

NEEDHAM PLANNING BOARD

And

Needham Housing Authority

Wednesday, December 6, 2023

7:00 p.m.

Performance Center

Broadmeadow School

120 Broad Meadow Rd, Needham, MA

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

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

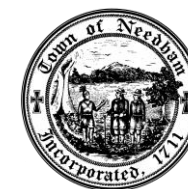
1. Welcome and Introduction (Adam Block, Chair, Needham Planning Board and Reg Foster, Chair, Needham Housing Authority)
2. Linden / Chambers - Review of existing conditions (Reg Foster, Chair, Needham Housing Authority)
3. Proposed zoning (Adam Block, Chair, Needham Planning Board)
4. Linden / Chambers - Proposed project design (Dan Chen, BH+A)
5. Comments and questions (Adam Block, Chair, Needham Planning Board and Reg Foster, Chair, Needham Housing Authority)



REDEVELOPMENT OF LINDEN STREET & CHAMBERS STREET

Community Meeting

Needham Planning Board
Needham Housing Authority
December 6, 2023

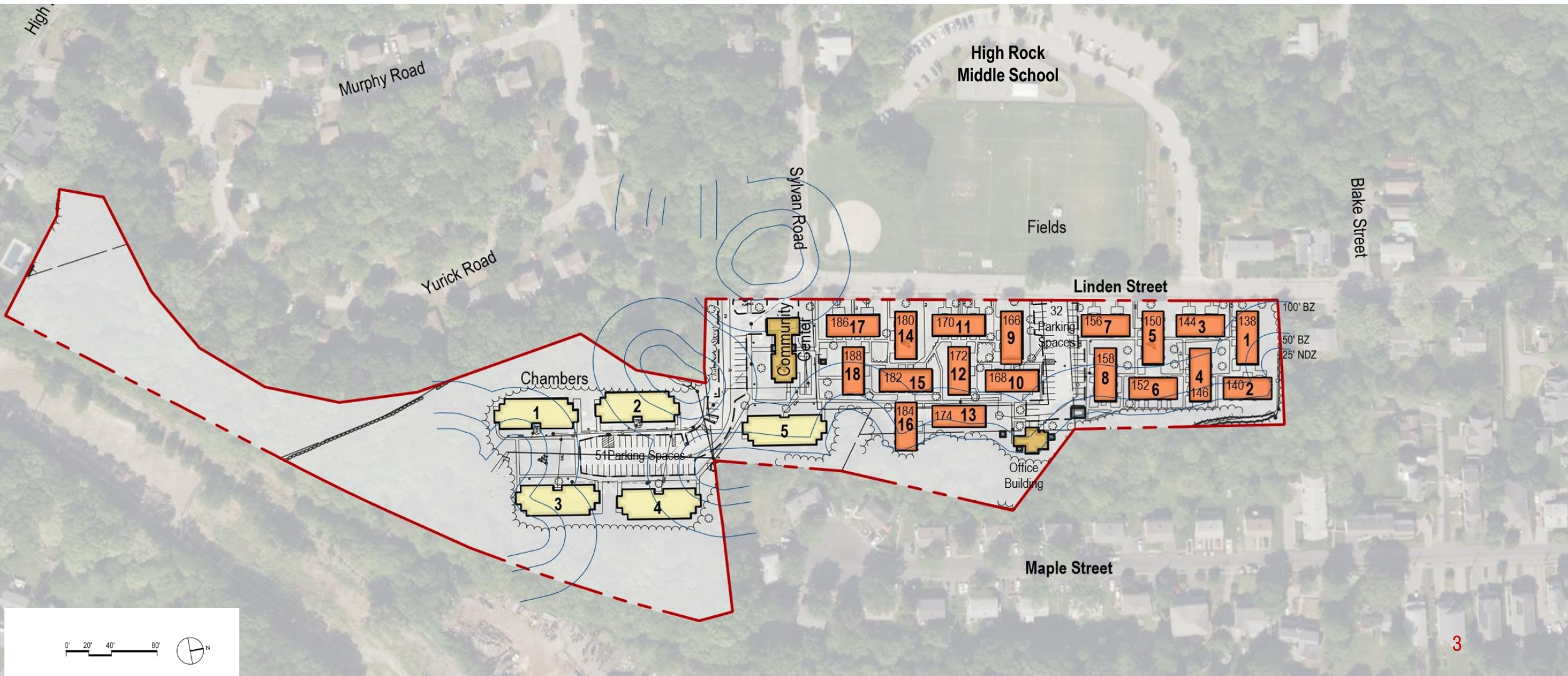


Agenda

1. Introduction
2. Existing Conditions Review
3. Proposed Zoning Changes
4. Proposed Project Design
5. Comments and Questions

Linden & Chambers Streets

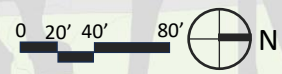
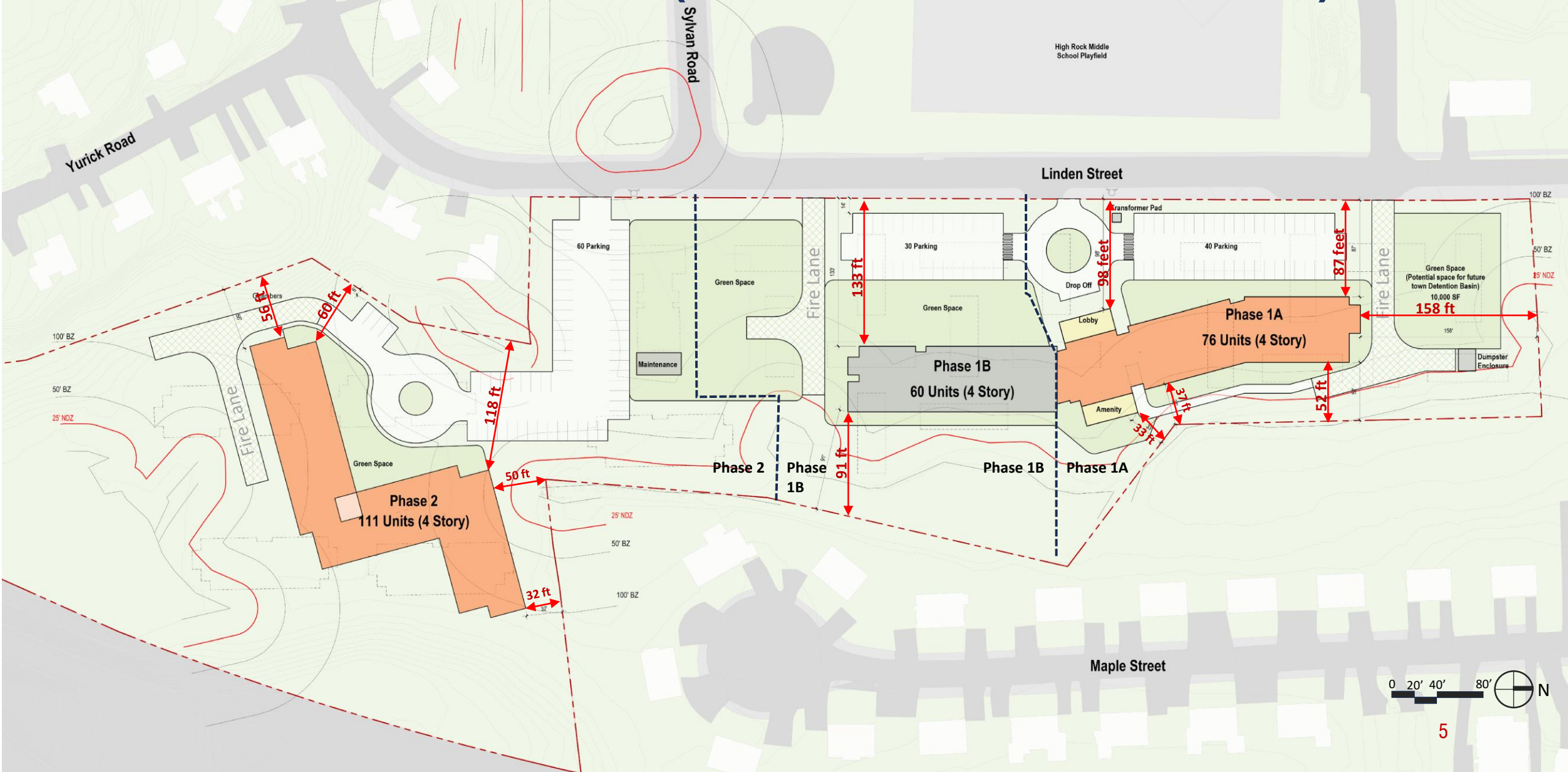
Existing Site Plan



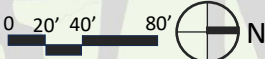
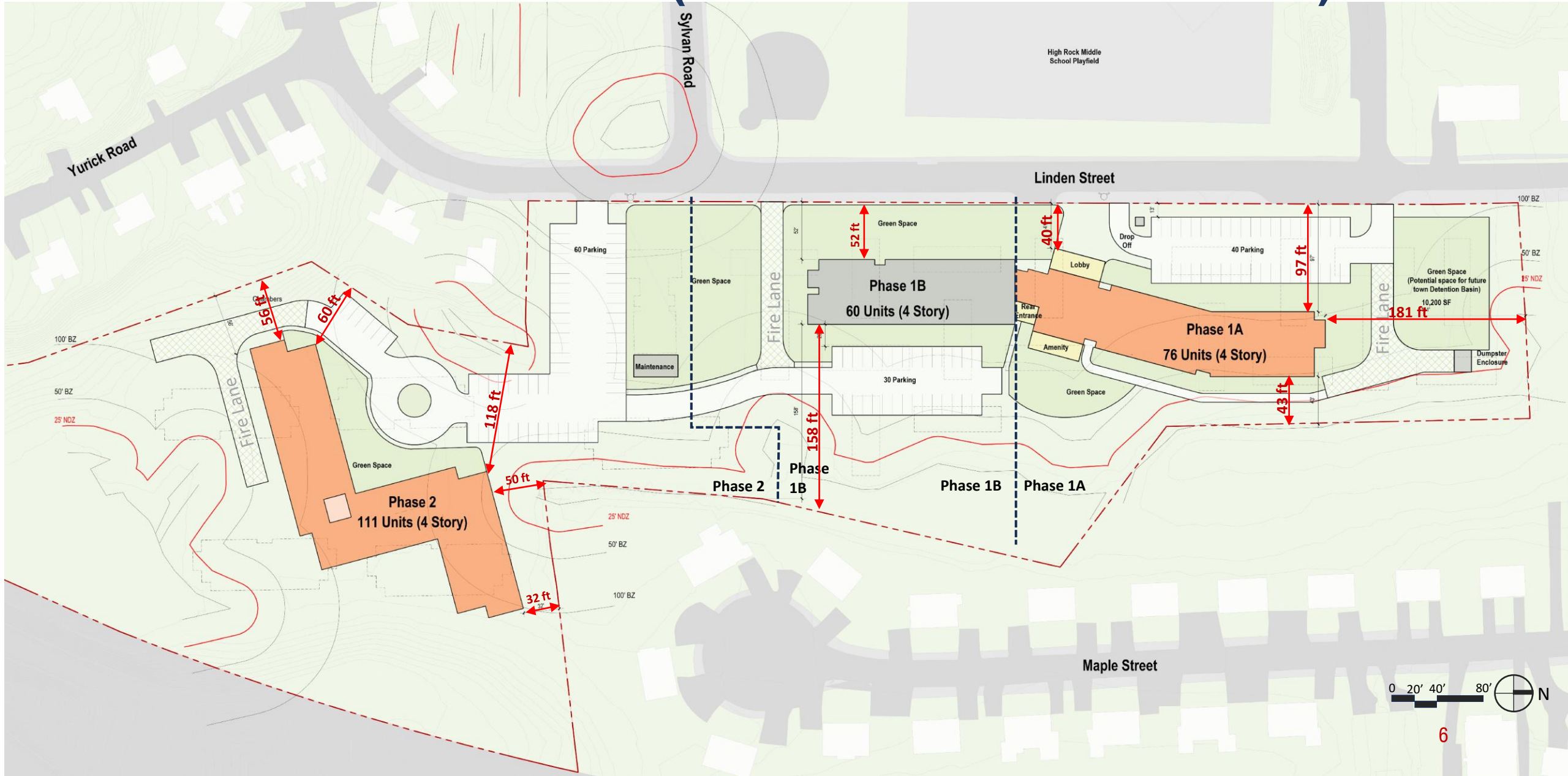
Dimensional Regulation

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT DIMENSIONS	PROPOSED ZONING
ZONING DISTRICT	SRB, GR District	(non-conforming -- approved via four variances 1958-1970)	(Schematic Design November 2023)	Affordable Housing District (AHD)
USES	Detached single family or duplex housing	Elderly & disabled housing	Elderly & disabled housing	Multi-Family As of Right (Site plan Review)
ZONING DIMENSIONAL ANALYSIS				
Minimum Lot Size	10,000 sq. ft.	-	-	40,000 sq. ft.
Frontage	80 ft	898 ft	898 ft	150 ft
Front yard	20 ft	20 ft	88 ft	40 ft
Side Yard	14 ft	35 ft	32 ft	25 ft
Rear Yard	20 ft	30 ft	33 ft	25 ft
Height, Sloped Roof	35 ft	-	53 ft	58 ft
Height, Flat Roof	35 ft	25 ft	43 ft	43 ft
Mechanical Height	NR	none	10 ft	15 ft
Mechanical Roof Coverage	NR	none	30%	33%
Stories	2.5	2	4	4
FAR	0.36-0.38	0.22	0.42	0.5
Units per Acre	NR	13.8	22.4	25
Lot Coverage	25-35%	16%	11%	20%
Dwelling Units		152 Units	247 Units	

Site Plan A – 247 Units (136 Units Phase 1A+1B)



Site Plan B – 247 Units (136 Units Phase 1A+1B)



Floor Plans

Phase 1A and 1B

Phase 1A – 76 Units

(72) One Bedroom - 575 sf

(4) Two Bedrooms - 800 sf



First Floor Plan

Phase 1B – 60 Units

(56) One Bedroom- 575 sf

(4) Two Bedrooms - 800 sf



Typical Floor Plan



Exterior Elevations

4 Stories and 53 ft.

53 feet

- 4
- 3
- 2
- 1



Phase 1A - West Elevation



53 feet

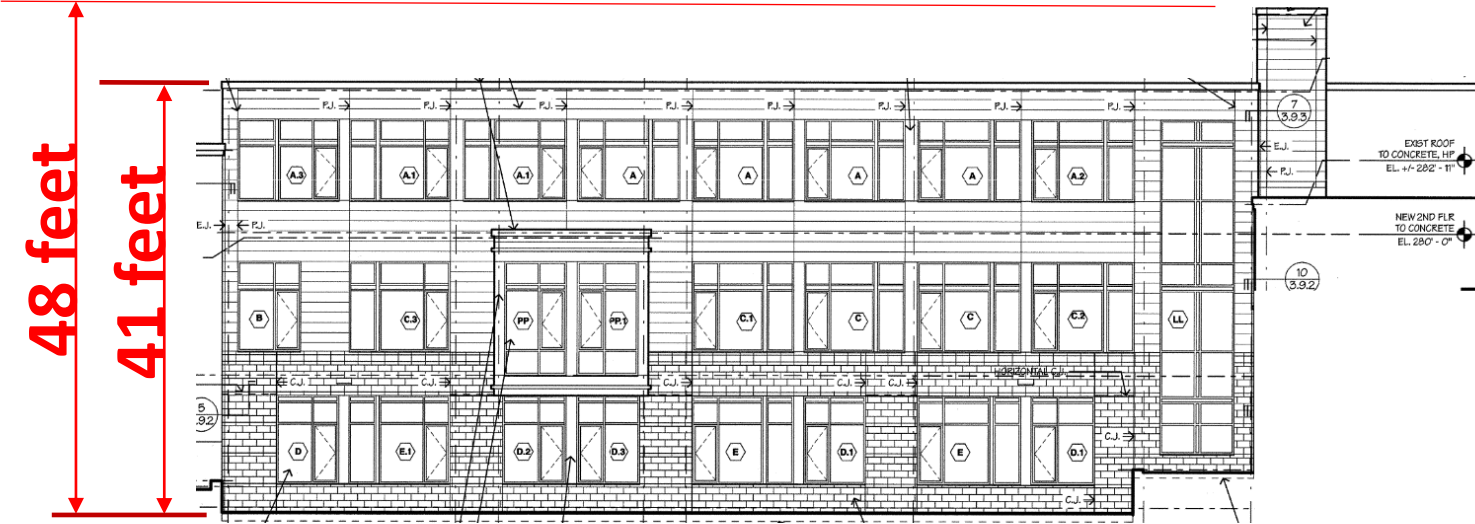
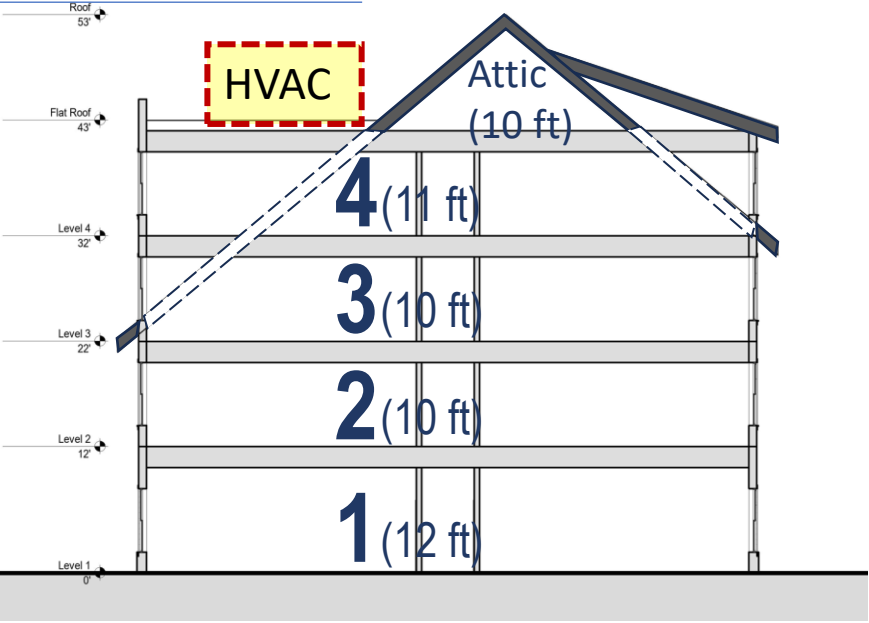
- 4
- 3
- 2
- 1

Phase 1B - West Elevation

Building Section Analysis

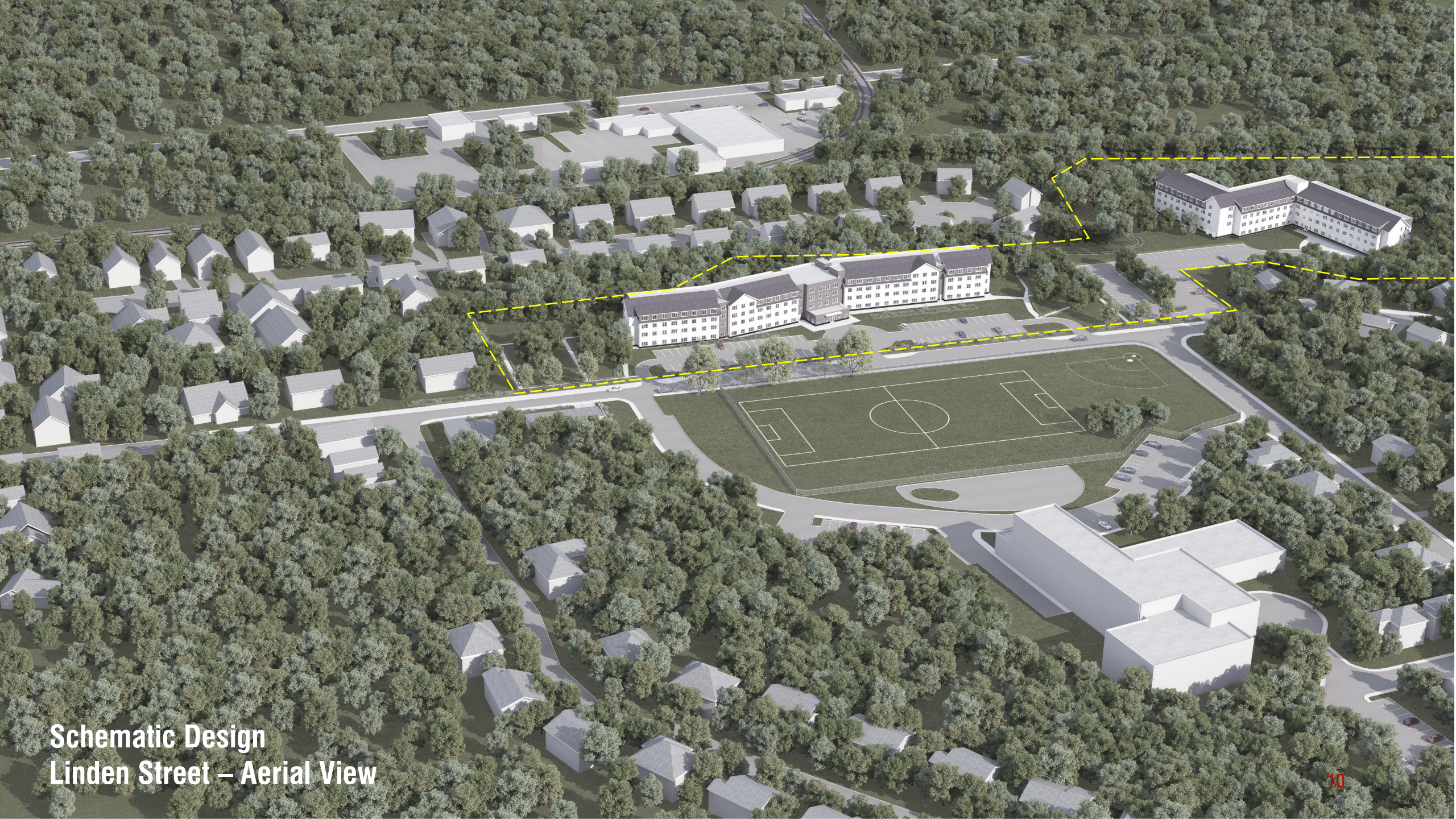
Analysis

53 feet



Schematic Design: 8 ft Finish Ceiling in Unit

High Rock Middle School



**Schematic Design
Linden Street – Aerial View**



Schematic Design
Maple Street – Aerial View



**Schematic Design
Corner at Linden and Blake Street**

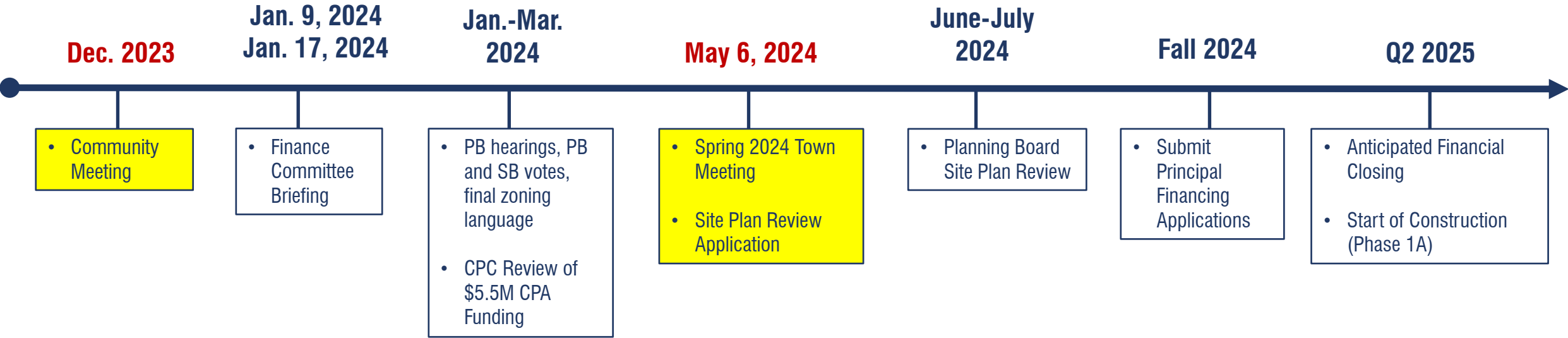


Schematic Design
Linden Street / Sylvan Road



**Schematic Design
Corner at Linden and High Rock Middle School Road**

Project Timeline



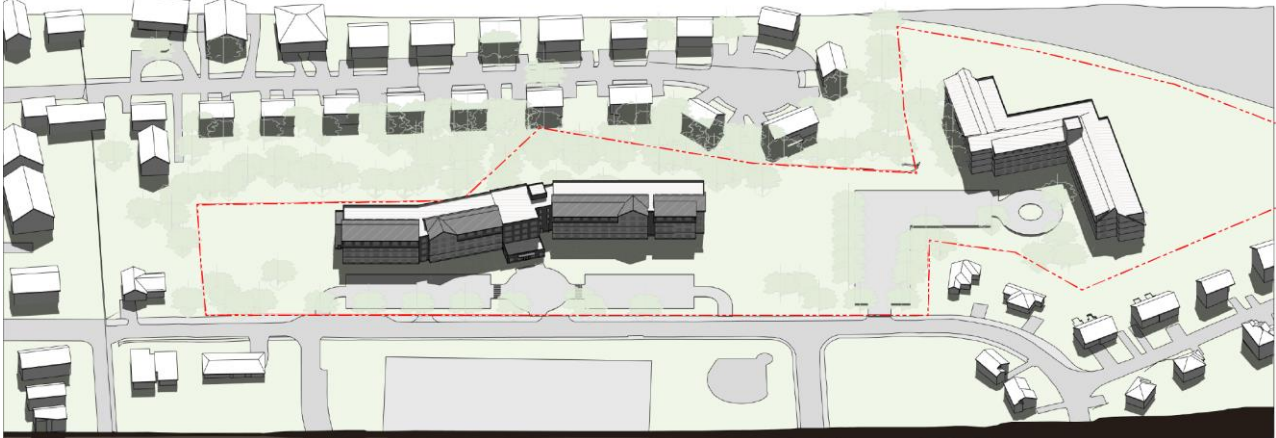
PB – Planning Board
SB – Select Board

An aerial architectural rendering of a school campus. The scene is dominated by a large, green rectangular field in the center, which appears to be a soccer field with white markings. To the left of the field is a large, multi-story building with a prominent central tower. To the right of the field is another large, multi-story building. In the foreground, there is a smaller, modern-looking building with a flat roof. The entire campus is surrounded by a dense forest of trees. The text "Comments and Questions" is overlaid in the center of the image in a large, bold, dark blue font.

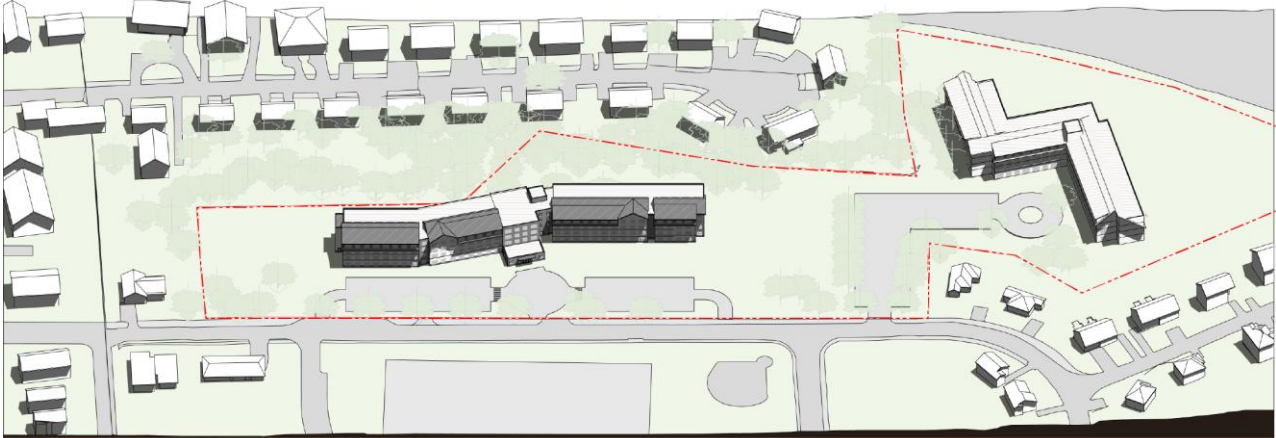
Comments and Questions

Shadow Study

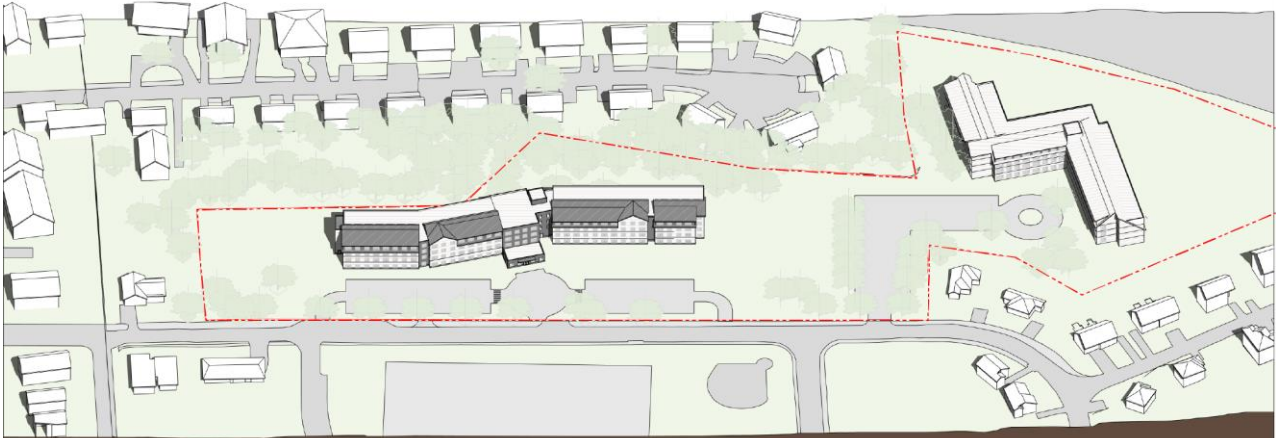
Shadow Studies



9am



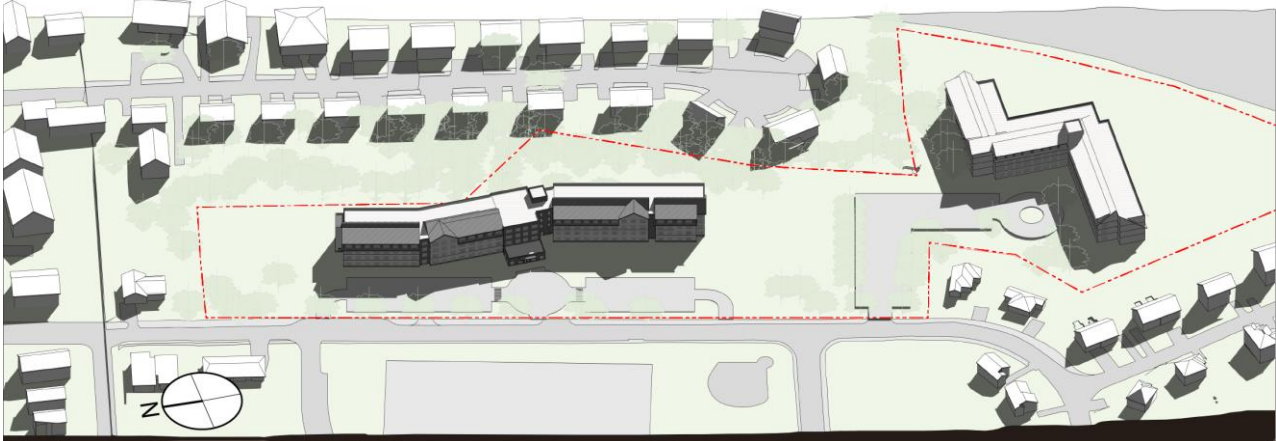
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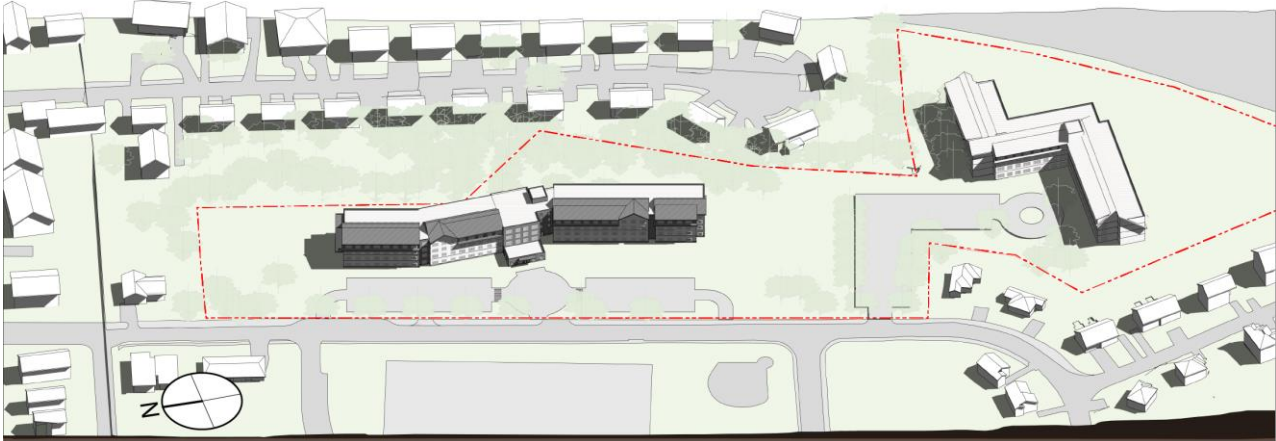
3pm

Summer Solstice
June 21

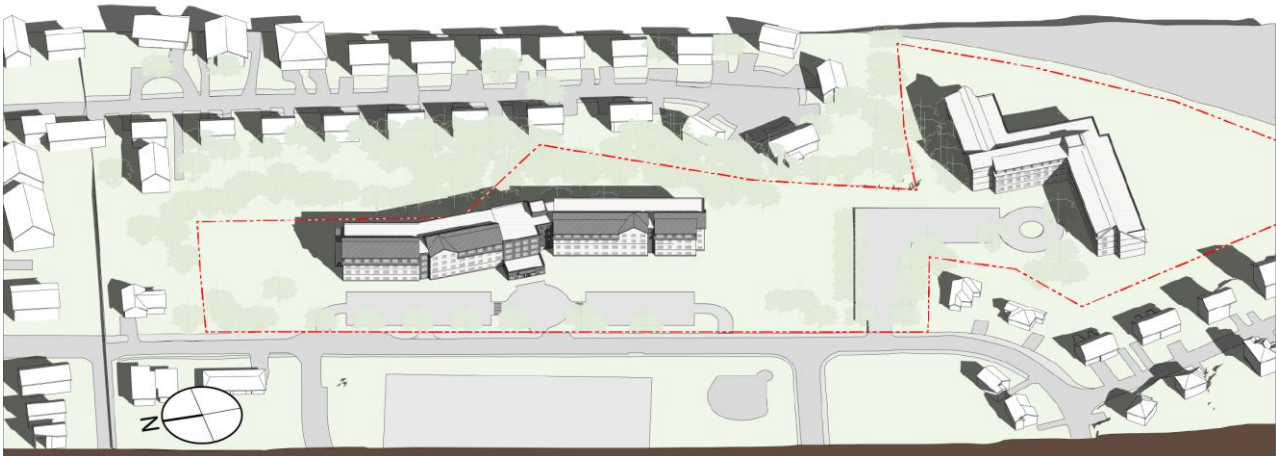
Shadow Studies



9am



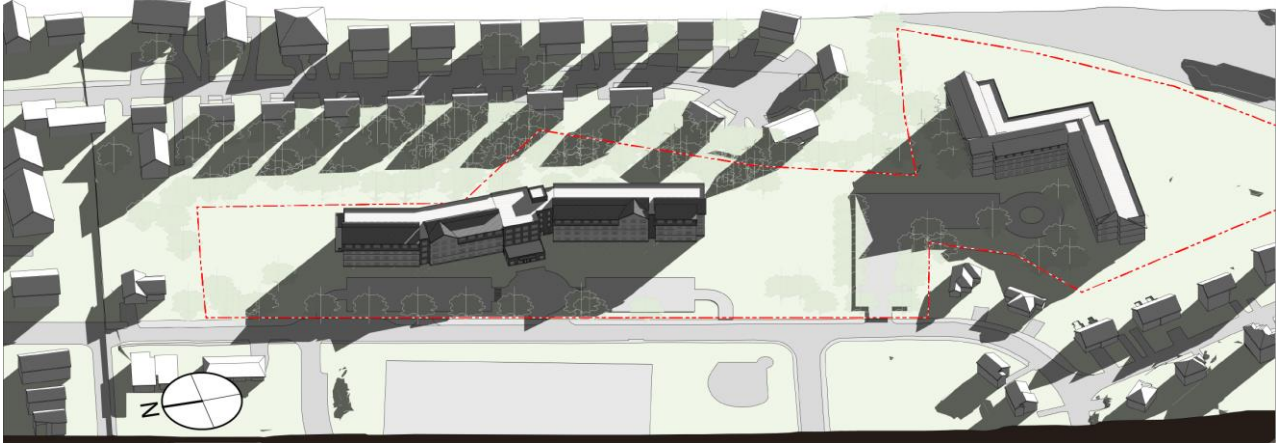
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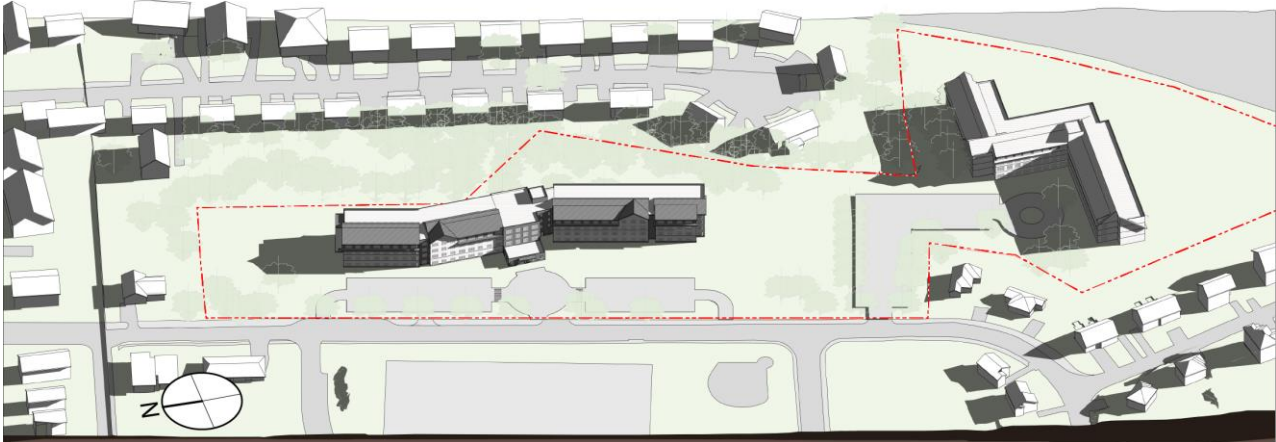
3pm

Fall/Spring Equinox
Sept 22 / March 20

Shadow Studies



9am



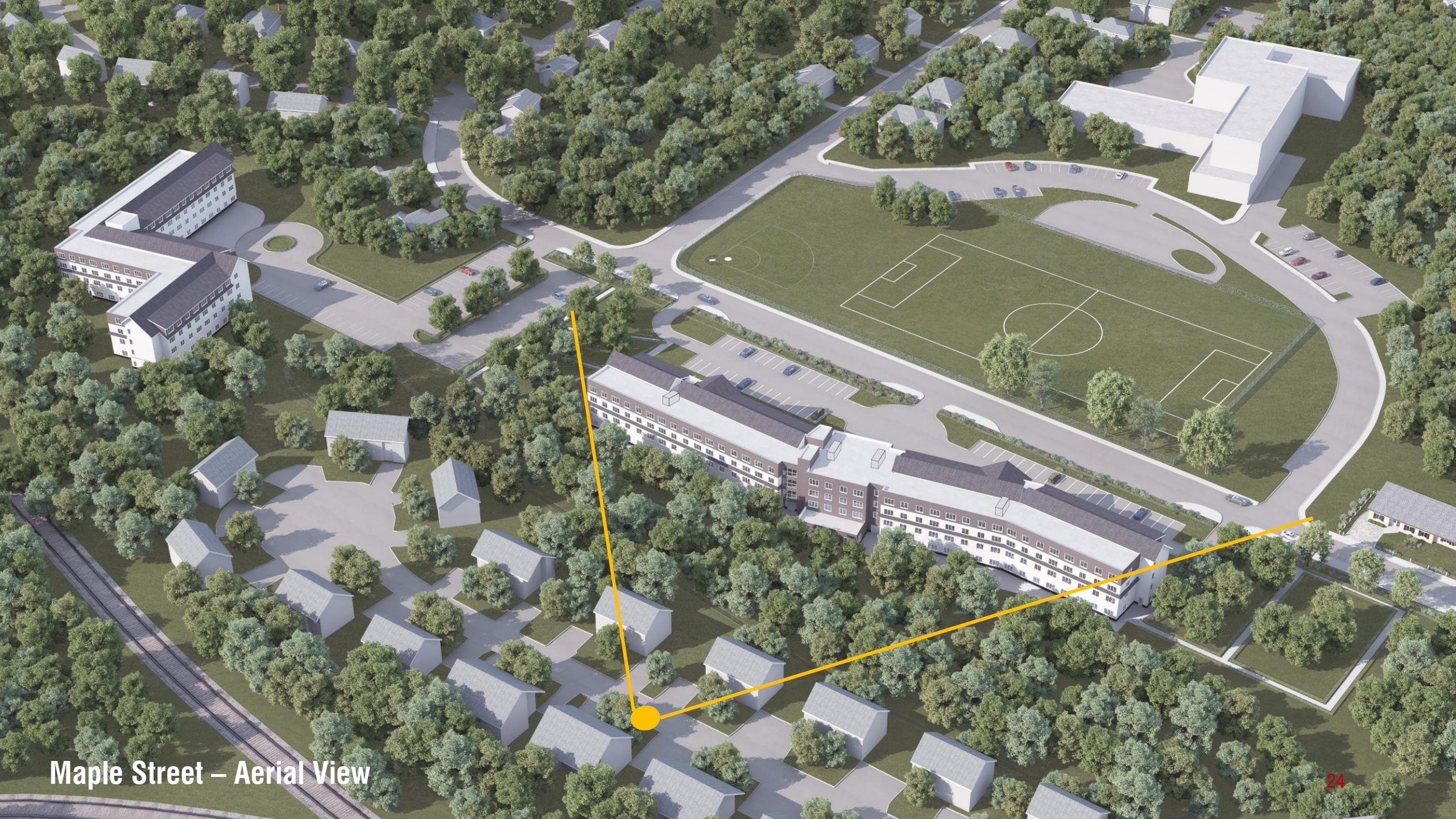
Noon



3pm

Winter Solstice
December 21

Neighborhood View Study



Maple Street – Aerial View

Maple Street

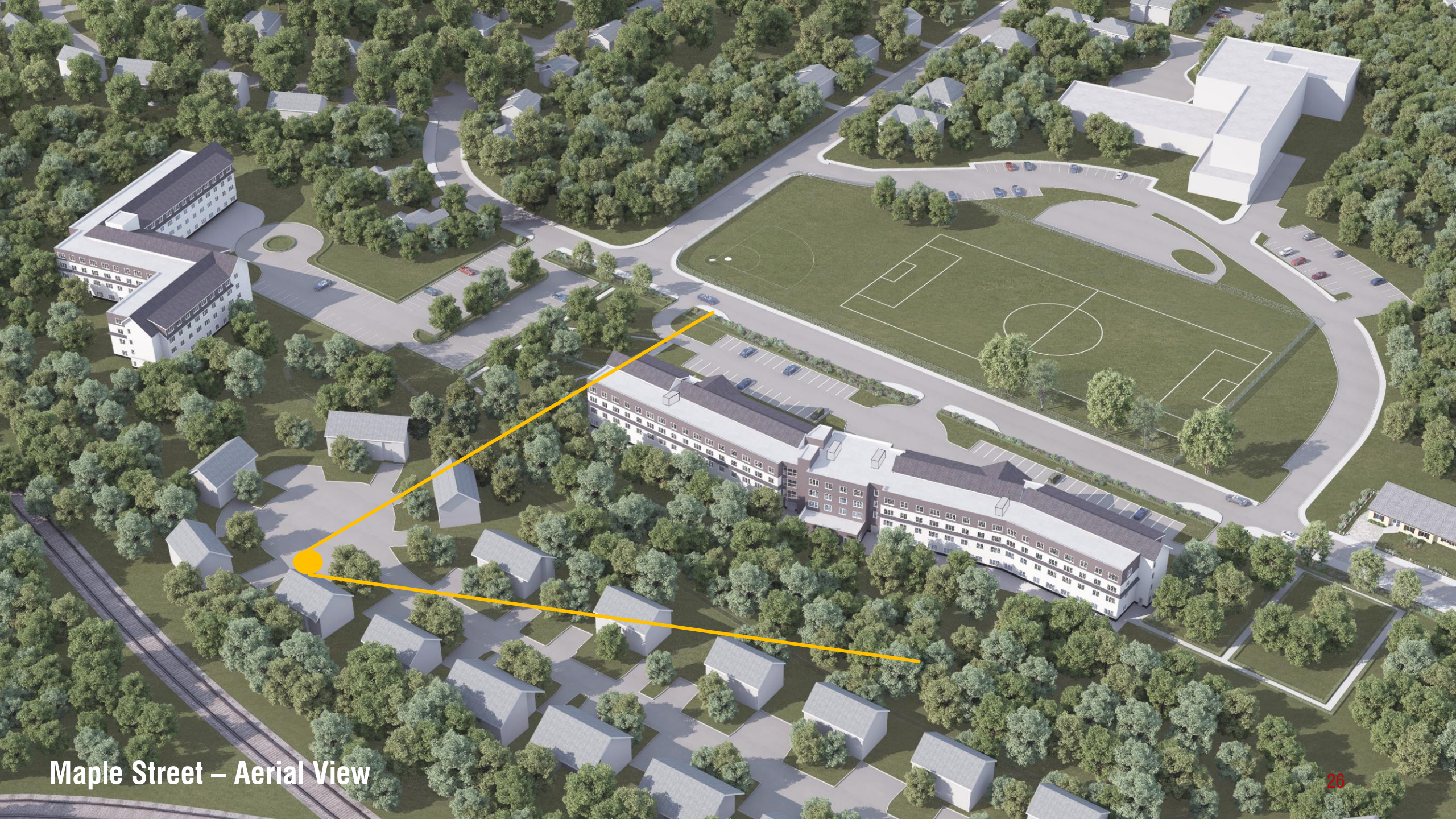
View Towards Proposed Building



Winter View (December 1)



Spring/Summer View



Maple Street – Aerial View

Maple Street

View Towards Proposed Building



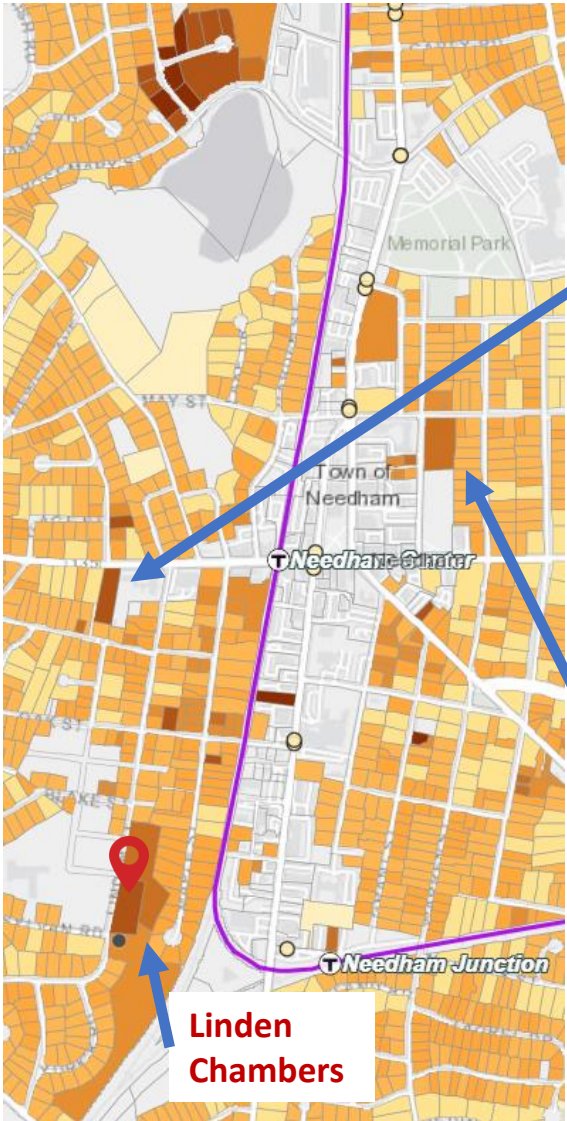
Winter View (December 1)



Spring/Summer View

Nearby Density

Nearby Density

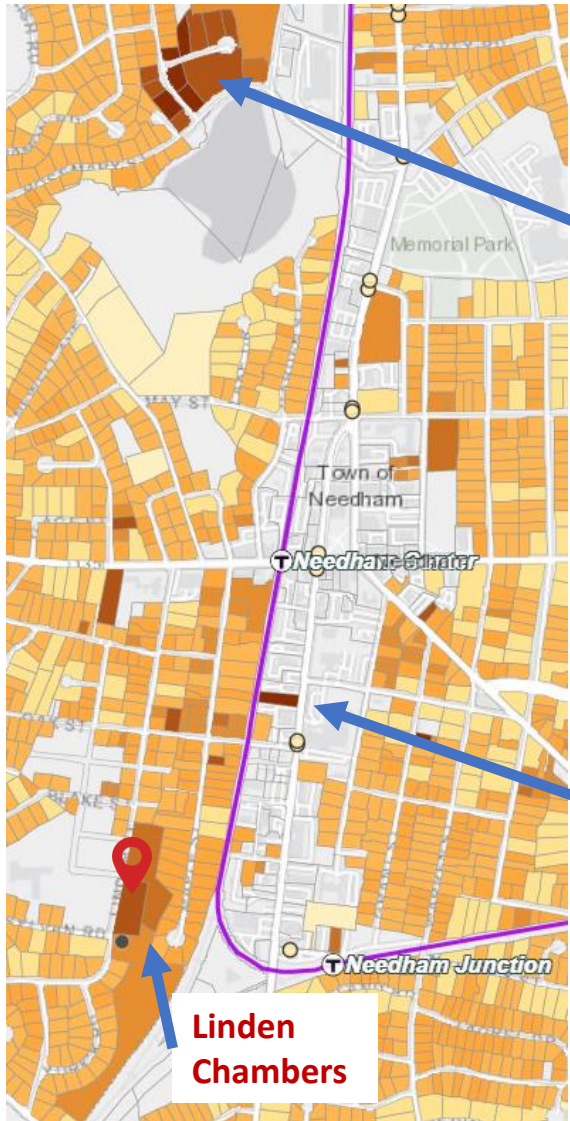


1180 Great Plain Avenue
of Units: 16
Acres: 0.89
Units per Acre: 18
Stories: 2



Stephen Palmer Apartments
83 Pickering St
of Units: 28
Acres: 1.56
Units per Acre: 18.5
Stories: 2

Nearby Density



**Linden
Chambers**



Rosemary Lake Apartments
of Units: 205
Acres: ~30
Units per Acre: 30
Stories: 2.5 - 3



Chestnut Hollow Apartments (senior housing)
141 Chestnut St
of Units: 30
Acres: 0.44
Units per Acre: 68
Stories: 4

Seasonal Comparison

Perspective Renderings

Corner of Blake Street & Linden Street



Minimum Tree Coverage (Winter)



Full Tree Coverage (Summer, Fall, Spring)

Perspective Renderings

Corner of Sylvan Street and Linden Street



Minimum Tree Coverage (Winter)



Full Tree Coverage (Summer, Fall, Spring)

Perspective Renderings

Corner of Linden Street and High Rock Middle School Road



Minimum Tree Coverage (Winter)



Full Tree Coverage (Summer, Fall, Spring)

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT - Concept Design 06/2023	PROPOSED DEVELOPMENT - Schematic Design 11/2023	PROPOSED: ZONING FOR PROJECT (SRB, GR uses and Multi-Family Dwelling)	A-1 DISTRICT (Single Family, Two-Family, Multi-Family)
ZONING DISTRICT	SRB, GR District	(existing is non-conforming -- approved via four variances 1958-1970)				
USES	Detached single family or duplex	Elderly and Disabled Housing	Elderly and Disabled Housing	Elderly and Disabled Housing		
ZONING DIMENSIONAL ANALYSIS						
Gross Lot Area (Acres)		11.03	11.03	11.03	-	-
Minimum Lot Size (sq.ft.)	10,000	480,563	480,563	480,563	20,000	20,000
Frontage	80 ft	898 ft	898 ft	898 ft	150 ft	120 ft
# of Dwelling Units	-	152	252	247	-	0.5 max.
Front yard	20 ft	20 ft	20 ft	88 ft	40 ft	25 ft
Side Yard	14 ft	35 ft	35 ft	85 ft	25 ft	20 ft
Rear Yard	20 ft	30 ft	43 ft	36 ft	25 ft	20 ft
Height, Sloped Roof	35 ft	-	62 ft	53 ft	58 ft	40 ft
Height, Flat Roof	35 ft	25 ft	48 ft	43 ft	43 ft	40 ft
Mechanical Height	NR	none	none	10 ft	15 ft	NR
Mechanical Roof Coverage	NR	none	15%	30%	33%	NR
Stories	2.5	2	3 and 4	4	4	3
FAR	0.36-0.38	0.22	0.45	0.42	0.5	0.5
Units per Acre	NR	13.8	22.8	22.4	25	18
Lot Coverage	25-35%	16%	14%	11%	20%	NR
Parking Spaces	1.5/unit	.55/unit	0.5/unit	0.5/unit	0.5/unit	1.5 / unit
Parking Lot Illumination	1 fc	-	1 fc	1 fc	per 5.1.3 (a)	per 5.1.3 (a)
Loading Requirement	Off-Street Loading	-	-	-	per 5.1.3 (b)	per 5.1.3 (b)
Handicapped Parking	per MAAB	6	5	5	per 5.1.3 (c)	per 5.1.3 (c)
Driveway Openings	Minimize conflict with Street Traffic	-	18 ft	18 ft	per 5.1.3 (d)	per 5.1.3 (d)
Compact Cars	Up to 50% maybe compact	-	-	-	per 5.1.3 (e)	per 5.1.3 (e)
Parking Space Size	9'x18.5'	9'x18.5'	9'x18.5'	9'x18.5'	per 5.1.3 (f)	per 5.1.3 (f)
Bumper Overhang	1 ft Front and Rear	-	-	-	per 5.1.3 (g)	per 5.1.3 (g)
Parking Space Layout	No Movement of other vehicles required	-	-	-	per 5.1.3 (h)	per 5.1.3 (h)
Width of Maneuvering Aisle	see 5.1.3(j)	-	24 ft	24 ft	per 5.1.3 (i)	per 5.1.3 (i)
Parking Setbacks	20 ft front, 5 ft side and rear	14 to 30	25 ft	25 ft	per 5.1.3 (j)	per 5.1.3 (j)
Landscape Areas	4' wide planting strip; 10% landscape	<5%	10% and 25%	10% and 25%	per 5.1.3 (k)	per 5.1.3 (k)
Trees	1 per 10 parking spaces	7	TBD	TBD	per 5.1.3 (l)	per 5.1.3 (l)
Location	same lot	same lot	same lot	same lot	per 5.1.3 (m)	per 5.1.3 (m)
Bicycle Racks	1 per 20 parking spaces	none	TBD	TBD	per 5.1.3 (n)	per 5.1.3 (n)

ARTICLE ____: AMEND ZONING BY-LAW – AFFORDABLE HOUSING DISTRICT

To see if the Town will vote to amend the Zoning By-Law as follows:

- (a) In Section 2.1, Classes of Districts, by adding the following term and abbreviation under the subsection Residential:

“AHD – Affordable Housing District”

- (b) In Section 3, Use Regulations, by inserting a new Subsection 3.16, Affordable Housing District, to read as follows:

“3.16 Affordable Housing District

3.16.1 Purpose of District

The purpose of the Affordable Housing District (hereinafter referred to as AHD) is to promote the health, safety, and general welfare of the community by encouraging the establishment of affordable housing units, while minimizing potential adverse impacts upon nearby residential and other properties.

3.16.2 Scope of Authority

The regulations of the AHD shall govern all new construction, reconstruction, or expansion of new or existing buildings, and new or expanded uses, regardless of whether the requirements of Section 3.16 are more or less restrictive than those of the underlying District or Districts of which the AHD District was formerly a part. Provisions of Section 3.16 shall supersede those of Section 3.2 (Schedule of Use Regulations), Sections 4.2 through 4.10 (Dimensional Regulations) and Section 5.1.2 (Required Parking), except as otherwise specifically provided herein. The Planning Board shall be the permitting authority for any multi-family development in the AHD.

3.16.3 Definitions

For the purposes of this section and the Needham Zoning By-Law, the following words and phrases shall have the following meanings:

- a. AHD Project – a multi-family housing development of affordable housing units, as defined in Section 1.3 of this By-Law.
- b. Multi-family dwellings – buildings containing three or more dwelling units.
- c. Site Plan Review – the Site Plan Review process as provided in Section 7.4.

3.16.4 Allowed Uses

The following uses may be constructed, maintained, and operated by right:

- a. AHD Projects, after completion of Site Plan Review as provided in Section 7.4.
- b. Accessory buildings and uses to the use allowed by right.

3.16.5 Multiple Buildings in the Affordable Housing District

More than one building may be located on a lot in the AHD as a matter of right, provided that each building and its uses complies with the requirements of Section 3.16 of this By-Law.

3.16.6 Dimensional Regulations for AHD Projects in the Affordable Housing District

- a. Minimum Lot Area (Sq. Ft.): 20,000 SF
- b. Minimum Lot Frontage (Ft.): 150 FT
- c. Minimum Front Setback¹ (Ft.): 40 FT
- d. Minimum Side Setback² (Ft.): 25 FT
- e. Minimum Rear Setback³ (Ft.): 25 FT
- f. Maximum Floor Area Ratio: .5
- g. Maximum Dwelling Units Per Acre: 25
- h. Maximum Lot Coverage: 20%
- i. Maximum Height⁴: 58 FT

¹ The front setback shall be a landscaped, vegetative buffer area, except that driveway openings, sidewalks, walkways and screened mechanical equipment may be located in the buffer area. Additionally, parking areas may be located in the buffer area, but must be set back at least 10 feet from the front lot line.

² Parking areas must be set back at least 5 feet from a side lot line.

³ Parking areas must be set back at least 5 feet from a rear lot line.

⁴ Structures erected on a building and not used for human occupancy, such as chimneys, heating-ventilation or air conditioning equipment, solar or photovoltaic panels, elevator housings, skylights, cupolas, spires and the like may exceed the maximum building height provided that no part of such structure shall project more than 15 feet above the maximum allowable building height, the total horizontal coverage of all such structures on the building does not exceed 25 percent, and all such structures are set back from the roof edge by a distance no less than their height. The Planning Board may require screening for such structures as it deems necessary. Notwithstanding the above height limitations, cornices and parapets may exceed the maximum building height provided they do not extend more than 5 feet above the highest point of the roof.

- j. Maximum Number of Stories: 4

3.16.7 Parking Requirements

- a. Notwithstanding anything in the By-Law to the contrary, for AHD Projects in the Affordable Housing District, the off-street parking requirement shall be .5 parking spaces per dwelling unit.
- b. For AHD Projects in the Affordable Housing District, the requirements of By-Law Section 5.1.3, Parking Plan and Design Requirements, shall apply.

3.16.8 Site plan review

- a. Site plan review under Section 7.4 of the By-Law shall be completed by the Planning Board for any AHD Project prior to the filing of an application for a building permit.
- b. For AHD Projects the site plan review filing requirements shall be those set forth in the By-Law for Major Projects as defined in Section 7.4.2.
- c. The procedure for the conduct of site plan review for an AHD project shall be as set forth in Section 7.4.4 of the By-Law.
- d. In conducting site plan review of an AHD project, the Planning Board shall consider the review criteria set forth in Section 7.4.6 of the By-Law.

(c) Amend Section 7.4 Site Plan Review

Make the following changes to Section 7.4.2 Definitions:

Under MAJOR PROJECT: Add a new paragraph after the paragraph defining MAJOR PROJECT, to read as follows:

“In the Affordable Housing District, a MAJOR PROJECT shall be defined as any construction project which involves the construction of 10,000 or more square feet of gross floor area; or increase in gross floor area by 5,000 or more square feet; or any project which results in the creation of 25 or more off-street parking spaces; or any project that results in any new curb- or driveway-cut.”

Under MINOR PROJECT, Add a new paragraph after the paragraph defining MINOR PROJECT, to read as follows:

“In the Affordable Housing District, a MINOR PROJECT shall be defined as any construction project which involves the construction of more than 5,000 but less than 10,000 square feet gross floor area; or an increase in gross floor area such that the total gross floor area

after the increase is 5,000 or more square feet – and the project cannot be defined as a MAJOR PROJECT.”

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

DRAFT Map Article 11/30/23

ARTICLE ____ : AMEND ZONING BY-LAW – MAP CHANGE FOR AFFORDABLE HOUSING DISTRICT

To see if the Town will vote to amend the Zoning By-Law by amending the Zoning Map as follows:

Place in the Affordable Housing District all the land described under Article ____, Section 3.16.2 of the May, 2024 Annual Town Meeting Warrant, said description being as follows:

DESCRIPTION

Or take any other action relative thereto.

INSERTED BY: Planning Board

FINANCE COMMITTEE RECOMMENDS THAT:

Non-Zoning Article 11/30/23 DRAFT

ARTICLE ____: AUTHORIZE SELECT BOARD TO REMOVE RESTRICTIONS

To see if the Town will vote to authorize the Select Board to execute and record such corrective deeds, instruments, releases or other documents as it deems necessary to clear the title to the land in the Affordable Housing District, as described in Article ____ of the 2024 Annual Town Meeting Warrant, of ancient or outdated restrictions and limitations on use, density, and dimension which could limit future development of Affordable Multi-Family Projects in that District; to update statutory references applicable to housing for elderly and handicapped persons of low income, and to take any other action relative thereto.

INSERTED BY: Select Board

FINANCE COMMITTEE RECOMMENDS THAT:

From: [Ross Donald](#)
To: [Planning; Amy Haelsen](#)
Cc: [Ross Donald](#)
Subject: Questions about Public Hearings Code of Conduct
Date: Wednesday, November 22, 2023 12:46:34 PM

Dear Planning Chair and Members,

Please, enter this correspondence into the record, if you would, for possible discussion on November 28, before the NHA Hearing on December 6.

I am a former Town Meeting Member and have observed with fascination the work of the Planning Department and the various other committees that have been meeting for so many years. I have a special interest in the Linden/Chambers proposals, since I am a Tenant there.

The Planning Committee, and the other Town Committees, have demonstrated an impressively professional relationship, working with the Needham Housing Authority, in such a friendly and accommodating way. When the NHA is granted time on your Agenda, for the many "informal" chats, the appearance is that the Planning, Zoning, and Conservation Committees are partners, in whatever the NHA is proposing.

NHA, admittedly, wants to borrow the "gravitas" of the Planning Board. This has been one goal of the NHA (to gain political concurrence) starting in 2017, after a strategic planning session with the State. I can elaborate on that, if the Rules allow. I can, for instance, address the question posed to NHA by the Planning Chair, "Why the density? Where did this come from?"

Will the following guidelines from NHA be in effect? Or will you have your own Rules?

"Guidelines for Public Comment Period And Public Hearings at the Needham Housing Authority

The presiding officer has discretion in enforcing these guidelines for the orderly and civil conduct of public meetings. The guidelines below apply to both the public comment period and public hearings before the Board unless noted otherwise.

1 Public comment period is provided at the discretion of the Needham Housing Authority.

2. Sign-up sheets for speaking during the public comment period and public hearings will be available 15 minutes before the start of the meeting. Citizens may not sign up on behalf of others. Citizens may indicate their desire to speak by email or mail at least 5 days prior to the meeting. Comments may also be entered via mail or email.

3. For the public comment period, each speaker is allowed three minutes, unless time is extended by the presiding officer. The public comment period may be limited to 15 minutes. A time limit may be imposed for individual testimony at a public hearing

4. Meeting attendees may not "donate" their speaking time to another person.

5. Speakers are not permitted to comment during the public comment period on topics that are scheduled to come up later as a public hearing item.

6. All remarks should be addressed to the NHA Board as a whole, through the Chairperson.

7 Speakers shall refrain from comment or behavior that involves:

a. Disorderly speech or action; name-calling or personal attacks; obscene or indecent remarks; and derogatory comments on personalities;

b. Comments must not reference other NHA residents individually, by family, or address

c. Promoting candidates for public office or upcoming ballot measures is not permitted.

8. Any person who engages in speech or action as described in Section 7, when such speech or action disrupts, disturbs or otherwise impedes the orderly conduct of any NHA Board meeting, may, at the discretion of the presiding officer, be barred from further audience before the Board during that meeting. (sic)

9. Any person who engages in speech or action as described in Sections 7 may, at the discretion of the presiding officer, be barred from further audience before the Council during that meeting. (sic)

10. In addition to the limits specified above, the presiding officer may set other reasonable, viewpoint-neutral limits to prevent disruption of NHA Board business.

Thanks for all your good work.

Yours truly,
Ross

Editor of [The Linden Letter](#) the.linden.letter@gmail.com
25 H Chambers Street, Needham, MA 02492-2140
Ross M. Donald 339-225-2620 ross.m.donald@gmail.com

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9. Any person who engages in speech or action as described in Sections 7 may, at the discretion of the presiding officer, be barred from further audience before the Council during that meeting.
10. In addition to the limits specified above, the presiding officer may set other reasonable, viewpoint-neutral limits to prevent disruption of NHA Board business.

From: [Myles Tucker](#)
To: scott520@hotmail.com
Cc: [Planning; Cheryl Gosmon](#)
Subject: RE: Board Meetings
Date: Monday, December 4, 2023 9:39:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Scott,

I've cc'd the Planning and Community Development staff and Cheryl Cosmon, the Executive Director of the Housing Authority, to help answer your question re: these plans for the Linden/Chambers redevelopment posed below.

--

Myles Tucker
He/Him/His
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From: Scott Schwartz <scott520@hotmail.com>
Sent: Saturday, December 2, 2023 12:26 AM
To: Office of the Town Manager <OTM@needhamma.gov>
Subject: Board Meetings

Hello,

In regard to the following proposal, are they renovating the 152 studio apartments? Also, will the 95 additional units be studio apartments? Do they need to cut trees in order to add the additional 95 units?

On Wednesday, December 6th, the [Planning Board](#) and the [Needham Housing Authority](#) (NHA) will hold a joint community meeting on the Linden and Chambers Street Redevelopment Project at 7 pm at Broadmeadow Elementary School and via Zoom. The purpose of this meeting is to seek input from residents and Town Meeting members on NHA's design plans for the project which includes replacing 152 studio apartments and adding an additional 95 units for a total of 247 units.

In regard to the following proposal, what is a Town's Tax Classification?

The [Select Board](#) will be holding a public hearing regarding the Town's Tax Classification at its regular meeting on Tuesday, December 5th. The hearing will begin at 7 pm on December 5th at Town Hall in Powers Hall and via Zoom. The Board is interested in hearing the opinions of residents from a variety of backgrounds and welcomes any resident or interested party to provide testimony.

How to Provide Feedback at a Public Hearing

You may attend the hearing in person to share your comments or, if you're attending the meeting by Zoom, please raise your virtual hand to ask to speak. You may also email your comments in advance of the hearing at selectboard@needhamma.gov.

Questions about this can be directed to the Town Manager's office at otm@needhamma.gov.