traffic is heavy. (Visit Greene's Field on any weekend between March and November and there are literally hundreds of people on the field. These folks cross the street to Needham House of Pizza and Abbott's Ice Cream, to name but two popular businesses, on a consistent basis.) Visibility at the existing crosswalks is already limited given the on-street parking. Adding a busy driveway to Great Plain Avenue increases the danger to drivers and pedestrians. I encourage the owner/designer to work to develop a plan that puts the entry/driveway BEHIND THE BUILDING.

This addresses my second point regarding the entryway: such a design is inconsistent with the current commercial district. No other business on that or the adjoining block (including the churches zoned Residential) has a driveway/vehicle entrance on Great Plain Avenue. (This is true for both sides of the street.) This was undoubtedly done because *entrances on Great Plain increase the danger to people and drivers*. Furthermore, vehicle entrances on Great Plain are an eyesore. Given that more than *two hours* was given to discussing the beautification of town center (Needham's "front door", to quote Needham Parks and Forestry's Mr. Olsen at the meeting of Nov 16), it would seem that any plan for 888 Great Plan ought to consider the bigger picture. Is the proposed plan for 888 GPA in line with the town's goals regarding visual appeal?

No.

The "front door" that Needham is working hard to build will be marred by a building that is three stories tall and set too close to the sidewalk and abutting church.

In short, the proposed design for 888 GPA is dangerous and inconsistent with Needham's beautification goals.

Sincerely,

Kimberly Bartlett-McCollum
843 Great Plain Ave

Planning Board
c/o Alexandra Clee, Assistant Town Planner
Town of Needham
1471 Highland Avenue

November 18, 2021

Thank you for the opportunity to provide input about the proposed zoning change regarding the property at 888 Great Plain Avenue and about the proposed structure.

We are the owners/residents of the residence located at 94 Dedham Avenue. Ours is one of five residential units (The Miller Green Condominiums). Our unit sits on the edge of the municipal parking lot, and is the closest of the five units to the proposed structure. We are, in essence, abutters, since our unit is separated from the proposed building only by the town parking lot. We will be affected by the occluded view, the noise, the lighting, the pollution and the loss of sunlight and open, green space. We are opposing several features in this proposal not only because of its impact on us personally, but also how it affects the quality of life in the downtown area.

We are in favor of providing additional housing (especially affordable housing) close to the center of Needham. However, we have several concerns about this project, which we enumerate below:

1) The proposed structure would fill the entire space with a three-story cube structure with no “green” features, occluding both airflow and sunlight, casting shadows on the adjacent buildings. There is no permeable ground cover, thereby increasing storm water run-off and heat generation. Further, there is no green or open space in the plan; no oxygen-replenishing trees, shrubbery or other planted areas. The plan eliminates all current sources of food, protection and nesting space for the birds and small mammals that live and reproduce in this area. A variance that would allow a 10-foot setback only intensifies these concerns, and is unacceptable. In other projects, the town planners have indicated that they value light, open, airy spaces, and this project is antithetical to that ideal.

2) this plan will increase the number of cars in town, which increases noise and pollution. (A single typical passenger vehicle emits about 4.6 metric tons of carbon dioxide per year.) Traffic entering and exiting the property will further congest traffic on Great Plain Avenue. Vehicles must cross a sidewalk in the process, which endangers pedestrians and bikers. Delivery trucks will undoubtedly use the lot behind the property to deliver their goods, adding to the noise, pollution and traffic. We’ve repeatedly witnessed this problem at the relatively new combined-use building located two doors from us at 50 Dedham Avenue. Fewer units and fewer cars would reduce this problem.

3) It was not clear at the Tuesday night (Nov. 16th) meeting or in the documents if there was a provision for affordable housing, or for units with handicapped access, or accessible spaces for vehicles used by residents with disabilities.

4) We have concerns about introducing many more exterior lights to the neighborhood, and the probability that these will be high intensity, bright white bulbs which are visually intrusive. In

the interests of safety, these lights will probably burn throughout the night, not only shining into our windows, but also contributing to light pollution that causes disruptions in patterns of bird migration. We encourage the developers to consider mitigation strategies (e.g., no flood lights, warm light bulbs at the lowest lumens possible to achieve the goals of the lighting; motion-generated lighting, down-lighting vs. up-lighting to reduce the impact of artificial night lights on birds, etc.).

In summary, we encourage the Board not to allow this project to move forward unless and until the issues raised above (as well as those concerns raised by other citizens) are addressed and resolved. We strongly urge you not to allow a zoning change that would reduce the side setback to 10 feet. Further, the developers should be asked to submit a landscaping plan that would address the issues raised above in item #1.

Respectfully,

Marlene and Jerome Schultz
94 Dedham Avenue
Needham, MA

From: [Rochelle Goldin](#)
To: [Planning](#)
Subject: 888 Great Plain Avenue
Date: Wednesday, December 8, 2021 11:17:02 AM

> Dear Planning Board,

> I am writing to express my strong opposition to the proposed plans at 888 Great Plain Avenue. I am against changing the zoning as I feel it should remain residential. I am also opposed to the request for a variances to reduce the set backs to the sides, front and back of the lot. I have read the studies regarding planning for NeedhamTown Center. A recurrent theme is to keep the town pedestrian friendly. A driveway with extremely limited visibility to pedestrians and car traffic exiting onto a Great Plain Avenue sidewalk is not pedestrian friendly and is in fact dangerous. There are several child friendly businesses in the area, a park and a school that would make this driveway even more dangerous for our children. In addition, the existing driveway next to The Closet Exchange, currently has limited visibility in one direction. With the proposed design to 888 Great Plain Avenue, that driveway would have limited visibility to pedestrian and cars in both directions, making it even more dangerous.

>

> Many of my neighbors on Great Plain Avenue, Fair Oaks Park and Warren Street have discussed their concerns with me regarding the plans for 888 Great Plain Avenue and are also in opposition with the proposed plans.

>

> Please keep me informed as the discussions continue.

>

> Thank you for your attention to this matter.

>

> Sincerely,

> Rochelle Goldin

> 68 Warren Street

From: [Jim Flanagan](#)
To: [Planning](#)
Subject: Proposed development at 888 Great Plain Ave (formerly Hillcrest Gardens)
Date: Tuesday, December 21, 2021 10:01:25 AM

Dear Needham Planning Board Members -

Thank you for your service to our community. I am writing on behalf of my fellow members of the Housing Working Group of Equal Justice Needham. We are an informal group with a mission to *Remedy past discrimination and current housing crisis by increasing housing choice & accessibility of affordable housing in Needham*. In service of the mission, we seek to better understand challenges and opportunities by collaboratively working with town leadership and other representative groups. It is in that spirit that I write today.

The purpose of the letter is to share some ideas and feedback related to the proposed development at 888 Great Plain Ave. Here is our current understanding based on documents and discussion shared at the [11/16/21 Planning Board meeting](#):

- All ideas presented are preliminary and were shared by the new property owner to inform the community and encourage input.
- J. Derenzo Properties, LLC, the new owner of the property at 888 Great Plain Ave. shared preliminary interest in 1) developing the property for mixed use purposes and 2) seeking approval for the zoning to be changed from single family to central business district or a special permit to allow for such a development.
- A concept was shared of a mixed use development to include “a three-story building with underground parking, commercial and residential uses on the first floor (there are two residential units in the back) and residential use on the second and third floors.” The initial estimate is for 3 retail units; 24 residential units (mix of one to three bedrooms); and 39 below grade parking spaces.

We strongly support development of additional housing units in the CBD but only if they add significant numbers of truly affordable units. At first blush, the preliminary proposal does neither. Based on the current affordable housing unit target of 12.5%, only 2-3 units would be available and it is doubtful they'd be truly affordable. For example, a recent [presentation](#) by housing experts hosted by the Needham League of Women Voters highlighted how few of Needham public employees and school personnel can afford to live here without spending significantly more than 30% of household income. And market rents for Chapter 40B developments range from \$2,600-\$4,200 for Charles River Landing and \$2,200-\$5,000 at The Kendrick. The one-and two-bedroom units at the Modera Needham are starting at \$3,200 and \$3,600, respectively. Two-bedroom units in older buildings are at least \$1,900 which would require an income of approximately \$84,000.

We believe that at least 10 units of affordable housing should be created at the 888 Great Plain sight with an affordability index that is more realistic and accurate such as 65% of AMI. We also ask the Planning Board to consider that site in the context of nearby properties such as the [First Baptist Church](#) which recently voted to develop a plan to close. Alternatively, you might encourage a development similar to the 6 townhomes built at 17 High Street (but made more affordable for rent or purchase.) We are also asking the Housing Plan Working Group to consider this type of property as part of the new affordable housing plan and suggest that the Planning Board not act on this property without sufficient input from that group.

Thank you for considering our initial input. We look forward to working with you on this and other planning/zoning considerations in support of your responsibilities *to guide the physical growth and development of Needham in a coordinated and equitable manner.*

Sincerely, (and wishing you all safe, happy and restful holidays!)

Jim Flanagan (in collaboration with the EJM Housing Working Group)

863 Webster Street

jimdflanagan@gmail.com

978-994-9451

Cc:

Lee Newman, Director of Planning & Community Development

Alex Clee, Assistant Planner

From: [Douglas Simon](#)
To: [Planning](#)
Subject: 888 Great Plain Avenue
Date: Wednesday, December 22, 2021 11:55:34 AM

Planning Board
c/o Lee Newman, Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

Members of the Board,

My wife and I live at 90 Dedham Avenue in town. We recently became aware of the development proposal at 888 Great Plain Avenue and wanted to express our concern over the scope of this project.

Although we are in favor of the town's attempt to produce more affordable housing, we feel the proposed plan is too big for the given lot size and will in effect eliminate all of the existing green, open space.

We are also concerned with the traffic generated from this new, mixed-use, especially with the proposed crossing of a heavily-trafficked walkway.

We hope that it's not too late for you to consider our concerns.

Thank you for caring for our neighborhood.

Sincerely,

Anna and Douglas Simon

From: [John Lally](#)
To: [Planning](#)
Subject: Proposed site for 888 Great Plain Ave
Date: Tuesday, December 28, 2021 10:55:14 AM

To The Planning Board of the Town of Needham,

My name is John Lally, owner of 80 Pickering Street, Needham MA.

I'm am totally opposed to the proposed development of 888 Great Plain Ave under these current plans in front of your Board.

This proposal would be detrimental to the Neighborhood's character and aesthetics by granting this Special permit or Variance!!! Your Board should consider Social and Community needs, Traffic flow and Safety, and Impact to the Character of this neighborhood. Why are you changing the Zoning of this parcel??

By granting this permit/ Variance, The Planning Board would be nullifying and substantially derogating from the intent and purpose of the Bylaws of the Town of Needham.

Sincerely, John Lally

120 Lakeshore Drive
Westwood Ma 02090

From: [Ronald Waife](#)
To: [Planning](#)
Subject: Great concern re 888 Great Plain Avenue
Date: Tuesday, December 28, 2021 6:22:30 PM
Importance: High

Dear Needham Planning Board,

I am writing with great concern about proposed plans for development of the Hillcrest Gardens property at 888 Great Plain Avenue.

This location is a prime, pivotal spot in the heart of our Town, where I have lived for 41 years. Many of the changes in the town center have been for the good, but some have backfired. Adding a 3-story plain box filling such an important lot, edge to edge, is exactly what we do NOT need in Town. We are not the Seaport or Manhattan – and although the comparison may seem laughable, what the plans here have in common is building out of scale to the neighborhood, blocking views and light, being unwelcome to walking, and creating a closed-in, urban feel to a Town whose charm needs to be **enhanced**, not undermined.

While I am sorry to see the wonderful open, landscaped green space of Hillcrest Gardens disappear, I understand this is private property and valuable. Your job as the Planning Board is to protect the Town from development which is counterproductive. Increased property tax revenue is fine, but it must always be balanced with the social-environmental impact.

If you do nothing else, I urge you to focus on preserving street setback and lines of sight through the parcel. Building setback preserves the New England Town feel which Needham desperately needs to preserve and enhance. Indeed, too many houses have been approved and built in the last few years which, while perhaps meeting technical code standards, **have flouted neighborhood norms** for setback, openness, trees, and green space. We do not want to repeat this on an egregious scale in the heart of Town.

I hope the footprint of the proposed construction can be reduced overall, but definitely in regards to street setback and height, and I hope you will have this guide you in the development and approval of construction at 888 Great Plain Avenue.

Thank you,

Ron

--

*Ronald S. Waife
62 Warren Street*

ronwaife@gmail.com

From: [Keller Scholl](#)
To: [Planning](#)
Cc: neighborsfor888gpa@gmail.com
Subject: Proposed development at 888 Great Plain Ave
Date: Friday, December 31, 2021 9:30:57 AM

Dear planning board,

I want to write to you with my enthusiastic support for the development. Adding residential development close to transit (the 59 and the Needham center stops are less than a five minute walk away) is an important intervention to fight climate change, and I am excited to see Needham supporting it. Mixed use development is even better at enabling people to live car-free or at least not car-dependant lives. Furthermore, expanding the business district will help Needham's tax base and make it more attractive for small businesses.

I grew up just a few blocks away from Hillcrest Gardens, at 115 Fair Oaks Park. They were always lovely to walk by, but even lovelier would be new housing for new neighbors to enjoy the same space I do. I participated in the fight to save Greene's Field, and I'm thrilled that new people will be able to enjoy easy access to it, because this is great development. I want all to be welcome here.

I've cc'ed NeighborsFor888GPA@gmail.com to thank them for letting me know of this opportunity to support your good work.

From: [Jackie Scholl](#)
To: [Planning](#)
Cc: NeighborsFor888GPA@gmail.com
Subject: Proposed Development at 888 Great Plain Ave
Date: Friday, December 31, 2021 10:00:20 AM

Hello all,

I was so excited to hear about the development plan for 888 Great Plain Ave! My name is Jackie Scholl, and I live down the road at 115 Fair Oaks Park. I frequently walk by this lot on my way to Needham house of pizza, Abbot's, and Harvey's. It's been sad to see this vibrant lot, so close to the downtown, go dormant lately.

I was so excited, then, when I heard there was a possibility that housing could be built on the site! I would love having more neighbors around, and the idea of twenty four more families living near me. I'm also excited by the idea that these residents, like me, could drive less than most Needhamites, because of close access to the 59 bus and the commuter rail, and by virtue of being within easy walking distance to many restaurants and churches and the playground and hospital, and a further walk from two grocery stores. Allowing more people to live as close to town as I do, then, encourages environmentally friendly modes of transport and supports our climate goals.

Hillcrest Gardens have always been a commercial retail enterprise, even if they were legally zoned as residential. I look forward to new retail being established in the same lot, and I support the rezoning to allow this to happen.

My one concern is the excessive amount of parking included in this plan. Why do 24 residential units need 39 parking spaces? Too much of our downtown is already covered by parking, and more parking simply encourages more driving and more carbon, harming the planet we share. Needham should develop a formula to cap the maximum amount of parking a building should have. I do like, however, that this parking is hidden underground, and not on above-ground lots like so much of our downtown.

Some have raised concerns about the elimination of green space, but Hillcrest Gardens were always a private commercial enterprise, not a public good. I have fought hard to protect Greene's Field and supported the construction of the playground there, which is a public good and true green space. I am excited to have more neighbors that can enjoy Greene's Field.

Finally, I wanted to thank Kimberly McCollum and Rochelle Goldin for sending me a letter letting me know about this opportunity.

Best,
Jackie Scholl

From: [CHRIS THOMAS](#)
To: [Planning](#); [CHRIS THOMAS](#)
Subject: Proposed use of Hillcrest Gardens Site
Date: Thursday, January 6, 2022 3:57:40 PM

Hope you are well and happy 2022. I am writing to express great concern regarding the proposal being considered for the previous location of the Hillcrest Garden as presented in document 9179 at the November 16th 2021 meeting.

My concerns are many - a few of which I have included here. The site itself is zoned Residential and I don't see the justification of changing that zoning, effectively changing from a single family home to a completely different usage. Additionally and just as disturbing is the incredibly out of scale and proportion of the proposal being consider as presented in document 9179 at the November 16th 2021 meeting.

The building would be very oversized for the lot, requires changes in setbacks in addition to zoning use, would create traffic across a busily used walkway and has no green space. In addition it would create an eyesore as an entrance to Needham downtown, completely out of character with the other building on that side of the street and demean the character of what is one of the nicest downtowns in the western suburbs.

As a longtime resident of Needham who has been involved with several community efforts and projects and a close neighbor to the location I find it hard to see any justification of allowing this site to be used in this way and feel obliged to reach out and express my concerns.

Please let me know status of this proposal and any next steps in the process. I can be reached at this e-mail or my cell at 781-258-7912. Thanks for your attention in this matter.

Christopher (Chris) and Nancy Thomas
130 Warren Street, Needham MA 02492

Town of Needham
Planning Board
500 Dedham Ave.
Needham MA 02492

January 10, 2022

Dear Director Newman, Chairman Alpert, Needham Planning Board Members and neighbors,

I wanted to express my support toward the effort being made for the proposal of additional rental with some affordable housing in Needham at the former location of Hillcrest Gardens. I am a lifelong resident of Needham and I was raised on Great Plain Ave just outside Needham Center. I stayed in town to raise my four now grown children, though I have exclusively rented for my adult life. My oldest and her husband are expecting their first and also renting in Needham. They have both made their careers working with special needs children in therapy and education, and hope to stay in Needham to raise their children.

There is a real shortage of rentals in Needham, as well as a very high demand for them. The center is an ideal location since the traffic patterns there have already been forged, and because it is not in anyone's direct "back yard".

The residents of Needham are, by and large, wonderfully kind and compassionate people but sometimes those traits retreat when proposals such as this come up. A big pushback against rentals and affordable housing is met with a fear of the unknown, and concern about what may negatively impact the individual neighbors and their property values.

It's important to say that the qualified affordable unit renters and 40B eligible families like my own are already here, and many have always been here. They are your friends, classmates, neighbors and Town employees, such as myself.

I am hopeful that the Board will also be pleased to see that an invested existing Needham builder, who has historically constructed gorgeous homes, is eager to create attractive housing for a broader cross section of Needham's families and future families than the typical builder looks to accomplish. It is both valuable and important to embrace the diverse housing opportunities beyond the "minimum requirement". At the end of the day, I don't believe Needham is a town who aspires to doing "the least required", as opposed to the right thing for many as opposed to the few who can easily afford it and moreover, most benefit from it.

Sincerely,

A handwritten signature in dark ink, reading "Lynn Palmatier". The script is cursive and fluid, with the first name "Lynn" and last name "Palmatier" clearly distinguishable.

Lynn Palmatier

700 Greendale Ave, Needham MA 02492

Alexandra Clee

From: Lindsay Wands <lindsay.wands@gmail.com>
Sent: Saturday, January 15, 2022 1:45 PM
To: Planning
Subject: 888 GPA - opposition to proposed plan

To whom it may concern,

My husband and I bought our home at 71 Fair Oaks Park in Needham 11 years ago. We love the community; we love the suburban neighborhood feel coupled with the proximity to Needham Center; we love how our children (12, 10 and 8) can walk to swim classes and karate and CVS. We love that we don't have to worry about crazy traffic or congested roads. We love the green space for our kids to enjoy; and finally, we love that there is a buffer between our home and the center of town to maintain a safe suburban feel. All of this, however, will change if the proposal for 888 Great Plain Avenue is approved.

Creating such an enormous commercial space across from Greene's Field and the YMCA is a bad idea. The cars going in and out of the building will create dangerous traffic patterns that will make the children unsafe.

Adding more commercial space further from town center and in the residential area of town is also a bad idea. The current setback and zoning laws were created for good reason - changing them will change what makes our town so great. Please don't do it.

Thank you for your time.

Sincerely,

Lindsay Wands

71 Fair Oaks Park
781-444-3878

Alexandra Clee

From: Michael Wands <mwands64@gmail.com>
Sent: Saturday, January 15, 2022 4:28 PM
To: Planning
Subject: Opposition to 888 GPA Proposal

Dear Planning Board,

My wife, 3 kids (ages 12, 10, and 8) live at 71 Fair Oaks Park. During the height of the pandemic we briefly considered moving to an area with more space - more land, more house. Although we flirted with the idea of moving, we never seriously considered it. We love where we live. We are close enough to town that our kids can walk to Bagels Best and Walgreens. Our youngest son can walk home from Karate, our middle son can invite friends over for lunch after playing touch football at Greene's field and our daughter can have lunch with friends in Needham Center. Our neighborhood has very minimal traffic congestion and is very safe. Approving the currently proposed complex at 888 Great Plain Avenue will chance all of that.

When the planning board initially created the commercial and residential areas within our town it did so for a reason. The current lines keep residential areas safe, prevent traffic congestion and maintain green space within our town. Don't provide this project with the necessary exemptions to be approved. They should work within the current framework set forth by our town planners.

Thank you for your consideration.

Sincerely,

Mike Wands

71 Fair Oaks Park
781-444-3878

--

Mike Wands M: 627-771-0115

Alexandra Clee

From: Randa Khuri <randadom@yahoo.com>
Sent: Saturday, January 15, 2022 6:45 PM
To: Planning
Subject: Proposal for Development of 888 Great Plain Ave.

To the Planning Board of Needham,

I appreciate the opportunity to express my opinion about the Proposal for Development at 888 Great Plain Ave.

I am the owner of unit 98 Dedham Ave., one of five units at Miller Green Condominiums. My unit is located towards the back of the compound, facing the municipal parking lot. I will be directly affected by the noise, the occlusion of sunlight, and the open green space.

In brief, there are important points to consider for the reasons to oppose the proposal of the developer:

- Too many residential units placed in the given space.
- This proposal adds unnecessary commercial space to the downtown area.
- Endangers pedestrians.
- Leaves no room for green space and setbacks.
- Increases the volume of traffic.

In conclusion, I urge the board members not to allow the proposal to go forward, since it affects so many residents. Thank You.

Respectfully,
Randa Khuri
98 Dedham Ave.
Needham, MA

Alexandra Clee

From: Jack McQuillan <jack.mcquillan@commonmoves.com>
Sent: Sunday, January 16, 2022 3:52 PM
To: Planning
Subject: 888 Great Plain Ave

Dear Board Members,

I am writing to voice a favorable opinion to the plans for 888 Great Plain Ave. As a former business owner in town and a current real estate agent in town I see this as a positive opportunity for the town as a whole. The idea of added retail space at that end of Great Plain is a plus for that area and a bonus for all of Needham retail. The more people we have shopping downtown and eating at our restaurants the better for all businesses and residents.

The apartments are a huge benefit to us all. In my current position in Real Estate I hear Needhamites both young and old asking for rentals that are close to the center. It makes it easier for shopping, dining and catching the train. With the underground garage this complex will not take up parking spaces on the street and promotes the walkability of Needham.

Thank you for considering this proposal. I know it will be a positive for Needhamites and the town as a whole.
Sincerely, Jack McQuillan

Jack McQuillan, Realtor
Berkshire Hathaway Home Services Commonwealth
1089 Great Plain Avenue
Needham, MA 02492

Alexandra Clee

From: Mark Leykin <mark.leykin@gmail.com>
Sent: Sunday, January 16, 2022 5:48 PM
To: Planning
Subject: New construction at Great Plain Avenue at Needham center

I like the idea of rezoning the area onto Great Plain Ave, across from Greene Field. to allow the new construction. The plan to build 24 units is a good one. We need to add rental property in Needham due to the catastrophic shortage of housing for young families. Real estate is way too expensive for young families to move into Needham. What is also good, that people living in Needham center will be added to pedestrian traffic in Needham center. It means that these people most likely use local services and restaurants, therefore supporting local business. Needham center is not a very popular walking area and this development might improve the situation.

Mark Leykin
Needham resident from 1990
59 Peacedale Rd, Needham, MA 02492

Alexandra Clee

From: Susan Maxwell <susanmaxwell137@yahoo.com>
Sent: Sunday, January 16, 2022 5:56 PM
To: Planning
Cc: Susan Maxwell; NeighborsFor888GPA@gmail.com
Subject: Regarding 888 Great Plain Avenue

Dear Needham Planning Board:

I am concerned about the plans that have been proposed for 888 Great Plain Ave. and I am disturbed by the rapid pace of this project. I hope that you will pay attention to the concerns of Needham neighbors who oppose this plan and that you act accordingly by slowing down this project and addressing our concerns.

The concerns are as follows:

1. The current plan disregards the importance of green space and setbacks. There is absolutely no reason for the building to be built without a setback. This is a large piece of land and our beautiful Needham community needs green space.
- 2: The current plan is designed with too many residential units in the given space. Please decrease the size of the project.
3. Needham already has many empty store fronts. This amount of commercial space is not needed in Needham. Please do not allow expansion of the commercial district into the residential part of Needham.
4. The current plan endangers pedestrians by having a driveway that feeds onto Great Plain Ave. with no visibility in either direction.

Please listen to the concerned citizens of Needham and do not proceed with the proposed plans for 888 Great Plain Ave., as currently proposed.

Thank you,

Susan Maxwell
62 Warren Street
Needham

Alexandra Clee

From: Kim Marie Nicols <kim_marie_nicols@yahoo.com>
Sent: Sunday, January 16, 2022 6:33 PM
To: Planning
Cc: Cliff Hayden; Director FPM
Subject: Housing Plan Working Group

Dear Members of the Working Group,

We are unable to attend the Public Education and Listening Session scheduled for January 27th, but wanted to submit a concern about affordable housing in Needham.

We have been supportive of Family Promise Metrowest, and their work with families with housing instability. One of their clients is a single mother with a child enrolled in the Eliot Elementary School. They moved to Needham about 15 months ago, and were able to find an apartment (with the advocacy of Family Promise) that was below the market rate, at \$1800 a month. Unfortunately, the landlord has informed her that they are repurposing the unit and they will have to move out in March 2022. All efforts to find another affordable 2 bedroom apartment in Needham, a community that they have grown to love, have been fruitless. She would be unable to afford anything over \$2000 a month if utilities are included, yet 2 bedroom apartments are currently renting for a minimum of \$2500+ a month.

She is not eligible for a state-approved affordable unit because her income is above the poverty level. She completed a Master's degree the previous year when they lived in a Family Promise residence, but since she is in the beginning her career, would be considered 'working poor'. This family is an asset to Needham, adding to our racial and economic diversity, and they value the quality of education from our public schools.

We want the Working Group to consider moderate priced rental stock as one of its priorities. Needham cannot be an elite community only affordable to the rich, with some public housing or affordable units to those with limited income. It needs to include people from all walks of life with a range of financial assets in order to thrive. As homeowners in Needham Heights, we have been dismayed over the last decade to see the destruction of entire streets (specifically Dale, Birch, Bobsled, and Andrea) and over 25 houses in our immediate area that once were modest homes for rent or sale, only to be replaced with huge townhouse condos that sell for over a million dollars. Preserving and increasing affordable housing options for moderate income families must be a priority of the Working Group.

Thank you for your consideration and work on updating Needham's Housing Plan.

Sincerely,

Kim Marie Nicols & Cliff Hayden

12 Crescent Road
Needham Heights, MA. 02494

781-223-6948

TMM - Precinct B

Mary MacMahon
89 Warren Street
Needham, MA 02492

January 17, 2022

Dear Chairman Alpert, Mr. Block, Mr. Jacobs, Ms. McKnight, and Ms. Espada:

I am writing regarding the proposed zoning change for 888 Great Plain Avenue – the former site of Hillcrest Gardens. I understand the symmetry that would occur in changing the zoning for this property from “residential” to “commercial. However, I would like to bring forward the following concerns:

1. I do not support the accommodation to the applicant of changing the side setback to 10 feet, from 50 feet. Side setbacks are in place for a reason, and in this situation, I feel that a minimum 50 foot side setback is appropriate. The two churches on this block provide a beautiful gateway into Needham Center. It would be a shame to have a large residential building with storefronts overshadow and crowd these churches. I am sorry that the existing side setback requirement makes the applicant’s plans for this site more difficult to achieve, but I don’t believe this is a reason to grant this exception, particularly since this setback requirement was known, or should have been known when the property was purchased.
2. I am looking forward to hearing the findings and recommendations of the Housing Plan Working Group. I believe the intent of this group is to take a big picture approach to addressing housing needs in Needham, rather than making changes on an individual or piecemeal basis. I believe that making zoning changes to individual parcels of land just before this committee has had the opportunity to make their recommendations should be done only under extraordinary conditions, which I don’t believe this situation qualifies for. Once again, the applicant knew, or should have known that this property was zoned “residential” when it was purchased, and likely even knew about the work being done by the Housing Plan Working Group. To expect to vault over this process does not seem appropriate to me.

I believe that there is the potential for other concerns with this development. Specifically the impact on traffic and parking on Great Plain Avenue and surrounding areas, the preservation of green space, and the impact on the surrounding community. However, I will wait to address these when more definitive plans have been established. I understand that there will be a public hearing regarding these zoning changes, but I would suggest that the solicitation of public input may be helpful in this process before the board makes a recommendation based exclusively on meeting with the applicant.

I appreciate your time and attention to this matter.

Sincerely,

Mary MacMahon
TMM Precinct

Jessica Tolman
89 Dedham Ave.
Needham MA 02492

1/17/22

TO: Needham Planning Board

RE: 888 Great Plain Avenue

I am writing to express my support of the proposed project to build a building encompassing multi-dwelling units and retail space at 888 Great Plain Avenue.

While not an abutter to this property, I am a neighborhood resident and I can see the back of the home sited on the lot from my home. I am a Needham resident of 20 years and have owned two homes in town in years past. I now currently rent on Dedham Avenue.

I am in favor of the added rental housing at market rate that this property will provide, and hope that there might be the possibility of a 40(b) unit or units.

As you know, this property has historically been a commercial property (Hillcrest Gardens, in business for more than 20 years.) That the property would now revert, as some might wish, to a single family dwelling located between the businesses and parking lot to the west/south and the houses of worship to the east, seems rather odd as the entire block on both sides of the street is either commercial use or town owned public use.

Should the size of the proposed building be reduced significantly, I am quite concerned that Needham won't get the additional rental units that are sorely needed here. It was exciting to see that the downtown redevelopment plan included the idea of including apartments atop commercial use space. Needham has a wonderful downtown that is also a neighborhood. Let's enhance this! Walking to restaurants, shops and the train = reduced emissions and healthier residents getting in their needed daily steps!

Reducing the size and scale of the proposed building will, I fear, mean making the units more expensive to turn a profit - perhaps they would need to be condominiums in that case - and for sale at a price point that would shut out those of us who are looking for rental and purchasing options in Needham that don't require six figure salary (or dual income) to reasonably afford.

Concerns about added traffic and the safety of pedestrians have been raised. I feel strongly that there are ways of addressing this with lighted and sound beacons similar to those currently used in the condominium building across from First Parish. Given that this property abuts the municipal parking lot, perhaps there would be a way to have residents' cars exit the property in the back through that lot?

Other concerns raised have to do with the elimination of green space. Given the proximity of this parcel to Green's Field directly across the street, the Town Common a block away and Memorial Field several blocks away, that argument seems farfetched. We have only seen an initial rendering of the building. Perhaps there would be a way to incorporate plantings, a small courtyard, rooftop and/or wall gardens that would bring added plant life to the property.

I hope that you will give this project serious consideration and not fall victim to the "NIMBY" argument of "too big, too much, too commercial." I believe that the benefits to our community that this building would bring far outweigh the downsides.

I might add that I have a feeling that the former owner of Hillcrest Gardens might be happy to see this parcel create opportunities for retirees on limited incomes, young people just starting out and single parents (like myself) and others continue to call Needham their home. Not everyone can afford \$1 million or more to live here.

I hope you will take into consideration the needs of all Needham residents and work with the developer to come up with a plan for this property that brings the downtown development vision into reality.

With kind regards,

A handwritten signature in blue ink, appearing to read 'J. Tolman', with a long horizontal flourish extending to the right.

Jessica Tolman

Alexandra Clee

From: Barbara Ridge <barbararidge@gmail.com>
Sent: Monday, January 17, 2022 12:21 PM
To: Planning
Subject: Opposition to Proposed Development at 888 Great Plain Avenue

To the Planning Board,

I want to let you know that I am adamantly opposed to the request to rezone 888 Great Plain Avenue in order for Derenzo Properties to build an oversized commercial property in a residential neighborhood.

The proposed plan to expand the commercial center of the town into a residential area is unacceptable. 888 Great Plain Avenue is part of a residential area with lots of pedestrian activity. Kids are constantly walking "uptown" along Great Plain Avenue from the neighborhoods east of town and, for most of the year, there is a constant flow of kids across Great Plain Avenue from Greene's Field for pizza and ice cream. Additional traffic in this area will be hazardous for all. Hillcrest Gardens was able to operate on this property because nurseries have been able to operate in residential zones. It was a reasonable solution 20 plus years ago because it maintained the existing traditional home and property setbacks, had minimal traffic, and the owners worked hard to create a space that was an attractive addition to the neighborhood.

The proposed new development adds nothing to the neighborhood or the town. It is truly an eyesore, one more oversized characterless commercial building that will infringe on a long established residential neighborhood. If you look at downtown Needham, it becomes clear that there is no need for additional retail space. Store vacancies have been a problem for years, even prior to the pandemic. The last thing we need is more empty storefronts moving into residential neighborhoods.

The Planning Board also needs to consider that this entire block will be up for development with the closing of the Baptist Church. Decisions that are made about 888 Great Plain Avenue will set a precedent for future

development of this area. The Planning Board should approach any plans for 888 Great Plain Avenue understanding their decisions will have a far broader impact than just 888 Great Plain Avenue.

Please know it is important that the neighborhood be deeply involved in any plans that will impact this space and the quality of our lives.

Sincerely,

Barbara Ridge

Alexandra Clee

From: Smriti Rao <smritirao44@gmail.com>
Sent: Monday, January 17, 2022 8:12 PM
To: Planning
Subject: Development at 888 GPA

Dear members of the Planning Board,

I write in support of the goal of expanding mixed use development in our town, with 888 GPA being a step forward in that direction.

With a median home price of 1.2 million\$, and over 90% single family homes, Needham needs many more smaller and more affordable units to serve our elderly who wish to age in place, as well as young adults who wish to live in Needham but are currently priced out. According to census data, the number of housing units in Needham increased by less than 7%, even as the median price of housing almost doubled. Locations such as 888 GPA are especially important because they are close to public transit, which is extremely important as we try to move to being a greener and more sustainable town.

Even as the planning board considers some reasonable arguments around green space and pedestrian safety, I urge the PB to reject arguments framed as "too many" residential units or "unnecessary" commercial space. Needham is a wonderful town and we need to allow more people to access it by providing desperately needed housing, and also allow local businesses the opportunity to flourish.

Sincerely,
Smriti Rao
770 Highland Avenue
Needham MA 02494

Alexandra Clee

From: Susan Welby <swelby@comcast.net>
Sent: Monday, January 17, 2022 8:23 PM
To: Planning
Subject: 888 Great Plain Ave rezoning

I am writing to say that I am a neighbor of this property, not a close neighbor, but within a few minutes walk. I actually walk past this site every day with my dog, my dog was a regular visitor at Hillcrest Gardens and still stops in hopes that Joe and Rob will come out and say hi.

I know the new owners had no plans to keep the property as is and redeveloping it was always the plan. However, what the new owner has planned for that site is just way too big for that parcel. It is located in an unusual setting, but is a gateway property to downtown. It currently compliments the surrounding buildings and transitions to the commercial buildings in the downtown area. The proposed structure offers no transitions, it overpowers all buildings and even the parking lot in the back. A smaller building with setbacks and green space would be so much less disruptive.

Please don't allow this developer to drastically change the character of this property and in turn the character of our gateway to downtown.

Thank you,
Susan Welby
857 Webster Street
Needham, MA 02492

Alexandra Clee

From: Georgina Arrieta-Ruetenik <georgina@somaptandrehab.com>
Sent: Monday, January 17, 2022 9:28 PM
To: Planning
Subject: 888 Great Plain Avenue - proposed rezoning

Dear Needham Planning Board members,

Regarding the proposed mixed use rezoning for the property located at 888 Great Plain Avenue, there are a variety of concerns, which have been stated by some Needham neighbors, including the group, "Neighbors For the Responsible Development of 888 Great Plain Avenue." These include the following: 1 - addition of unnecessary commercial space to the downtown, which currently has untenanted commercial spaces (as expressed by Mr. Block, in the meeting on Nov. 16, 2021), and 2 - disregarding green space aesthetics and current setbacks (especially next to the adjacent church). Additionally, I hope that the Board members will consider true affordable housing options in light of the upcoming Zoom-based public forum scheduled by the Needham Housing Plan Working Group for Jan. 27. The pedestrian accessibility of this property to public transportation (bus/commuter rail) is an asset.

If provision of truly affordable housing* could be ensured, then a mixed use development on this parcel might be appropriate, though the design and scope needs to consider the neighborhood and neighbors. My hope is that you, the members of the Planning Board, will be open to these considerations.

Your service as a Planning Board member is gratefully appreciated.

Sincerely,
Georgina

*Georgina Arrieta-Ruetenik
236 Greendale Avenue
Needham, MA. 02494
Precinct J*

[*smaller and affordable housing (under the current median home price of \$1.2 million) that would increase the economic diversity of our town and allow our financially struggling elderly and young adults a place to live here]

NOTE: The information contained in this email message and any attachments may be proprietary, privileged, confidential, and/or intended only for the use of the entity named above. It is for intended addressee(s) only. If you are not the intended recipient, you are hereby notified that any review, disclosure, reproduction, distribution or other use of this communication is strictly prohibited. If you received this email in error, please notify the sender immediately by reply and delete the message without saving, copying or disclosing it. Thank you.

Alexandra Clee

From: sarah whipple <slwhipple12@gmail.com>
Sent: Monday, January 17, 2022 9:57 PM
To: Planning
Subject: Opposition to 888 Great Plain Ave Needham

To whom it may concern,

My husband and I moved to Needham in 2009. We fell in love with the quaint downtown where the buildings all looked alike and were not too tall or large, nor too modern. We loved the feel of Needham because of the amount of green space in the town, the space between houses, and the town was not too congested. However, what we loved the most about Needham were the historic and older homes near town. We have all witnessed the very rapid depletion of these lovely older homes, which are being torn down and replaced by huge modern homes that consume every inch of their respective lots. The result of this rebuild of Needham is troubling on a few fronts. First, the prices of these new homes are out of reach for most families who are both working and trying to raise children, especially families who are anything but white and privileged. The second serious issue with these teardowns is the lack of green space remaining on these lots. As we all know, green space is extremely important for the environment, as well as for maintaining the picturesque look of Needham.

This background is relevant to the proposed project at 888 Great Plain Avenue. My family recently moved to 67 Fair Oaks Park when we outgrew our house on Wilshire Park. We have 2 gigantic and very active boys, ages 8 and 11. They love living on a quiet street where they can walk to town so easily and safely. We all do. We walk to CVS, New Leaf, Abbott's, Walgreens, Harvey's and the restaurants downtown. I feel fortunate that I can let my boys bike and walk to town and not worry about their safety. My husband and I love to walk our dog all around the blocks surrounding our house, including the block where 888 Great Plain Avenue is located.

The plans for the building at 888 Great Plain Avenue concern me. First of all, I am concerned about introducing additional traffic near an already busy intersection. Second, I am worried about the continued depletion of our green spaces and I am adamantly opposed to making an exception to any set back requirements. These set back requirements are in place for a number of good reasons: 1) they are critical to maintaining the appearance of our town, 2) they help to keep pedestrians safe, 3) they preserve our green space, 4) maintaining enough space for access by fire trucks and other emergency vehicles, 5) providing space between buildings for light and fresh air to get into the buildings, and 6) ensuring properties do not fall on top of each other in the case of natural disaster. In summary, setback requirements provide us with "breathing room" between buildings. See Landcentral, *Property Setbacks: What Are They and Why Do They Matter?*, available at <https://blog.landcentral.com/land-university-blog/property-setbacks-what-are-they-and-why-do-they-matter/> (last visited January 17, 2022).

I am also concerned about another tear down that would introduce a very modern looking structure into a historic and quaint downtown, thereby diminishing the aesthetic appeal of the town. It would also unnecessarily extend the downtown area into a residential zone. Lastly, we already have a number of vacant storefronts due to the pandemic, we clearly do not need any more stores in Needham right now. Empty storefronts are depressing to look at and hurt the local economy.

If this project goes forward, the developer should not be granted any exemptions to the building requirements and should do everything possible to make the building blend into the look of the town, which is historic and lovely.

Alexandra Clee

From: sarah whipple <slwhipple12@gmail.com>
Sent: Monday, January 17, 2022 10:07 PM
To: Planning
Subject: Fwd: 888 Great Plain Ave

Please see the below message from my husband, Brandon.

Best,
Sarah

----- Forwarded message -----

From: Hehir, Brandon <bhehir@bwh.harvard.edu>
Date: Mon, Jan 17, 2022 at 10:01 PM
Subject: 888 Great Plain Ave
To: sarah whipple <slwhipple12@gmail.com>

To whom it may concern,

I am writing to oppose the plans for 888 Great Plain Avenue. I live nearby with my wife and family and we are concerned about this development negatively affecting downtown Needham and the nearby neighborhood.

My wife and I moved to Needham 12 years ago because we loved the look of the town. To us the "charm" of Needham includes the following: (1) there is space between houses, (2) the houses and buildings are set back from the street, (3) the downtown area is homogeneous in its appearance and picturesque.

We recently moved 2 blocks away from the proposed development. My 2 boys play baseball and football constantly outside as we share a front lawn with a family that also has young children. We all feel safe walking or biking to town and my children continue to play on Green's field, across the street from the development. I am concerned about this mixed commercial and residential property bringing additional traffic to downtown to an already crowded area and through the side streets nearby like ours. In addition, I worry about the effect of this large development, which will reduce the amount of greenspace in downtown Needham and affect the aesthetics of the neighborhood.

As you are aware the proposal will require a waiver of the setback requirements. These setback requirements exist for a reason. While we too found them inconvenient for us when we tried to modify a mudroom, we respected that the building codes in Needham are designed to preserve what we love about Needham. They help to maintain the picturesque appearance of our town, as well as protect our greenspace, which helps our environment.

Lastly, this proposed development in its current state will harm the picturesque feel of Needham center. In its current form it appears to be an incongruous appendage to Needham's town center and would unnecessarily expand downtown into the surrounding residential neighborhood. Once this change from a classic, historic house like the one at Hillcrest Gardens to an unappealing commercial building is made there is no going back.

For all the reasons above, I oppose the development as currently contemplated and would ask that, if it moves forward, the developer comply with the town building code, in order to preserve what we all love about Needham.

Alexandra Clee

From: Freddie Kay <freddiekay@gmail.com>
Sent: Monday, January 17, 2022 10:15 PM
To: Planning
Subject: 888 Great Plain Ave.

Dear Planning Board members,

I am emailing you about the proposed development for 888 Great Plain Ave and the proposed zoning changes for that development.

As a Needham resident of 30 years, and living just blocks from 888 Great Plain Ave., I am very upset about this proposal, which:

1. disregards the importance of green space and setbacks
2. endangers pedestrians
3. squeezes too many residential units into the given space
4. **adds unnecessary commercial space to downtown, when there is already an over - abundance of vacant office space.**

I'm especially concerned about rezoning the property to commercial/mixed use property and that the developer's financial plans rely on an assumption of filling commercial space on the first floor. The large number of open commercial space in Needham indicates that there are already too many vacant store fronts throughout Needham, and more than enough to accommodate an improved market that we hope will arrive after the Pandemic is more under control.

I sincerely hope that the Planning Board will NOT approve this development and will NOT rezone the property to commercial/mixed use.

At a minimum, I hope the developer would provide a revised plan with far great setback and green space in front of the building.

Thank you for your consideration of these concerns.

Respectfully submitted,
Freddie Kay

Ms. Freddie Kay
96 Fair Oaks Park
Needham, MA 02492
617-688-4668 mobile

Alexandra Clee

From: Andrea Okerholm Huttlin <aokerholm@alumni.cmu.edu>
Sent: Monday, January 17, 2022 10:41 PM
To: Planning
Subject: 888 Great Plain Ave

I saw some discussion about this proposal recently, and I wanted to let you know that I support the planned development.

We moved here recently from Somerville and the proposed building looks just fine to me. Needham needs many more new residential units to meet the demand for housing, and in particular units that are more dense and far less expensive than the usual 1/4 acre single family - which now sell for over a million dollars.

I'd go even further and say that I would support a serious rethink of single family zoning altogether - which is currently keeping out many people who would love to move to Needham, including the teachers in our schools and the employees in our retail stores.

Andrea Okerholm
Meadowbrook Rd

Alexandra Clee

From: Amy Baron <amyjoybaron@gmail.com>
Sent: Tuesday, January 18, 2022 6:42 AM
To: Planning
Subject: 888 Great Plain Ave. Rezoning Discussion

Dear Planning Board,

I am against the current proposal for the Development of 888 Great Plain Ave. I believe the proposal:

1. disregards the importance of green space and setbacks
2. endangers pedestrians
3. shoehorns too many residential units into the given space
4. adds unnecessary commercial space to downtown

Thank you,
Amy Baron
33 Virginia Rd.
Needham

Alexandra Clee

From: Sean Dowd <sean.dowd@rcn.com>
Sent: Tuesday, January 18, 2022 8:28 AM
To: Planning
Subject: Ruining of Hillcrest Gardens

Dear Planning Board members,

I am emailing you about the proposed development for 888 Great Plain Ave and the proposed zoning changes for that development.

As a Needham resident of 25 years, and living just blocks from 888 Great Plain Ave., I am very upset about this proposal, which:

1. disregards the importance of green space and setbacks
2. endangers pedestrians
3. squeezes too many residential units into the given space
4. adds unnecessary commercial space to downtown, when there is already an over - abundance of vacant office space.
5. challenges parking availability
6. is not in keeping with the adjacent neighborhood

I'm late in being made aware of this project but aghast that this is even under consideration.

I sincerely hope that the Planning Board will NOT approve this development, at least not as proposed.

Thank you for your consideration of these concerns.

Regards,
Sean Dowd

Mr. Sean Dowd
778 Great Plain Ave
Needham, MA 02492
781-455-8936

Alexandra Clee

From: noreply@civicplus.com
Sent: Monday, January 17, 2022 5:42 PM
To: Alexandra Clee; Lee Newman; Elisa Litchman
Subject: Online Form Submittal: Contact Planning Board

The following form was submitted via your website: Contact Planning Board

Full Name:: Rebecca Keller Scholl

Email Address:: Rkscholl@gmail.com

Address:: 115 Fair Oaks Park

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 6178381458

Comments / Questions: I live at 115 Fair Oaks Park, and I am writing to express my concern over the proposed 888 Great Palin Ave project. The proposed building is WAY to large for the lot. There is no reason to expand the business district in this urban sprawl manner. This plan eliminates space for wildlife and increases storm runoff which is already a concern. Please maintain the current setbacks more in keeping with the neighboring churches, and also limit the height. Additionally, while I fully support affordable housing in Needham, the addition of 1-2 units does not, in my opinion, is not anywhere near what we need in the way of affordable housing.

I, like so many others, mourn the loss of Hillcrest, but I have no desire to go back, rather to move forward responsibly.

There is no need to change the setbacks and increase the environmental and aesthetic negative impact on the town I urge you to reject this proposal.

Respectfully,
Rebecca Keller Scholl

Additional Information:

Form submitted on: 1/17/2022 5:41:35 PM

Submitted from IP Address: 209.6.168.252

Referrer Page: No Referrer - Direct Link

Alexandra Clee

From: Kate Urquhart <kurquhart3@gmail.com>
Sent: Tuesday, January 18, 2022 9:28 AM
To: Planning
Subject: 888 Great Plain Ave

Dear Planning Board members,

I am emailing you about the proposed development for 888 Great Plain Ave and the proposed zoning changes for that development.

I live just around the corner from 888 Great Plain Ave and I am not supportive of this proposal for several reasons.

Commerciality

1. The plan extends the **commerciality** (it's too commercial) of Needham town center right onto 2 of the prettiest New England churches. My uncle in law who lives in Berlin visited recently and when we asked him what he thought of Needham as we walked past the baptist church, he said "it's quintessentially New England, something we see in the movies" and "so charming". In my opinion, this building in its current state will detract from the charm that makes Needham so wonderful and makes it a place where so many want to live.
2. There are already many vacant retail spaces in Needham center. It seems very unnecessary to add additional spaces.
3. There is no respect for setbacks or greenspace the way the current proposal reads.
4. There seems to be an excessive amount of units proposed for residential living. This building reminds me of the one jammed behind Sweet Basil. What do you think of that building? Truly. I don't think anything of it. It adds no value to the area and always sticks out to me as being incredibly random and out of place. Do we need another one of those in a more prominent location?

Safety

1. We are going to squeeze in more traffic to an already extremely congested space. Think of YMCA Saturday mornings where there are 100's of children gathering. There is already not enough parking in the area, not to mention that at the crosswalk on great plain you have a 50/50 chance of cars stopping to let you across in my experience. How are we going to account for the additional traffic when it comes to safety and lack of parking as is?

I sincerely hope that the Planning Board will NOT approve this development. I am happy to have further conversations on this topic and help be part of proposing some solutions that truly do add value to Needham's Town Center and to the town itself. We are all in this together and care about our town. Let's find a path forward that feels right.

Thank you for your consideration of these concerns.

Sincerely,
Kate Urquhart

Alexandra Clee

From: ken lundberg <ken_lundberg@needham.k12.ma.us>
Sent: Tuesday, January 18, 2022 9:34 AM
To: Planning
Subject: hillcrest gardens

just got wind of redev. plan for former hillcrest gardens.

please don't let this happen.

i teach and live in town and have long worried what will happen to that great property with the lovely inkberry bushes still out front, a reminder of what hillcrest gardens once was.

how far out of the center are we going to with what can only be described as "ick."

respectfully,
ken lundberg

Ken Lundberg
Grade 7 - Cluster 5 ELA
Pollard Middle School
200 Harris Ave.
Needham, MA 02492
pronouns: he/him/his
(What's this?)

Alexandra Clee

From: Nancy Walton <nbmwalton@gmail.com>
Sent: Tuesday, January 18, 2022 10:13 AM
To: Planning
Subject: Jan. 18 - Planning Board Meeting - 888 Great Plain Ave. (formerly Hillcrest Gardens)
Rezoning Discussion

Sent from my iPad

Dear Planning Board members,

I am emailing you about the proposed development for 888 Great Plain Ave and the proposed zoning changes for that development.

I am a 36 year resident of Needham and have thus seen the developement of Needham Center over the many years, in both good and difficult times.

One of the charms of our town center is that the shops/restaurants are in a tightly clustered area. For the most part those shops are well patronized. It is those that are on the farthest reaches of the central commercial area that tend to falter/fail. We too often have seen these business come and go due to lack of business. The proposed plan for the space at 888 Great Plain Avenue falls into that less travelled/ patronized area, and thus is already predisposed to being unsuccessful. We obviously already have too many commercially spaces, as several are currently vacant. Even before the pandemic, many of these spaces were empty and thus to make an assumption that these will be filled post pandemic is very difficult to justify. This I truly question the financial viability of the proposal. Yet, once 888 Great Plain Ave is converted to comercial/residential space as proposed, there is no reversing that conversion.

Secondly, in this person's humble opinion the proposed building is simply extremely ugly. It appears as a looming structure, with a very dark walkway under the overhang. There is absolutely nothing warm or welcoming about its appearance. The lack of any setback only exacerbates the ominous looming nature of it. Needham has done a great job thus far with these cluster residential spaces - ie condos etc-; this is an enormous fall from those standards. It will stand out like a sore thumb!

I also agree with those who are concerned about the disregard for the importance of green space in our town center. If any developement is to be done in that space it should be in such a way that preserves the respect and importance of natural and architectural beauty in Needam center, to prevent it from becoming just another sprawling commercial district.

For these reasons I am very much opposed to the proposed plan and hope that the Planning Board will not give its approval.

Thank you for your attention of these concerns.

Respectfully submitted,
Nancy Walton

25 May Street.
617-610-0170

NEEDHAM PLANNING BOARD MINUTES

September 21, 2021

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Adam Block, Vice-Chairman, on Tuesday, September 21, 2021, at 7:15 p.m. with Mr. Jacobs and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman.

Mr. Block took a roll call attendance of the Board members and staff. He 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. He reviewed the rules of conduct for zoom meetings. He noted this meeting does include a public hearing and there will be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials are posted on the town's website.

Public Hearing:

7:20 p.m. – Major Project Site Plan Special Permit: 2021-03: Needham Nutrition LLC, 915 Great Plain Avenue, Needham, MA, Petitioner (Property located at 915 Great Plain Avenue, Needham, MA). Regarding proposal to occupy approximately 864 square feet of existing first floor commercial space to operate a business selling Smoothies, Protein Shakes, Energy Drinks, Immune Booster Drinks, Collagen Drinks, Fitness Drinks, and similar items for consumption on and off the premises.

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

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

Evans Huber, attorney for the applicant, noted this is a 3 unit building at the corner of Great Plain Avenue and Pickering Street. The applicant proposes to occupy the left side and they are here ~~to seek for a~~ parking ~~waiver~~. The previous occupant was retail and required 3 parking spaces. The applicant proposes to open retail that serves protein, energy drinks and such. Take-out requires 10 spaces. There will be a small retail component that would require 3 spaces. There will be 7 seats inside which would require 3 spaces for a total of 16 spaces. This is an increase of 13 spaces over the previous use. There will only be interior renovations and no façade change. Mr. Huber noted the other 2 tenants received waivers for parking. There are 2 or 3 spaces in back but there is not sufficient parking for any tenant occupants.

Mr. Huber stated the ~~starting~~ hours ~~of operation~~ would be Monday through Friday 10:00 a.m. to 6:00 p.m. and Saturday 10:00 a.m. to 2:00 p.m. There may be longer hours to 6:00 p.m. on Saturday as it grows. There will be 2 to 3 ~~staff~~ ~~staff~~, but ~~the business~~ may need 4 if successful. He ~~would~~ ~~is~~ requesting 10:00 a.m. to 6:00 p.m. on Saturday with 4 staff to prevent having to come back if ~~the business is~~ successful. The applicant will get municipal parking stickers for his staff. Mr. Huber reviewed the ~~relief~~ ~~waivers~~ being requested – a Special Permit for further Site Plan Review, a Special Permit to allow a business in the Center Business District most closely described as retail sales of ice cream, frozen yogurt, etc., a Special Permit to allow more than one use on a lot and a Special Permit to waive strict adherence to the off-street parking requirements.

The applicant anticipates most ~~patrons~~ will already be ~~in Needham Center~~ ~~there~~ shopping or working and the business will be mostly pedestrian oriented. There is no proposed signage yet. There is substantial on street parking on Great Plain Avenue, Pickering Street, and the municipal parking lots. Mr. Huber stated he believes the criteria for the waiver requests has been met. Mr. Block noted the following correspondence for the record: 2 letters from Attorney Huber dated 8/13/21 and 8/20/21, emails from the Fire Department and Police Department with no comments and an email from the Board of Health with comments. She asked Mr. Huber if he had seen them. He has, and ~~he~~ noted the Health Department comments were relating to dumpsters and grease traps if appropriate. No grease will be used but there will be a need for a recycling dumpster. The applicant will make arrangements for a recycling receptacle and to share the current dumpster. Adilson Pires, applicant, stated he will probably install a grease trap but does not deal with grease.

Ms. McKnight stated there are 3 parking spaces on the property and asked if they are allocated to the other tenants or in the permits. Ken Mackin, property owner, stated 2 spaces are allocated to the Karate Studio and one to the dentist. Ms. McKnight asked what the prior retailer was. Mr. Huber noted Mostly Gray Boutique, a clothing store. Ms. McKnight noted parking along the street and asked where a handicapped person would park. Mr. Mackin stated there are no handicap metered spaces on Great Plain Avenue nor any on Pickering Street. He noted the nearest would be Walgreen's parking lot. He is not aware if the town has any. Ms. McKnight noted the town is considering putting forward an expansion of outdoor seating. It may be that the Select Board might allow more outdoor seating in this block. Is there any expectation for outdoor seating? Mr. Pires stated he does not really see it. People would probably take their beverage to go or go to the park. It would be nice, but the layout would make it difficult. Mr. Block asked if the current dumpster iswas screened and was informed it iswas. He asked how it was screened. Mr. Mackin stated there is an offset adjacent to the bulkhead at the rear of the property. Mr. Block asked if screening was a requirement. Ms. Newman noted they have required a wood fence in the center with a door. Mr. Mackin stated he has owned the building since 2014 and has had no complaints or issues.

Upon a motion made by Mr. Jacobs, and seconded by Ms. Espada, it was by a roll call vote of the four members present unanimously:
VOTED: to close the hearing.

Ms. Newman will draft an affirmative decision for the 10/5/21 meeting. The Board will vote the relief then.

Bonnie Shuer – Request to discuss Development in Needham and Preserving Trees.

Mr. Block noted correspondence from Bonnie Shuer regarding removal of trees. Ms. Shuer, of 37 Richard Road, stated she has lived in Needham 47 years. Needham has always preserved its assets and updated buildings. A major practice is to tear down old houses and replace with new ones. Progress is necessary and keeps Needham desirable. Most sites are clear cut and leveled of trees and greenery – a practice easy for builders but bad for Needham. There needs to be respect and preservation of open spaces. The town cannot allow older growth trees to be taken down. This creates a buffer between properties and provides oxygen. When trees are removed there should be a requirement the trees be replanted. The town should have By-Laws to maintain green spaces. It is in the Town's best interests to safeguard trees. In her neighborhood 7 acres of trees were lost for 9 houses. There should be a tree beautification fee.

Ms. Shuer stated she talked with several town employees and Ed Olson is the closest thing to an arborist. She feels builders should pay a fee or replant berms in town. There should be more renovations of existing homes. With only million dollar homes being built the town is not accessible to all. Having homes for young families and downsizing seniors is a worthy goal. The Select Board has 3 related goals for 2021-2022. This shows the town is concerned. She hopes the Board will give careful thought to their requirements and reconsider a tree by-law. There needs to be an end to the destructive removal of trees. She thanked the Board for listening.

Mr. Block noted the following correspondence for the record: an email from Bonnie Shuer; an email from Jenny Small; an email from Stacy Blasberg and an email from Beverly Schwartz. He noted a Tree By-Law is a matter of a general by-law and the Select Board is the Board of jurisdiction. He suggested Ms. Shuer reach out to the Select Board. He also suggested this be discussed at the Chair/Vice-Chair meeting with the Select Board to see what is possible. He noted steps that would need to be taken to put this forward and financially support the endeavor. Mr. Jacobs did not think there was a reason the Planning Board could not advertise and hold a hearing on this even if the goal is not zoning. Ms. Newman agreed the Board could hold a hearing. She noted a draft Tree By-Law was developed over a number of years and then other priorities came along and it was dropped.

Mr. Block stated he would discuss this with the Chair and then at the Select Board Chair/Vice-Chair meeting to see who wants to hold a hearing. Ms. McKnight stated she remembers a meeting where Tree Warden Ed Olson was in attendance and the concept was discussed. It got bogged down with concern that it would be a lot of work for the town staff, and she felt discouraged. She is encouraged by what Ms. Shuer said and that the Select Board has it on their goals. She feels the Board got discouraged a couple of years ago and let it go. Ms. Shuer commented she is pleased by the response tonight. She feels there has to be some way to hold people responsible for removing old growth trees that do not need to come out. Ms. Espada noted an environmental group being put together as a committee for the Town. This may be good for that group. Mr. Block thanked Ms. Shuer for bringing this forward to the Board.

Planning Board Recommendations on zoning articles for the October 2021 Special Town Meeting: Article 1: Amend Zoning By-Law – Outdoor Seating.

Mr. Block noted the Planning Director sent a further revision today. There are existing regulations on temporary outdoor seating. This is opening it up to all eat-in restaurants with waiter/waitress service. The changes have been added to paragraphs k-o. The use table needs to be modified where this use was previously permitted and is not allowed for all restaurants. Ms. McKnight suggested the numbering and paragraphs be modified.

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

VOTED: to recommend adoption of the Outdoor Seating Article in the form presented with minor numerical changes recommended by Ms. McKnight.

Review of applications received for two at-large appointments for the Housing Plan 2021 and vote to appoint.

Mr. Block stated he received a thoughtful review of the applicants from Mr. Alpert. Ms. McKnight stated they have not identified who would chair this group. She and Ms. Espada would like to help each other with this ~~committee~~committee, and she suggested Ms. Espada who is comfortable with meetings. Ms. Espada asked if they could be co-chairs as they complement each other. Mr. Block felt that was fine. After discussion it was decided Ms. Espada and Ms. McKnight would co-chair the committee. Mr. Block suggested they should be appointed as co-chairs of the committee. Mr. Jacobs commented he was uncomfortable that people may object. He feels they should first be appointed as members of the committee.

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

VOTED: to nominate Ms. Espada and Ms. McKnight as members of the Housing Plan 2021 Committee.

Mr. Jacobs stated at the first meeting people should be told this is a Planning Board Committee and the Planning Board would run the Committee.

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

VOTED: to appoint Ms. Espada and Ms. McKnight as Co-Chairs of the Housing Plan 2021 Committee.

Mr. Jacobs stated it would have been nice to put a face to a resume and ask a few questions. He does not know these people at all. Many of these people look terrific on paper. There is a lot of great ~~background~~background, and he was really impressed. He stated he is only on the Board for 6 more months. This is a great way for these people to get involved. He would be happy to talk to any and all of them. He felt it as really hard to rank these people, but he would give 3 names – Amanda Berman, Emily Cooper and Andrew Cohen. Mr. Block stated Mr. Alpert had the same comments and recommended Ms. Berman and Mr. Cohen as well.

Ms. McKnight agreed with Mr. Jacobs ~~comments~~comments, and she feels any 2 would be good on the committee. She would like to work with Oscar Mertz. He is an architect and has been active in Equal Justice Needham. He is a good team member, listens to others, researches and brings back knowledge. She has never met Rhonda Spector but to understand how affordable housing is financed would be wonderful to have. ~~Ms. Spector~~She has a good background and knows how state agencies work and the funding. She has met Amanda Berman who is very well ~~experienced~~experienced, but she is ~~concerned that her~~not sure the skills would be too similar to Karen Sunnarborg. She is looking for finance ~~experience~~experience. She feels any of them would be good. Ms. Espada stated she is pleased with the number of applicants and the quality. Oscar Mertz and Emily Cooper stood out for her as being able to bring something different to the table. Rhonda Spector sounded ~~interesting~~interesting, and Amanda Berman has a lot of experience. She stated she would like to meet perhaps the top four.

Mr. Block stated there were so many qualified candidates. Mr. Mertz has architectural ~~expertise~~expertise; Mr. Cohen has a social services background with another perspective. It is a difficult decision. He found skills and strengths in Ms.

Berman, Mr. Cohen and Ms. Cooper. He suggested Ms. Espada and Ms. McKnight set up interviews and ~~can~~ report back after the interviews. The Board will appoint at the 10/5/21 meeting. Mr. Jacobs asked if he could attend the interviews. Ms. Newman will post the meeting. She noted the goal is to get this done next week. She will coordinate. Ms. Espada suggested a quick 15 or 20 minutes per person.

Minutes

Ms. McKnight noted on the 6/29/21 minutes, page 3, it says “Mr. Alpert stated he would remove convenience stores.” She feels it should be “not” remove convenience stores. Ms. Newman will listen to the tape to verify.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of the four members present unanimously:

VOTED: to accept, with edits, the minutes of the 7/14/21 Planning Board meeting.

Correspondence

Ms. McKnight noted the annual Needham Diversity Summit wanted someone to talk about housing in a breakout group. She stated she was willing to lead the group. Ms. Newman stated she thought it was discussed at the last meeting and it was decided the new committee would do that. Ms. McKnight and Ms. Espada can do it as co-chairs now.

Report from Planning Director and Board members.

Ms. Newman stated she has not heard anything from Oak Street for the temporary occupancy permit on the revised drawings. She also stated that she may need to involve the Planning Board on a project. TheTo provide capacity for electric vehicles for the Public Services Administration Building (PSAB) has them adding transformers and overhead wires. She is working with Hank Haff to see if the wires cannot be underground. She may need input from the Board if it cannot be resolved.

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

VOTED: to adjourn the meeting at 9:05 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Adam Block, Vice-Chairman and Clerk

From: [Lee Newman](#)
To: [Alexandra Clee](#)
Subject: Fwd: Carbon Health Needham Gateway Planning Board Meeting Jan 4
Date: Wednesday, January 5, 2022 9:26:32 AM

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Elizabeth Kaponya <liz.kaponya@gmail.com>
Sent: Tuesday, January 4, 2022 11:49:43 PM
To: Lee Newman <LNewman@needhamma.gov>
Subject: Re: Carbon Health Needham Gateway Planning Board Meeting Jan 4

Hi Lee,
Thankyou for the explanation why there was no neighborhood input at tonight's Zoom meeting. However i feel that there should have been input - even if acknowledging email questions to Attorney Mann.
I have looked up Carbon Health online, and seen that they characterize themselves as "CLINICS" - with Primary Care, URGENT CARE, and COVID Testing as their main activities.
Long lines of 2.5 hrs per person to be tested..
As proof of this - Carrie Douglas is listed as their "General Manager of Clinics" and Roger Wu,MD listed as their "Medical Director of Clinics".
There will not be enough parking for all this activity.
Also please ask about the hours of operation, and if they will be open 24/7???
Please ask the members of the Planning Board to respond to all this,
Elizabeth Kaponya
TMM "J"

On Tue, Jan 4, 2022 at 4:56 PM Lee Newman <LNewman@needhamma.gov> wrote:

Elizabeth,

At the Planning Board meeting tonight, the Board will be reviewing the zoning opinion which was issued by the Building Commissioner (copy attached). No public comment will be taken tonight.

Should Carbon Health decide to proceed at this location an amendment to the current special permit which the Planning Board holds at the location will be required. This second step will require a public hearing at which public input on the application will be sought and the details of the specific proposal will be reviewed.

I hope this clarifies the process.

Lee

om: Elizabeth Kaponya <liz.kaponya@gmail.com>

Sent: Monday, January 3, 2022 11:34 PM

To: Lee Newman <LNewman@needhamma.gov>

Cc: Janice Epstein <janiceeps@comcast.net>; Robert Deutsch <bloomeanie@icloud.com>; John Negoshian <astroman396@hotmail.com>

Subject: Carbon Health Needham Gateway Planning Board Meeting Jan 4

Hi Lee,

I think you already got a version of this email - but to summarize, 3 TMMs. Landlords, and Abutters would like input into this Meeting.

Carbon Health advertises itself as a "Clinic", and its primary functions is : Primary Care, Urgent Care, & Covid Testing (with long 2hr+ lines). What are their hours of operation? Are they open 7 days a week and Holidays?

Medical Waste - Dumpsters that need to be moved to the center of the parking lot.

Let's get all this information out into the open before we approve this.

Elizabeth Kaponya

TMM "J"

WELLESLEY PLANNING BOARD

**NOTICE OF ZONING PUBLIC HEARING
ANNUAL TOWN MEETING**

**MONDAY, JANUARY 24, 2022, 6:30 PM
REMOTE MEETING**

<https://www.wellesleymedia.org/live-streaming.html>

The online meeting will also be streaming live and will be telecast live on Comcast channel 9 and Verizon channel 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

If you would like to participate on this topic, an agenda will be posted prior to the meeting with the remote information.

In accordance with M.G.L., Chapter 40A, Section 5, and Section 26 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a public hearing to begin at 6:30 p.m. on Monday, January 24, 2022, on the following proposed amendments to the Zoning Bylaw and Zoning Map proposed to be considered at the 2022 Annual Town Meeting:

PLANNING ARTICLE A: GENERAL RESIDENCE DISTRICTS

1. Amend Section 4. GENERAL RESIDENCE DISTRICTS to provide for additional uses for any land with frontage on Washington Street or Worcester Street east of Cliff Road and west of Grantland Road.

PLANNING ARTICLE B: ZONING MAP CHANGES

Amend the Zoning Map of the Town of Wellesley by rezoning 219 Washington Street (Parcel 63-1), and 229 Washington Street (Parcel 63-1-A) from the Single Residence District to the General Residence District.

PLANNING ARTICLE C: FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS

Amend Article 1B. DEFINITIONS and Article 14B. FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS to conform with FEMA Map updates and adopt, as appropriate, provisions of the Massachusetts 2020 Model Floodplain Bylaws.

PLANNING ARTICLE D: DEFINITION OF CHILD CARE FACILITY

Amend the definitions of Child Care Facility, Child Care Use, and Home Occupation in Sections 1B DEFINITIONS Section 14J SMART GROWTH OVERLAY DISTRICT and Section 14.J.1 WELLESLEY PARK SMART GROWTH OVERLAY DISTRICT to reference the terms used in G.L. c.15D Section 1A.

Home Occupation – A non-residential use of a dwelling unit, by the resident or residents, for gainful employment, that is subordinate but compatible to residential use. The term Home

Occupation shall include a "family child care home" as defined in G.L. c.15D Section 1A., for not more than six children, including participating children living in the residence, where the provider is licensed by the Department of Early Education and Care under G.L. c. 15D.

PLANNING ARTICLE E: TOWN HOUSE

1. Amend Section 1B DEFINITIONS, by amending or inserting the following definitions as follows:

Duplex – A building containing two Dwelling Units joined side by side [or front to back] sharing a common wall for all or substantially all of its height and depth; that is in which no part of one Dwelling Unit is over any other part of the other Dwelling Unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements.

Town House – A One-Unit Dwelling constructed in a group of three or more attached Dwelling Units in which each Dwelling Unit extends from foundation to roof and with a yard or public way on not less than two sides.

Townhouse Structure – a row of at least three One-Unit Dwellings whose sidewalls are separated from each other Dwelling Units by a fire separation wall or walls, and where each Dwelling Unit has its own at-grade access.

Two Unit Dwelling – A building, including a Duplex, containing two, and no more than two, Dwelling Units.

2. Amend Section 4 GENERAL RESIDENCE DISTRICTS to incorporate the revised definitions.

PLANNING ARTICLE F: SUSTAINABILITY

1. Amend Section 1. GENERAL PROVISIONS by amending Section 1.C Purpose to add a new Section 1.C.12 as follows:

12. To reduce emissions of greenhouse gases and to encourage the use of sustainable building and land use practices.

2. Amend Section 16A. PROJECT APPROVAL to include review of Greenhouse Gas Emissions by:

a. Amending Section 16A.C.3.a and Section 16A.C.3.b to read as follows:

- a. The applicant shall submit to the Planning Board a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling, and greenhouse gas emissions. The water, sewer, and storm drainage portions of the MSIA shall be prepared by engineers having expertise in civil engineering; the electric portion shall be prepared by engineers having expertise in electrical engineering; the traffic and pedestrian safety and bicycle safety portions shall be prepared by engineers having expertise in traffic and transportation engineering; and the greenhouse gas emissions portion shall be prepared by engineers having expertise in energy performance and efficiency.
- b. The intent of the analysis is to determine the impact on the Town's existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities

which will benefit a PSI and compatibility with the Town's greenhouse gas emissions reduction goals.

b. Amending Section 16A.C.3.c to add a new subsection vi as follows:

vi. Greenhouse Gas Emissions

identification of proposed energy consumption and emissions including analysis of measures taken to meet the Town's greenhouse gas emissions reduction goals.

3. Amend Section 22. DESIGN REVIEW to expand the Design Review Standards to include review of sustainable design by adding a new Section 22.C.6 as follows:

6. Sustainable Design- Proposed development shall promote meeting the Town's greenhouse gas emissions reduction goals.

4. Amend Section 1B DEFINITIONS by inserting the following definition:

Heat Pump – Means a Cold Climate Air-Source Heat Pump which is listed by the Massachusetts Clean Energy Center at https://goclean.masscec.com/wp-content/uploads/2021/01/MassCEC_ASHP_GUIDE.pdf or, if such listing is discontinued, a successor or comparable listing as confirmed by the Planning Department.

5. Amend Section 19 YARD REGULATIONS by amending the fourth sentence of the Section 19.B to read in its entirety as follows:

Heating, ventilation, air conditioning, swimming pool, electric generating, or other noise emitting equipment shall not be located in required setback areas except for Heat Pumps which are attached to and do not extend more than two feet from the wall of the building (but may not be attached to any part of bay windows) or are ground mounted and do not extend more than four feet from the foundation of the building, including any pad on which the Heat Pump is mounted. Plans and installation of sound reduction and/or visual screening may be required if, in the opinion of the Inspector of Buildings abutters may be affected.

PLANNING ARTICLE G: ACCESSORY DWELLING UNITS

Add a new Section 16H. ACCESSORY DWELLING UNITS to allow the construction and operation of Accessory Dwelling Units in One-Unit Dwellings.

PLANNING ARTICLE H: COMMERCIAL GUN SHOPS

1. Amend Section 1B DEFINITIONS by inserting the following definition:

Commercial Gun Shop – Any commercial establishment engaging in whole or in part in the business of a Gunsmith, or the manufacture, sale, or lease to the public of any Weapon, Machine Gun, Ammunition, Bump Stock, Large Capacity Feeding Device, Stun Gun, or Trigger Crank, as such terms are defined in G.L.c.140, § 121.

2. Amend Section 11. BUSINESS DISTRICTS by adding a new Section 11.A.13.I as follows:

I. Commercial Gun Shop

3. Amend Section 13. INDUSTRIAL DISTRICTS by adding a new Section 13.A.11.d as follows:

- d. Commercial Gun Shop

4. Amend Section 25. SPECIAL PERMIT GRANTING AUTHORITY by inserting a new Section 25.B.7 to regulate the siting, design, placement, security, safety, monitoring, and modifications of Commercial Gun Shops within the Town to ensure that such uses are operated in a manner consistent with the overall health, welfare and safety of the Town and to minimize the adverse impacts of Commercial Gun Shops on adjacent properties, residential neighborhoods, schools and other places where children congregate, and other land uses potentially incompatible with said Commercial Gun Shops.

- b. Compatibility with State and Federal Laws and Regulations – The Zoning Bylaw

PLANNING ARTICLE I: OUTDOOR LIGHTING

1. Amend Section 16G.D to read in its entirety as follows:

- D. Applicability

The provisions of this Section shall apply to the following project types:

1. Major Construction Projects and Minor Construction Projects; and
 2. Externally Illuminated Signs requiring Design Review and/or a Special Permit, as required and defined by Section 22A.

Where the provisions of this Section 16G are more specific and/or more restrictive with respect to lighting associated with an applicable project type for which other standards may exist within the Zoning Bylaw, the regulations contained in this Section shall take precedence.

With respect to any building or structure which is constructed or renovated as part of a Major Construction Project or a Minor Construction Project, all exterior luminaires of such building or structure shall be brought into compliance with this Section 16G.

The provisions of this Section shall not apply to:

- (a) One-Unit or Two-Unit Dwellings or to structures or uses accessory to such dwellings.
 - (b) the ordinary maintenance, repair, and/or replacement of luminaires not approved as part of and/or associated with the installation of Externally Illuminated Signs; and
 - (c) the installation of new luminaires on properties not subject to one or more of the aforementioned project types following the effective date of this Section.

PLANNING ARTICLE J: SIGNS

Amend Section 22A. SIGNS as follows:

In Table 22A.1 insert the words “, whichever is less.” at the end of the text in the cell in such table for Wall Signs, Maximum Area, Commercial Districts Fronting Streets other than Worcester Street and

Commercial Districts Fronting Worcester Street, so that the text in such cell shall read in its entirety as follows:

Additional signs allowed per additional public entrances and additional signs allowed for building occupied by more than 1 Business Establishment, shall not exceed 25 sq. ft. or 10% of the area of the wall to which attached, whichever is less.

PLANNING ARTICLE K: ZONING BYLAW REORGANIZATION

Amend the Zoning Bylaw to reorder and renumber existing sections to correct all section references therein to conform to the new section references.

The purpose of the hearing is to allow interested persons the opportunity to express their views and opinions on the proposed amendments; any person interested or wishing to be heard should appear at the time and place designated.

A copy of the text of the proposed amendments can be found online at <http://wellesleyma.gov>. Interested persons are encouraged to call the Planning Department/Planning Board Office (431-1019 ext. 2232, 2234) for more information.

Donald S. McCauley
Planning Director
(1/6/22 & 1/13/22)

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chair
David L. Atkins, Jr., Vice Chair
Kathleen Wynne, Secretary
Thomas P. McCusker
Ellen Larkin Rollings
Steve Olanoff, Associate Member
Steven Rafsky, Associate Member



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us
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PLANNING BOARD

**NOTICE OF PUBLIC HEARING
ZONING AMENDMENTS**

The Westwood Planning Board will hold a remote public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5, and Governor Baker's Jun 16, 2021 order extending certain provisions of the Open Meeting Law M.G.L. Chapter 30A, §18, on **Tuesday, February 1, 2022 at 7:00 PM via at Zoom**, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. More information including the proposed text and maps of the articles is available on the Planning Division's webpage under Current Plans and Applications at www.westwoodpermit.org.

The meeting will be filmed live by Westwood Media Center (WMC) available for viewing on Comcast channel 12 and Verizon channel 42 and on WMC's YouTube. Those wishing to participate are encouraged to use Zoom by following the instructions below or by going to <https://zoom.us> clicking on 'join meeting' and entering the meeting webinar ID 850 7322 8148.

Direct Zoom Link:

<https://us02web.zoom.us/j/85073228148?pwd=SUYvbjVWWU9GY1N4cklqMEZYZTZMZz09>

Enter your Email, Name, and Passcode: 726927

Or Toll Free Telephone: 877 853 5257 or 888 475 4499

Webinar ID: 850 7322 8148

A final meeting agenda will be posted in advance. To view the meeting agenda and zoom information visit the calendar on the Town's website at: <https://www.townhall.westwood.ma.us/home> or sign up to receive email notifications for the Planning Board when meetings are posted at <https://www.townhall.westwood.ma.us/our-town/stay-connected/website-e-notification>.

Article 1: Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family Residential Overlay District

To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new Section 9.9 [Mixed-Use & Multi-Family Residential Overlay District] pursuant to Chapter 358 of the Acts of 2020 amendments to M.G.L. Chapter 40A for MBTA Communities, and amending the Official Zoning Map to include a Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) encompassing certain parcels identified within the proposed Section 9.9; or take any other action in relation thereto. For initial discussion purposes, the following parcels are included in the proposed new MUMFROD overlay district, however, the number and locations of parcels may change during the course

of the public hearing, and any parcel within Westwood may be considered for inclusion within the proposed MUMFROD overlay district: 22 Everett Street (Assessor's Map 23, Lot 226); Everett Street (Assessor's Map 23, Lot 227); 85-91 University Avenue (Assessor's Map 33, Lot 19); 95 University Avenue (Assessor's Map 33, Lot 54); and 120 & 130 University Avenue (Assessor's Map 33, Lot 56).

Article 2: Zoning Amendments Relative to Permitting and Approval of Solar Arrays

To see if the Town will vote to approve certain amendments to the Zoning Bylaw related to the permitting and approval process for solar energy facilities as accessory and principal uses, by amending Section 2.0 [Definitions] for "Roof-mounted Solar" and "Other Solar Array" and adding new definitions to Section 2.0, including but not limited to a definition for "Large Scale Solar"; amending Section 4.1.2 [Table of Principal Uses] and Section 4.3.1 [Table of Accessory Uses]; amending Section 7.3 for Environmental Impact and Design Review; and by adding a new Section 7.7 [Solar Arrays]; or take any other action in relation thereto.

Article 3: Zoning Amendments Relative to Property on High Street in the vicinity of the historic Obed Baker House and Westwood Plaza

To see if the Town will vote to approve certain amendments to the Official Zoning Map in order to facilitate the redevelopment and reuse of the Obed Baker House and the redevelopment of the adjacent commercial plaza, by changing the zoning designation of the currently undeveloped parcel of land shown on Assessor's Parcel 21 as Lot 43, and the zoning designation of a portion of town-owned land shown on Assessor's Parcel 20 as Lot 72, from Single Residence C (SRC) District to Local Business A (LBA) District; and by expanding the Flexible Multiple Use Overlay District 7 (FMUOD 7/High Street Business District) to include additional parcels; and by making related amendments to the text of Section 9.5 of the Westwood Zoning Bylaw related to the FMUOD7 overlay district; or take any other action in relation thereto. For initial discussion purposes, the following parcels are proposed to be added to the FMUOD7 overlay district, however, the number and locations of parcels may change during the course of the public hearing, and any parcel within the LBA District may be considered for inclusion within the proposed expansion of the FMUOD7 overlay district: the Obed Baker House property at 909 High Street (Assessor's Map 21, Lot 42), the undeveloped parcel of land adjacent to the Obed Baker House property (Assessor's Map 21, Lot 43), a portion of the town-owned parcel of land providing driveway access to the Obed Baker House property (Assessor's Map 20, Lot 72), and parcels presently containing the Westwood Plaza known as 911-929 & 915 High Street (Assessor's Map 21, Lots 40 and 41).

Article 4: Zoning Amendment Relative to Expansion of Nonconforming Uses & Structures

To see if the Town will vote to approve certain amendments to the Zoning Bylaw to amend Section 4.5.3 [Nonconforming Structures], including but not limited to amendments to Section 4.5.3.3 [Variance Required for New or Expansion of Nonconformity] to allow alterations to nonconforming properties by special permit rather than variance, when determined appropriate by the Building Commissioner; or take any other action in relation thereto.

Article 5: Zoning Map Amendment Relative to 394 & 396 Providence Highway

To see if the Town will vote to approve certain amendments to the Official Zoning Map to change the zoning designation of the parcel of land at 394 Providence Highway (Assessor's Map 24, Lot 82) from Industrial Office (IO) District to Highway Business (HB) District, and to include the currently unzoned parcel of land at 396 Providence Highway (Assessor's Map 24, Lot 3) within the Highway Business (HB) District; and expand the Wireless Communications Overlay District (WCOD) and the Flexible Multiple Use Overlay District 4 (FMUOD4) to overlay said parcels; or take any other action in relation thereto.

Article 6: Housekeeping

To see if the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and/or the Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections, which may be discovered prior to the conclusion of the public hearing, or take any other action in relation thereto.

The complete text and material are available for viewing on the Town's website under "Current Applications Link" for the Planning Board at www.westwoodpermit.org and under the Planning Division's "Zoning Amendments" webpage. Interested persons are encouraged to attend the public hearing via Zoom to make their views known to the Planning Board. The final meeting agenda and zoom information will be provided on the Town's meeting calendar on the website 3-5 days in advance at: <https://www.townhall.westwood.ma.us/>.

Westwood Planning Board

<i>Transcript & Bulletin Advertising Dates: Thursday, January 13, 2022 and Thursday, January 20, 2022</i>
