

NEEDHAM PLANNING BOARD

Tuesday December 3, 2024

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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: **880 4672 5264**

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: **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. Public Hearing:

7:00 p.m. Major Project Site Plan Special Permit No. 2024-03: PEX Health and Fitness, LLC d/b/a PEX Health and Fitness, 1451 Highland Avenue, Needham, MA, Petitioner. (Property located at 1450 Highland Avenue, Needham, MA). Regarding proposal to operate a personal fitness service establishment.

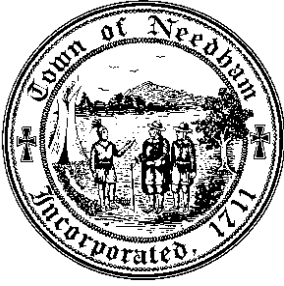
2. Request for permit extension: Major Project Site Plan Special Permit No. 2022-04: BTE Development, LLC, 13 Eaton Court, Wellesley, MA 02481, Petitioner. (Property located at 40 & 50 Central Avenue, Needham, MA). Regarding proposal to demolish the two existing commercial buildings and construct a new mixed-use building with retail on the first floor and 15 total residential units on the second and third floors, with associated surface parking.

3. Minutes.

4. Report from Planning Director and Board members.

5. Correspondence.

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



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S. 11, and the Needham Zoning By-Laws, Sections 3.2.2, 5.1.1.6, 5.1.2 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, December 3, 2024 at 7:00 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding the application of PEX Health and Fitness, LLC d/b/a PEX Health and Fitness, 1451 Highland Avenue, Needham, MA, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1450 Highland Avenue, Needham, MA 02494, shown on Assessor's Map No. 50 as Parcel 15 containing 13,939 square feet in the Center Business Zoning District. The requested Site Plan Special Permit would, if granted, permit the Petitioner to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. The premises are comprised of approximately 1,950 sq. ft. of first floor space, approximately 85% of which will be utilized for private, semi-private and group fitness (both general and boxing-style), approximately 90 square feet will be used for an office that will be used for office use and fitness and nutrition consultations, and the remainder of the premises will be used for bathrooms, utility and electrical closets.

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required to operate a personal fitness service establishment. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required to operate accessory uses incidental to the principal use, to wit, office use and fitness and nutrition consultations. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit to waive strict adherence to the requirements of Section 5.1.2, Required Parking, and Section 5.1.3, Parking Plan and Design Requirements, is required.

Copies of the articles are available for public inspection at the Planning Board Office, 500 Dedham Avenue, Needham, Massachusetts. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly: November 14, 2024 and November 21, 2024.

TOWN OF NEEDHAM
MASSACHUSETTS

2024 NOV 12 PM 2:40



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW SPECIAL PERMIT

Project Determination: (circle one) ~~Major Project~~ ~~Minor Project~~ Special Permit

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 1450 Highland Avenue, Needham, MA 02492
Name of Applicant PEX Health and Fitness, LLC
Applicant's Address 1451 Highland Avenue, Needham, MA 02492
Phone Number 774-521-7576

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

Property Owner's Name Topliff Street Associates Limited Partnership
Property Owner's Address c/o Boylston Properties, 800 Boylston Street, Suite 1390,
Boston, MA 02199
Telephone Number 617-262-4646

Characteristics of Property: Lot Area 13,939 s.f. Present Use Mixed Use
Map # 50 Parcel # 15 Zoning District Center Business

Description of Project for Special Permit Review under Section 7.4 of the Zoning By-Law:

The Applicant proposes to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. The premises are comprised of approximately 1,950 sq. ft. of first floor space, approximately 85% of which will be utilized for private, semi-private and group fitness (both general and boxing-style), approximately 90 square feet will be used for an office that will be used for office use and fitness and nutrition consultations, and the remainder of the premises will be used for bathrooms, utility and electrical closets.

Signature of Applicant (or representative) [Signature]
Address if not applicant David A. Giangrasso, Giangrasso Law LLC, 62 Walnut Street, Suite 62,
Wellesley, MA 02481
Telephone # 781-328-9099
Owner's permission if other than applicant Alejandro Miranda

Digitally signed by Alejandro Miranda
DN: cn=ALEJ, email=alejandro@boylston.com, o=Boylston Properties,
OU=Director of Project Development, cn=Alejandro Miranda
Reason: I am approving this document
Date: 2024.11.08 16:18:22-05'00'

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 11/7/2024
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____

Granted _____

Denied _____

Withdrawn _____

Fee Paid _____

Fee Waived _____

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

November 4, 2024

Via Hand Delivery and Email

Town of Needham Planning Board Members
500 Dedham Avenue
Needham, MA 02492
Attention: Lee Newman, Planning Director

Re: PEX Heath and Fitness, LLC d/b/a PEX Health and Fitness
Application for Special Permit
1450 Highland Avenue, Needham, MA

Dear Planning Board Members and Ms. Newman:

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law and the Needham Planning Board rules, I submit an Application for Special Permits on behalf of my client, PEX Health and Fitness, LLC, d/b/a PEX Health and Fitness (the “Applicant”) with an address of 1451 Highland Avenue, Needham, MA 02492, of which this letter is a part. The Applicant proposes to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho’s Taqueria), to operate a personal fitness service establishment. The premises are comprised of approximately 1,950 sq. ft. of first floor space, approximately 85% of which will be utilized for private, semi-private and group fitness (both general and boxing-style), approximately 90 square feet will be used for an office that will be used for office use and fitness and nutrition consultations, and the remainder of the premises will be used for bathrooms, utility and electrical closets. The premises are located in the Center Business District and are located in a building comprised of approximately 14,326 sq. ft. on a lot comprised of approximately 14,000 sq. ft. The other tenants in the building are Newton Wellesley Primary Care, Treat LLC, and Rockland Trust Company.

The Application addresses the following relief which is, or may be required:

1. Special Permit pursuant to Section 3.2.2 of the Zoning By-Law to operate a personal fitness service establishment.
2. Special Permit pursuant to Section 3.2.2 of the Zoning By-Law to operate accessory uses incidental to the principal use, to wit, office use and fitness and nutrition consultations.
3. Special Permit pursuant to Section 3.2.2 of the Zoning By-Law for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law.

4. Special Permit pursuant to Section 5.1.1.6 of the Zoning By-Law to waive strict adherence to the requirements of Section 5.1.2 (“Required Parking”) and Section 5.1.3 (“Parking Plan Design Requirements”) of the Zoning By-Law.

I. Use

As set forth in Section 1.3 of the Zoning By-Law, the Applicant is aware that the restrictions inherent to a personal service fitness establishment are (i) having at least one instructor or supervisor for every 15 clients, (ii) maximum class size of 15 clients, (iii) maximum occupancy at any one time of 20 persons, and (iv) maximum total area of 2,500 sq. ft. As set forth herein, the Applicant and premises will comply with all of these requirements.

The maximum number of staff on the premises at any given time will be 5. Most of the trainers will be working on a part-time basis (4-6 hours per day) so that some trainers will work morning only and other trainers will work afternoons only. The personal service that the Applicant will offer is private training sessions (one-on-one by appointment only sessions). It is anticipated that approximately 50% of the clients will be involved in one-on-one training. Approximately 25% of the anticipated training volume will consist of semi-private training sessions (2-4 people per trainer), which will be staggered throughout the day to prevent crowding and congestion issues (and to remain at all times in compliance with the 20-person maximum occupancy requirement). The third service, which is anticipated to comprise about 25% of the training volume, consists of small group training sessions (no more than 8 people per trainer). Small group training services will only be offered in the early mornings (5:00-8:00 am) and the late afternoons/evenings (5:00 pm or later) and only one small group training session will be held at a time. Due to the limited space at this location, there will be no private or semi-private training sessions going on at the same time as a small group training session.

All services will be by appointment only. The Applicant is a small appointment-based fitness facility and does not intend to offer larger classes (10+ people) for group training such as spinning and yoga. The sessions will be scheduled so that there will not be more than 20 individuals present at the facility at any given time. The proposed hours of operating are 5:00am to 8:00pm Monday through Sunday. The busiest times are anticipated to be 6:00am to 9:00am and 4:00pm to 7:00pm. The busiest days are Monday through Friday. Most clients tend to arrive at the facility just before the scheduled appointment and tend to leave immediately after the end of their appointment. The only exception to this is in the case of some early morning clients, who exercise before going to work. Those individuals may use the locker rooms and showers shown on the plan.

A general description of the types of fitness activities is that coaching is given for the following activities:

Boxing and conditioning training, dumbbell training, barbell training, kettlebell training, medicine ball training, body weight training, speed and agility training, cardiovascular training, metabolic training, and mobility training. The Applicant specializes in “personalized functional

training”. The functional training methodology prioritizes moving the body to elicit physiological adaptations, as opposed to moving machines and other such implements. A premium is put on space for movement and the Applicant develops programs that adhere, specifically, to the way each individual moves his/her body. This results in an intelligent program designed and aimed at keeping clients healthy, vibrant and injury free.

For the reasons set forth herein and the fact that the Applicant operates a similar personal fitness service establishment across the street at 1451 Highland Avenue, as permitted by Special Permit granted by the Planning Board (No. 2018-18, dated October 10, 2018), the use of the premises as a personal fitness service establishment is not detrimental to other uses in the building and area and is in compliance with all other requirements of the By-Law, and therefore the Special Permits under Section 3.2.2. of the By-Law set forth above should be granted.

II. Parking

The Applicant has requested a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2, more specifically to reduce the number of required parking spaces. The parking requirement for “indoor athletic or exercise facility or personal service fitness establishment” is set forth in Section 5.1.2 of the By-Law. According to Section 5.1.2, the Planning Board has the discretion to compute the parking requirement as either (a) “one space for 150 sq. ft. or fraction thereof of gross floor area and one space for each three employees to be employed on the largest shift” or (b) “in circumstances where facility size is known and occupancy and parking demand will be controlled by the method of operation, the Planning Board may reduce the number of parking spaces required for a personal fitness service establishment to one parking space per employee and visitor present on the site at any one time during the peak usage period”.

Under method (a) set forth above, the parking requirement for the gross floor area is $1,950 \text{ sq. ft.} / 150 = 13$ spaces, plus 1 space per 3 employees on the largest shift = $5 \text{ employees} / 3 = 2$ spaces (rounded up), for a total of 15 spaces.

Under method (b) set forth above, the Planning Board may reduce the number of parking spaces required for a personal fitness service establishment by one parking space per employee and visitor at any one time during the peak usage period. While the peak number of employees on site at any given time may be as high as 5, and the bulk of clients are on a one-to-one basis with the trainers, if some trainers schedule semi-private training sessions (maximum 4 students per trainer all as more particularly described below), the maximum number of employees and visitors could be as high as 15, for a parking requirement under method (b) of 15 spaces. Note that the Applicant will not schedule more than two semi-private training sessions (2-4 people per trainer) at the same time. The Applicant will also prohibit coaches from scheduling training sessions during small group class sessions. Under either method set forth in the By-Law, a parking waiver for 15 spaces will be needed for the proposed use. Therefore, the Applicant requests a waiver equal to 15 spaces.

With respect to the building, of which the Applicant leased premises are a part, the tenant mix is as follows:

Tenant No. 1 - Medical Clinic

8,623 square feet (4,943 square feet on the first floor, 3,680 square feet on the second floor)

@ 1 space/200 square feet = 43.115 spaces = 44 spaces

Tenant No. 2 – Treat Cupcake

1,868 square feet originally; expanded by 455 square feet to 2,323 square feet
Per Decision dated January 15, 2010, parking requirement was as follows: one parking space per three seats (30 seats, including the main room seats and the function room seats, divided by 3 = 10) and an additional 10 parking spaces for a take-out station, resulting in a total parking requirement of 20 spaces

Tenant No. 3 – Rockland Trust Company

1,450 square feet

@ 1 space/300 square feet = 4.83 spaces = 5 spaces

Tenant No. 4 – Applicant’s proposed space (formerly Pancho’s Taqueria), listed in the Pancho’s Taqueria Decision (No. 2019-01, dated February 26, 2019) (the “Pancho’s Decision”) and in the Amendment to Decision Nos. 95-7 and 97-2 (dated February 26, 2019) (The “Amendment to Decision”), 1,575 square feet

@ 1 space per 3 seats plus 10 spaces for the take out station for a total of 23 spaces

Pursuant to the Pancho’s Decision and the Amendment to Decision, the Planning Board determined that the total parking requirement of 1450 Highland at the time of the Pancho’s Decision and the Amendment to Decision issued by the Planning Board was computed to be 94 spaces. At that time, the property had access to 48 parking spaces (40 provided by a parking easement located adjacent to the neighboring Walgreen’s property and 8 spaces located on-site). In the Amendment to Decision, the Planning Board granted a parking waiver of 46 parking spaces, for the difference between the required 94 parking spaces and the then available 48 parking spaces.

As further noted above, the parking requirement for Pancho’s Taqueria stated in the Pancho’s Decision and Amendment to Decision was 23 spaces. As the number of spaces required for the Applicant is 15 spaces, the total parking requirement of the entire building after substituting PEX Health and Fitness for Pancho’s Taqueria will decrease by 8 (23-15 = 8).

Additionally, the property now has access to 60 parking spaces (8 spaces located on-site, 40 spaces provided by a parking easement located adjacent to the neighboring Walgreen’s

property, and 12 spaces provided a parking easement located on the neighboring 13-15 Highland Place property).

As described above, the total parking demand for Applicant is 15 spaces, which is less than the 23 spaces required by Pancho's Taqueria. Due the fact that the Applicant requires fewer spaces than the tenant they are replacing and there are now more spaces available at the property, the Planning Board should grant a waiver for 15 spaces for the Applicant. If the Planning Board determines that the parking waiver for the entire building needs to be regranted, the waiver should be 26 ($86 - 60 = 26$).

A waiver pursuant to Section 5.1.1.6 from strict adherence to the provisions of Section 5.1.3 of the Zoning By-Law ("Parking Plan and Design Requirement") was granted by the Pancho's Taqueria Decision (No. 2019-01, dated February 26, 2019) and ratified by the Amendment to Decision for Permit Nos. 95-7 and 97-2 dated February 26, 2019. As there are no changes to the parking plan for the building since February 26, 2019 and replacing Pancho's Taqueria with the Applicant will result in a reduction of the number of required parking spaces as set forth above, the Applicant requests that the waiver pursuant to Section 5.1.1.6 from strict adherence to the provisions of Section 5.1.3 be granted.

As determined by the Planning Board in the Pancho's Taqueria Decision and the PEX Health and Fitness, LLC Decision for the building located across the street at 1451 Highland Avenue (No. 2018-18, dated October 10, 2018), the reduction in the number of parking spaces is consistent with the intent of the By-Law and will not increase the detriment to the Town's and neighborhood's inherent use.

These applications for Special Permits include the following:

1. Application for Special Permit
2. Locus Map, printed from Needham Online GIS, printed November 4, 2024
3. Floor Plan prepared by Derek Rubinoff, Architect dated November 1, 2024 (11 x 17)
4. As-Built Plan for 1450 Highland Avenue showing eight (8) on-site parking spaces
5. Supplemental letter re: Section 7.5.2.1 of the Zoning By-Law
6. Filing fee check in the amount of \$1,000.00

In addition to being submitted electronically, two (2) hard copies of each of the items set forth in 1-5 above are being hand delivered to the Planning Department along with the check for the filing fee.

*Town of Needham Planning Board
November 4, 2024
Page 6*



The Applicant requests that it be permitted to modify the floor plan without further Planning Board review or approval provided that the limits of the leased space are not expanded.

Please schedule the public hearing for this matter for November 19, 2024.

Thank you for your cooperation.

Sincerely,

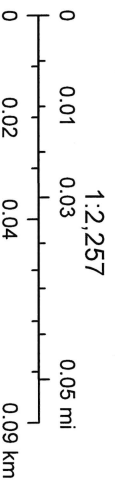
David A. Giangrosso

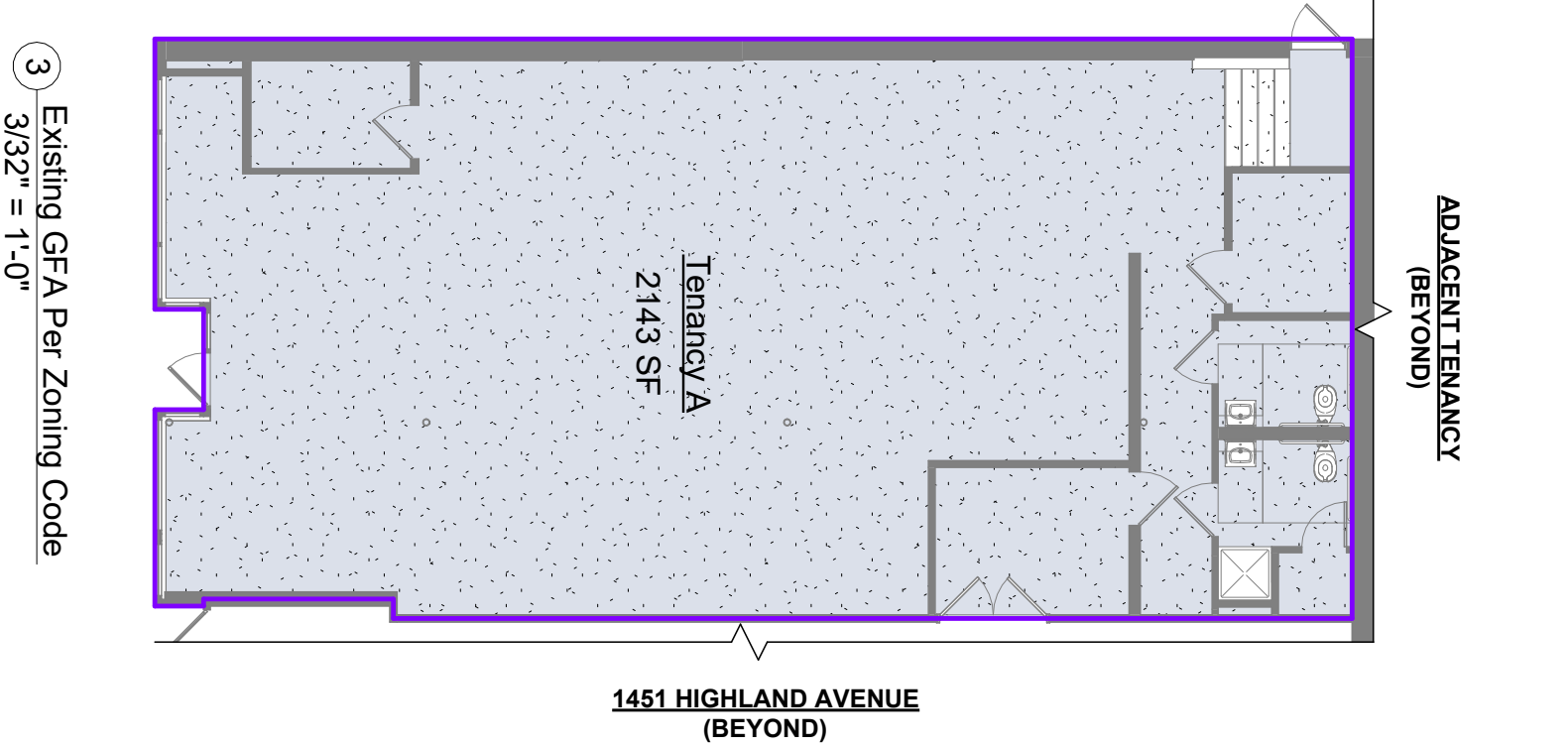
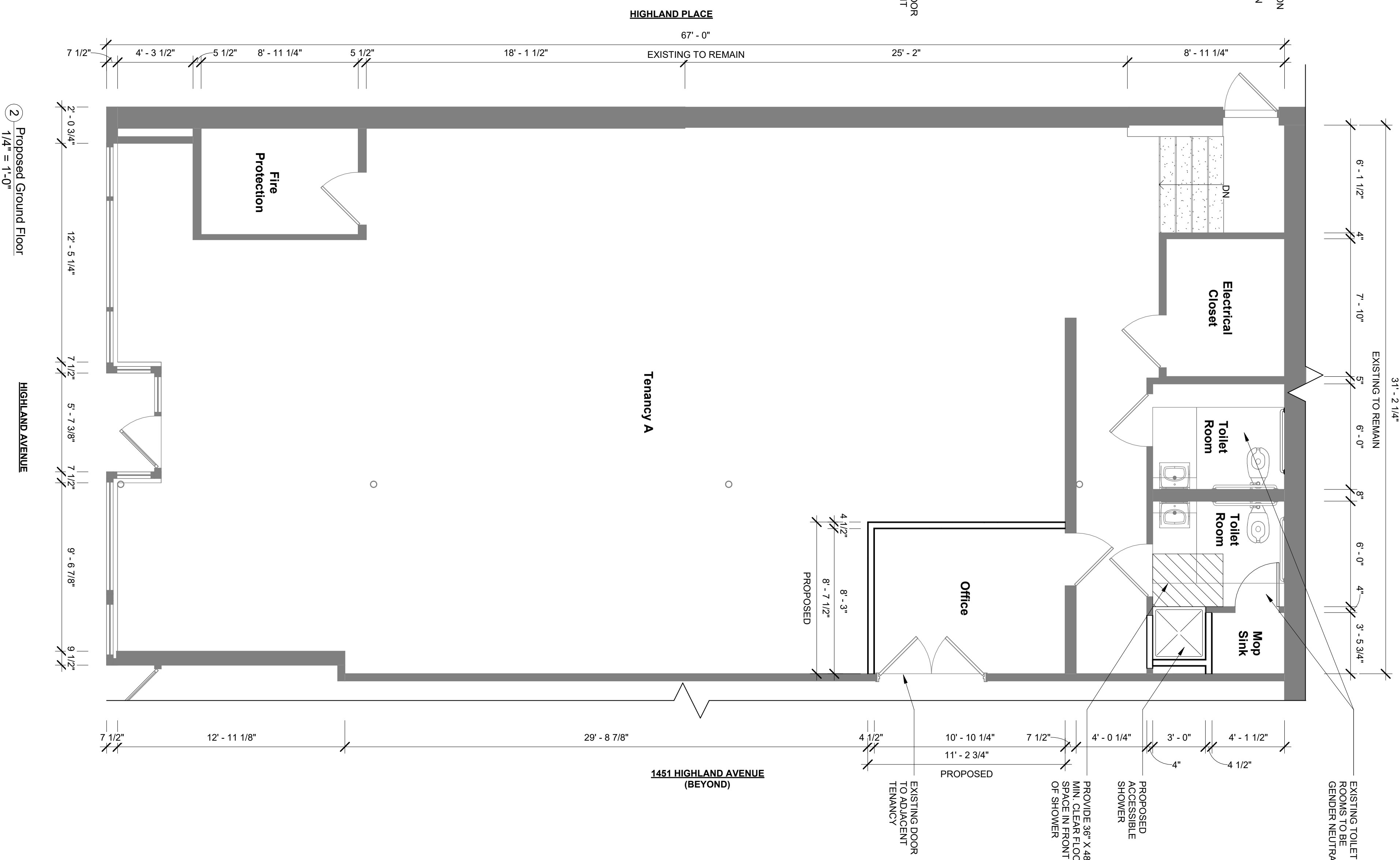
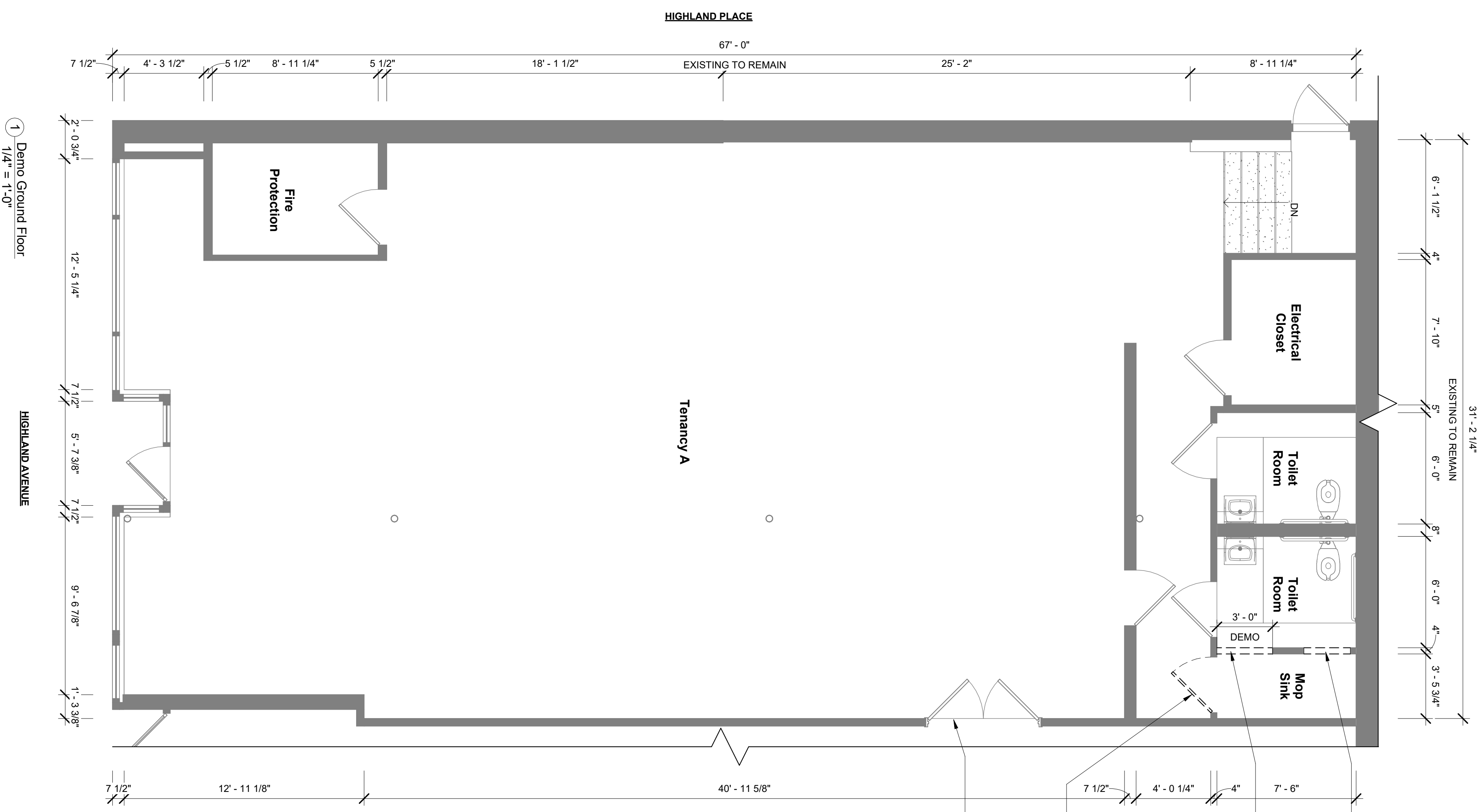
Town of Needham



11/4/2024, 1:29:41 PM

- Town Boundaries
- Painted Lines
- Parking Feature
- Crosswalk
- Buildings
- Railroad Tracks
- Bridges
- Roads
 - Paved
 - Unpaved
 - Driveways
 - Paved
- Parking Lots
 - Paved
 - Unpaved
- Sidewalks
 - Sidewalk
 - Exterior Stairway
- Sports
 - Sports Field
 - Infield
 - Playground
 - Sports Court
 - Golf Bunker
 - Golf Course
 - Bleacher
- Waterbodies
- Parcels





PLAN LEGEND

- EXISTING PARTITION
- DEMOLISH PARTITION
- NEW PARTITION

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
 82 Spring Street, West Roxbury, MA 02132-4316
 617.504.2599
 inquiries@derek Rubinoff.com
 www.derek Rubinoff.com

ARCHITECTURE • INTERIORS • CONSUMER ENVIRONMENTS

© Copyright 2024 Derek Rubinoff, Architect

PROPERTY OWNER
 PEX Health and Fitness
 1451 Highland Avenue
 Needham, MA 02492
 Contact: Bianca Gira
 Email: b.gira@pexfanfitness.com
 Mobile: (774) 527-7576

ARCHITECT
 Derek Rubinoff, Architect
 82 Spring St.
 Needham, MA 02492
 Contact: Derek Rubinoff
 Email: d.rubinoff@derek Rubinoff.com
 Mobile: (617) 504-2599

No.	By	Date	Description
1	DR	11/01/2024	Permit Set

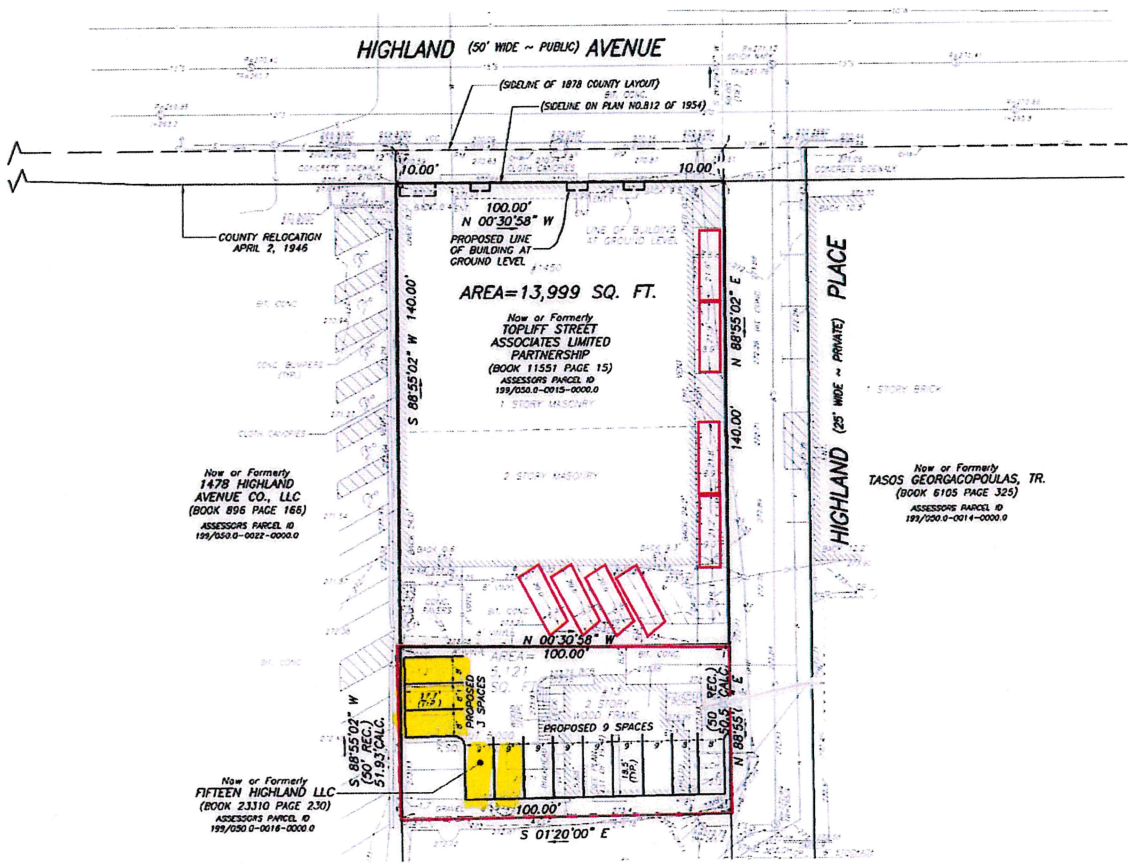
**PEX Health and Fitness
 Fit-Out**

Demo & Proposed Plans

1450 Highland Avenue
 Needham, MA 02492

Checked By: Checker
 Job No: 2448

SKD-0.2



- NOTES:**
- 1) BENCH MARK INFO
BENCH MARK C NEEDHAM PLAN TO BEYOND MA SHOWING HEREON
TEMPORARY BEI
TEM-A LEFT OF ENTRANCE TO ELEV.=270.49
TEM-B FRONT AS SHOWN HERE
 - 2) ELEVATIONS REFER TO
CONTOUR INTERVAL 1'
 - 3) UTILITY INFORMATION PLANS OF RECORD CONDUITS HAVE BEEN PLANNED AND ARE APP RESPONSIBILITY FOR THAT ARE OMITTED TO SINCE SUBSURFACE PLANNING FUTURE OF DEPARTMENT SHOULD SUBSURFACE STRUCTURE TOLL FREE, THE DIS EVENT-TWO HOURS
 - 4) THIS DOCUMENT IS A SURVEYORS ISSUED AND SOLELY TO RELY UNDER CONTRACT TO REUSE OF THIS DOC PURPOSES UNRELATED BE AT THE USER'S LIABILITY FOR VIOLAT. CONSENT IS PROVIDED
 - 5) RECORD GAS INFO
 - 6) PROPOSED BUILDING CAD FILE "1450.PLA"
 - 7) PROPOSED PARKING "18079_C-1.PROFGI"

November 4, 2024

Via Hand Delivery and Email

Town of Needham Planning Board Members
500 Dedham Avenue
Needham, MA 02492
Attention: Lee Newman, Planning Director

Re: PEX Health and Fitness, LLC d/b/a PEX Health and Fitness
Application for Special Permit
1450 Highland Avenue, Needham, MA

Dear Planning Board Members and Ms. Newman:

The purpose of this letter is to provide the Planning Board with additional information in connection with the above-described project. I have structured the bulk of this letter to conform to the review criteria for special permit review, as set forth in Section 7.5.2.1 of the Zoning By-Law.

The property is located at 1450 Highland Avenue in the Center Business District. The property is presently fully developed. The proposed personal fitness service establishment will be located in the space formerly occupied by Pancho's Taqueria.

Special Permit Review Criteria

The following are the criteria for the Planning Board to consider during the special permit review process pursuant to Section 7.5.2.1 of the Zoning By-Law, and the description of how the project satisfies those criteria.

“The proposed use, building, structure, off-street parking or loading, modification of dimensional standards, screening or landscaping, or other activity, which is the subject of the application for special permit:

- (a) **“complies with such criteria or standards as may be set forth in the section of this By-Law which refers to the granting of the requested special permit”**

As set forth in the application letter submitted herewith, the proposed project complies with all criteria and standards for obtaining the requested special permits pursuant to Section 3.2.2 and Section 5.1.1.6 of the Zoning By-Law.

- (b) **“is consistent with: 1) the general purposes of this By-Law as set forth in subparagraph 1.1, and 2) the more specific objectives and purposes applicable to the**

requested special permit which may be set forth elsewhere in this By-Law, such as, but not limited to, those at the beginning of the various sections”

The proposed project is consistent with the general purpose of the Zoning By-Law set forth in Section 1.1 and with the other specific objectives and purposes applicable to the requested special permits in the Zoning By-Law. Additionally, the Applicant operates similar personal fitness service establishments across the street in the building at 1451 Highland Avenue (the “1451 Highland PEX”) and at 292 Reservoir Street and has been a tenant in the Center Business District since 2018.

(c) “is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area”

The proposed project is compatible with the existing natural features of the site and with the characteristics of the surrounding area as the proposed project will only modify the interior of the building. The structure of the building, off-street parking or loading, and exterior of the building and surrounding area will not be affected by the proposed project. Therefore, the relationship of the site to the natural features and the surrounding area will not be affected in any material way.

(d) “the circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area”

The proposed project will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area. As set forth in the application letter submitted herewith, the parking requirements and maximum capacity for the proposed project are less than those for the prior use of the premises. All clients will be by appointment only and the anticipated busiest peak hours of operation are before 9 a.m. and after 4 p.m., which complements the peak use times for many other local businesses.

(e) “the proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area, 2) emission or discharge of noxious or hazardous materials or substances, or 3) pollution of water ways or ground water”

The proposed project will not result in excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area. The subject premises are located in the middle of the block between May Street and Great Plain Avenue and are surrounded by several other retail

*Town of Needham Planning Board
November 4, 2024
Page 3*



stores and other businesses, including Needham Town Hall and the 1451 Highland PEX. The proposed project will not constitute a demonstrable adverse impact on the surrounding area resulting from emission or discharge of noxious or hazardous materials or substances or from pollution of water ways or ground water.

Thank you for your cooperation. If you have any questions, please do not hesitate to contact me.

Sincerely,

David A. Giangrasso

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - 1450 Highland Ave, PEX
Date: Friday, November 8, 2024 8:58:31 AM

Police has no issue with this

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, November 7, 2024 4:29 PM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - 1450 Highland Ave, PEX

<< File: Special Permit Application - 1450 Highland.pdf >>

Dear all,

We have received the attached application materials for the proposal by the Petitioner to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. More information can be found in the attachment.

The Planning Board has scheduled this matter for December 3, 2024. Please send your comments **by Monday November 25, 2024**, at the latest (a tad earlier due to Thanksgiving).

The documents attached for your review are detailed below:

1. Cover Letter from Attorney David A. Giangrosso, dated November 4, 2024.
2. Application for Special Permit.
3. Town of Needham GIS map of property.
4. Plan sheet SKD-0.2, PEX Health and Fitness Fit-Out, entitled "Demo & Proposed Plan," prepared by Derek Rubinoff Architect, 82 Spring Street, West Roxbury, MA, 02132, dated November 1, 2024.

5. Portion of site Plan showing parking.
6. Letter from Attorney David A. Giangrasso, dated November 4, 2024.

Thank you, alex.

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

From: [Tom Conroy](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - 1450 Highland Ave, PEX
Date: Friday, November 8, 2024 11:34:59 AM

Hi Alex,

No issues with Fire.

Thanks,

Tom

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, November 7, 2024 4:29 PM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - 1450 Highland Ave, PEX

<< File: Special Permit Application - 1450 Highland.pdf >>

Dear all,

We have received the attached application materials for the proposal by the Petitioner to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. More information can be found in the attachment.

The Planning Board has scheduled this matter for December 3, 2024. Please send your comments **by Monday November 25, 2024**, at the latest (a tad earlier due to Thanksgiving).

The documents attached for your review are detailed below:

1. Cover Letter from Attorney David A. Giangrasso, dated November 4, 2024.
2. Application for Special Permit.
3. Town of Needham GIS map of property.
4. Plan sheet SKD-0.2, PEX Health and Fitness Fit-Out, entitled “Demo & Proposed Plan,” prepared by Derek Rubinoff Architect, 82 Spring Street, West Roxbury, MA, 02132, dated November 1, 2024.
5. Portion of site Plan showing parking.
6. Letter from Attorney David A. Giangrasso, dated November 4, 2024.

Thank you, alex.

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

From: [Joseph Prondak](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - 1450 Highland Ave, PEX
Date: Monday, November 18, 2024 8:33:45 AM

Hi Alex,

I have no comments or concerns for this proposal.

Let me know if you need anything else.

Thanks!!

Joe

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, November 7, 2024 4:29 PM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcDonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - 1450 Highland Ave, PEX

<< File: Special Permit Application - 1450 Highland.pdf >>

Dear all,

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Thank you, alex.

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

From: [Tara Gurge](#)
To: [Alexandra Clee](#)
Subject: Planning Board request for comments RE: 1450 Highland Ave, PEX - Public Health Division comments
Date: Monday, November 25, 2024 10:40:20 AM
Attachments: [Special Permit Application - 1450 Highland.pdf](#)

Hello Alex –

Here are the Public Health Divisions comments for the proposed Planning Board project up for discussion, at the site located at **#1450 Highland Ave.**, to redevelop the premises, which is the space formerly occupied by Pancho’s Taqueria to operate a personal fitness service establishment.

- Prior to any extensive renovations/demolition that may occur on site as a result of this new gym build out/conversion, the owner must apply for the Demolition review online, via our online permit application system. See direct link to this permit review application - [-https://needham.viewpointcloud.com/categories/1073/record-types/1006508](https://needham.viewpointcloud.com/categories/1073/record-types/1006508). **PLEASE NOTE:** Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review prior to the issuance of the Demolition/Extensive renovation permit issued by the Building Department.

- On-going pest control must be conducted during the building renovations/new construction to prevent the risk of pests.

Please let us know if you have any follow-up questions or if you need any additional information from us on those requirements.

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

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From: Alexandra Clee <aclee@needhamma.gov>

Sent: Thursday, November 7, 2024 4:29 PM

To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcDonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>

Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>

Subject: Request for comment - 1450 Highland Ave, PEX

Dear all,

We have received the attached application materials for the proposal by the Petitioner to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. More information can be found in the attachment.

The Planning Board has scheduled this matter for December 3, 2024. Please send your comments **by Monday November 25, 2024**, at the latest (a tad earlier due to Thanksgiving).

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5. Portion of site Plan showing parking.
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Thank you, alex.

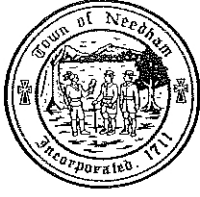
Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning



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

November 25, 2024

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

RE: Major Project Special Permit No. 2024-03
1450 Highland Avenue- PEX Health and fitness

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Special Permit. The applicant is requesting to occupy property formally occupied by Pancho's Taqueria.

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. Cover Letter from Attorney David A. Giangrasso, dated November 4, 2024.
2. Application for Special Permit.
3. Town of Needham GIS map of property.
4. Plan sheet SKD-0.2, PEX Health and Fitness Fit-Out, entitled "Demo & Proposed Plan," prepared by Derek Rubinoff Architect, 82 Spring Street, West Roxbury, MA, 02132, dated November 1, 2024.
5. Portion of site Plan showing parking.
6. Letter from Attorney David A. Giangrasso, dated November 4, 2024.

Our comments and recommendations are as follows:

- We have no comments or objection to the proposed change of use

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

Truly yours,

Thomas Ryder
Town Engineer

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 18, 2024

Planning Department
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Major Project Site Plan Special Permit No. 2022-04
BTE Development, LLC
40 & 50 Central Avenue, Needham, MA

Dear Lee,

You may recall that I represent BTE Development, LLC relative to its contemplated redevelopment of the properties known and numbered 40 and 50 Central Avenue, Needham, MA. In connection therewith, the Planning Board previously issued Major Project Site Plan Special Permit Decision No. 2022-04, containing special permits and zoning relief necessary for such redevelopment. Pursuant to paragraph 4.7 of the said Decision, the special permit is set to lapse on January 17, 2025, absent extension by the Board.

Due in part to increases in labor and material costs as well as increases in interest rates following issuance of the Decision, and for other reasons, my client was delayed in commencing the anticipated redevelopment. However, he is now preparing to move forward and construction drawings sufficient for submission to the Building Department are currently in process.

Therefore, on behalf of BTE Development, LLC, I respectfully request an extension of all special permits and zoning relief set forth in the Decision for an additional period of two (2) years, until January 17, 2027.

Sincerely,



George Giunta, Jr.

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

December 3, 2024

Planning Department
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Major Project Site Plan Special Permit No. 2022-04
BTE Development, LLC
40 & 50 Central Avenue, Needham, MA

Dear Lee,

In light of the recently enacted permit extension act (Section 280 of Chapter 238 of the Acts of 2024), the pending request to extend the special permits and zoning relief set forth in the above referenced Decision is now moot, and I would therefore request to withdraw same.

As you are aware, the permit extension act automatically extends, for two years beyond its otherwise applicable expiration date, any permit or approval that was "in effect or existence" during the period beginning January 1, 2023 and ending January 1, 2025. Whereas the above referenced Decision was issued January 17, 2023, it was in effect during such period and therefore subject to the automatic extension. As a result, the Decision and the zoning relief set forth therein will now expire on January 17, 2027, making the pending request moot.

Please let me know if you have any questions, comments or concerns, or if you or the Board disagree.

Sincerely,



George Giunta, Jr.



RECEIVED TOWN CLERK
NEEDHAM, MA 02482

2023 JAN 19 PM 4:11

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

Major Project Site Plan Special Permit No. 2022-04
January 17, 2023
BTE Development, LLC
40 & 50 Central Avenue

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of BTE Development, LLC, 13 Eaton Court, Wellesley, MA 02481, for property located at 40 & 50 Central Avenue, Needham, MA. Said property is located in the Neighborhood Business Zoning District. The property is shown on Assessors Plan No. 80 as Parcels 9 and 10 containing a total of 32,058 square feet.

This decision is in response to an application submitted to the Board on September 22, 2022, by the Petitioner for: (1) a Major Project Site Plan Special Permit under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law); (2) a Special Permit under Section 1.4.6 of the By-Law for a change and extension of a lawful, pre-existing, non-conforming use, and the alteration and enlargement and reconstruction of a lawful, pre-existing, non-conforming structure; (3) a Special Permit under Section 3.2.3.2(g) of the By-Law for retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises, in a space less than two thousand (2,000) square feet (for Panella's Market); (4) a Special Permit under Section 3.2.3.2(h) of the By-Law for a take-out food counter as an accessory to a food retail or other non-consumptive retail establishment (for Panella's Market); (5) a Special Permit under Section 3.2.3.2(j) of the By-Law for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law; (6) a Special Permit under Section 3.2.3.2(q) of the By-Law for apartment or multi-family dwelling use above the first floor where the first floor is used for a nonresidential use allowed in Section 3.2.3.1 or Section 3.2.3.2; (7) a Special Permit under Section 4.4.12(a) of the By-Law to increase the maximum floor area ratio to 0.7 and the building height to three (3) stories and forty (40) feet; (8) a Special Permit under Section 4.4.12(b) of the By-Law to reduce the minimum side setback adjoining a residential district to twenty (20) feet; (9) a Special Permit under Section 5.1.1.5 to waive strict adherence with the off-street parking requirements of Section 5.1.2 of the By-Law and the parking design requirements of Section 5.1.3 of the Zoning By-Law; and (10) a waiver of strict compliance with the following requirements of Section 7.4.4 of the By-Law, as necessary: (1) Requirement of subparagraph (b) concerning location of structures within 100 feet of property line; (2) Requirements of subparagraph (d) concerning cross and longitudinal views of the proposed structure(s) in relation to proposed site layout, together with an elevation line to show the relationship to the center of the street; and (3) Requirements of subparagraph (o) concerning projected traffic volume.

The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to demolish the two existing commercial buildings and construct a new mixed-use building with retail on the first floor and 15 total residential units on the second and third floors, with associated surface parking, driveways and other site improvements, all as further described in the application materials.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the hearing was called to order by the Chairperson, Adam Block on Tuesday, November 15, 2022 at 8:15 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. The hearing was continued to Monday, December 5, 2022 at 7:05 p.m., in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert, Natasha Espada and Artie Crocker were present throughout the November 15, 2022 proceedings. Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert and Artie Crocker were present throughout the December 5, 2022 proceedings. Pursuant to Massachusetts General Laws Chapter 39, Section 23D, Adjudicatory Hearing, adopted by the Town of Needham in May of 2009, Ms. Espada examined all evidence received at the missed December 5, 2022 session and listened to an audio recording of the meeting. The record of the proceedings and the submission upon which this decision is based may be referred to in the office of the Town Clerk or the office of the Board.

Submitted for the Board's deliberation prior to the close of the public hearing were the following exhibits:

- Exhibit 1 - Application for Major Project Site Plan Review Special Permit No. 2022-04, dated September 22, 2022, with Addendum A.
- Exhibit 2 - Letter to the Planning Department from George Giunta Jr., Attorney, dated September 19, 2022.
- Exhibit 3 - Letter to Lee Newman, from Jeanne Ellen Bolio and Douglas E. Panella, dated September 19, 2022.
- Exhibit 4 - Letter to Lee Newman from Michael Panella, David Panella and Brian Panella, dated September 21, 2022.
- Exhibit 5 - Plan set entitled "40 & 50 Central Avenue, Needham, MA" consisting of 3 sheets, prepared by Verne T. Porter, 354 Elliot Street, Newton, MA: Sheet 1, Existing Conditions Site Plan, dated September 12, 2022; Sheet 2, Proposed Parking and Building Location, dated September 12, 2022; Sheet 3, Proposed Conditions Site Plan, dated September 12, 2022.
- Exhibit 6 - Plan set entitled "Central Avenue Development, 40-50 Central Avenue, Needham, MA" consisting of 5 sheets, prepared by MGD plus, 411 Lexington Street, Newton, MA and Ron Jarek, 487 Watertown Street, Newtonville, MA: Sheet 1, Sheet SP.00, entitled "Cover Page", dated September 18, 2022; Sheet 2, Sheet SP.01, entitled "Architectural Site Plan," dated September 18, 2022; Sheet 3, Sheet SP.02, entitled "Floor Plans," dated September 18, 2022; Sheet 4, Sheet SP.03, entitled "Elevations," dated September 18, 2022; Sheet 5, Sheet SP.04, entitled "3D Views," dated September 18, 2022.
- Exhibit 7 - Drainage Summary entitled "Proposed Mixed-Used Building, 40-50 Central Avenue, Needham, MA, prepared by Verne T. Porter, 354 Elliot Street, Newton, MA, dated September 12, 2020.

- Exhibit 8 - Plan prepared by MGD plus Design, 411 Lexington Street, Newton, MA, 04266, consisting of 2 sheets: Sheet SP.05, entitled “3D views 2,” dated September 18, 2022, revised October 30, 2022; Sheet SP.06, entitled “3D views 3,” dated September 18, 2022.
- Exhibit 9 - Plan prepared by MGD plus Design, 411 Lexington Street, Newton, MA, 04266, Sheet SP.03.2, entitled “Elevations 2,” dated September 18, 2022, revised October 30, 2022.
- Exhibit 10 - Plan prepared by MGD plus Design, 411 Lexington Street, Newton, MA, 04266, entitled “Central Avenue Development, 40-50 Central Avenue, Needham, MA”, Sheet SP.06, entitled “Landscape Plan,” dated October 6, 2022.
- Exhibit 11 - 4 Building Renderings, undated.
- Exhibit 12 - Transportation Impact Assessment, entitled “Proposed Residential Development 40-50 Central Avenue, Needham, MA”, prepared by Vanasse & Associates, inc., 35 New England Business Center Drive, Suite 140, Andover, MA 01810, dated November, 2022.
- Exhibit 13 - Design Review Board Memorandum to the Planning Board, dated November 7, 2022.
- Exhibit 14 - Letter to the Planning Department from George Giunta, Jr., dated November 29, 2022.
- Exhibit 15 - Letter to Lee Newman from Jeanne Ellen Bolio and Douglas E. Panella, dated November, 2022.
- Exhibit 16 - Letter to Lee Newman from Brian Panella, Robert Panella, Michael Panella, and David Panella, dated November 19, 2022.
- Exhibit 17 - The Michael J. Panella 1992 Trust, recorded in the Norfolk County Registry of Deeds, Book 11216, Page 641
- Exhibit 18 - Last Will and Testament of Helen J. Panella.
- Exhibit 19 - Letter from Anonymous Needham resident dated November 28, 2022.
- Exhibit 20 - Plan prepared by MGD plus Design, 411 Lexington Street, Newton, MA, 04266, entitled “Central Avenue Development, 40-50 Central Avenue, Needham, MA”, Sheet SP.07, entitled “Landscape Plan,” dated November 30, 2022, revised October 30, 2022 and December 2, 2022.
- Exhibit 21 - Letter to the Planning Department from George Giunta, Jr., dated November 30, 2022.
- Exhibit 22 - Interdepartmental Communication (IDC) to the Board from Chief John Schlittler, Needham Police Department, dated December 5, 2022; IDC to the Board from Thomas Ryder, Town Engineer, dated December 5, 2022; and IDC to the Board from Tara Gurge, Health Department, dated November 9, 2022.

Exhibits 1, 2, 5, 6, 7, 8, 9, 11, 12, 20 and 21 are referred to hereinafter as the Plan.

FINDINGS AND CONCLUSIONS

Based upon its review of the exhibits and the record of the proceedings, the Board found and concluded that:

- 1.1 The subject property is located in the Neighborhood Business Zoning District (NBD) at 40 & 50 Central Avenue, Needham, MA. The said property is shown on Needham Town Assessors Plan No. 80 as Parcels 9 and 10 containing a total of 32,058 square feet, with approximately 139.98 feet of frontage on Central Avenue and approximately 196.78 of frontage on Reservoir Avenue.
- 1.2 The Premises is currently fully developed, with one parcel occupied by a one-story commercial building and the other being occupied by a two-story commercial building, as well as associated parking and driveway areas. The one-story building at 40 Central Avenue is currently vacant, and the two-story building at 50 Central Avenue is currently occupied by Panella's Market on the first floor and office space on the second floor.
- 1.3 The Petitioner proposes to demolish both existing buildings and replace them with a single, new building, to be used for mixed use purposes. The new building will be three stories high and contain approximately 20,072 square feet of space, with retail on the first floor, and 15 residential units on the second and third floors. It is currently contemplated that one of the retail bays on the first floor will be occupied by Panella's Market. Three of the fifteen residential units will be affordable, as defined by the Zoning By-Law. The entire site will be redeveloped and in addition to the new building, landscaping and other site improvements will also be installed, as shown on the plans submitted herewith.
- 1.4 As indicated above, the proposed new building will be used for mixed purposes, including retail and residential, with one of the retail spaces intended for use by the current tenant, Panella's Market. Pursuant to Section 3.2.3.1 of the By-Law, certain retail uses are allowed by right in the NBD, specifically including a retail shop for the sale of convenience goods and a grocery store. In addition, pursuant to Section 3.2.3.2, retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises, a take-out food counter as an accessory to a food retail or other non-consumptive retail establishment, and more than one non-residential use on a lot are all allowable by special permit. Finally, pursuant to Section 3.2.3.2, apartment or multi-family dwelling use above the first floor is allowable by special permit, provided the first floor is used for a nonresidential use allowed in Section 3.2.3.1 or Section 3.2.3.2 and further provided that the proposed apartment or multi-family dwelling complies with the lot area per unit requirements for apartments in the A-1 district as detailed in Section 4.3, and as affected by the provisions of Section 6.12(b).¹

¹ The lot area per unit requirement for apartments in the A-1 district set forth in Section 4.3 is 18 units per acre. Whereas the Premises consists of 32,058 square feet, that equates to a maximum total of 13.25 units. However, Section 6.12(b) provides that "the minimum lot area per dwelling unit normally required in the A-1 zoning district (as applicable to the Neighborhood Business District), shall be reduced by that amount necessary to permit up to two additional units (one affordable unit and one market unit) on the lot over the number required in section 6.12(a) above. As a result, the maximum allowable number of units is 15, being 13 + 2.

- 1.5 The By-Law, Section 4.4.1 requires that the minimum lot area be 10,000 square feet and the minimum lot frontage be 80 feet. The proposed development contains approximately 32,058 square feet of area, with approximately 139.98 feet of frontage on Central Avenue and approximately 196.78 of frontage on Reservoir Avenue; and therefore complies with the minimum frontage and the minimum area requirements.
- 1.6 The By-Law, Section 4.4.4 requires a minimum front setback of 20 feet. The proposed building is to have a front setback of 22.5 feet from Central Avenue at its closest point. Therefore, the proposed new building complies with the applicable front setback requirements.
- 1.7 The By-Law, Section 4.4.2 (d) allows a maximum floor area ratio (FAR) of 0.5. However, pursuant to Section 4.4.12(a), the Planning Board may issue a special permit for mixed use buildings allowed by special permit under Subsection 3.2.3.2 (q) in the Neighborhood Business District to increase the FAR to .7. The FAR for the new building is .63. Therefore the proposed new building will comply with the applicable FAR requirement.
- 1.8 Pursuant to Section 4.4.3 the maximum height allowed as of right in the NBD is two and one-half (2 ½) stories, not to exceed thirty-five feet. However, pursuant to Section 4.4.12(a), the Planning Board may issue a special permit for mixed use buildings allowed by special permit under Subsection 3.2.3.2 (q) in the Neighborhood Business District to increase the maximum height to three stories and 40 feet. The proposed building is three stories and 39 feet high to the top of the elevator penthouse. As a result, the building will comply with the height limitations of the By-Law.
- 1.9 The By-Law, Section 4.4.5, further requires that no more than two driveways are allowed for every 150 feet of frontage, and two-way driveways of the kind proposed for the Premises must be no less than 18 feet wide and no more than 25 feet wide. Whereas only two, two-way driveways are proposed, and whereas each driveway opening is 20 feet wide, same will comply with the applicable driveway opening conditions of Section 4.4.5.
- 1.10 The By-Law, Section 4.4.8.4, requires that:

“no building or structure for a use not allowed in a residential district shall be placed within fifty (50) feet of a residential district boundary, and the ten feet closest to such boundary shall be suitable landscaped as specified at Section 4.4.8.5. The remainder of the setback may be used for an accessory use not including a building or structure.”

However, pursuant to Section 4.4.12(b), the Planning Board may issue a special permit for mixed use buildings allowed by special permit under Subsection 3.2.3.2 (q) in the Neighborhood Business District to reduce the minimum side and/or rear setback adjoining a residential district to twenty (20) feet provided said strip is suitably landscaped in accordance with the specifications in Section 4.4.8.5.

The proposed side yard setback adjoining the Single Residential B District to the northeast is 27.2 feet, and the setback area is proposed to be landscaped as required. Therefore, the building will comply with the applicable side-yard setback requirement.

1.11 Pursuant to Section 4.4.9 of the By-Law, first-floor commercial spaces are required to have individual entrances accessed from the exterior of the building. In addition, building entrances providing access to first and second-floor space must be available from one or more streets on which the building fronts and the primary building entrance must be from Central Avenue or Reservoir Street. Whereas the three commercial bays all have separate entrances on either Central Avenue or Reservoir Street, and whereas the main entrance to the residential space on the second and third floors is on Central Avenue, the requirements of Section 4.4.9 are met.

1.12 Total parking demand for the Premises, as redeveloped and used for retail purposes on the first floor and 15 residential units on the second and third floor (with two, one-bedroom affordable units) is 31 spaces, calculated as follows:

13 Residential Units @ 1.5 spaces / unit = 19.5 spaces = 20 spaces required
2 1-bedroom affordable unit @ 1 space / unit = 2 spaces required
2,542 SF Retail @ 1 space / 300 SF = 8.47 spaces = 9 spaces required
20 + 2 + 9 = 31 total spaces required

See Section 6.12(h) of the By-Law, which provides that: “For affordable units with not more than one bedroom, the minimum number of parking spaces under Section 5.1 shall be reduced to one space per unit”.

The foregoing is for the base building, and does not take into account the anticipated use of one of the retail spaces by the Panella’s Market. When such use is taken into account, the overall parking demand increases to 41 total spaces, calculated as follows:

13 Residential Units @ 1.5 spaces / unit = 19.5 spaces = 20 spaces required
2 1-bedroom affordable unit @ 1 space / unit = 2 spaces required
2,542 SF Retail @ 1 space / 300 SF = 8.47 spaces = 9 spaces required
1 Take-Out Station @ 10 spaces = 10 spaces required
20 + 2 + 9 + 10 = 41 total spaces required

There are a total of 28 parking spaces provided on site. In addition, six new on-street parking spaces, immediately adjacent to the Premises, are being proposed. However, pursuant to the By-Law, on-street may not be included in the parking calculation to determine compliance.

As a result, under both the base condition and with the Panella’s market taken into account, there is a shortfall of parking spaces, and a parking waiver is required. The waiver for the base condition is three spaces (31 required – 28 provided = 3), and taking the Panella’s Market use into account, the waiver is 13 spaces (41 required – 28 provided).

The Petitioner asserts that, in this instance, the requested waiver is appropriate. Under the base condition, the waiver is only for three spaces, and the Petitioner is proposing to add six on-street spaces; double the shortfall. So, while the on-street spaces may not be included in the compliance calculation, they will provide sufficient parking under the base condition.

The Petitioner plans to allocate each retail tenant one space for employee parking. A second employee may use street parking. If the retail tenant has more than two employees

on site, the tenant will need to find another method to get the additional employees to the site.

Finally, 22 of the required spaces are associated with the proposed residential use. While it is true that some workers have continued to work from home as the Covid-19 pandemic has eased, many have returned to their workplace. Moreover, over time, it is expected that an increasing number of people will shift back to the workplace. As a result, it is anticipated that at least several, if not most of the spaces required by the residential component will be vacant during the morning and mid-day periods when Panella's Market is expected to experience its peak demand.

- 1.13 The spaces as designed comply with all aspects of the Parking Plan and Design Requirements set forth at Section 5.1.3 of the By-Law except the following two, for which waivers are required and requested by the Petitioner under this Section: (1) The illumination proposed is limited to modest lights, primarily mounted on the building, which are expected to produce an illumination level of less than one foot candle in portions of the parking area, instead of the requirement of an illumination level of an average of one foot candle required pursuant to Section 5.1.3(a); (2) The By-Law Section 5.1.3(b) requires that parking spaces and maneuvering aisles shall be setback a minimum of twenty (20) feet from a front lot line or street right-of-way line. Whereas the first couple of parking spaces adjacent to the driveway off Reservoir Avenue, in the southwest corner of the parking lot, are less than 20 feet from Reservoir Street, a waiver from such provision has been requested.
- 1.14 The Petitioner has committed to installing solar panels on the roof to provide solar electricity to the building. All residential units will be completely electric, with high efficiency heat pumps, led lighting and low flow water fixtures. In addition, electric charging stations for eight vehicles will be provided and there will be bicycle storage inside the building as well as a bicycle rack outside. Finally, high density, high efficiency insulation will be used throughout.
- 1.15 Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light and air has been assured. The Board finds that the mixed use of the premises for retail and residential purposes, as proposed, does not constitute a "seriously detrimental use" within the terms of the By-Law. Furthermore, the side of the premises adjacent to the residential district will be landscaped with over 20 feet of landscaping. And considering that the premises is bounded on the other side by a fully developed commercial property, the Petitioner asserts that no additional sound and sight buffers are required, and that views, light and air are not materially affected.
- 1.16 Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets has been assured. The driveway serving the parking area is of adequate width and in an appropriate location, and the building is accessed by a walkway.
- 1.17 The arrangement of parking and loading spaces is adequate, based on the layout and use of the site. Parking is arranged around the building and is readily accessible. The proposed mixed retail and residential use of the building is not expected to require any special or dedicated loading spaces.
- 1.18 Adequate methods of disposal of refuse and other wastes resulting from the uses of the site have been provided. The proposed mixed use of the Premises is not anticipated to

generate any significant wastes or trash. Nevertheless, it will be a requirement for the occupants of the building that all trash, waste and debris be removed on a regular basis, as necessary and appropriate. Furthermore, two areas, one in the southeast corner of the parking area and one in the southwest corner have been designated for a trash area and will be suitably enclosed.

- 1.19 The relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area are in compliance with other requirements of this By-law and have been adequately addressed by this project. There is no significant natural landscape to speak of in the vicinity of the premises. The property is bounded on one side by an existing residential dwelling and on the other side by a fully developed commercial property.
- 1.20 The Project will not have an adverse effect on the Town's resources, including the Town's water supply and distribution system, sewer collection and treatment, fire protection and streets. No significant impact to the Town's resources is proposed or anticipated. The use of the premises for retail and residential purposes is consistent with both other current uses in the NBD and the uses allowed pursuant to the By-Law.
- 1.21 Under Section 7.4 of the By-Law, a Major Project Site Plan Review Special Permit may be granted in the Neighborhood Business District, if the Board finds that the proposed development complies with the standards and criteria set forth in the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds that the proposed development Plan, as conditioned and limited herein for the site plan review, to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements, to have minimal adverse impact and to have promoted a development which is harmonious with the surrounding area.
- 1.22 Under Section 3.2.3.2(g) of the By-Law, a Special Permit may be granted for retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises, in a space less than two thousand (2,000) square feet (for Panella's Market) in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.23 Under Section 3.2.3.2(h) of the By-Law, a Special Permit may be granted for a take-out food counter as an accessory to a food retail or other non-consumptive retail establishment (for Panella's Market) in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.24 Under Section 3.2.3.2(j) of the By-Law, a Special Permit may be granted for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general

purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.

- 1.25 Under Section 3.2.3.2(q) of the By-Law, a Special Permit may be granted for apartment or multi-family dwelling use above the first floor where the first floor is used for a nonresidential use allowed in Section 3.2.3.1 or Section 3.2.3.2 in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.26 Under Section 4.4.12(a) of the By-Law, a Special Permit may be granted to increase the maximum floor area ratio to 0.7 and the building height to three (3) stories and forty (40) feet in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.27 Under Section 4.4.12(b) of the By-Law, a Special Permit may be granted to reduce the minimum side setback adjoining a residential district to twenty (20) feet in the Neighborhood Business District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.28 Under Section 5.1.1.5 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.3 of the By-Law (Off-Street Parking Requirements) more specifically, in Sections 5.1.3(a), and 5.1.3(b), as further described in Section 1.13 above, may be granted provided the Board finds that owing to special and unique circumstances, the particular use, structure or lot does not warrant the application of certain design requirements. On the basis of the above findings and conclusions, the Board finds that there are special and unique circumstances justifying the waiver of the above-noted requirements, as conditioned and limited herein, which will also be consistent with the intent of the By-Law and which will not increase the detriment to the Town's and neighborhood's inherent use.

THEREFORE, the Board voted 5-0 to GRANT: (1) the requested Major Project Site Plan Review Special Permit under Section 7.4 of the Needham Zoning By-Law; (2) the requested Special Permit under Section 3.2.3.2(g) of the By-Law for retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises, in a space less than two thousand (2,000) square feet (for Panella's Market); (3) the requested Special Permit under Section 3.2.3.2(h) of the By-Law for a take-out food counter as an accessory to a food retail or other non-consumptive retail establishment (for Panella's Market); (4) the requested Special Permit under Section

3.2.3.2(j) of the By-Law for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law; (5) the requested Special Permit under Section 3.2.3.2(q) of the By-Law for apartment or multi-family dwelling use above the first floor where the first floor is used for a nonresidential use allowed in Section 3.2.3.1 or Section 3.2.3.2; (6) the requested Special Permit under Section 4.4.12(a) of the By-Law to increase the maximum floor area ratio to 0.7 and the building height to three (3) stories and forty (40) feet; (7) the requested Special Permit under Section 4.4.12(b) of the By-Law to reduce the minimum side setback adjoining a residential district to twenty (20) feet; (8) the requested Special Permit under Section 5.1.1.5 to waive strict adherence with the off-street parking requirements of Section 5.1.2 of the By-Law and the parking design requirements of Section 5.1.3 of the Zoning By-Law; and (10) the requested waiver of strict compliance with the following requirements of Section 7.4.4 of the By-Law, as necessary: (1) Requirement of subparagraph (b) concerning location of structures within 100 feet of property line; and (2) Requirements of subparagraph (d) concerning cross and longitudinal views of the proposed structure(s) in relation to proposed site layout, together with an elevation line to show the relationship to the center of the street, as modified by this decision; subject to and with the benefit of the following Plan modifications, conditions and limitations.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Commissioner shall not issue any building permit, nor shall he permit any construction activity on the site to begin on the site until and unless he finds that the Plan is revised to include the following additional corrected, or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Inspector. Where approvals are required from persons other than the Building Inspector, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Inspector before the Inspector shall issue any building permit or permit for any construction on the site. The Petitioner shall submit nine copies of the final Plans as approved for construction by the Building Inspector to the Board prior to the issuance of a Building Permit.

- 2.0 The Plan shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement.
- a) The “Parking Plan and Design Requirements” compliance table shall be added to the site plan and shall be consistent with the waivers requested under the Section 5.1.3 requirement.
 - b) The plan shall be revised to show a solar panel installation on the roof of the proposed building which revision shall also include submittal of a roofing plan.
 - c) The site plan shall be modified to show the trash dumpsters located at the southwest and southeast rear corners of the property both placed within a wooden fence enclosure consistent with the location and material detail provided on the landscape plan.
 - d) The site plan shall be modified to show the transformer located at the southwest corner of the property near Reservoir Street placed within a wooden fence enclosure consistent with the location and material detail provided on the landscape plan.
 - e) The site plan shall be modified to show the addition of four steps leading from the parking spaces at the south end of the proposed building to the walkway adjacent to the building consistent with the location and material detail provided on the landscape plan.

- f) The site plan shall be modified to show a 6-foot-high cedar stockade fence along the eastern property line consistent with the detail provided on the landscape plan.
- g) The site and landscaping plans shall be revised to note the retaining wall at a height of 4 feet.
- h) The plan shall be modified to show an indoor location for the bike racks.
- i) The plan shall be revised to show stop control signage and paint marks for the driveways onto Central and Reservoir roads.
- j) A water connection plan shall be provided to show sufficient water service size for the facility as well as a separate tap for fire service for the building.
- k) The plan be revised to shall show a separate service for the kitchen wastewater connected to an outside grease trap in accordance with the Board of Health and the Sewer Division's grease separation guidance, as applicable.

CONDITIONS

- 3.0 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and permit conditions shall give the Board the rights and remedies set forth in Section 3.43 hereof.
- 3.1 This permit is issued for a new mixed-use building with retail on the first floor and 15 total residential units on the second and third floors (three affordable), with associated surface parking, driveways and other site improvements. The building, parking areas, driveways, walkways, landscape areas, and other site and off-site features shall be constructed in accordance with the Plan, as modified by this decision. Any changes, revisions or modifications to the Plan, as modified by this decision, shall require approval by the Board.
- 3.2 The proposed building and support services shall contain the dimensions and shall be located on that portion of the locus exactly as shown on the Plan, as modified by this decision, and in accordance with the applicable dimensional requirements of the By-Law.
- 3.3 Prior to the issuance of a building permit the Petitioner shall prepare and shall file with the Board and the Norfolk County Registry of Deeds a plan which shows assessor's Plan 80, Parcels 9 and 10 merged, using customary surveyor's notation. There shall be no further subdivision of the lot except by amendment of this approval by the Board.
- 3.4 The building shall be used both for retail (first floor) and residential (second and third floors) purposes. Any changes, revisions or modifications to the Plan, as modified by this decision, shall require approval by the Board.
- 3.5 Except in the event that the property is condominiumized, all buildings and land constituting the property shall remain under a single ownership.
- 3.6 The waiver of parking requirements granted by this approval is contingent upon the project being used as a mixed-use development of 15 dwelling units, with three affordable units, and with 2,542 square feet of first floor retail space, and in accordance with the representations of the Petitioner, which formed the basis of the findings of fact and other conditions stated herein, as shown on the Plan. Any changes of use shall be permitted only by amendment of this Approval by the Board.
- 3.7 There shall be 3 affordable housing units in the project. The three affordable housing units in the project shall be as defined in Section 1.3 of the By-Law. Said units shall

comply with all applicable provisions of the Department of Housing and Community Development's (DHCD) Chapter 40B Guidelines, dated February 22, 2008, as amended, and shall be eligible for the Chapter 40B Subsidized Housing Inventory as "Local Action Units" under the DHCD Local Initiative Program. It shall be the Petitioner's responsibility to prepare any and all applications, exhibits, and supporting documentation that DHCD requires in order to approve the units for the Subsidized Housing Inventory and to record a DHCD-approved affordable housing restriction with the Norfolk Registry of Deeds or the Land Court. No Certificate of Occupancy shall be issued for the project until the Petitioner provides evidence that the restriction on the units has been recorded.

- 3.8 Subject to DHCD approval, the Petitioner shall set aside up to 70% of the affordable units as local preference units, i.e. offered first to Needham residents or persons with a connection to the Town, in accordance with a local preference policy determined by the Select Board consistent with DHCD directives and applicable state and federal laws. The Town will provide reasonable assistance to the Petitioner in designing an affirmative marketing plan for the Affordable Units. The Town may delegate oversight of the affirmative marketing plan and local preference selection procedures to another organization deemed appropriate by the Board to represent the Town interests. All costs associated with preparing and implementing the affirmative marketing plan and local preference procedures shall be paid by the Petitioner.
- 3.9 The Town of Needham intends to enter into an agreement with a person or entity selected by the Town Manager and approved by DHCD to monitor the Petitioner's compliance with the affordability restriction on an annual basis and to provide an annual report of its monitoring to the Town (the "Monitoring Agent"). The Petitioner shall pay for the cost of the Monitoring Agent pursuant to a separate agreement between the Town and the Petitioner. The Petitioner shall cooperate with the monitoring agent by providing all documentation necessary to demonstrate that the affordable housing units comply with Section 1.3 of the Zoning By-Law and this decision and are occupied by income-eligible households.
- 3.10 Sufficient parking shall be provided on the locus at all times in accordance with the Plan, as modified by this decision, and there shall be no parking of motor vehicles off the locus at any time except in designated legal on-street parking areas. The sales/leasing plan shall not allow the allocation of parking spaces to tenants or unit owners in excess of the available number.
- 3.11 Twenty-Eight (28) parking spaces shall be provided on the site at all times in accordance with the Plan, as modified by this decision. Additionally, six (6) parking spaces shall be constructed on the street. All off-street parking shall comply with the requirements of Section 5.1.3 of the By-Law, except as otherwise waived by this decision.
- 3.12 All required handicapped parking spaces shall be provided including above-grade signs at each space that include the international symbol of accessibility on a blue background with the words "Handicapped Parking Special Plate Required Unauthorized Vehicles May Be Removed At Owners Expense". The quantity & design of spaces, as well as the required signage shall comply with the M.S.B.C. 521 CMR Architectural Access Board Regulation and the Town of Needham General By-Laws, both as may be amended from time to time.

- 3.13 The Petitioner shall install solar panels on the roof to provide solar electricity to the building. All residential units shall be completely electric, with high efficiency heat pumps, LED lighting and low flow water fixtures. In addition, electric charging stations for eight vehicles shall be provided and there shall be bicycle storage inside the building as well as a bicycle rack outside. Finally, high density, high efficiency insulation shall be used throughout.
- 3.14 The mechanical equipment to be installed on the roof shall be designed and operated so as to comply with all applicable Federal, state and local regulations addressing sound attenuation to protect adjoining properties and the nearest inhabited residence from excessive noise, as defined in said regulations. The mechanical equipment shall also be installed and screened as far as practical to minimize the visibility of the mechanical equipment and emergency generator from Central Avenue and Reservoir Street. The Petitioner shall deliver to the Building Commission for review and approval plans and specifications of said mechanical equipment, including sound attenuation components, if necessary, together with Petitioner's certification to the Building Commissioner that said mechanical equipment has been designed such that when they are operated they will be in compliance with the regulations described above with respect to noise, and screened in accordance with the requirements described above.
- 3.15 Prior to project occupancy, an as-built plan of the mechanical equipment together with a sound level analysis prepared by an acoustical engineer (if, in the opinion of the Building Commissioner, available manufacturer's specifications are insufficient to demonstrate compliance with applicable noise standards) shall be submitted to the Building Commissioner. The sound analysis shall demonstrate compliance with all applicable Federal, state and local regulations addressing sound attenuation to protect adjoining properties and the nearest inhabited residence from excessive noise, as defined in said regulations.
- 3.16 The Petitioner is responsible for improving the crosswalk along the southern side of Central Avenue from the premises of Central Avenue to the island and from the island to the sidewalk, to the specifications of the Town Engineering Division and the Department of Public Works.
- 3.17 The Special Permit to conduct retail sales of ice cream, frozen yogurt and similar products for consumption on or off the premises and to have a take-out food counter as an accessory to a food retail or other non-consumptive retail establishment is hereby issued to Panella's Market, located at 50 Central Avenue, Needham, MA 02494, prospective lessee only, and may not be transferred, set over, or assigned by Panella's Market, to any other person or entity without the prior written approval of the Board following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient.
- 3.18 All cooking facilities shall be properly vented so as not to create any disturbing odors. The Petitioner shall install and maintain an emission control system to remove smoke and greasy odors from kitchen emissions so that only clean air is exhausted in full compliance with federal and state requirements. There shall be provision for disposal of refuse that shall be removed on a timely basis.
- 3.19 The Petitioner shall secure from the Needham Department of Public Works a Sewer Connection Permit or impact fee, if and to the extent applicable.

- 3.20 The Petitioner shall secure from the Needham Department of Public Works a Street Opening Permit, if and to the extent applicable.
- 3.21 The Petitioner shall seal all abandoned drainage connections and other drainage connections where the developer cannot identify the sources of the discharges. The Petitioner shall connect the sanitary sewer line only to known sources. All sources that cannot be identified shall be disconnected and properly sealed.
- 3.22 The construction, operation and maintenance of the subsurface infiltration facility, on-site catch basins and pavement areas, shall conform to the requirements outlined in the EPA's Memorandum of Understanding signed by the Needham Board of Selectmen.
- 3.23 The Storm Water Management Policy form shall be submitted to the Town of Needham signed and stamped and shall include construction mitigation and an operation and maintenance plan as described in the policy.
- 3.24 The Petitioner shall comply with the Public Outreach & Education and Public Participation & Involvement control measures required under NPDES. The Petitioner shall submit a letter to the DPW identifying the measures selected and dates by which the measures will be completed.
- 3.25 The Petitioner shall provide a 6-foot-high cedar privacy fence, along the northeastern edge of the property, as shown on the plan.
- 3.26 All solid waste shall be removed from the site by a private contractor, as and when necessary. Snow shall also be removed or plowed by private contractor, as and when necessary. All snow shall be removed or plowed such that the total number and size of parking spaces are not reduced.
- 3.27 All commercial deliveries and trash pick-up shall occur only between the hours of 8:30 a.m. and 6:00 p.m., Monday through Saturday, not at all on Sundays and holidays. All trash receptacles and the one transformer shall be located at the rear of the property as shown on the Plan and shall be screened by wooden fencing as shown on the Plan. Additional trash receptacles shall be provided if required and the area shall be kept free of litter from the operations at the site. The dumpster shall be emptied as needed, cleaned and maintained to meet Board of Health Standards.
- 3.28 The Petitioner shall create a pest management program and will maintain this program on an ongoing basis and, as needed, with the guidance of the Public Health Division.
- 3.29 All lights shall be shielded and adjusted during the evening hours to prevent any annoyance to the neighbors. The Petitioner shall utilize the exterior lighting located on the exterior of the building to shine down and provide basic and adequate security. All lights shall be shielded and adjusted during the evening hours to prevent any annoyance to the neighbors. The Petitioner shall adjust its parking lights during the night and early morning. Between the hours of 10:00 p.m. and 11:00 p.m., the Petitioner shall shut off most of the parking lot lights using the lights on the building to shine down and provide basic security. The building lights shall be set at a low light level to prevent any annoyance to the neighbors.
- 3.30 The maintenance of landscaping, as shown on the Plan, as modified by this decision, shall be the responsibility of the Petitioner.

- 3.31 Any portions of the sidewalks located on Reservoir Street and Central Avenue shall be built to Town of Needham Specifications.
- 3.32 In constructing and operating the proposed building on the locus pursuant to this Special Permit, due diligence be exercised, and reasonable efforts be made at all times to avoid damage to the surrounding areas or adverse impact on the environment.
- 3.33 Excavation material and debris, other than rock used for walls and ornamental purposes and fill suitable for placement elsewhere on the site, shall be removed from the site.
- 3.34 All construction staging shall be on-site. No construction parking shall be on public streets. Construction parking shall be all on site or a combination of on-site and off-site parking at locations in which the Petitioner can make suitable arrangements. Construction staging plans shall be included in the final construction documents prior to the filing of a Building Permit and shall be subject to the review and approval of the Building Inspector.
- 3.35 The following interim safeguards shall be implemented during construction:
- a. The hours of construction shall be 7:00 a.m. to 5:00 p.m. Monday through Saturday.
 - b. The Petitioner's contractor shall provide temporary security chain-link or similar type fencing around the portions of the project site, which require excavation or otherwise pose a danger to public safety.
 - c. The Petitioner's contractor shall designate a person who shall be responsible for the construction process. That person shall be identified to the Police Department, the Department of Public Works, the Building Commissioner and the abutters and shall be contacted if problems arise during the construction process. The designee shall also be responsible for assuring that truck traffic and the delivery of construction material does not interfere with or endanger traffic flow on Central Avenue.
 - d. The Petitioner shall take appropriate steps to minimize, to the maximum extent feasible, dust generated by the construction including, but not limited to, requiring subcontractors to place covers over open trucks transporting construction debris and keeping Reservoir Street and Central Avenue clean of dirt and debris and watering appropriate portions of the construction site from time to time as may be required.
- 3.36 No building permit shall be issued in pursuance of the Special Permit and Site Plan Approval until:
- a. The final plans shall be in conformity with those approved by the Board, and a statement certifying such approval shall have been filed by this Board with the Building Commissioner.
 - b. A construction management and staging plan shall have been submitted to the Police Chief and Building Inspector for their review and approval.
 - c. The Petitioner shall have submitted a letter to the DPW identifying the measures selected and dates by which the NPDES requirements outlined in Section 3.24 of this decision will be completed.

d. The Petitioner shall have delivered to the Building Commissioner for review and approval plans and specifications for the mechanical equipment, including sound attenuation components as described in paragraph 3.14 of this Decision.

e. The Petitioner shall have prepared and filed with the Board and the Norfolk County Registry of Deeds a plan which shows assessor's Plan 80, Parcels 9 and 10 merged, using customary surveyor's notation.

3.37 No building or structure, or portion thereof, subject to this Special Permit and Site Plan Approval shall be occupied until:

a. An as-built plan, supplied by the engineer of record certifying that the on-site and off-site project improvements were built according to the approved documents, has been submitted to the Board and Department of Public Works. The as-built plan shall show the building, all finished grades and final construction details of the driveways, parking areas, drainage systems, utility installations, and sidewalk and curbing improvements on-site and off-site, in their true relationship to the lot lines. In addition to the engineer of record, said plan shall be certified by a Massachusetts Registered Land Surveyor.

b. There shall be filed with the Building Inspector and Board a statement by the Department of Public Works certifying that the finished grades and final construction details of the driveways, parking areas, drainage systems, utility installations, and sidewalks and curbing improvements on-site and off-site, have been constructed to the standards of the Town of Needham Department of Public Works and in accordance with the approved Plan.

c. There shall be filed with the Board and Building Inspector a Final Construction Control Document signed by a registered architect upon completion of construction.

d. There shall be filed with the Board and Building Inspector an as-built Landscaping Plan and As-Built Lighting Plan showing the final location, number and type of plant material, final landscape features, parking areas, and lighting installations. Said plan shall be prepared by the landscape architect of record and shall include a certification that such improvements were completed according to the approved documents.

e. An as-built plan supplied by the engineer of record certifying that the off-site streetscape improvements were completed according to the approved documents has been submitted to and approved by the Board and Department of Public Works for the Project. There shall be filed with the Building Inspector a statement by the Board approving the final off-site streetscape improvements for the Project.

f. The Petitioner shall have filed an as-built plan of the mechanical equipment and a sound level analysis prepared by an acoustical engineer as described in paragraph 3.15 of this Decision.

g. The Planning Board and Building Inspector shall have received a copy of the recorded DHCD-approved affordable housing restriction as described in paragraph 3.7, for the project.

h. The Petitioner shall have installed and made operational the solar systems as described in paragraph 3.13 of this Decision.

- i. The petitioner shall have constructed the crosswalk along Central Avenue from the premises to the island, and from the island to the sidewalk, as described in paragraph 3.16 of this Decision.
 - j. Notwithstanding the provisions of Sections a, b, d and i hereof, the Building Inspector may issue one or more certificates for temporary occupancy of all or portions of the buildings prior to the installation of final landscaping and other site features, provided that the Petitioner shall have first filed with the Board surety in an amount not less than 135% of the value of the aforementioned remaining landscaping or other work to secure installation of such landscaping and other site and construction features.
- 3.38 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commissions or other agencies, including, but not limited to, the Board of Selectmen, Building Inspector, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.
- 3.39 Any blasting conducted at the property shall require approval by the Needham Fire Department in accordance with Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.00.
- 3.40 The building or structure authorized for construction by this permit shall not be occupied or used, and no activity except the construction activity authorized by this permit shall be conducted within said area until a Certificate of Occupancy and Use or a Certificate of Temporary Occupancy and Use has been issued by the Building Commissioner.
- 3.41 The Petitioner, by accepting this permit decision, warrants that the Petitioner has included all relevant documentation, reports, and information available to the Petitioner in the application submitted, that this information is true and valid to the best of the Petitioner's knowledge.
- 3.42 The Petitioner shall implement the following maintenance plan:
- a. Parking lot sweeping - sweep twice per year; once in spring after snowmelt, and early fall.
 - b. Catch basin cleaning - inspect basins twice per year; in late spring and fall. Clean basins in spring.
 - c. Oil/grit separators - inspect bi-monthly and clean four times per year of all oil and grit.
- 3.43 Violation of any of the conditions of this decision shall be grounds for revocation of any building permit or certificate of occupancy granted hereunder as follows: In the case of violation of any conditions of this decision, the Town will notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If, at the end of said thirty (30) day period, the Petitioner has not cured the violation, or in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure continuously, the permit granting authority may, after notice to the Petitioner, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in a recommendation to the Building Inspector to revoke any building permit or certificate of occupancy granted hereunder. This provision is not intended to limit or curtail the Town's other remedies to

enforce compliance with the conditions of this decision including, without limitation, by an action for injunctive relief before any court of competent jurisdiction. The Petitioner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this decision if the Town prevails in such enforcement action.

LIMITATIONS

- 4.0 The authority granted to the Petitioner by this permit is limited as follows:
- 4.1 This permit applies only to the site and off-site improvements, which are the subject of this petition. All construction to be conducted on-site and off-site shall be conducted in accordance with the terms of this permit and shall be limited to the improvements on the Plan, as modified by this decision.
- 4.2 There shall be no further development of this site without further site plan approval as required under Section 7.4 of the By-Law. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this decision and to take other action necessary to determine and ensure compliance with the decision.
- 4.3 This decision applies only to the requested Special Permits and Site Plan Review. Other permits or approvals required by the By-Law, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- 4.4 The conditions contained within this decision are limited to this specific application and are made without prejudice for any further modification or amendment.
- 4.5 No approval of any indicated signs or advertising devices is implied by this decision.
- 4.6 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the By-Law.
- 4.7 This Site Plan Special Permit shall lapse on January 17, 2025, if substantial use thereof has not sooner commenced, except for good cause. Any requests for an extension of the time limits set forth herein must be in writing to the Board at least 30 days prior to January 17, 2025. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided except for good cause.
- 4.8 This decision shall be recorded in the Norfolk District Registry of Deeds and shall not become effective until the Petitioner has delivered a certified copy of the document to the Board. In accordance with G.L. Chapter 40A, Section 11, this Major Site Plan Special Permit shall not take effect until a copy of this decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time is recorded in the Norfolk District Registry of Deeds and is indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at the risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

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

Any person aggrieved by this decision may appeal pursuant to General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this decision with the Needham Town Clerk.

Witness our hands this 17th day of January, 2023

NEEDHAM PLANNING BOARD

Adam Block
Adam Block, Chairman

Jeanne S. McKnight
Jeanne S. McKnight

Paul S. Alpert
Paul S. Alpert

Natasha Espada
Artie Crocker

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

1/17 2023

On this 17 day of January, 2023, before me, the undersigned notary public, personally appeared Adam Block, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Alexandra Clee
Notary Public Alexandra Clee
My Commission Expires: March 9, 2029

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by BTE Development, LLC, 13 Eaton Court, Wellesley, MA 02481, for Property located at 40 & 50 Central Avenue, Needham, MA, has passed,

 and there have been no appeals filed in the Office of the Town Clerk or there has been an appeal filed.

Date

Theodora K. Eaton, Town Clerk
Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner-Certified Mail #
Town Clerk
Building Inspector
Conservation Commission
Parties in Interest

Board of Selectmen
Engineering
Fire Department
Police Department

Board of Health
Director, PWD
Design Review Board
George Giunta, Jr.

From: lw29@comcast.net
To: [Lee Newman](#); [N. Espada](#)
Cc: psa@westonpatrick.com; [Jeanne S. McKnight](#); artie@nec-solar.com; jmcullen@gmail.com; [Adam J. Block](#); [Alexandra Clee](#); [Selectboard](#); [Kevin Keane](#); [Marianne Cooley](#); [Catherine Dowd](#); [Joshua Levy](#)
Subject: RE: Letter to the planning board and Select Board 178 - 186 Crescent Road
Date: Sunday, November 24, 2024 7:24:00 PM
Attachments: [Crescent Road, Needham MA - 01.02.2018.pdf](#)

Lee – Planning Board and Select Board members,

While I did not sign the petition for the repeal of the MBTA zone and disappointed that after so much time put in to get the neighborhood plan approved, that the petition was successful. And the plans now have to be reconsidered and voted on.

As being the only parcel excluded in the final map, it may be a opportunity to correct this error which has been acknowledged by the boards.

I do appreciate that the boards were going to go thru the process of correcting it in the spring and or fall as if would require notice, hearings, and support of the boards.

As I previously pointed out my concerns about a process happening in the spring / fall, so soon after a major zoning change was approved.

It appears that my concerns were correct based on the citizens petition being successful, and reconsideration in the near future would be unlikely at best, by the boards and the town.

I believe that the success of the petition affords the boards an excellent opportunity to include 178-186 Crescent Road in the Apartment zone for this upcoming notice for the next schedule town vote.

I have attached a rendering of what I had discussed back in 2018 with Lee – Moe – John – Dave although it would be modified if as and when it is ever approved, and the market conditions are right. As an owner of multiple properties on the street and knowledge of all the Crescent Road property owners this parcel is not only the most likely to be redeveloped, it also has the least impact on any abutting property owners.

I am available to discuss this further and hopefully get the support of all.

Sincerely,

Louis

Louis Wolfson
Crescent Road Realty LLC
29 Cimino Road
Needham, MA 02494

617-799-3326

From: lw29@comcast.net <lw29@comcast.net>
Sent: Monday, September 16, 2024 2:25 PM
To: 'Lee Newman' <LNewman@needhamma.gov>; 'N. Espada' <nespada@studioenee.com>
Cc: 'psa@westonpatrick.com' <psa@westonpatrick.com>; 'Jeanne McKnight' <jeannemcknight@comcast.net>; 'artie@nec-solar.com' <artie@nec-solar.com>; 'jmcullen@gmail.com' <jmcullen@gmail.com>; 'adam.block@compass.com' <adam.block@compass.com>; 'Alexandra Clee' <aclee@needhamma.gov>
Subject: RE: Letter to the planning board

Lee

You added the one below, correct?

How can it be addressed. I understand there are three avenues .- the 1st two you explained do not meet the state notification rules are not feasible. So that leaves me with #3

1: It is not too late to reopen the meeting as although closed it has not been voted on yet – if included it will be approved

2; amend it for town meeting (ideally by town planning members) as this change does not negatively impact the MBTA zone as it does not take away land or units – any concerns about town input is s alleviated, as town meeting members represent the town. It may or may not get approved

3: have planning board members, agree that they feel it should be correct (assuming they do) and that It is too late for the Oct town meeting. Agree that it should be readvertised as a warranty article for the spring town meeting and go thru the proper procedures – at which time it may or may not get approved.

As in speaking with others to exclude 178-186 was certainly not the intent. Intent and doing the right thing are two entirely different things.

Louis

From: Lee Newman <LNewman@needhamma.gov>

Sent: Monday, September 16, 2024 11:55 AM

To: lw29@comcast.net

Cc: N. Espada <nespada@studioenee.com>; adam.block@compass.com; psa@westonpatrick.com; 'Jeanne McKnight' <jeannemcknight@comcast.net>; adam.block@compass.com; artie@nec-solar.com

Subject: RE: Letter to the planning board

Lou,

Without readvertising the zoning, the hearing cannot be reopened. I have added your earlier correspondence to the Planning Board meeting packet of September 17.

Lee

From: lw29@comcast.net <lw29@comcast.net>

Sent: Monday, September 16, 2024 11:52 AM

To: Lee Newman <LNewman@needhamma.gov>

Cc: N. Espada <nespada@studioenee.com>; adam.block@compass.com; psa@westonpatrick.com; 'Jeanne McKnight' <jeannemcknight@comcast.net>; adam.block@compass.com; artie@nec-solar.com

Subject: RE: Letter to the planning board

Lee,

I am not sure if the public hearing is still open, I understand there are many discussions on going. If it is not, I hereby request that it be re-opened.

I was always under the impression and told that our property at 178 -186 Crescent was to be included in the new apartment zone. Based on being involved in the study committee and early on conversation thru April. Although I pointed out the oversight as it was not on the map. The studies up to that time included units from our property and my emails to you as well as conversations with Heidi and others never once stated we were excluded. The one property on the street that is likely to be redeveloped.

I did not realize that HONE had excluded it, until i sought to correct the "final plan" as soon as I saw it on the last email received 9/12/24 from the planning board which included the final map. The previous emails in July and August did not and I was also unable to attend them and the sept 5 meeting even via zoom.

Under the **existing zoning** we are allowed 3 stories not to exceed 40 feet and a .5 FAR This is **the same as if we were included in the "Base Plan"** only difference is we would not be allowed to build apartments which is more conducive to the area and the point of the MBTA zone.

Under the enhanced plan, the only change would be to the FAR raising it from .50 vs .75 while keeping the same 3 stories and height not to exceed 40' again making it a similar use to the proposed uses for the street and point of the MBTA zone.

You allude to the property to the east of us and not owned by us, Brookline Oriental, please note that property while having access to Crescent is actually located at 315 Hunnewell street a residential zone abutting residential homes And I was told that was the rationale for not including Brookline Oriental and spoke with Heidi to ask 315 Hunnewell be included. And that it only included those with the mixed zoning on the west side of 166, 178 - 186 Crescent.

While you also mention that we abut two homes on Andrea Circle. We mostly abut conservation lands and unbuildable land, and those on Andrea Circle have greater setbacks from 178-186

This is unlike the properties to the east side on Crescent as well as 74 Crescent that directly abut residential dwellings on smaller lots, less setbacks and will have far greater impact on those properties. However they are included in the overlay, and 178 – 186 is excluded.. **Attached Map overlay**

I ask why is 178-186 Crescent the only property on Crescent excluded.

I have met numerous times since 2001 when we purchased the property with Devera Balin, Moe, John Bulian, Dan Matthews, Adam and yourself to help try to improve Crescent Road as we own multiple properties there and care deeply to helping improve our community and was always told we will get to it. I saw the MBTA zone as a step in the right direction, a no brainer to correct the zoning issues and provide the housing. Now when we finally get the opportunity to do that, the one property on the street that sought to make the change is excluded

I trust you see how I am perplexed by our exclusion.

I hope that it will be discussed and included in the plans at the public meeting on Tuesday.

Thank you.

Louis

Louis Wolfson
29 Cimino Road
Needham, MA 02494

617-799-3326

Sent from my T-Mobile 4G LTE Device



Proposed Residential Development
186 Crescent Road - Needham Mass.

architects
mckay

35 Bryant Street
Dedham, MA 02026

ph: 781-326-5400

www.mckayarchitects.no

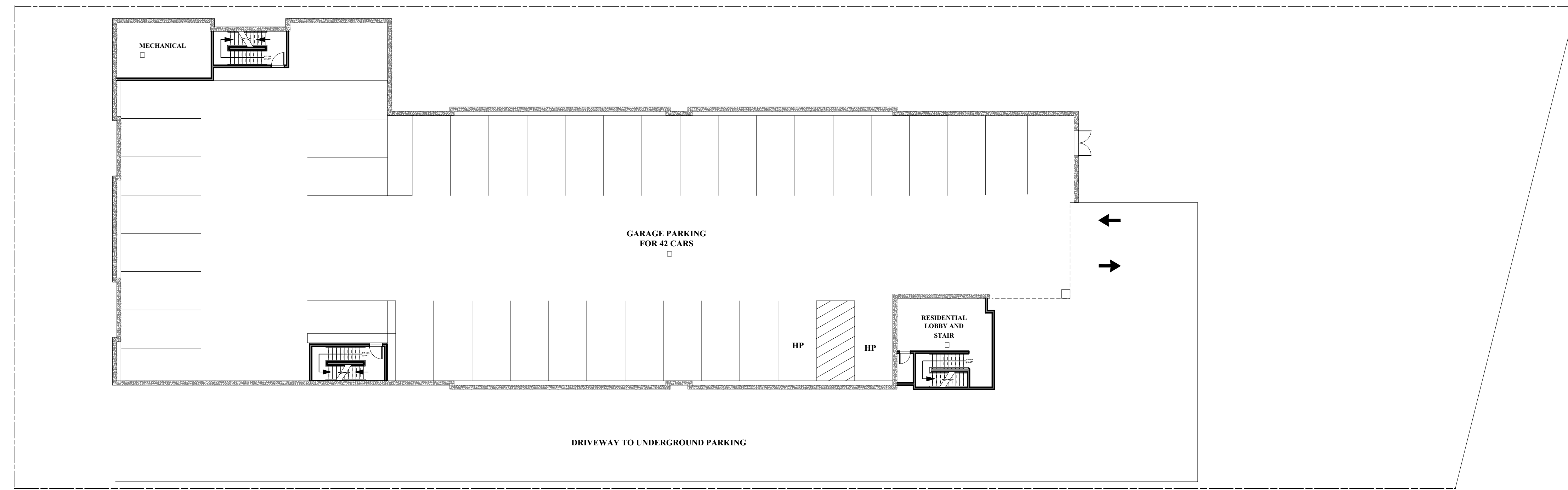
**Proposed
Residential
Development**

**186
Crescent Road
Needham, MA**

OWNER

mckay architects

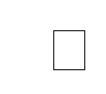
35 Bryant Street
Dedham, MA 02026
ph.781.326.5400
www.mckayarchitects.net



SUMMARY
10 ONE BEDROOM UNITS PER FLOOR
4 TWO BEDROOM UNITS PER FLOOR

TOTAL:
30 ONE BEDROOM UNITS
12 TWO BEDROOM UNITS
42 UNITS

PARKING FOR 82 CARS



1
A-1.1 **Garage Floor Plan**
1/16" = 1'-0"

REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Garage Floor
Plan**

JOB NO	A-1.1
DATE	
DWG BY	
CKD BY	
SCALE	

A-1.1

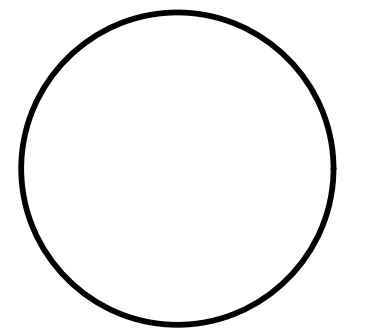
Proposed Residential Development

186 Crescent Road
Needham, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026
ph.781.326.5400
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REV #	DATE	ISSUANCE

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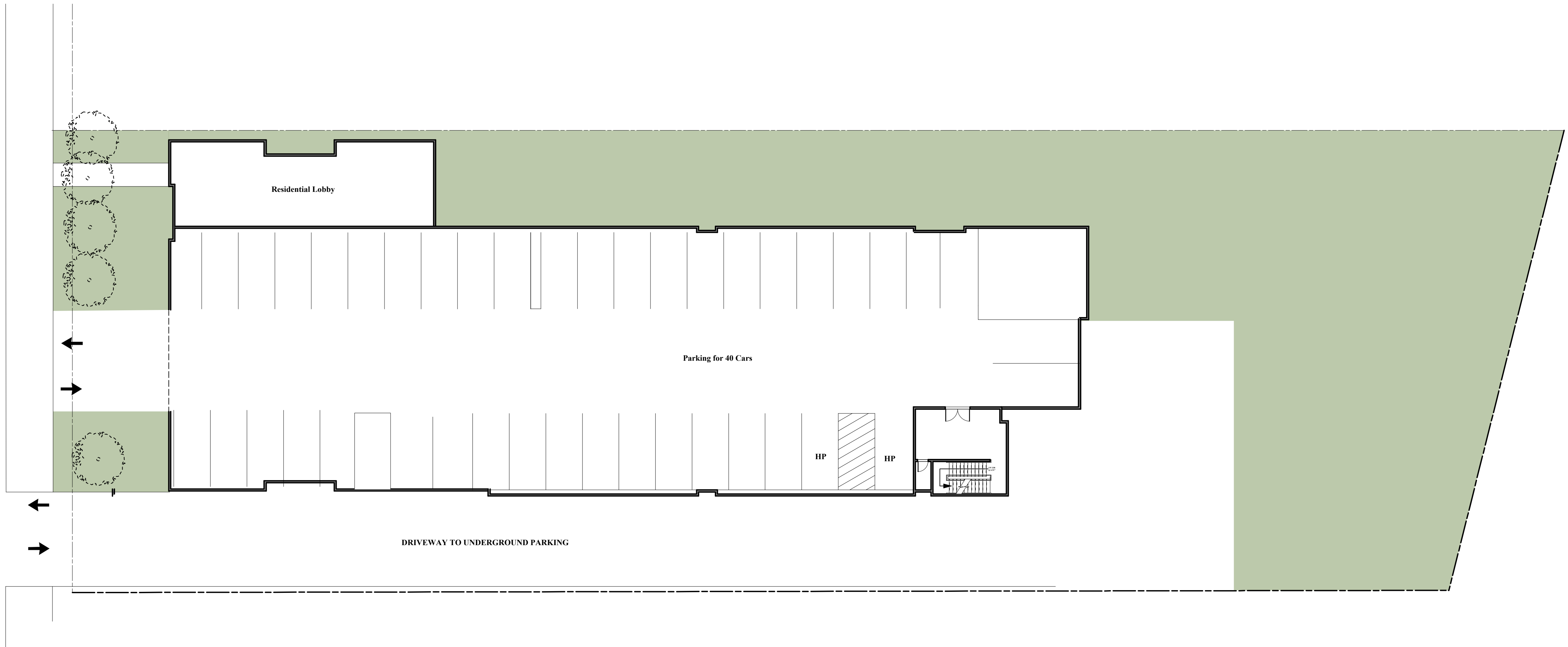
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First Floor Plan

JOB NO	
DATE	01.02.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/16" = 1'-0"

A-1.2

CRESCENT ROAD



SUMMARY
10 ONE BEDROOM UNITS PER FLOOR
4 TWO BEDROOM UNITS PER FLOOR

TOTAL:
30 ONE BEDROOM UNITS
12 TWO BEDROOM UNITS
42 UNITS

PARKING FOR 82 CARS

1 First Floor Plan
 A-1.2 1/16" = 1'-0"

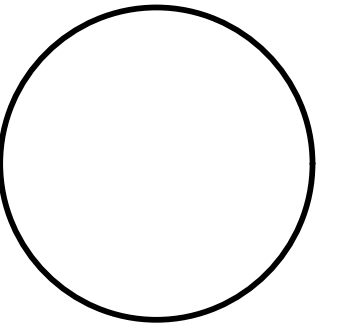
**Proposed
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**186
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Needham, MA**

OWNER

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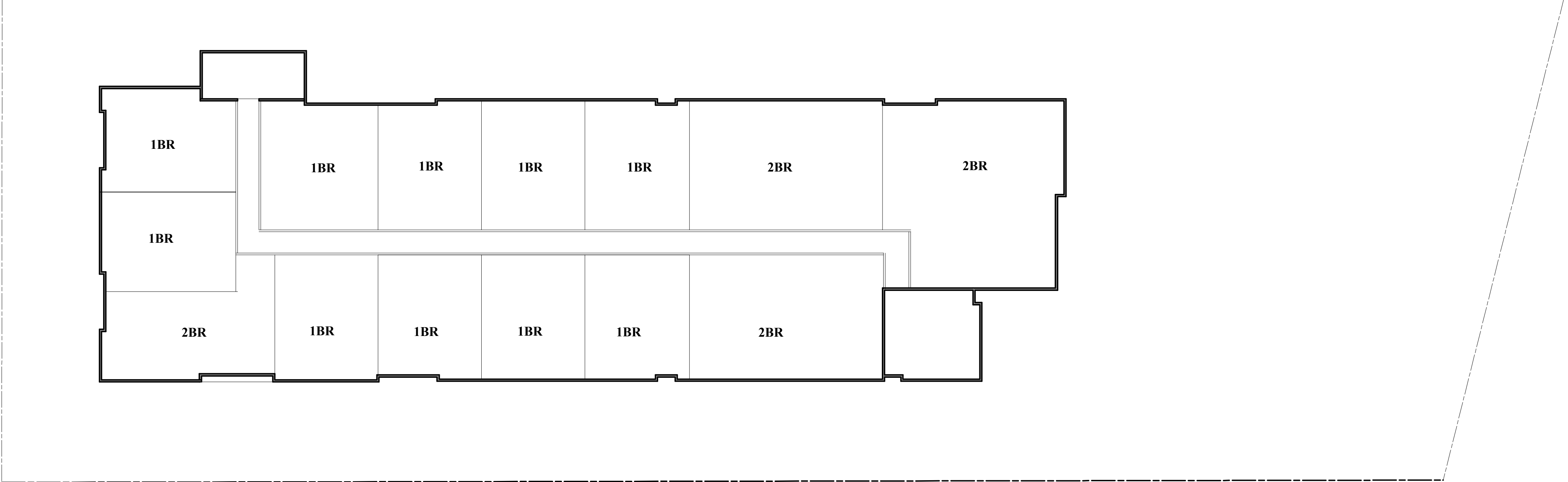


REV #	DATE	ISSUANCE

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**Second, Third &
Fourth Floor Plan**

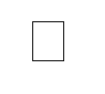
JOB NO	A-1.3
DATE	
DWG BY RJM	
CKD BY MLM	
SCALE 1/16" = 1'-0"	



SUMMARY
10 ONE BEDROOM UNITS PER FLOOR
4 TWO BEDROOM UNITS PER FLOOR

TOTAL:
30 ONE BEDROOM UNITS
12 TWO BEDROOM UNITS
42 UNITS

1
A-1.3
Second, Third and Fourth Floor Plan
 1/16" = 1'-0"



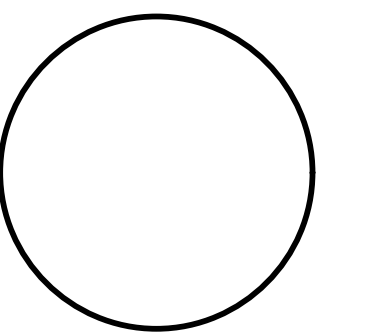
**Proposed
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Needham, MA**

OWNER

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Dedham, MA 02026
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REV # DATE ISSUANCE

REV #	DATE	ISSUANCE

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Front Elevation

JOB NO

DATE

01.02.18

DWG BY RJM

CKD BY MLM

SCALE 3/16" = 1'-0"

A-2.1

1 Front Elevation
A-2.1 3/16" = 1'-0"

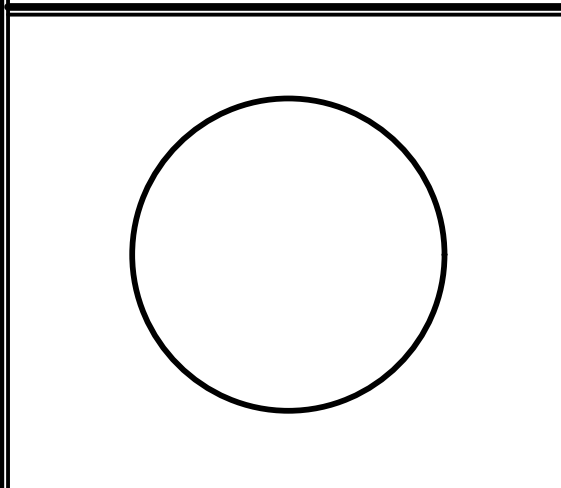
**Proposed
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REV # | DATE | ISSUANCE

REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

**Right Side
Elevation**

JOB NO.	
DATE	01.02.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-2.2



1
A-2.2

Right Side Elevation
1/8" = 1'-0"