

GEORGE GIUNTA, JR.
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December 12, 2024

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

Re: Application for Further Site Plan Review and Zoning Relief
EP 63 Kendrick Realty, LLC
63 Kendrick Street, Needham, MA

Dear Lee,

Please be advised that I represent EP 63 Kendrick Realty, LLC (hereinafter, the “Applicant”) owner of the property currently known and numbered 63 Kendrick Street, f/k/a 155 Fourth Avenue (the “Premises”). In connection therewith, submitted herewith, in electronic and hard copy format please find the following:

1. Completed Site Plan Review Application with Exhibit A and Addendum A;
2. Authorization letter of EP 63 Kendrick Realty, LLC;
3. Site Plan Review plan set, consisting of the following sheets:
 - a. Sheet A.000 - Cover Sheet
 - b. Sheet V.101 - Locus Plan, dated 11/20/24;
 - c. Sheet V.102 - Existing Conditions, dated 11/20/24;
 - d. Sheet V.103 - Plot Plan, dated 11/20/24;
 - e. Sheet C1.10 - Site Plan, dated 11/20/24;
 - f. Sheet C1.20 - Grading, Drainage & Utility Plan, dated 11/20/24;
 - g. Sheet L1.0 – Site Preparation Plan, dated 11/20/24;
 - h. Sheet L2.0 – Landscape Plan, dated 11/20/24;
 - i. Sheet L3.0 – Planting Plan, dated 11/20/24;
 - j. Sheet L3.1 – Planting Plan Enlargements, dated 11/20/24;
 - k. Sheet L4.0 – Planting Palette Images, dated 11/20/24;
 - l. Sheet L4.1 – Site Improvement Details, dated 11/20/24;
 - m. Sheet L4.2 - Site Improvement Details, dated 11/20/24;
 - n. Sheet Ex.101 – Existing First Floor Plan, dated 11/20/24;
 - o. Sheet Ex.102 – Existing Second Floor Plan, dated 11/20/24;
 - p. Sheet Ex.103 – Existing Roof Plan, dated 11/20/24;
 - q. Sheet Ex.200 – Existing Elevations, dated 11/20/24;
 - r. Sheet Ex.300 – Existing Building Photos, dated 11/20/24;
 - s. Sheet Ex.301 – Existing Building Photos, dated 11/20/24;

- t. Sheet A.101 – Proposed First Floor Plan, dated 11/20/24;
- u. Sheet A. 102 – Proposed Second Floor Plan, dated 11/20/24;
- v. Sheet A.103 – Proposed Roof Plan, dated 11/20/24;
- w. Sheet A.200 – Proposed Exterior Elevations, dated 11/20/24;
- x. Sheet A.201 – Signage Details, dated 11/20/24;
- y. Sheet A.300 – Materials, dated 11/20/24;
- z. Sheet L-1 - Photometrics, dated 11/19/24; and

4. Check no. 000002 in the amount of \$9,877.60 for the applicable filing fee.

The Premises is identified as Parcel 6 on Town of Needham Assessor's Map No. 300. It is located in the New England Business Center Zoning District (the "NEBC") at the corner of Kendrick Street and Fourth Avenue, and contains approximately 261,361 square feet of area, with approximately 372.99 feet of frontage on Kendrick Street and approximately 739.89 of frontage on Fourth Avenue. The Premises is currently fully developed, and is occupied by an existing commercial building (the "Building"), permitted and constructed pursuant to Site Plan Special Permit Decision, Application #97-8, filed with the Town Clerk on August 8, 1997, filed with the Norfolk County Registry District of the Land Court as Document No. 771815, as affected by Site Plan Special Permit Amendment Decision, dated March 17, 1998, filed with said Registry District as Document No. 822218 and Amendment No. 2, dated December 19, 2006.

The existing Building, which contains approximately 105,900 square feet of floor area, consists of a one story portion and a smaller two story portion, as well as an open courtyard area in the approximate middle of the structure. The Building is served by two separate parking areas; a smaller area in the front of the building, accessed from Kendrick Street, and a larger area in the rear of the building, accessed from Fourth Avenue. The balance of the site is occupied by landscaping and walkways.

The existing Building is set back from Kendrick Street a distance of 70.9 feet and from Fourth Avenue a distance of 34.9 feet, at the closest points. It is set back from the boundary line on the northwest side a distance of 290.6 feet and from the southwest side, a distance of 19.6 feet. At the time the Building was permitted and constructed, there was no applicable side yard setback.¹ However, the By-Law was subsequently amended to include a minimum side yard setback requirement of 20 feet. As a result, the southwest side of the building is now lawful, pre-existing, non-confirming as to the subsequently adopted side yard setback requirement.

The Applicant desires to modify and alter the Building and the site, as follows. First, the Applicant is proposing two small additions, one in the front of the Building and one in the rear. These will create new and improved entryways. Second, the existing loading area, in the northeast corner of the Building will be reconfigured. Third, a new loading area will be added to the northwest corner of the Building. Fourth, the open courtyard area, in the middle of the structure, will be enclosed to make new, interior, first floor space. Fifth, a portion of the existing second floor space will be removed and left open to the floor below. Sixth, the entire exterior of the Building will renovated and given an updated aesthetic treatment. Seventh, the two parking areas and the landscaping will be altered and updated.

¹ Whereas the Premises is located on a corner, it has two fronts and two sides, and no applicable rear yard.

As discussed in detail below, following completion of the proposed alterations, the Building will comply with all applicable dimensional and density requirements, with the sole exception of the existing setback non-conformity along the southwest side, which is not being changed or altered in any material way. Furthermore, the parking areas and exterior landscaping will also comply with applicable requirements, except to the extent that they too do not comply with subsequently enacted requirements.

Analysis

I. Use

The Building has been used primarily for office purposes since it was first permitted and constructed in or about 1997. The current intention and proposal is for such use to generally continue, although it is contemplated that such use may include aspects of light manufacturing and assembly. Pursuant to Section 3.2.4.1(c) of the Zoning By-Law, professional, business, and administrative offices are all allowed by right, and pursuant to Section 3.2.4.1(h), light non-nuisance manufacturing, including but not limited to the manufacture of electronics, pharmaceutical, bio-pharmaceutical, medical, robotic, and micro-biotic products, are also permitted as of right. Therefore, the contemplated use of the Premises will comply with the By-Law and will not require any special permit or other zoning relief.

II. Dimensional and Density Requirements – Section 4.8

A. Lot Area and Frontage

As mentioned above, the Premises contains approximately 261,361 square feet of area, with approximately 372.99 feet of frontage on Kendrick Street and approximately 739.89 of frontage on Fourth Avenue. Pursuant to Section 4.8 of the By-Law, lots in the NEBC District are required to contain a minimum of 40,000 square feet of area and to consist of a minimum of 100 feet of frontage. Therefore, the Premises exceeds both the minimum frontage and the minimum area requirements and is in compliance with the By-Law.

B. Building Related Dimensional and Density Requirements

Pursuant to Section 4.8 of the By-Law, the maximum floor area ratio (“FAR”) applicable to the Premises is 1.0 and the maximum lot coverage is 65%. Following completion of the proposed alterations, the FAR of the Building will be .374 and the lot coverage will be 32.6%.² Therefore, the Premises will more than comply with the applicable FAR and lot coverage requirements.

Pursuant to Section 4.8 of the By-Law, a minimum front yard setback of 15 feet is required. Whereas the Building, as modified and altered, will be set back 70.9 feet from Kendrick Street and 39.8 feet from Fourth Avenue at its closest points, it will comply with such requirement.

² The FAR of the existing Building is .405 and the lot coverage is 29.9%. Because the result of the proposed alterations will be a net reduction in floor area, FAR is reduced. However, there is a small increase in impervious surface across the site, resulting in a slight increase in lot coverage.

Pursuant to Section 4.8 of the By-Law, a minimum side yard setback of 20 feet is required. Whereas the Building, as modified and altered, will be set back 278.7 feet from the sideline on the northwesterly side, it will comply with such requirement relative to that side. However, as discussed above, the southwesterly side of the existing Building is set back only 19.6 feet from the boundary line; less than the applicable requirement. No alteration is being made to this setback, and the Building will not be expanded any closer to this lot line. However, whereas the Building is non-conforming in this regard, a special permit pursuant to Section 1.4.6 for the change, extension and alteration of a lawful, pre-existing, non-conforming building is required.

Pursuant to Section 4.8 of the By-Law, the maximum height applicable to the Premises is 72 feet. The Building height is currently 29.6 feet and this will not be changed or altered as a result of the proposed modifications to the Building. Therefore, the Building will continue to comply with such requirement.

III. Supplemental Dimensional Regulations – Section 4.8.1

Pursuant to Section 4.8.1 (1), surface parking lots may not be located within 50 feet of the intersection of the exterior street lines of a corner lot. Whereas the existing surface parking lot in the front of the Building, on the Kendrick Street side is less than 50 feet from the intersection of Kendrick Street and Fourth Avenue, the existing lot does not comply with such requirement. However, this requirement did not exist in 1997 when the Building and associated site improvements were permitted and constructed. Therefore, this parking lot is a lawful pre-existing, non-confirming use and/or structure. While the distance between the lot and the intersection is not being reduced, the interior of the lot is being reconfigured. Therefore, a special permit, pursuant to Section 1.4.6 for the change, extension and alteration of a lawful, pre-existing, non-conforming use and/or structure is required, and / or a special permit pursuant to Section 4.8.3 waiving the aforesaid requirement up to a maximum percentage of 25%.³

Pursuant to Section 4.8.1 (2), all surface parking shall be located to the side or rear of the principal building and a landscaped buffer area of not less than 20 feet is required along the street frontage. Whereas the existing parking lot on the Kendrick Street side of the Building is located in the front of the Building, same does not comply with such requirement. However, this requirement did not exist in 1997 when the Building and associated site improvements were permitted and constructed. Therefore, the location of the Kendrick Street parking area in the front of the Building constitutes a lawful pre-existing, non-confirming use and/or structure. And while this parking area is not being expanded the interior is being altered and reconfigured. Therefore, a special permit, pursuant to Section 1.4.6 for the change, extension and alteration of a lawful, pre-existing, non-conforming use and/or structure is required.

Pursuant to Section 4.8.1(4), a minimum of 25% of the total lot area must be landscaped open space. The total amount of existing landscaped open space is currently 19.8%, and in connection with the proposed alterations, this will be increased slightly, to 19.9%. Whereas this landscaped open space requirement did not exist when the Building and associated site improvements were permitted and constructed in 1997, the current non-conformity is lawful, pre-existing. And while

³ As applied to this requirement, such waiver would equate to a reduction of 12.5 feet, reducing the applicable distance from 50 feet to 37.5 feet.

the proposed alterations will reduce the amount of the non-conformity, the Premises will still not comply with the requirement. Therefore, a special permit, pursuant to Section 1.4.6 for the change, extension and alteration of a lawful, pre-existing, non-conforming use and/or structure is required.

Pursuant to Section 4.8.1(5), the Building must have a public entrance facing one or more of the streets on which the building fronts. Whereas the Building at present and following completion of the proposed alterations will have a public entrance on the Kendrick Street side, the Building will comply with this requirement.

Pursuant to Section 4.8.1(6), the Building cannot have an uninterrupted facade length greater than 300 feet. Whereas the longest uninterrupted facade length of the Building following the proposed alterations and modifications will be 279 feet, along the southwest side, the Building will comply with this requirement.

IV. Parking

A. Demand

Pursuant to Section 5.1.2 of the By-Law, total parking demand for the Premises, based on its contemplated use for office purposes will be 327 spaces, calculated as follows: 97,886 square feet of area @ 1 space / 300 square feet: $97,886 \div 300 = 326.29 = 327$ (rounded up).

There are currently a total of 353 parking spaces provided on site. However, in connection with the proposed alterations, 23 spaces will be removed. As a result, the total number of spaces will be reduced to 330. Whereas this is still greater than the number of spaces required, the Premises, as modified and altered, will comply with the applicable off-street parking demand requirements.

B. Design

As affected by the proposed modification and alterations, and with the exception of the non-conforming aspects of the Kendrick parking area discussed above, both the front parking area and the rear parking will comply with all applicable design requirements as set forth at Section 5.1.3 of the By-Law and no waiver will be required.

V. Site Plan Analysis

(a) 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.

The Applicant asserts that the continued use of the Premises for office purposes does not constitute a “seriously detrimental use” within the terms of the By-Law. The Premises is bounded on two sides by streets and on the remaining two sides by fully developed commercial properties. Therefore, the Applicant asserts that no additional sound and sight buffers are required, and that views, light and air are not materially affected and certainly not in any negative way.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

The Applicant is of the opinion that it has provided for safe and convenient vehicular and pedestrian movement within the site and on adjacent streets in connection with the redesign of the parking areas. The site is fully developed and the existing driveway openings that serve the two parking areas are not being relocated or modified in any material way. The Applicant is of the opinion that same are of adequate width and situated in appropriate locations.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The site is currently fully developed with parking located in two separate areas: one in the front of the Building and one in the rear. The location and general function of the existing parking areas is not being altered or changed in any material way. While the number of spaces is being reduced, so too is the amount of required parking, with more parking being provided than required. The Building is readily accessible from both parking areas, and updated and expanded loading areas are being provided. Therefore, based on the contemplated use of the Building and the proposed reconfiguration of the interior of the existing parking areas, the Applicant is of the opinion that the arrangement of parking and loading spaces is adequate.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

As part of the proposed alterations to the loading area in the northeast corner of the Building a dumpster and a trash compactor will be installed. These are anticipated to be sufficient to serve the contemplated use of the Building for office purposes. Therefore, the Applicant asserts that the methods of waste disposal are adequate for the Premises and its proposed use.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

The Premises is situated in a highly developed commercial office and industrial park and is bounded on two sides by fully developed commercial properties. The other two sides are bounded by streets, one of which (Kendrick Street), is a major thoroughfare. While there is substantial woodland area to the northeast of the Premises, across Fourth Avenue, the site is currently fully developed and the proposed alterations will not materially alter the relationship of the Building or site to that area in any material way. As a result, the proposed alterations are not anticipated to have any significant negative effect on any community assets or any adjacent landscape, buildings and structures.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

The site is currently fully developed and no significant or material enlargement or alteration is proposed that is reasonably likely to cause or create any impact to the Town's resources. The Premises has been used and occupied for several years for substantially the same purpose as currently contemplated. As a result, the proposed alterations are not anticipated to substantially or materially increase or alter the need for any Town resources

VI. Conclusion

Based on the foregoing, the Applicant asserts that the proposed alterations to the existing Building and the site, and their continued use for office purposes is both proper and appropriate. The contemplated use of the Premises is allowed by right and is consistent with the uses currently existing and permitted within the zoning district. The proposed alterations to the Building and the site are not reasonably likely to materially alter or affect the function or impact of the Premises in any meaningful way. Provided the requested special permits are granted, the Building, as modified and altered will comply with applicable density and dimensional requirements or remain lawfully pre-existing, non-conforming.

Please schedule this matter for the next available hearing of the Board. In the meantime, if you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,

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

George Giunta, Jr.

PLANNING BOARD

Project Determination: (circle one) Major Project Minor Project

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

EXHIBIT A
TO
APPLICATION FOR SITE PLAN REVIEW
of
EP 63 Kendrick Realty, LLC
63 Kendrick Street
Needham, Massachusetts

Description of Project

The project consists of the renovation and alteration of the existing building and associated site improvements at the property known and numbered 63 Kendrick Street, Needham, MA including, but not limited to the following:

1. Construction of new addition and new landscaping and hardscape at the front of the building to create a new entryway;
2. Construction of new addition at the rear of the building to create new entryway;
3. Reconfiguration and modification of existing loading area in the northeast corner of the building;
4. Installation of new loading area in the northwest corner of the building;
5. Infill of the existing open courtyard area and inclusion of such area as part of useable first floor space;
6. Removal of a portion of the existing second floor space, leaving such area open to the floor below;
7. Renovation and alteration of the fit and finish of the exterior of the building to upgrade and improve its appearance;
8. Reconfiguration within the existing front parking area;
9. Reconfiguration of the rear parking area; and
10. Changes and upgrades to site landscaping.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
of
EP 63 Kendrick Realty, LLC
63 Kendrick Street
Needham, Massachusetts

List of Relief Requested

The following relief is or may be required, and is hereby requested:

1. Special Permit pursuant to Section 7.4 of the Zoning By-Law for further Major Project Site Plan Review;
2. Waiver, pursuant to Section 7.4.4 of the Zoning By-Law for the submission of any information not provided in these materials or otherwise submitted herewith;
3. Special Permit pursuant to Section 1.4.6 for the change, extension and alteration of a lawful, pre-existing, non-confirming use or building;
4. Special Permit pursuant to Section 4.8.3, waiving the requirements of Section 4.8.1 concerning setback of surface parking from the intersection of the exterior street lines of a corner lot up to a maximum percentage of 25%; and
5. Any and all additional relief required or necessary for the proposed renovation and alteration of the existing commercial building and associated parking and landscaping areas at the property known and numbered 63 Kendrick Street, as detailed in the plans and materials submitted herewith.

Notwithstanding any of the above or anything in these materials to the contrary, the Applicant reserves and requests the right to revise the interior layout of the building, without the need for further review, provided, in all cases, that the building footprint is not increased or expanded and that the total parking demand, calculated in accordance with the Zoning By-Law, shall not be increased.

EP 63 Kendrick Realty LLC
C/O Edgewater Properties, LLC
14 Mica Lane, Suite 202
Wellesley, MA 02481

November 25, 2024

Town of Needham
Planning Board
Needham, Massachusetts 02492

Attn: Lee Newman, Planning Director

Re: 63 Kendrick Street, Needham, MA
Application for Further Site Plan Review and Zoning Relief

Dear Mrs. Newman,

Please accept this letter as confirmation that EP 63 Kendrick Realty LLC, owner of the property known and numbered 63 Kendrick Street, Needham, MA, f/k/a 155 Fourth Avenue (the "Premises"), has authorized its attorney George Giunta, Jr., Esquire, to make application for further site plan review, special permits and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the contemplated renovation and alteration of the Premises and the existing building situated thereon. In connection therewith, Attorney Giunta is specifically authorized to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review and Application for Design Review Board Review.

Sincerely,

EP 63 KENDRICK REALTY LLC

By: Edgewater Properties, LLC,
its Manager

By: 

Mitchell A. Kassler, Manager



63 KENDRICK STREET

63 Kendrick Street
Needham, MA

SITE PLAN REVIEW

LIST OF DRAWINGS

GENERAL		EXISTING	
A.000	COVER SHEET	EX.101	EXISTING FIRST FLOOR PLAN
		EX.102	EXISTING SECOND FLOOR PLAN
SITE SURVEY		EX.103	EXISTING ROOF PLAN
V.101	LOCUS PLAN	EX.200	EXISTING ELEVATIONS
V.102	EXISTING CONDITIONS	EX.300	EXISTING BUILDING PHOTOS
V.103	PLOT PLAN	EX.301	EXISTING BUILDING PHOTOS
CIVIL		ARCHITECTURAL	
C1.10	SITE PLAN	A.101	PROPOSED FIRST FLOOR PLAN
C1.20	GRADING, DRAINAGE & UTILITY PLAN	A.102	PROPOSED SECOND FLOOR PLAN
		A.103	PROPOSED ROOF PLAN
LANDSCAPE		A.200	PROPOSED EXTERIOR ELEVATIONS
L1.0	SITE PREPARATION PLAN	A.201	SIGNAGE DETAILS
L2.0	LANDSCAPE PLAN	A.300	MATERIALS
L3.0	PLANTING PLAN		
L3.1	PLANTING PLAN ENLARGEMENTS		
L4.0	PLANTING PALETTE IMAGES		
L4.1	SITE IMPROVEMENT DETAILS		
L4.2	SITE IMPROVEMENT DETAILS		
		LIGHTING	
		L-1	PHOTOMETRICS



Project Directory



ARCHITECT
STA Design, Inc
308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
sta-design.com



DEVELOPER
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14 Mica Lane, Suite 202
Wellesley, MA 02481
781.552.4558
edgewaterproperties.net

GREGORY LOMBARDI DESIGN
Landscape Architecture

LANDSCAPE ARCHITECT
Gregory Lombardi Design Incorporated
221 Boston Road
North Billerica, MA 01862
617.492.2808
lombardidesign.com



CIVIL ENGINEER
Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346
508.967.0673
sde-ldc.com



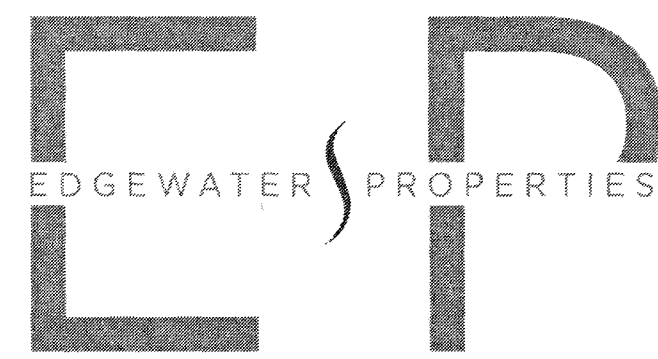
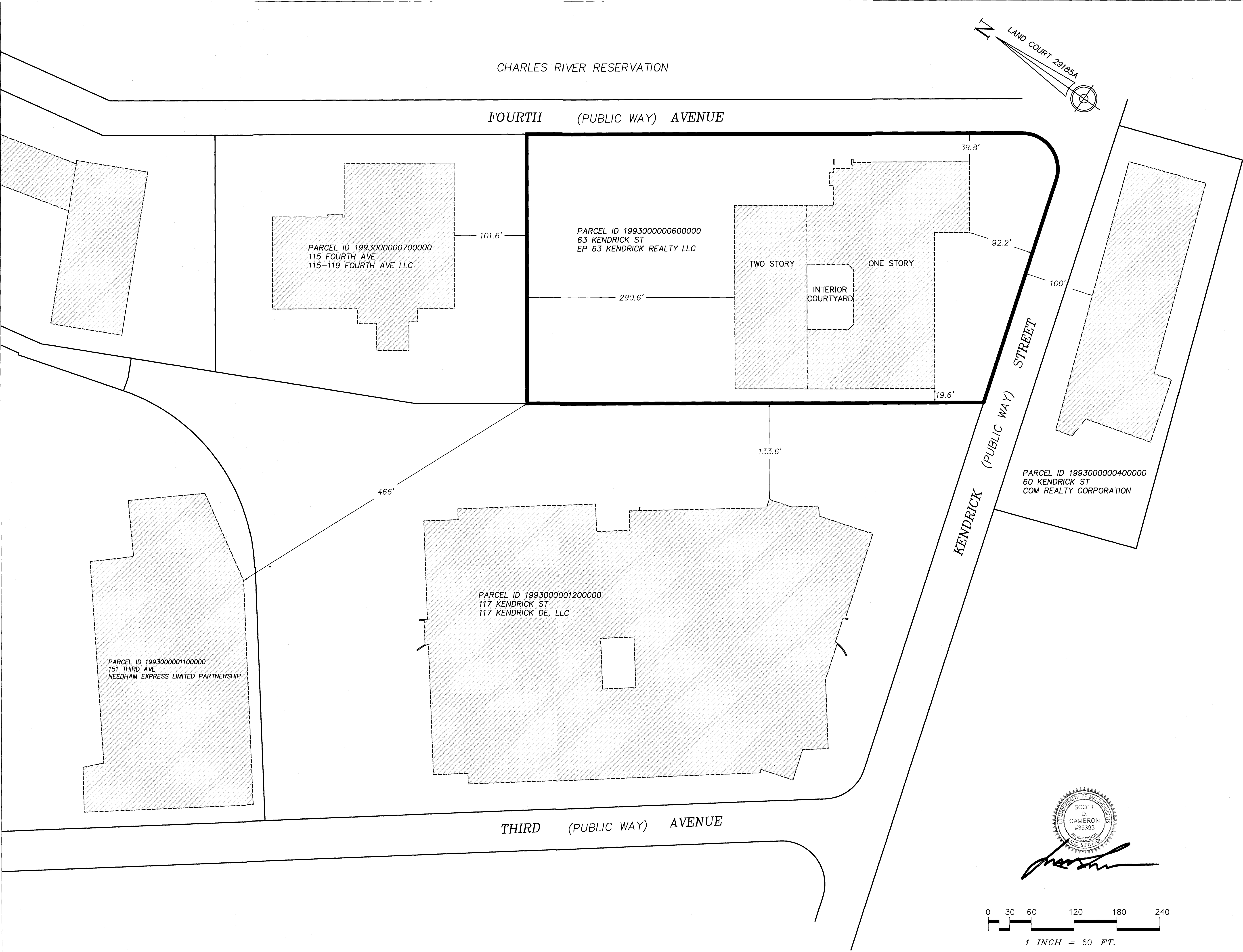
SITE SURVEYOR
R.E. Cameron & Associates, Inc.
681 Washington Street
Norwood, MA 02062
781.769.1777
recameron.com



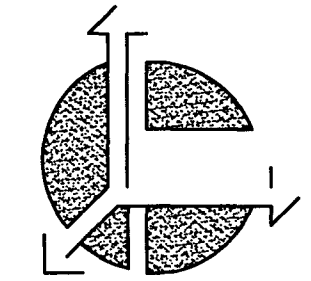
SYSTEMS ENGINEER
Engineered Systems, Inc
304 Cambridge Road, Suite 510
Woburn, MA 01801
781.569.6523
esiboston.com



STRUCTURAL ENGINEER
Bouchard Engineering, PLLC
561 Windsor Avenue, A402
Somerville, MA 02143
617.201.6160
bouchard-eng.com



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
681 Washington Street, Norwood, MA 02062
Tel (781) 769-1777 Fax (781) 769-8644

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NOT FOR CONSTRUCTION

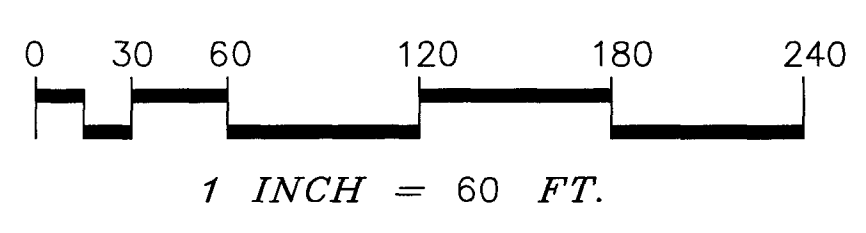
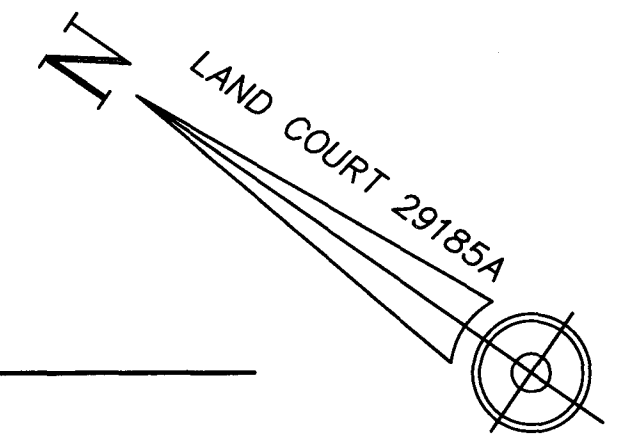
SITE PLAN REVIEW

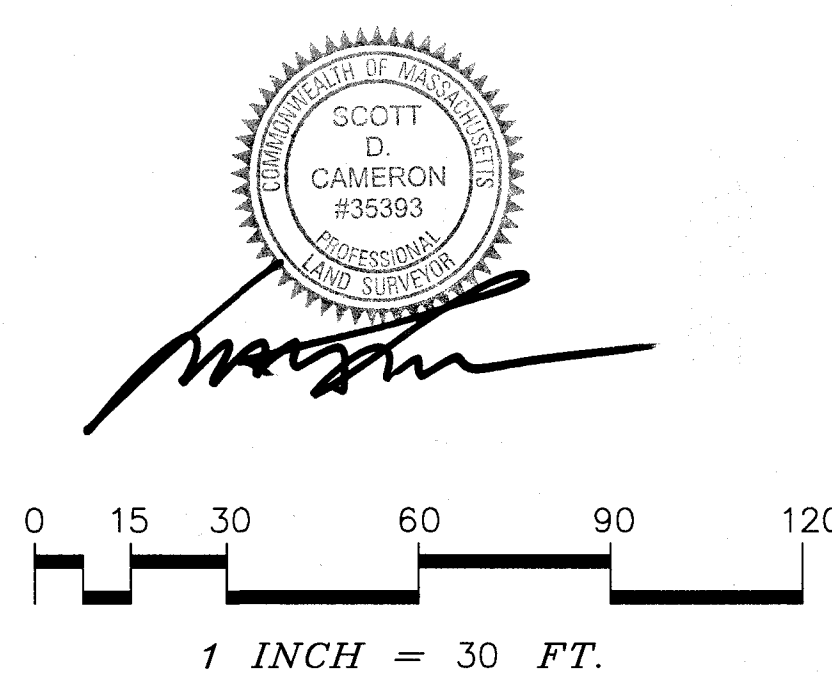
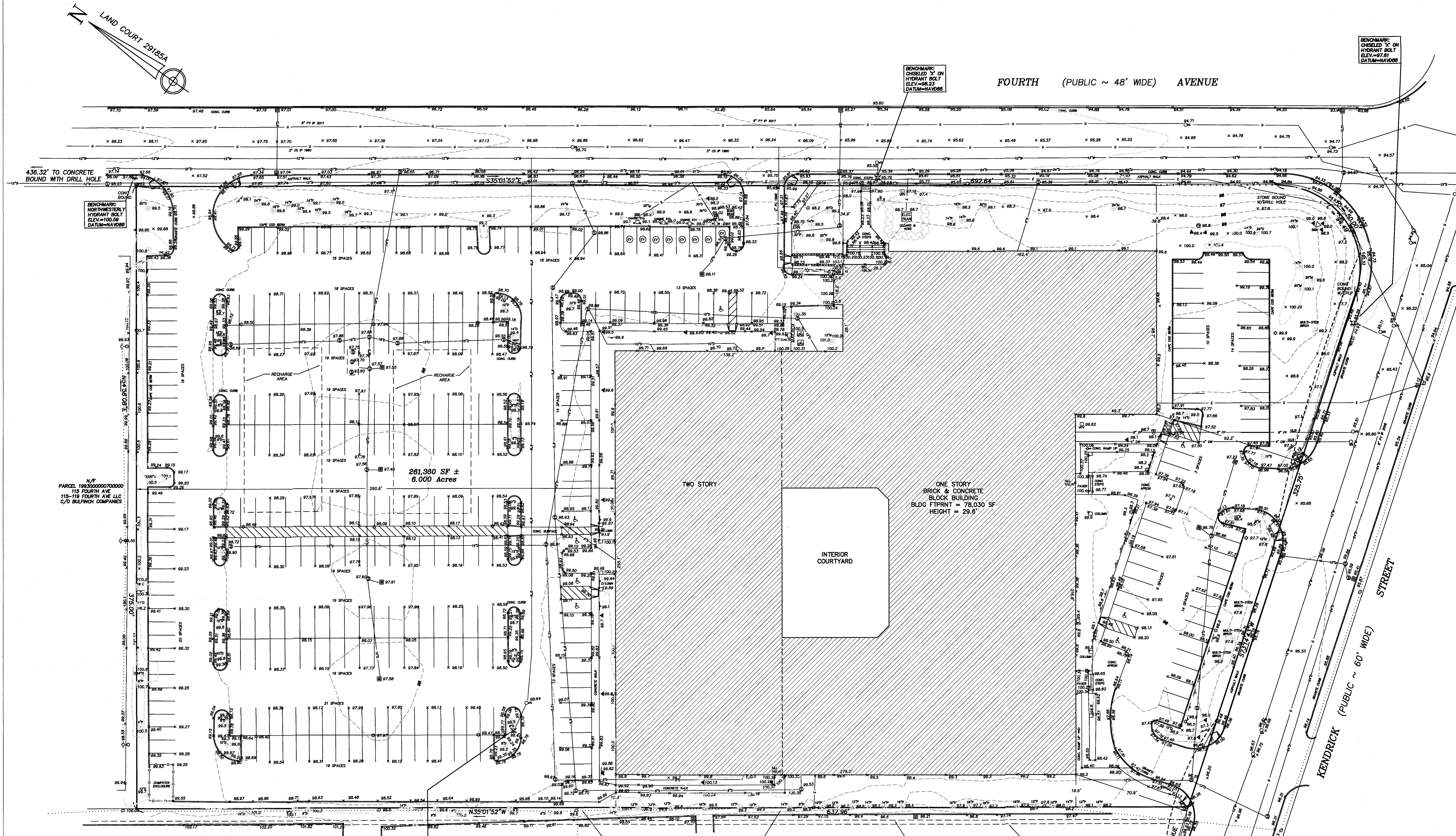
No.	Description	Date

Scale 1" = 60'
Project Number 4587LOC
Date 11/20/24
Drawn by SLS
Checked by SDC

V.101

LOCUS PLAN



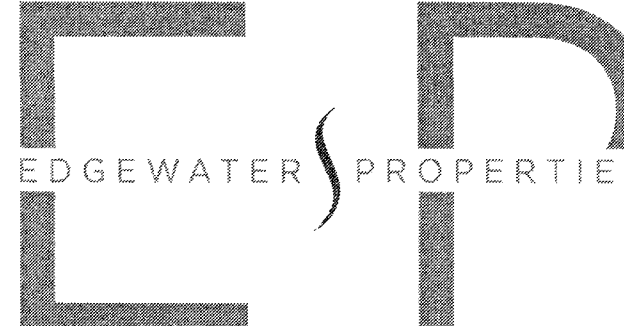
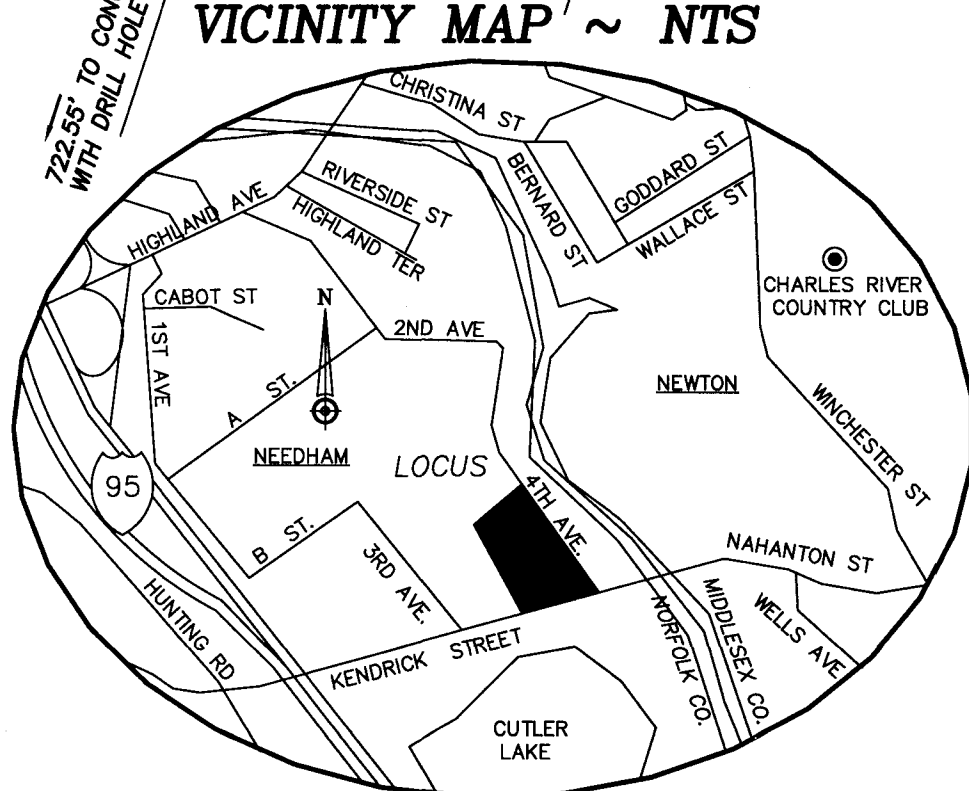


- LEGEND**
- AREA DRAIN
 - AIR CONDITIONER
 - AREAWAY
 - BENCH
 - BIKE RACK
 - BOLLARD
 - CATCH BASIN
 - CHAIN LINK FENCE
 - CONCRETE LIGHT POLE
 - DETECTABLE WARNING SURFACE
 - DRAIN MANHOLE
 - ELECTRIC HANDHOLE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE ALARM
 - FLAGPOLE
 - GAS GATE
 - GAS METER
 - GENERATOR
 - HYDRANT
 - METAL LIGHT POLE
 - NIGHT LIGHT
 - OVERHEAD WIRES
 - SEWER MANHOLE
 - SIGNS
 - STOCKADE FENCE
 - STONE WALL
 - TELEPHONE MANHOLE
 - TRASH RECEPTACLE
 - TREE
 - UNDERGROUND UTILITIES
 - DRAIN
 - ELECTRIC
 - GAS
 - SEWER
 - TELEPHONE
 - WATER
 - TELEVISION
 - COMMUNICATION
 - WATER CONTROL VALVE
 - WATER GATE
 - WINDOW WELL
 - WOOD UTILITY POLE
 - WOOD UTILITY POLE W/LIGHT
 - WROUGHT IRON FENCE

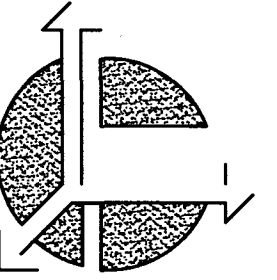
ZONE CLASSIFICATION ~ NEBC ~ NEW ENGLAND BUSINESS CENTER
WITH ~ WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICT

REQUIRED EXISTING

MINIMUM PARKING = 1 space per 300 sf
floor area (105,900/300=353 SPACES) 353 SPACES



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
681 Washington Street, Norwood, MA 02062
Tel (781) 789-1777 Fax (781) 789-8844

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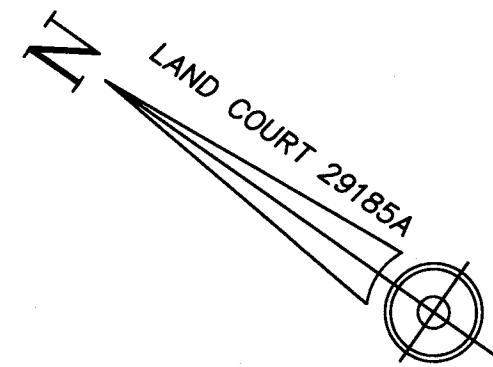
NOT FOR CONSTRUCTION

SITE PLAN REVIEW

No.	Description	Date

Scale 1" = 30'
Project Number 4587EC
Date 11/20/24
Drawn by SLS
Checked by SDC

V.102
EXISTING
CONDITIONS



FOURTH (PUBLIC ~ 48' WIDE) AVENUE

436.32' TO CONCRETE
BOUND WITH DRILL HOLE

S35°01'52"E

692.64'

STONE BOUND
W/DRILL HOLE

R = 50.00'
C = 94.49'

CONC.
BOUND
W/RELP

N45°58'00"E

N/F
PARCEL 1983000000700000
115 FOURTH AVE
C/O BULFINCH COMPANIES

281,360 SF ±
6.000 Acres

290.6'

278.7'

NEW
ENTRANCE

VERTICAL
FIN

TWO STORY

ONE STORY
BRICK & CONCRETE
BLOCK BUILDING
BLDG FTPRINT = 85,212 SF
HEIGHT = 29.6'

NEW
ENTRANCE

VERTICAL
FIN

KENDRICK STREET
(PUBLIC ~ 60' WIDE)

N35°01'52"W

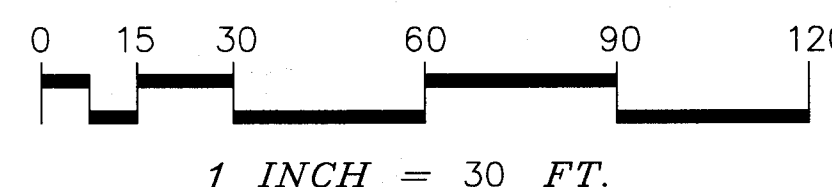
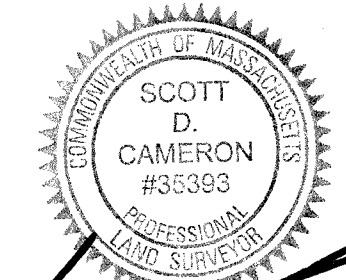
637.96'

BOSTON EDISON COMPANY OVERHEAD EASEMENT
FOR CROSS ARMS, BOOK 3805, PAGE 489

7.5' WIDE ELECTRIC AND TELEPHONE
EASEMENT (NOT ON LOCUS)

10' WIDE BOSTON EDISON COMPANY &
NEW ENGLAND TELEPHONE AND
TELEGRAPH COMPANY EASEMENT
(NOT ON LOCUS)

722.85' TO CONCRETE BOUND
WITH DRILL HOLE ON THIRD AVENUE



ZONE CLASSIFICATION ~ NEBC ~ NEW ENGLAND BUSINESS CENTER
WITH ~ WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICT

REQUIRED

EXISTING

PROPOSED

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 100'

MINIMUM FRONT YARD SETBACK = 15'

MINIMUM SIDE YARD SETBACK = 20'

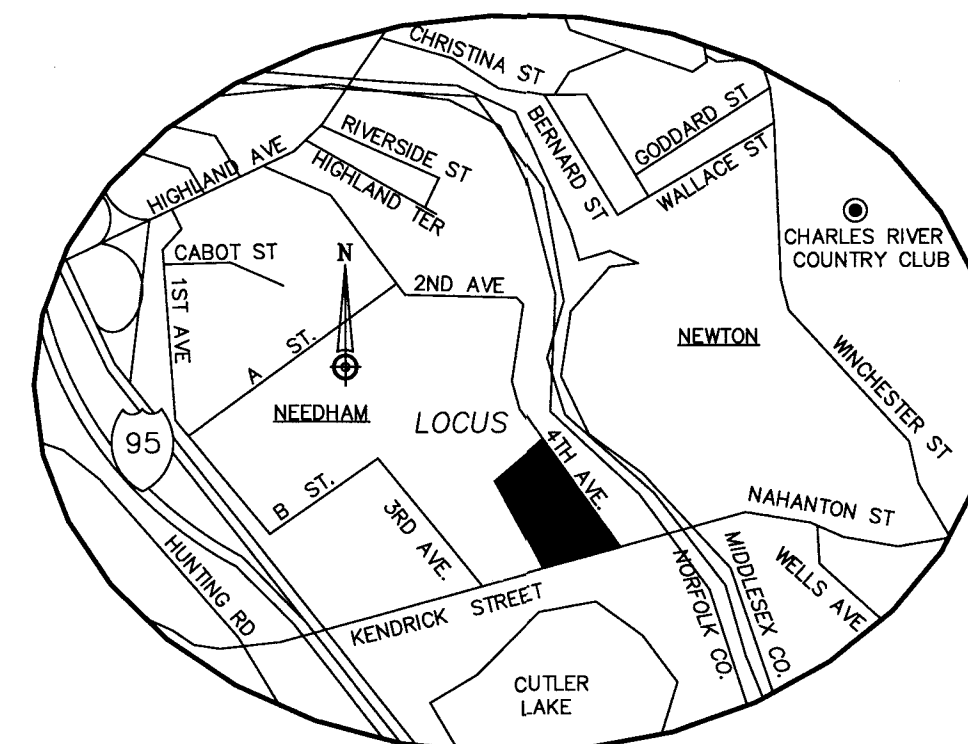
MINIMUM REAR YARD SETBACK = NA
MAXIMUM LOT COVERAGE = 65%
MAXIMUM FLOOR AREA RATIO = 1.00
MAXIMUM HEIGHT = 72'

261,361 S.F.
KENDRICK STREET = 372.99'
FOURTH AVENUE = 739.89'
KENDRICK STREET = 70.9'
FOURTH AVENUE = 34.9'
19.6' FOR SOUTHWESTERLY SIDE
290.6' FOR NORTHWESTERLY SIDE
NA
78,030/261,361 = 29.9%
105,900/261,361 = 0.405
29.6'

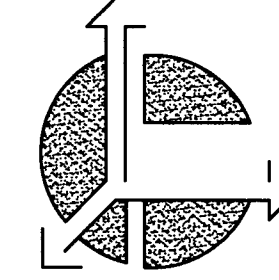
261,361 S.F.
KENDRICK STREET = 372.99'
FOURTH AVENUE = 739.89'
KENDRICK STREET = 70.9'
FOURTH AVENUE = 39.8'
19.6' FOR SOUTHWESTERLY SIDE
278.7' FOR NORTHWESTERLY SIDE
NA
85,212/261,361 = 32.6%
97,886/261,361 = 0.374
29.6'

NOTE: PROPERTY IS LAWFULLY PRE-EXISTING NON-CONFORMING
RELATING TO THE SOUTHWESTERLY SIDE SETBACK.

VICINITY MAP ~ NTS



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
881 Washington Street, Norwood, MA 02062
Tel (781) 768-1777 Fax (781) 768-8844

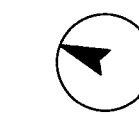
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SITE PLAN REVIEW



No.	Description	Date

Scale	1" = 30'
Project Number	4587PP
Date	11/20/24
Drawn by	SLS
Checked by	SDC

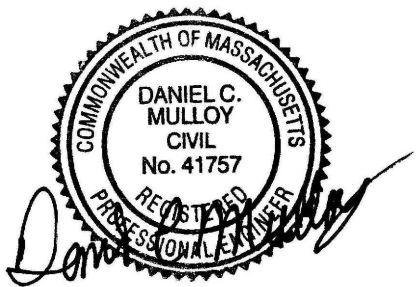
V.103
PLOT PLAN

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY R. E. CAMERON AND ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88 DATUM.
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
4. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

PARKING REQUIREMENTS		REQUIRED	PROVIDED
OFFICE: 1 SPACE / 300 SF		326	
97,886 (F.A.R.) / 300			
REGULAR SPACES (9' X 18.5')			189
COMPACT SPACES (8' X 16')			123
* 50% MAXIMUM ALLOWED OF TOTAL PARKING SPACES PROVIDED			
HANDICAP SPACES (9' X 18.5')			8
ELECTRIC VEHICLE SPACES (9' X 18.5')			10
TOTAL PARKING SPACES PROVIDED =			330
LOADING BAYS:		1	4
BIKE RACK: 1 STAND / 20 PARKING SPACES		16	16

ZONED: NEW ENGLAND BUSINESS CENTER (NEBC)			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA, SF	40,000	261,361	261,361
FRONTAGE, FT	100	KENDRICK STREET = 372.99 FOURTH AVENUE = 739.89	KENDRICK STREET = 372.99 FOURTH AVENUE = 739.89
FRONT SETBACK, FT	15	KENDRICK STREET = 70.9 FOURTH AVENUE = 34.9	KENDRICK STREET = 70.9 FOURTH AVENUE = 39.8
SIDE SETBACK, FT	20	19.6 FOR SOUTHWESTERLY SIDE 290.6 FOR NORTHWESTERLY SIDE	19.6 FOR SOUTHWESTERLY SIDE 278.7 FOR NORTHWESTERLY SIDE
REAR SETBACK, FT	N/A	N/A	N/A
BLDG HEIGHT, FT	72	29.6	29.6
MAX. LOT COVERAGE, %	65	78,030/261,361 = 29.9%	85,212/261,361 = 32.6%
MAX. FLOOR AREA RATIO (F.A.R.)	1.00	105,900/261,361 = 0.405	97,886/261,361 = 0.374
MIN. OPEN SPACE, %	25	19.8	19.9
PARKING AREA, SF	-	148,666	119,623
PARKING LANDSCAPE AREA, % AS PERCENTAGE (%) OF PARKING AREA	10	19,578 13.2%	21,610 18.1%
PARKING INTERIOR LANDSCAPE AREA, SF 25% OF PARKING AREA MIN. LANDSCAPE, %	25	4,998 25.5%	5,529 25.6%



**SITE DESIGN
ENGINEERING, LLC.**

11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

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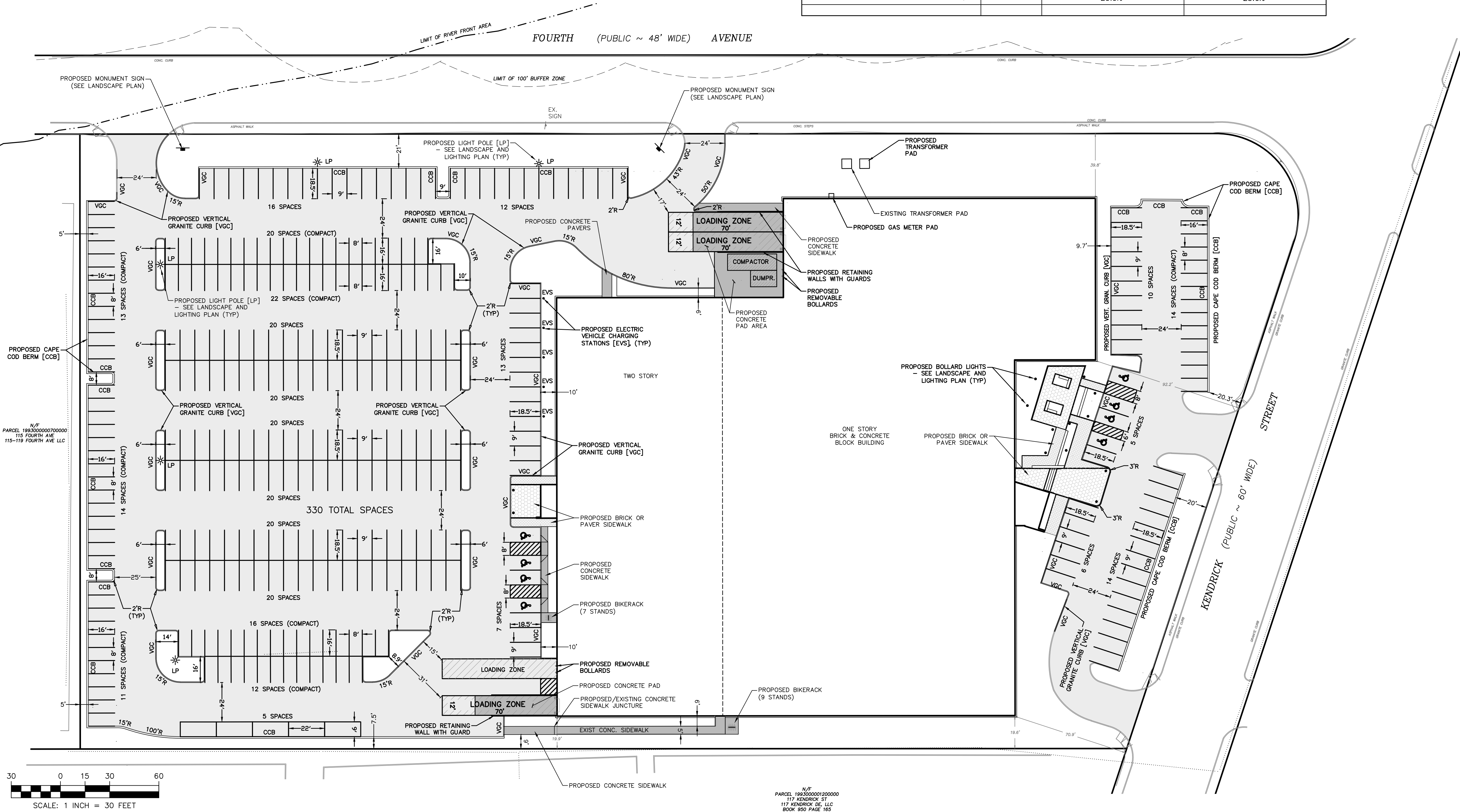


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Scale	1" = 30'
Project Number	24055
Date	NOVEMBER 20, 2024
Drawn by	RT
Checked by	DCM

**C 1.10
SITE PLAN**



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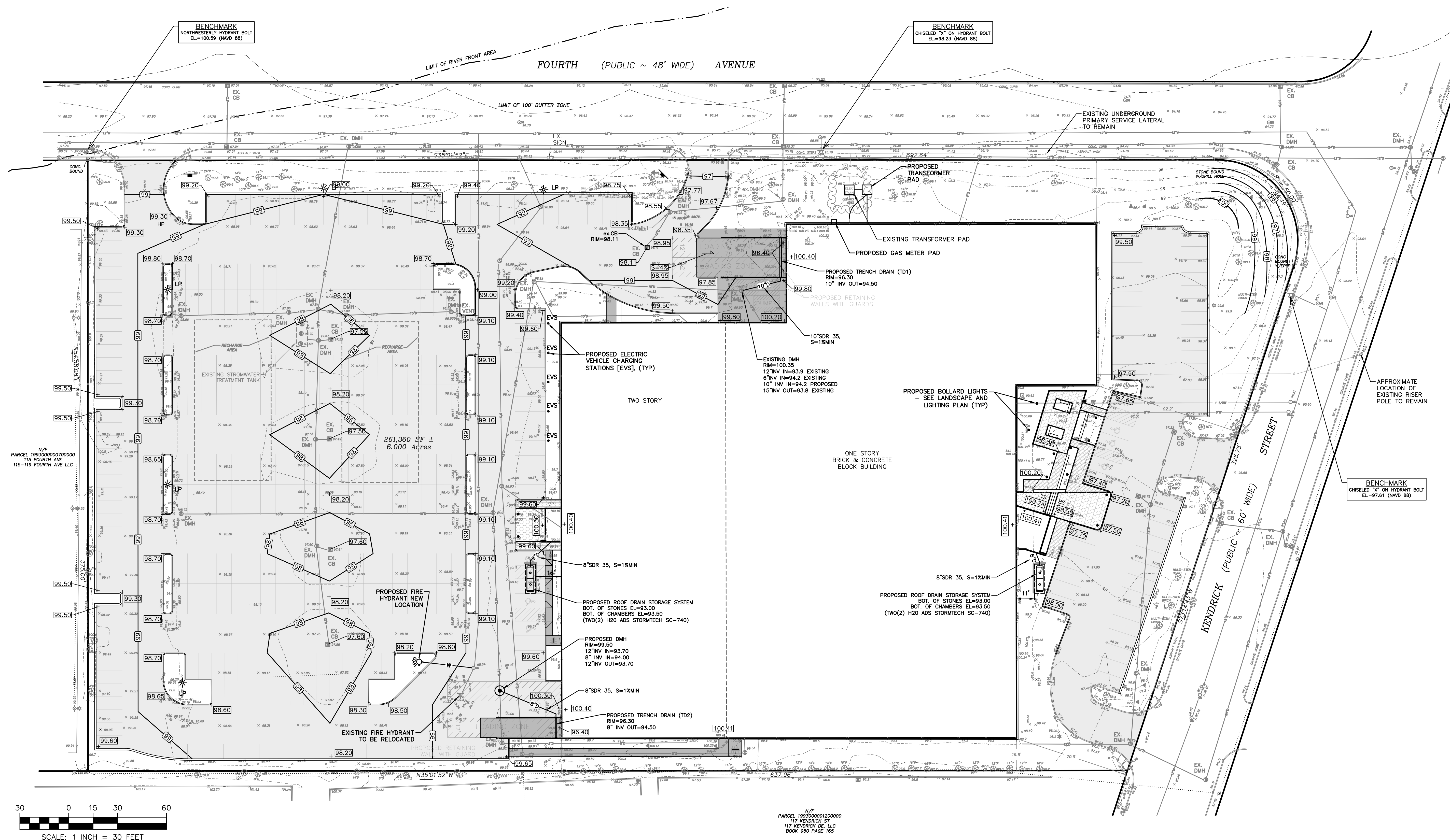
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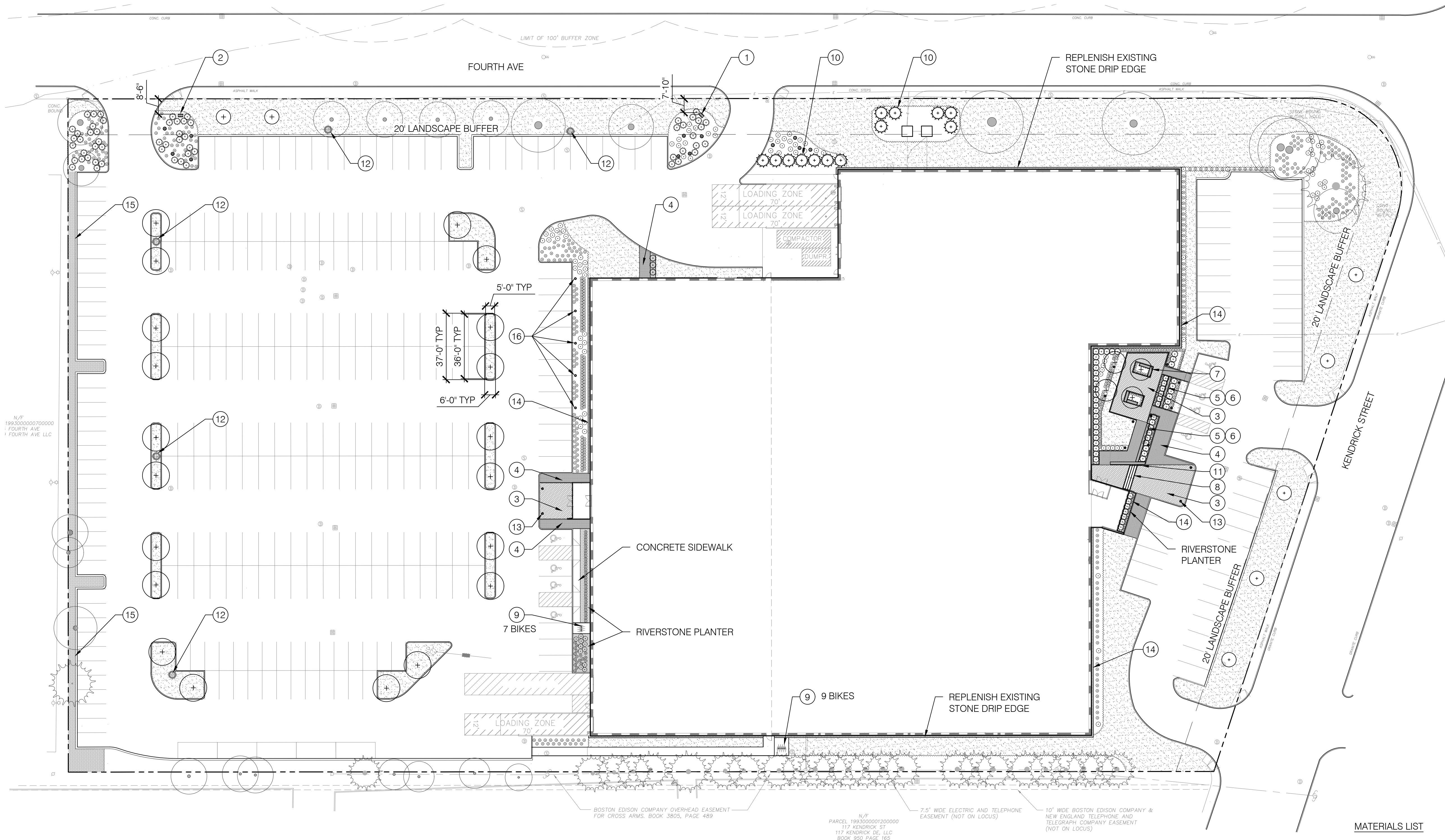
NOT FOR CONSTRUCTION



Scale	1" = 30'
Project Number	24055
Date	NOVEMBER 20, 2024
Drawn by	RT
Checked by	DCM

C 1.20
GRADING, DRAINAGE
& UTILITY PLAN





LEGEND

- PROPERTY LINE
- - - ZONING SETBACK
- ~~~~~ BEDLINE
- EXISTING DECIDUOUS TREE TO REMAIN
- ⊙ EXISTING EVERGREEN TREE TO REMAIN
- █ PROPOSED WALL
- ⊕ ○ LIGHT FIXTURES

- MATERIALS LIST**
- 1 MONUMENT SIGN - EAST LOADING ENTRY, SEE 1/L4.1
 - 2 MONUMENT SIGN - REAR ENTRY, SEE 2/L4.1
 - 3 CONCRETE HEX PAVER, SEE 3/L4.1
 - 4 CONCRETE RECTANGULAR PAVER, SEE 4/L4.1
 - 5 SITE WALL, SEE 5/L4.1
 - 6 SITE WALL CAP, SEE 6/L4.1
 - 7 GRANITE BENCH, SEE 7/L4.1
 - 8 GRANITE STEPS, SEE 8/L4.1
 - 9 BIKE RACK, SEE 9/L4.1
 - 10 ARBORVITAE HEDGE, SEE 1/L4.2
 - 11 HANDRAIL, SEE 2/L4.2
 - 12 POLE LIGHT, SEE 3/L4.2
 - 13 BOLLARD LIGHT, SEE 4/L4.2
 - 14 RIVERSTONE, SEE 5/L4.2
 - 15 PEASTONE, SEE 6/L4.2
 - 16 EV CHARGING STATION, SEE 7/L4.2



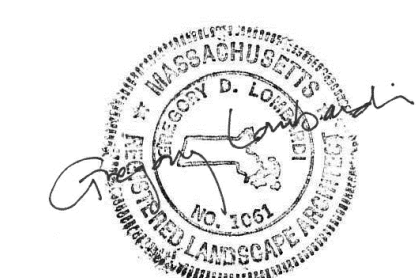
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Phone 617.492.2808



SITE PLAN REVIEW



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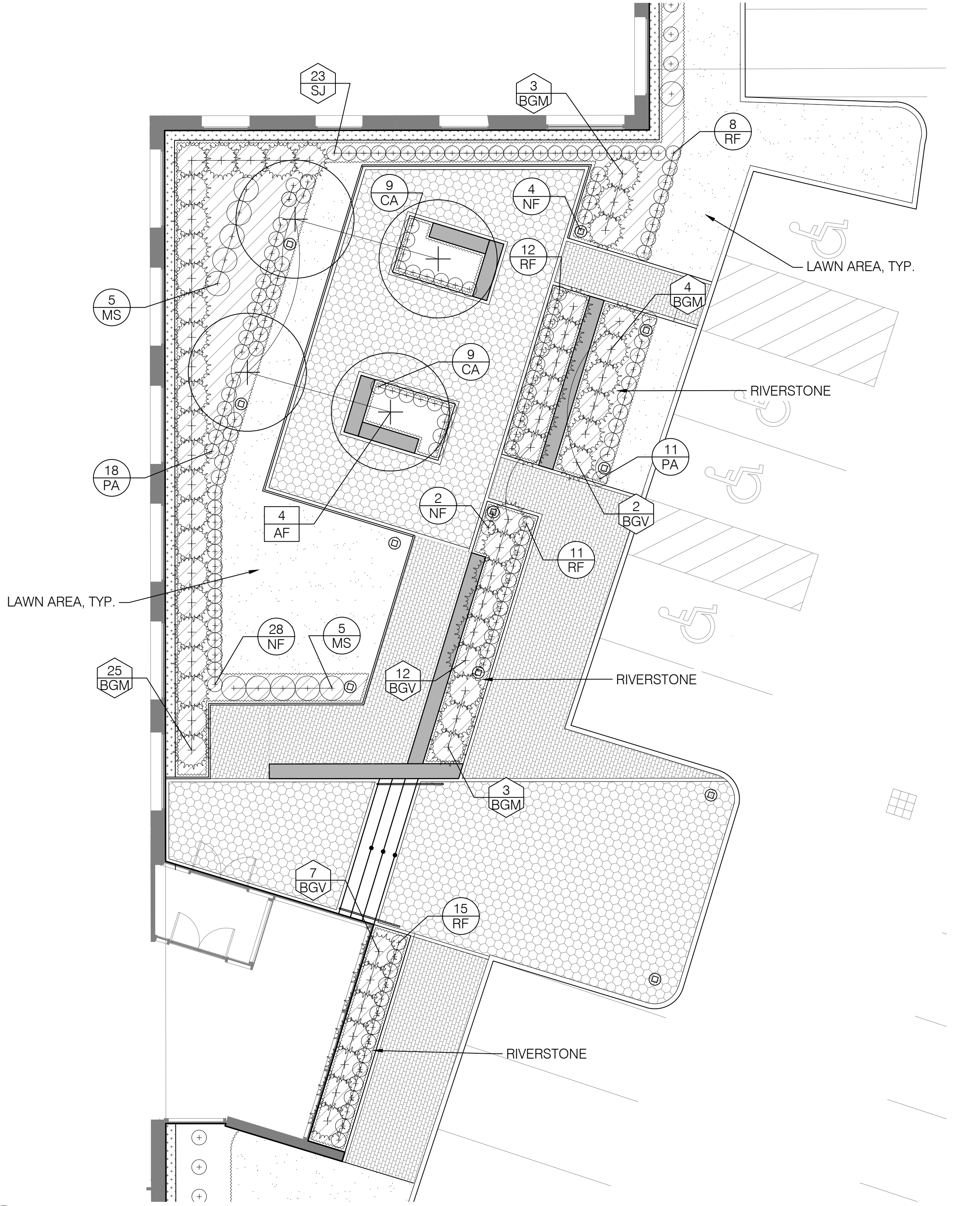
No.	Description	Date

Scale	1" = 30'
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L2.0
LANDSCAPE PLAN

COMPREHENSIVE LIST

TREES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
29	AF	<i>Acer x freemani</i> 'Armstrong'	Armstrong Red Maple	3" CAL.	B&B	AS SHOWN
2	CK	<i>Cornus kousa</i>	Kousa Dogwood	2.5" CAL.	B&B	AS SHOWN
12	JV	<i>Juniperis virginiana</i> 'Taylor'	Taylor Juniper	8' HT.	B&B	AS SHOWN
13	TG	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	10' HT	B&B	AS SHOWN
SHRUBS:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
38	BGM	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood (Upright)	36" HT.	B&B	AS SHOWN
21	BGV	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood (Globe)	24" HT.	B&B	AS SHOWN
29	CS	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	24" HT.	B&B	AS SHOWN
57	IC	<i>Ilex crenata</i> 'Steeds'	Steeds Holly	36" HT.	B&B	AS SHOWN
85	SJ	<i>Spirea japonica</i> 'Albiflora'	Japanese White Spirea	24" HT.	B&B	AS SHOWN
PERENNIALS AND GRASSES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
339	CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3	POT	AS SHOWN
75	MS	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Miscanthus	#5	POT	AS SHOWN
34	NF	<i>Nepeta x faassenii</i> 'Novanepjun'	Junior Walker Catmint	#3	POT	AS SHOWN
51	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	#3	POT	AS SHOWN
124	RF	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#3	POT	AS SHOWN



1 FRONT ENTRANCE ENLARGEMENT
SCALE: 1/8" = 1'-0"

PLAN

LEGEND

- PROPERTY LINE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- | | |
|----|----------------|
| 1 | quantity |
| PJ | species symbol |

 TREE TAG
- | | |
|----|----------------|
| 1 | quantity |
| PJ | species symbol |

 SHRUB TAG
- | | |
|----|----------------|
| 1 | quantity |
| PJ | species symbol |

 PERENNIAL TAG
- SOD



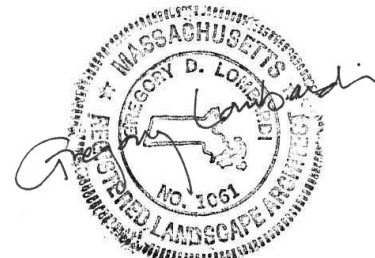
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L3.1
PLANTING PLAN
ENLARGEMENTS

Trees



Acer x freemani 'Armstrong'
Armstrong Red Maple



Cornus kousa
Kousa Dogwood



Juniperis virginiana 'Taylor'
Taylor Juniper



Thuja 'Green Giant'
Green Giant Arborvitae

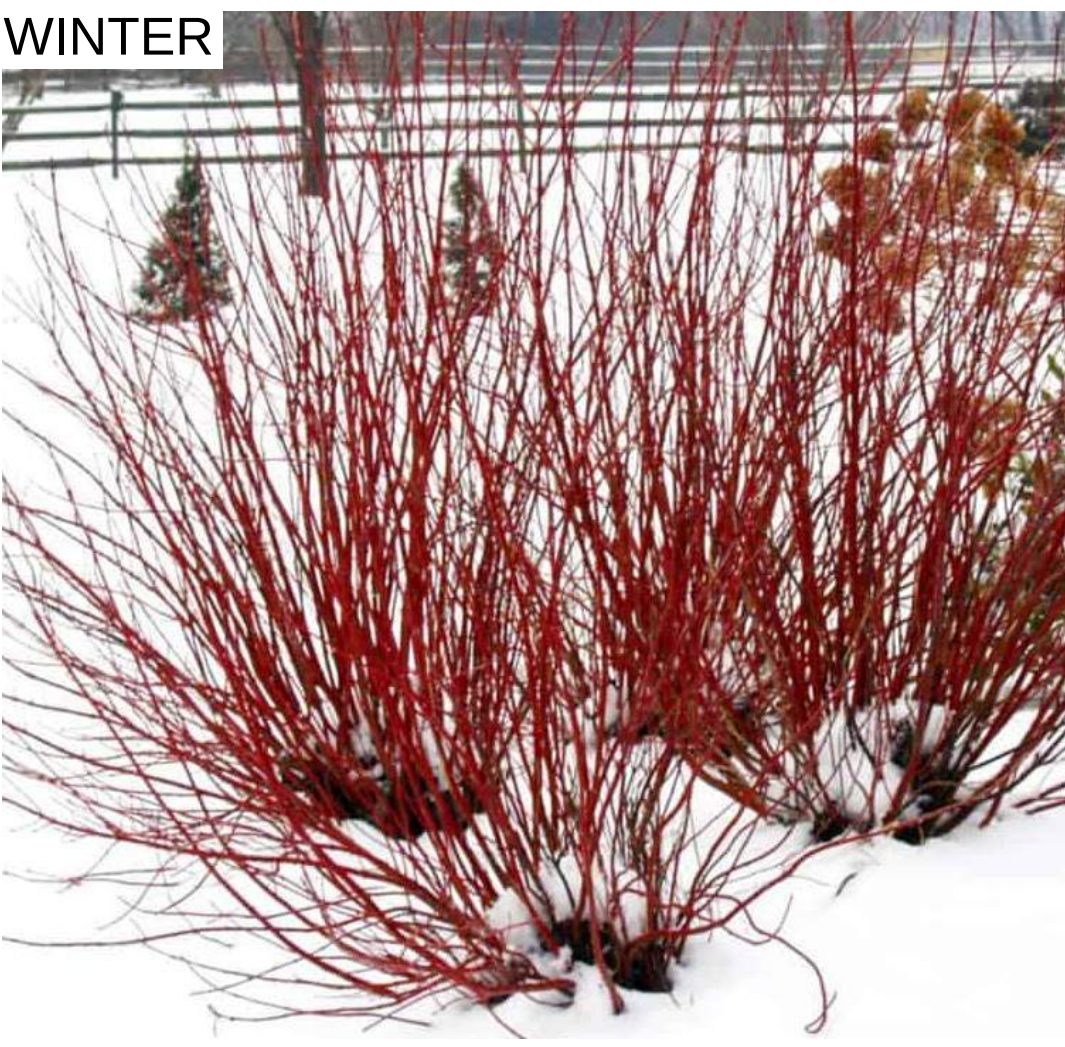
Shrubs



Buxus 'Green Mountain'
Green Mountain Boxwood



Buxus 'Green Velvet'
Green Velvet Boxwood



Cornus sericea 'Arctic Fire'
Arctic Fire Red Twig Dogwood



Spirea japonica 'Albiflora'
Japanese White Spirea

Perennials



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



Miscanthus sinensis 'Adagio'
Adagio Miscanthus



Nepeta x faassenii 'Novanepjun'
Junior Walker Catmint



Pennisetum alopecuroides 'Hameln'
Hameln Fountain Grass



Rudbeckia fulgida 'Goldsturm'
Goldsturm Black-Eyed Susan



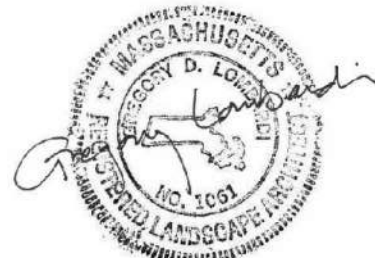
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SITE PLAN REVIEW

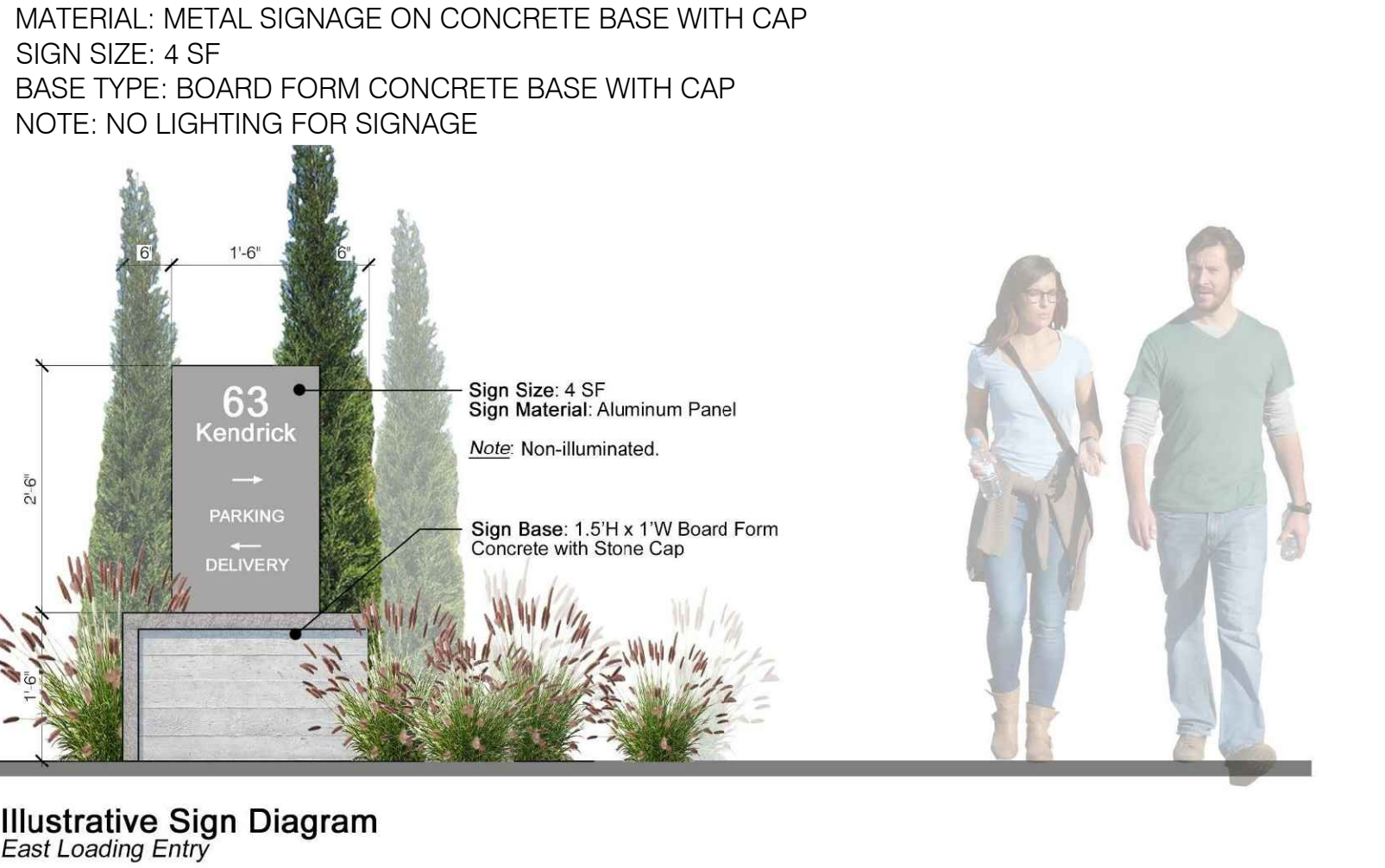
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No.	Description	Date

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Checked by	BM

L4.0

PLANTING
PALETTE
IMAGES



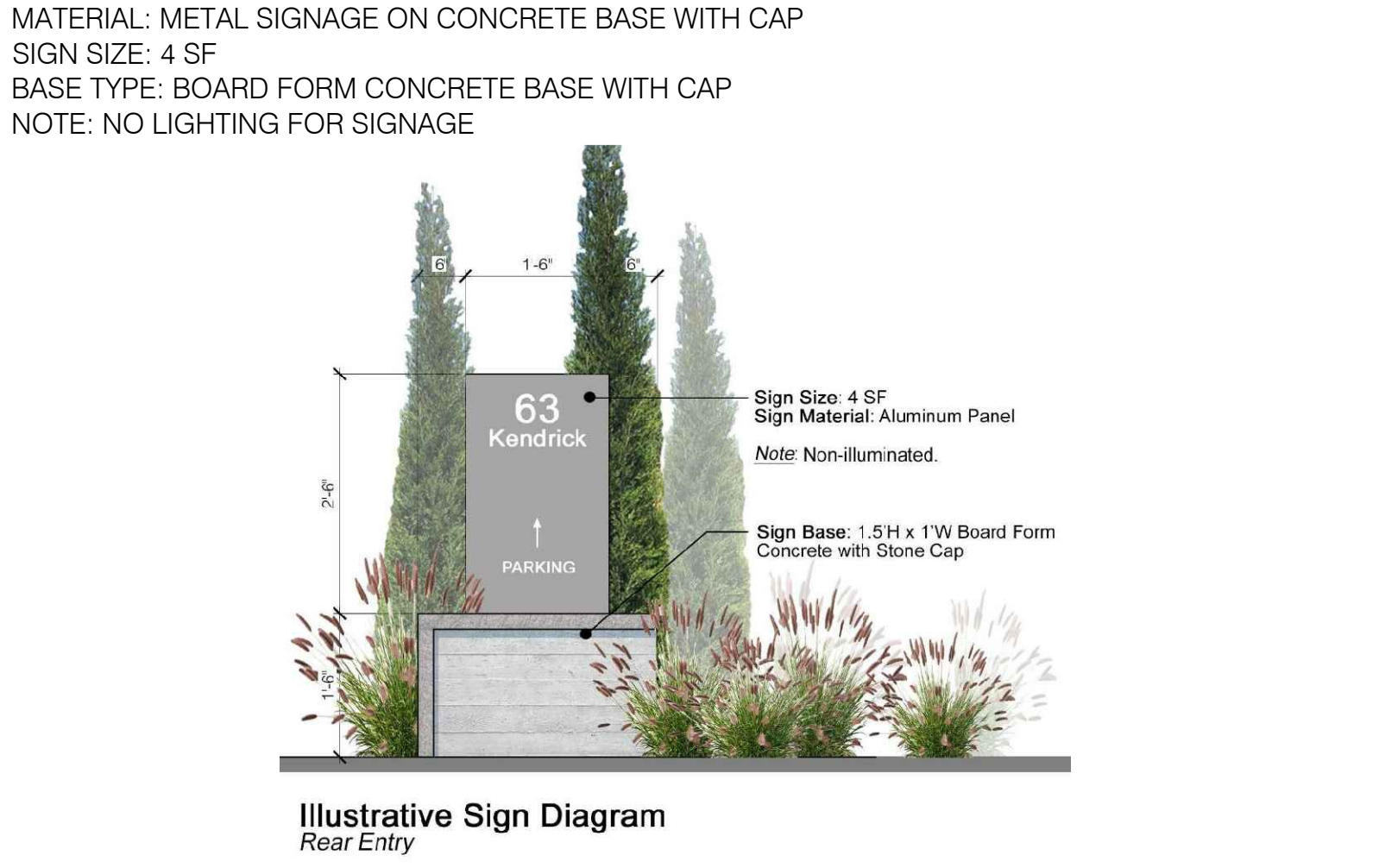
1 MONUMENT SIGN - EAST LOADING ENTRY
SCALE: NTS SECTION



4 CONCRETE RECTANGULAR PAVER
SCALE: NTS IMAGE



7 GRANITE BENCH
SCALE: NTS IMAGE



2 MONUMENT SIGN - REAR ENTRY
SCALE: NTS SECTION



5 SITE WALL
SCALE: NTS IMAGE



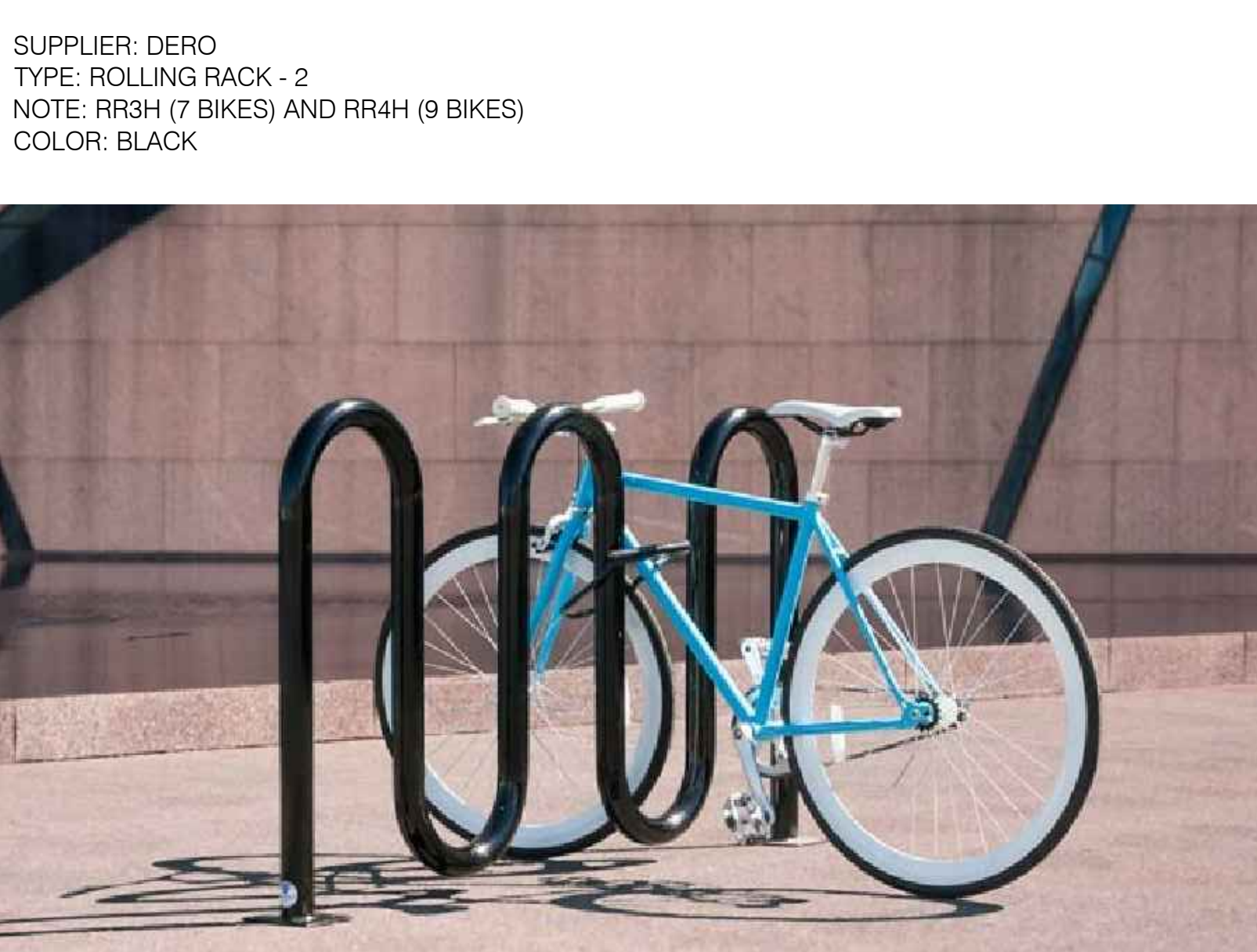
8 GRANITE STEPS
SCALE: NTS IMAGE



3 CONCRETE HEX PAVER
SCALE: NTS IMAGE



6 SITE WALL CAP
SCALE: NTS IMAGE



9 BIKE RACK
SCALE: NTS IMAGE



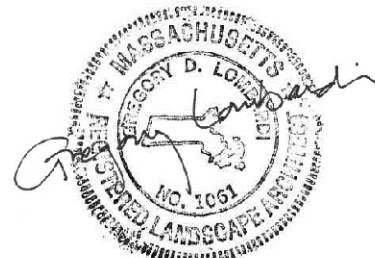
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SITE PLAN REVIEW

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No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L4.1
SITE
IMPROVEMENT
DETAILS



1 ARBORVITAE HEDGE - REFUSE AREA SCREENING
SCALE: NTS

DETAIL



4 BOLLARD LIGHT
SCALE: NTS

IMAGE



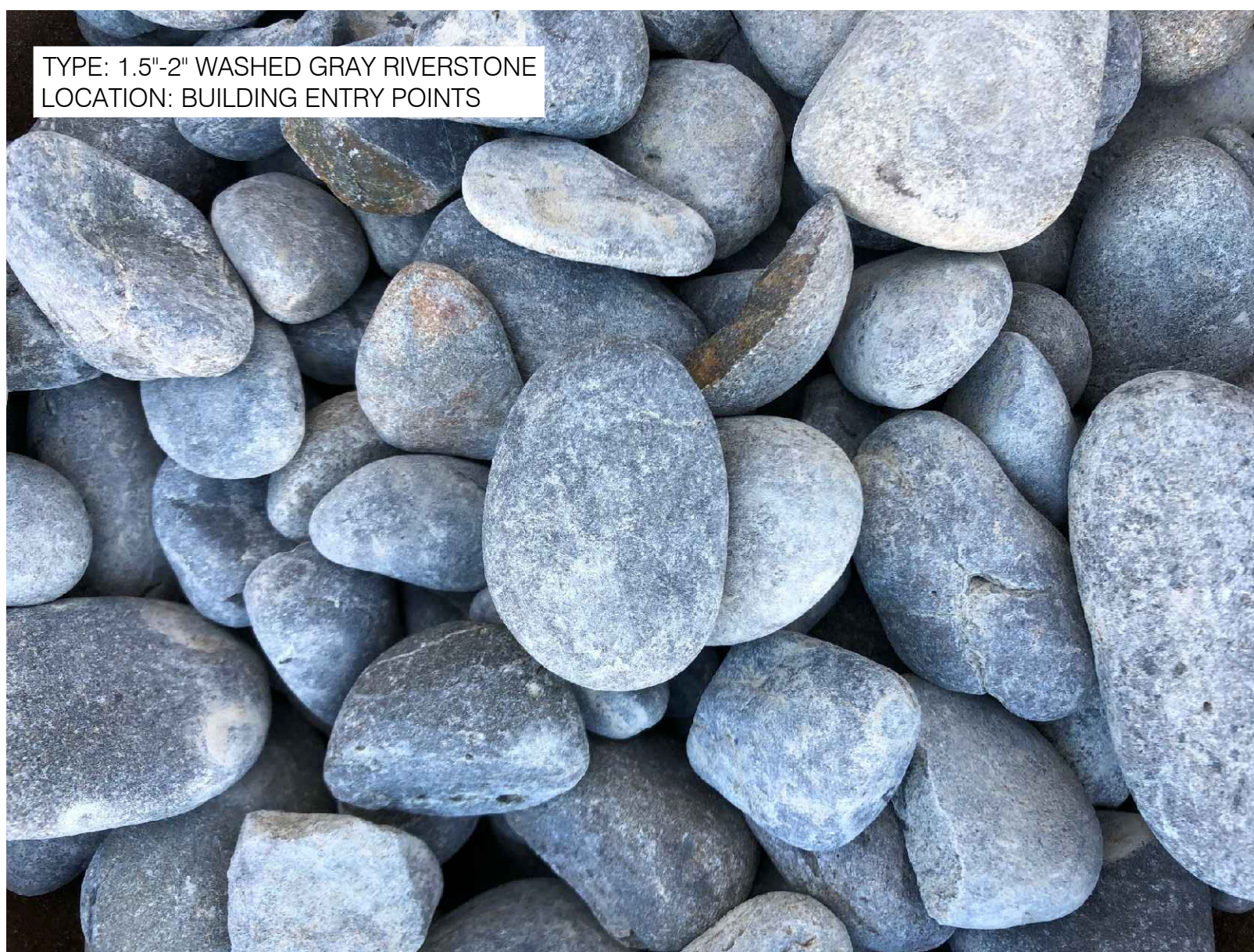
7 EV CHARGING STATION
SCALE: NTS

IMAGE



2 HANDRAIL
SCALE: NTS

IMAGE



5 RIVERSTONE
SCALE: NTS

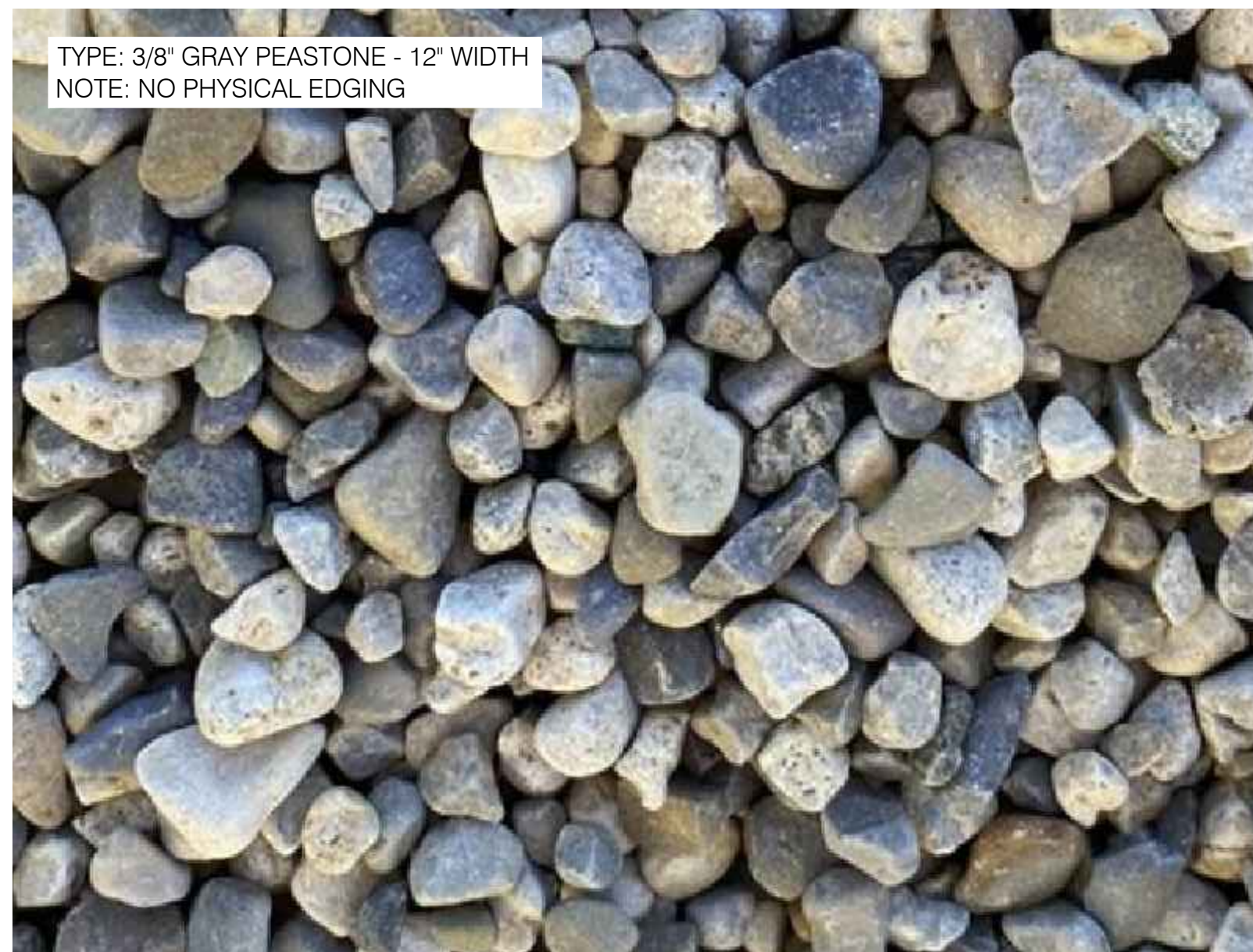
IMAGE

MANUFACTURER: VIPER
TYPE: VP-3-480L-470-3K7-4F
SIZE: 30' HEIGHT & 18' HEIGHT - SEE PHOTOMETRIC



3 POLE LIGHT
SCALE: NTS

IMAGE



6 PEASTONE
SCALE: NTS

IMAGE



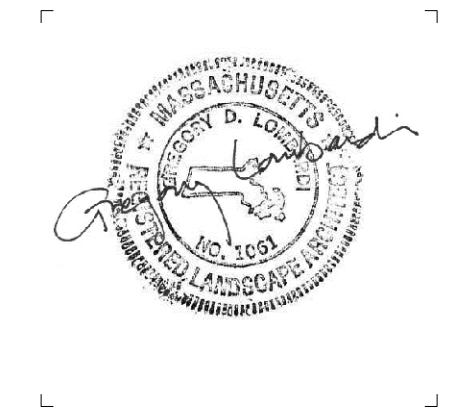
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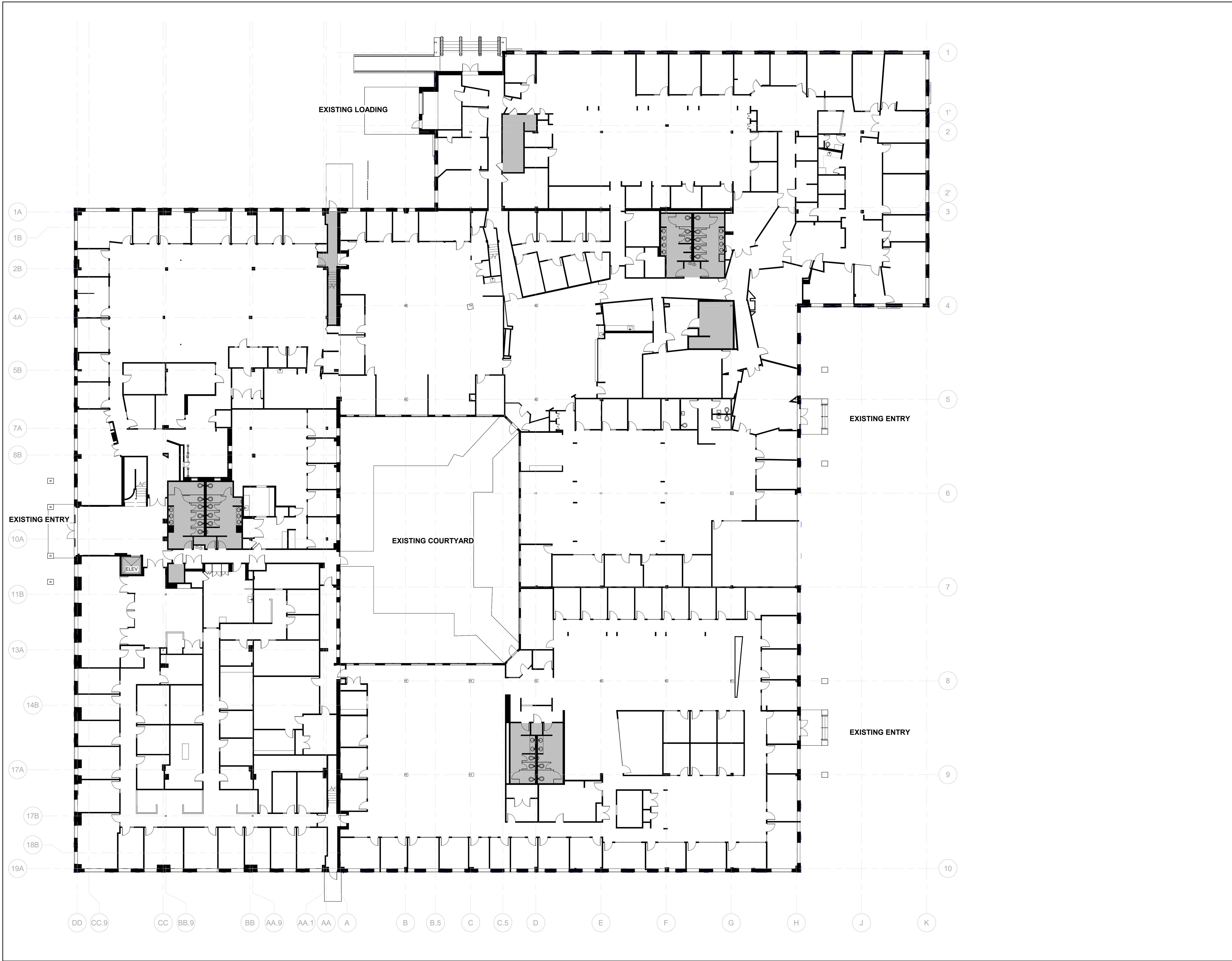
SITE PLAN REVIEW

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No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L4.2
SITE
IMPROVEMENT
DETAILS





63 Kendrick Street
Needham, MA



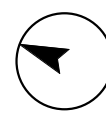
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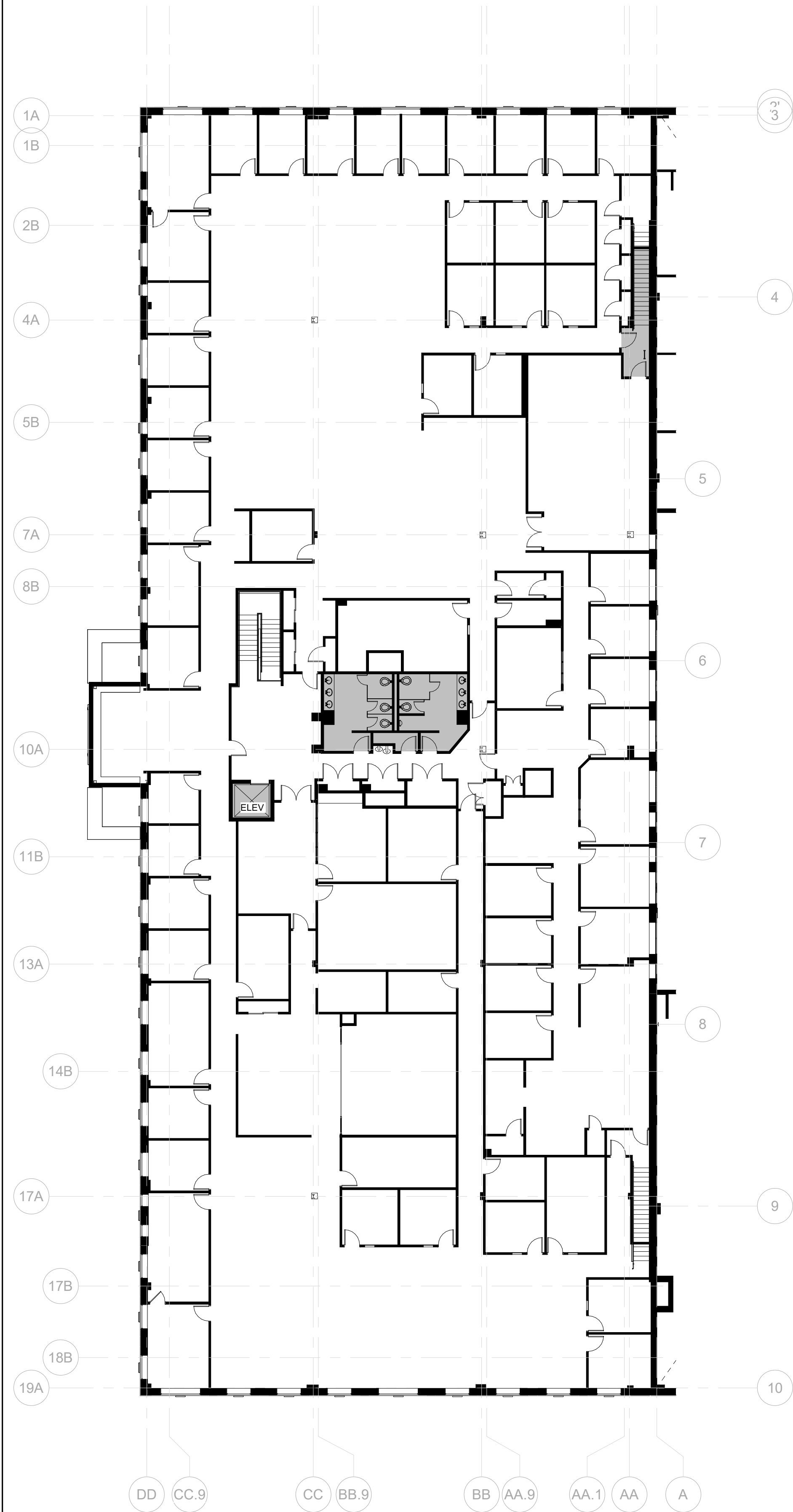
SITE PLAN REVIEW



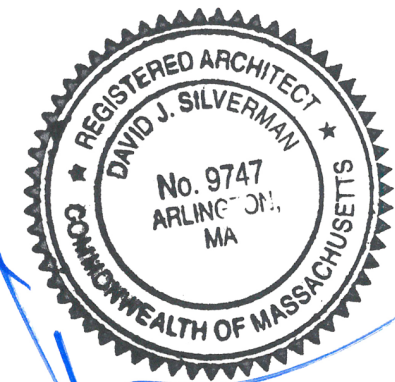
No.	Description	Date

Scale 1/16" = 1'-0"
Project Number 24.050
Date 11/20/2024
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EX.101
EXISTING FIRST FLOOR PLAN



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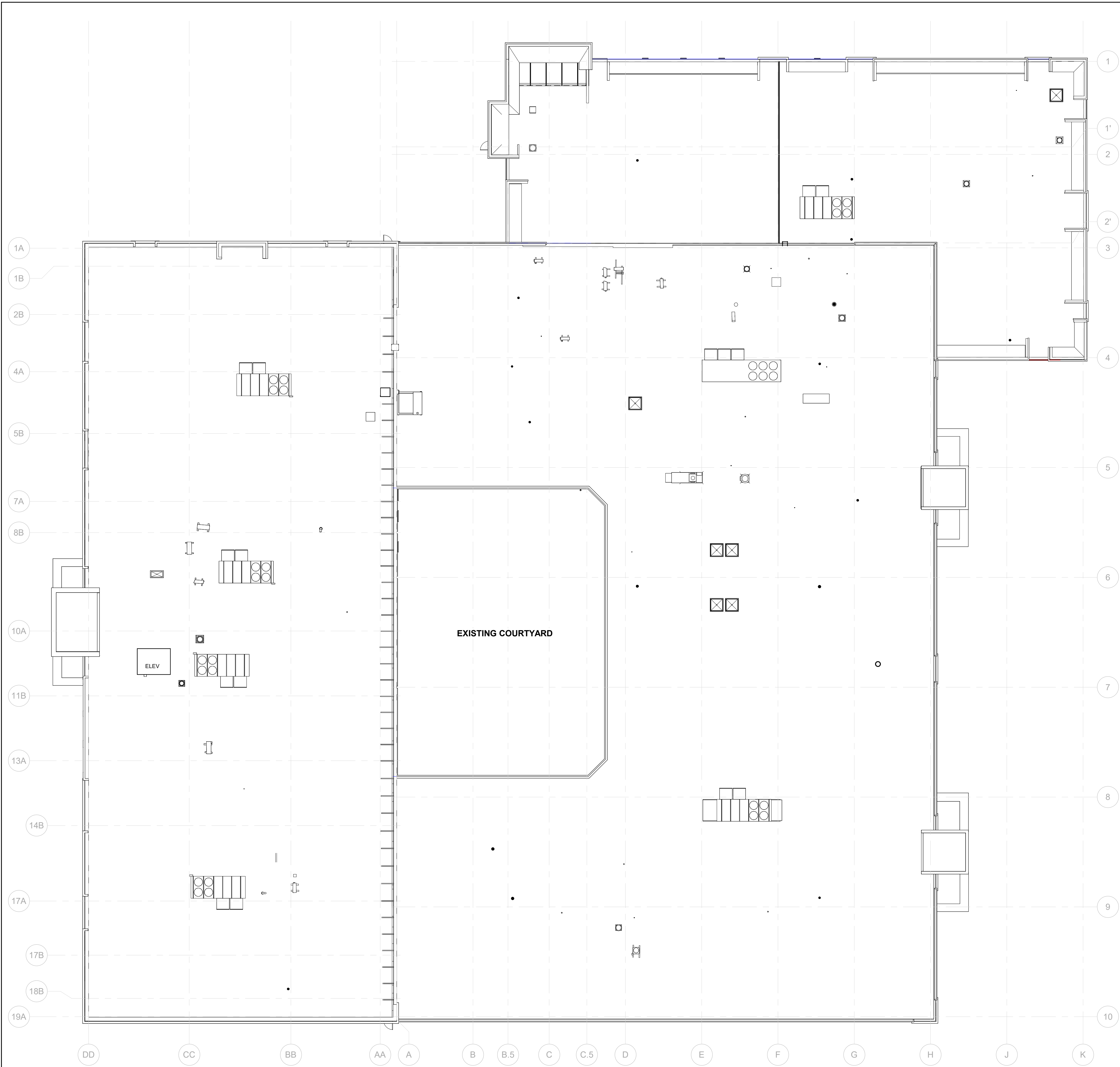
SITE PLAN REVIEW



No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM
Checked by	DS

EX.102
EXISTING SECOND
FLOOR PLAN



63 Kendrick Street
Needham, MA



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SITE PLAN REVIEW

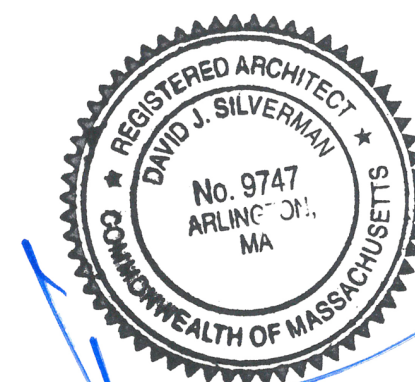


No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM
Checked by	DS

EX.103
EXISTING ROOF
PLAN

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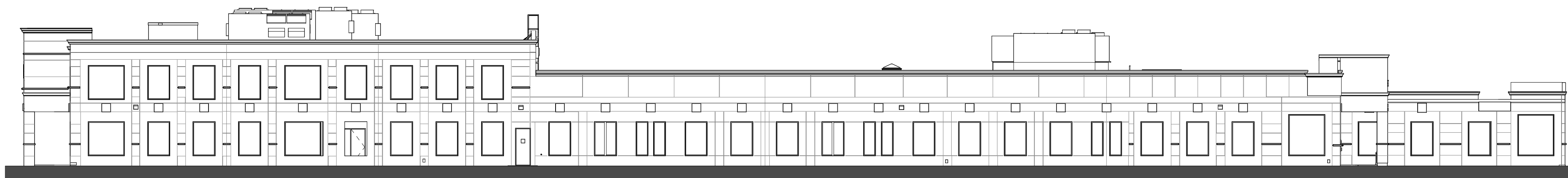
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SITE PLAN REVIEW

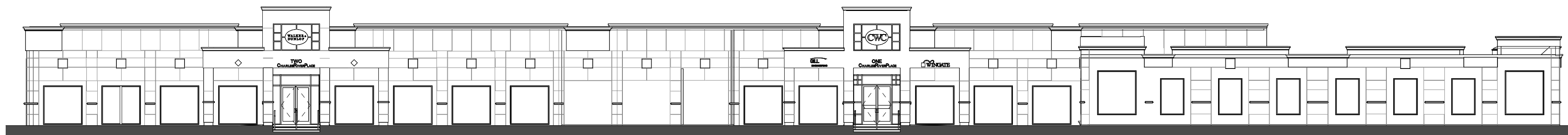
No.	Description	Date

Scale 1/16" = 1'-0"
Project Number 24.050
Date 11/20/2024
Drawn by BM / JBF / IK
Checked by DS

EX.200
EXISTING
ELEVATIONS



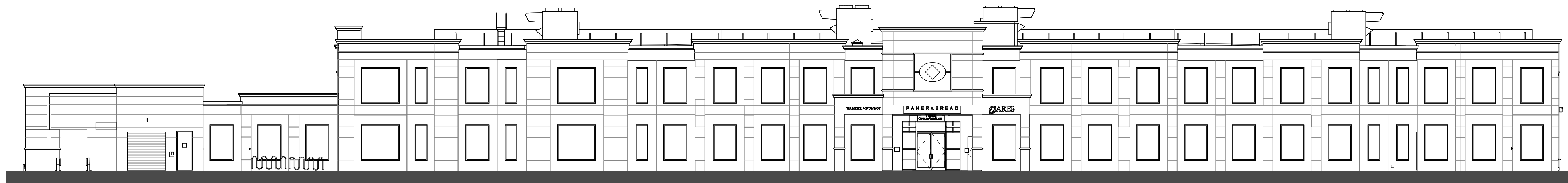
4 EXISTING SOUTHWEST ELEVATION.
1/16" = 1'-0"



3 EXISTING SOUTHEAST ELEVATION.
1/16" = 1'-0"



2 EXISTING NORTHEAST ELEVATION.
1/16" = 1'-0"



1 EXISTING NORTHWEST ELEVATION.
1/16" = 1'-0"



A: SOUTH ENTRY FROM KENDRICK STREET



B: EAST FACE OF THE BUILDING FROM 4TH AVENUE



C: EAST FACE OF THE BUILDING FROM 4TH AVENUE



D: EAST FACE OF THE BUILDING FROM 4TH AVENUE



E: NORTH AND EAST FACE FROM REAR PARKING



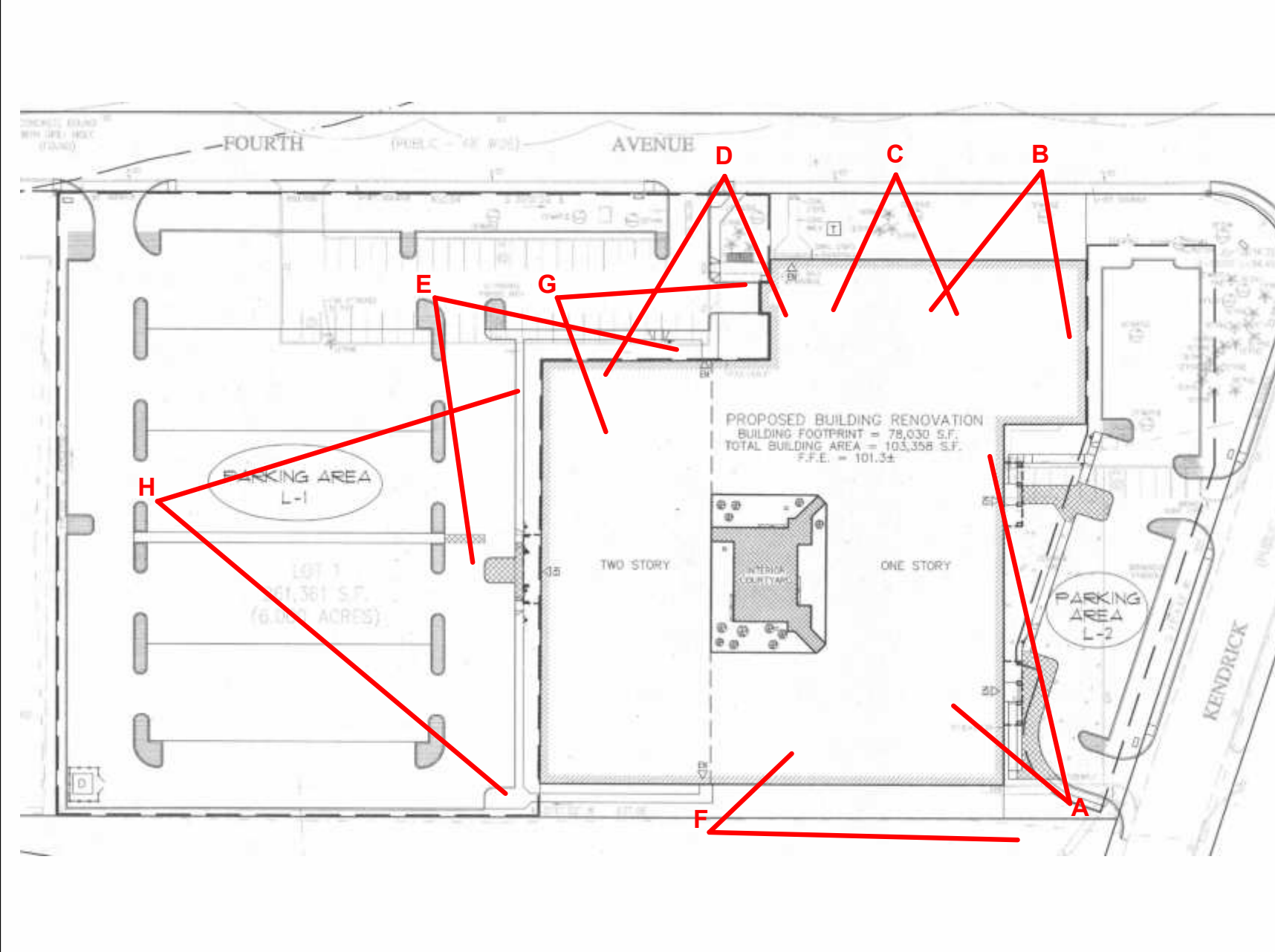
F: WEST FACE OF THE BUILDING



G: EXISTING LOADING



H: NORTH FACE FROM REAR PARKING



KEY PLAN



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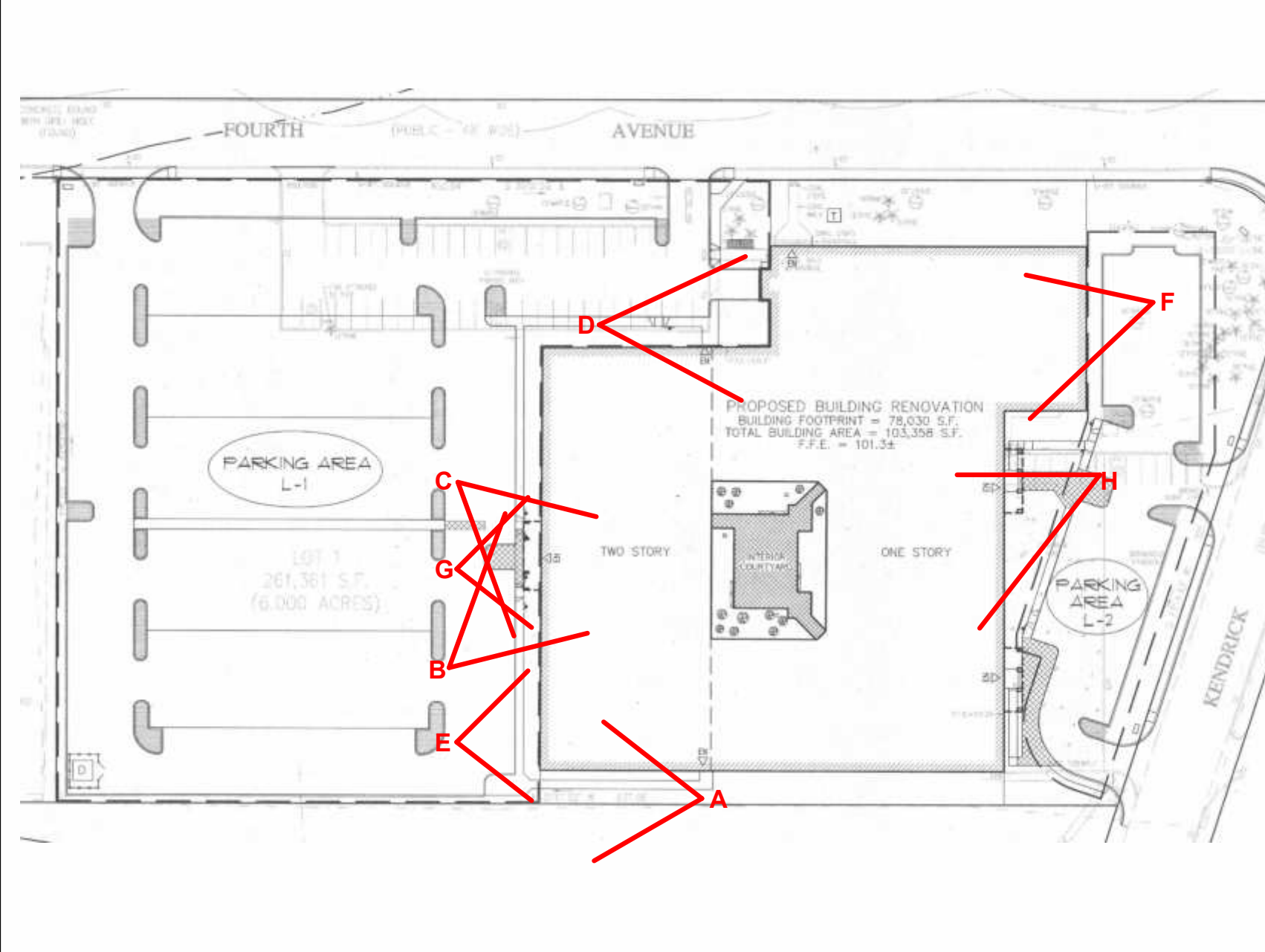
SITE PLAN REVIEW



No.	Description	Date

Scale
Project Number 24.050
Date 11/20/2024
Drawn by BM / JBF / IK
Checked by DS

EX.300
EXISTING BUILDING
PHOTOS



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Needham, MA



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SITE PLAN REVIEW

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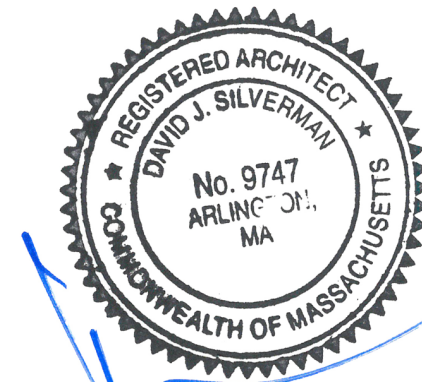
Scale	
Project Number	24.05
Date	11/20/2024
Drawn by	BM / JBF / H
Checked by	D

EX.301

EXISTING BUILDING
PHOTOS



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Needham, MA



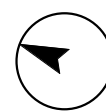
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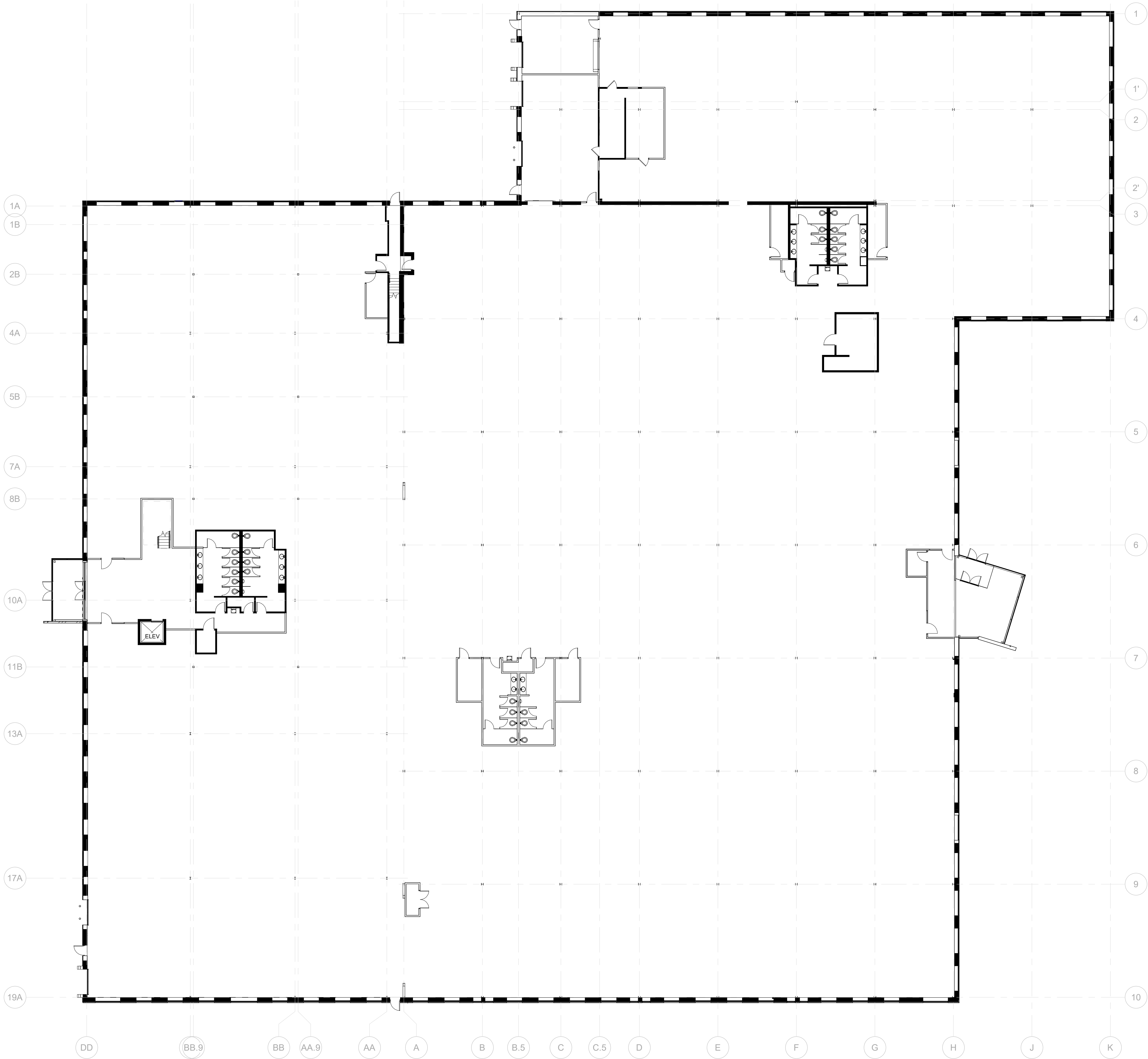
SITE PLAN REVIEW



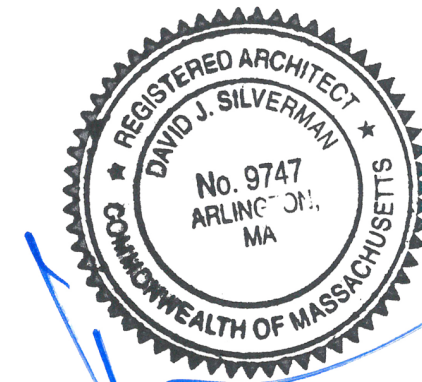
No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
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A.101
PROPOSED FIRST FLOOR PLAN



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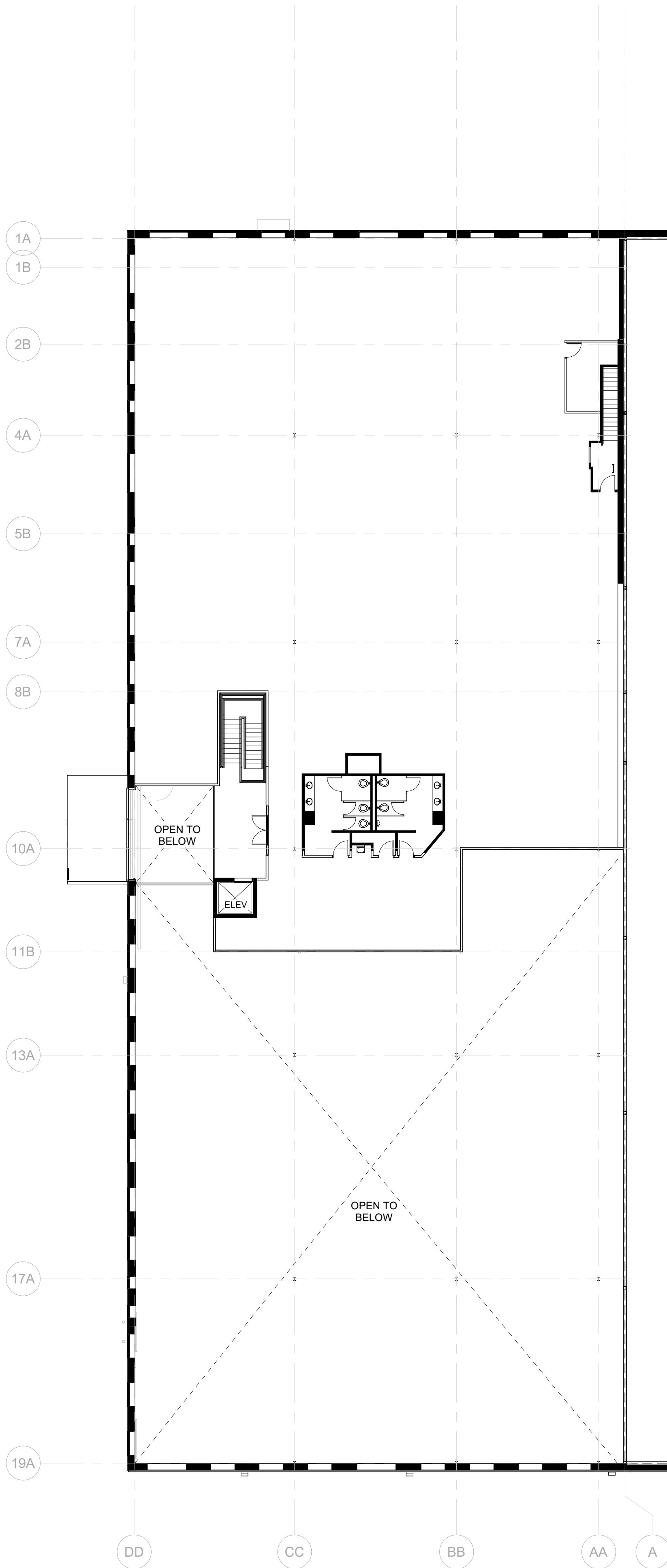
SITE PLAN REVIEW



No.	Description	Date

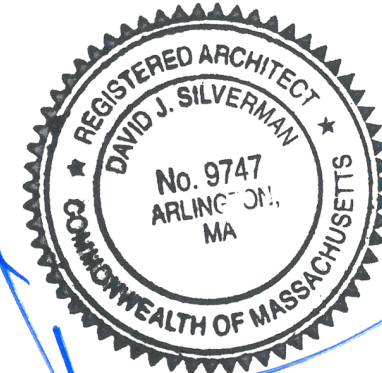
Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

A.102
PROPOSED
SECOND FLOOR
PLAN





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Needham, MA



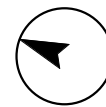
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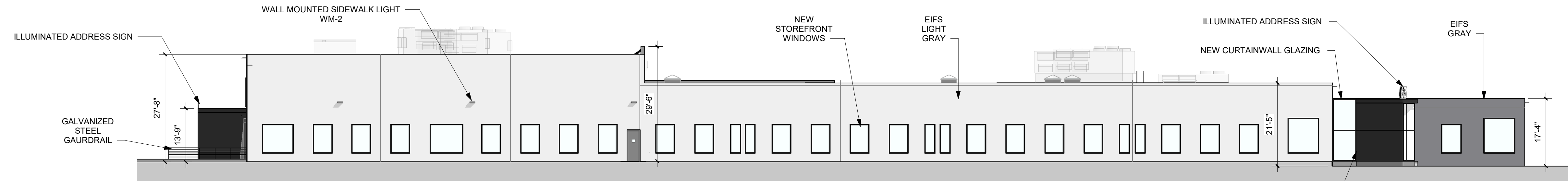
SITE PLAN REVIEW



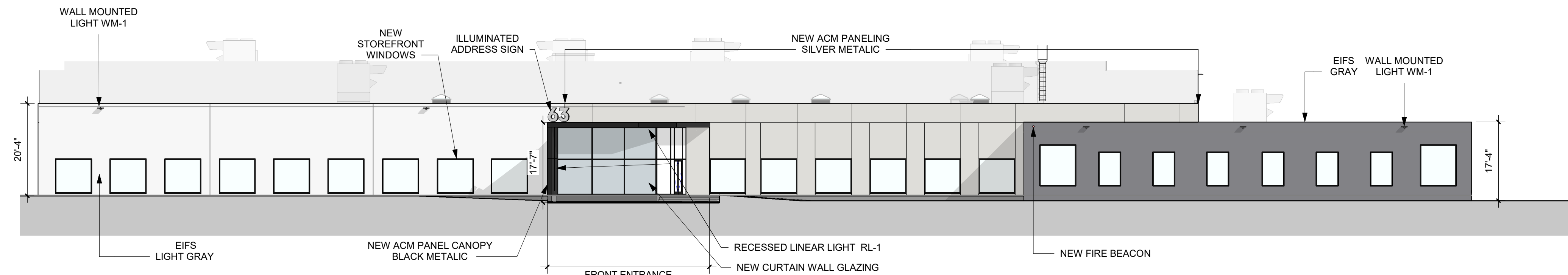
No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

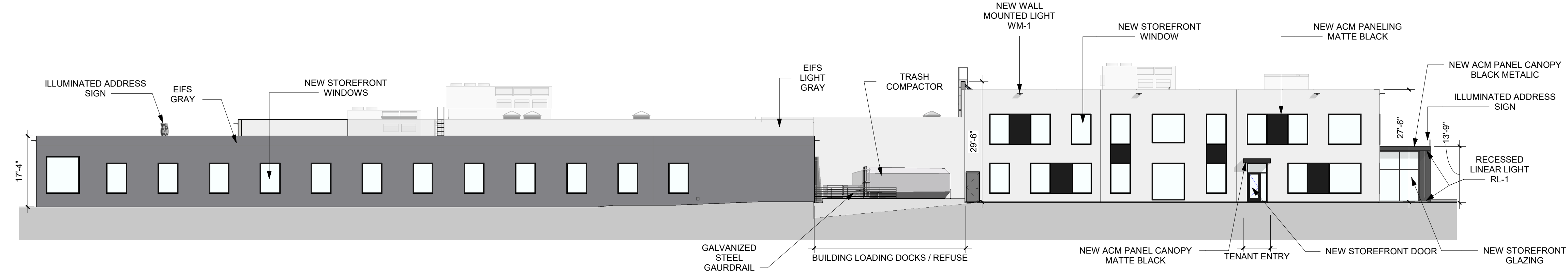
A.103
PROPOSED ROOF
PLAN



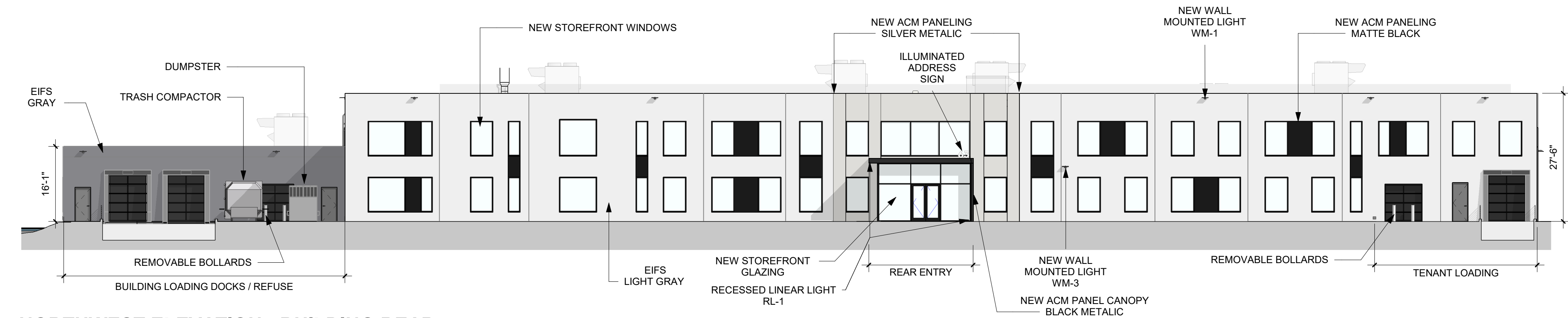
4 **SOUTHWEST ELEVATION - PARALLEL 117 KENDRICK STREET**
1/16" = 1'-0"



3 **SOUTHEAST ELEVATION - PARALLEL KENDRICK STREET**
1/16" = 1'-0"



2 **NORTHEAST ELEVATION - PARALLEL 4TH AVE**
1/16" = 1'-0"



1 **NORTHWEST ELEVATION - BUILDING REAR**
1/16" = 1'-0"



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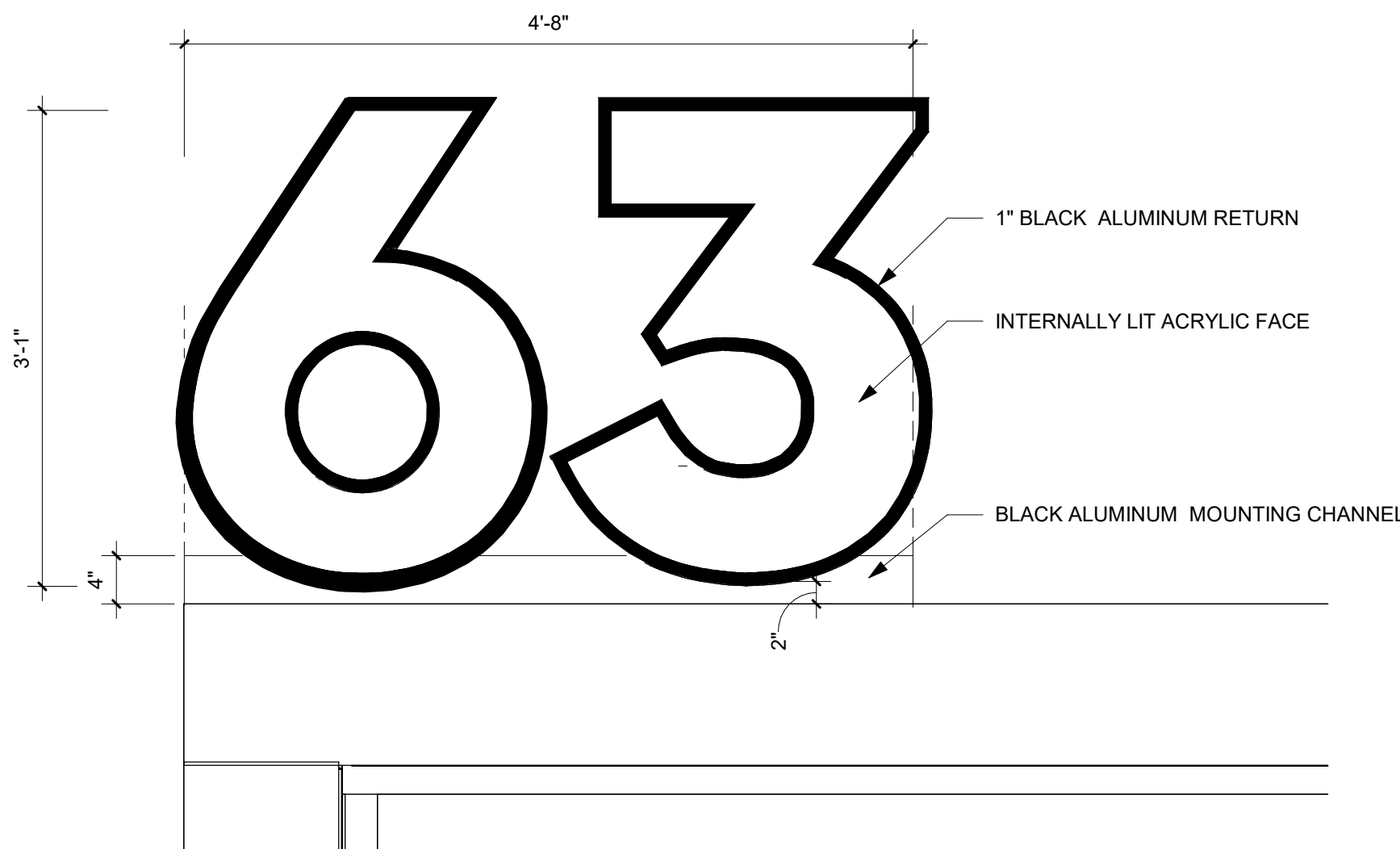
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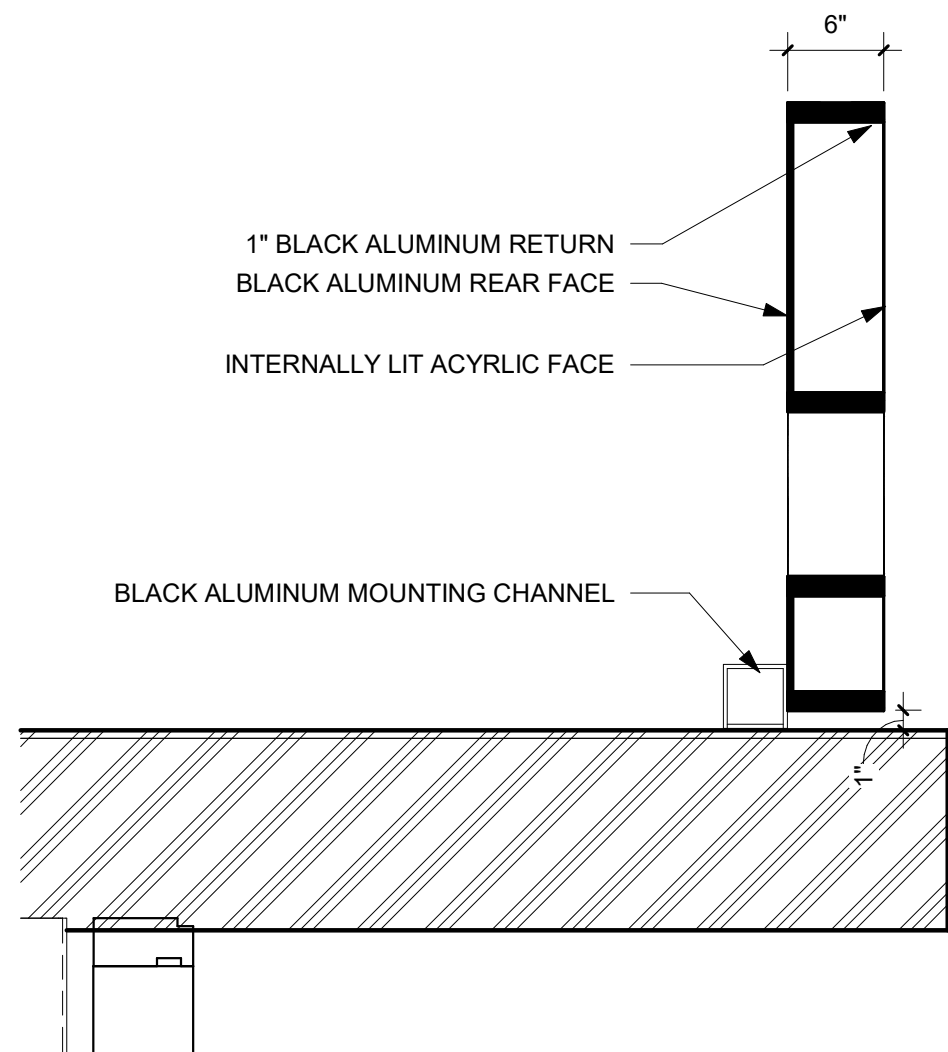
No.	Description	Date

Scale 1/16" = 1'-0"
Project Number 24.050
Date 11/20/2024
Drawn by BM / JBF / IK
Checked by DS

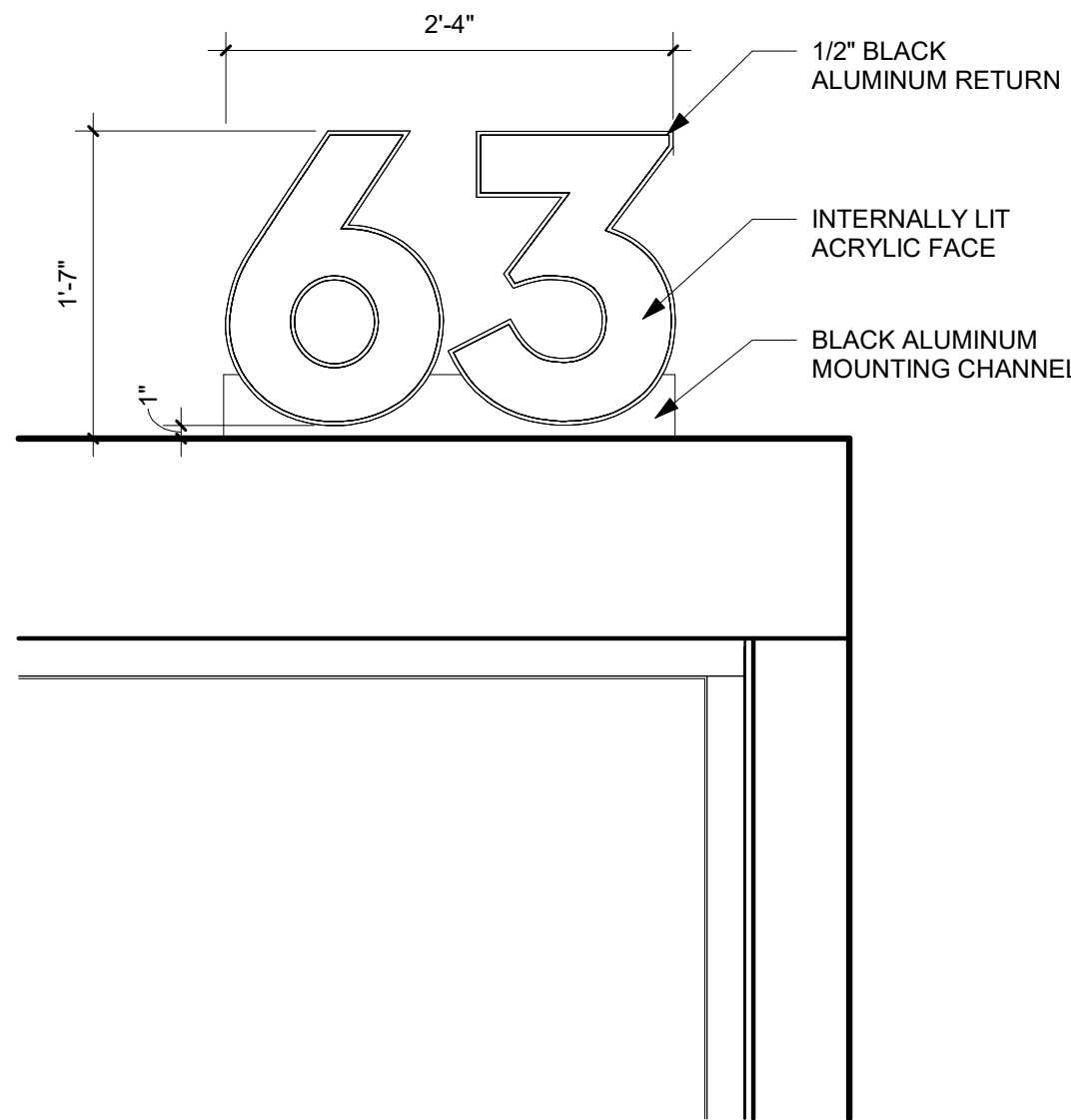
A.200
PROPOSED
EXTERIOR
ELEVATIONS



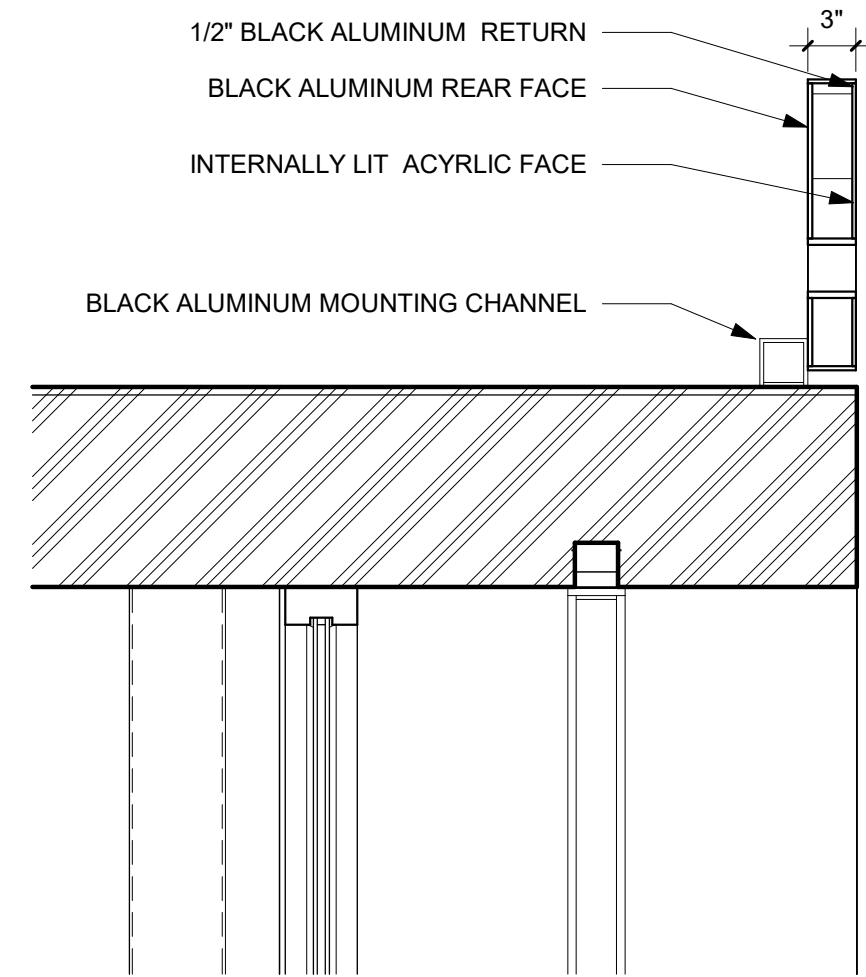
1 ADDRESS SIGN KENDRICK STREET
1" = 1'-0"



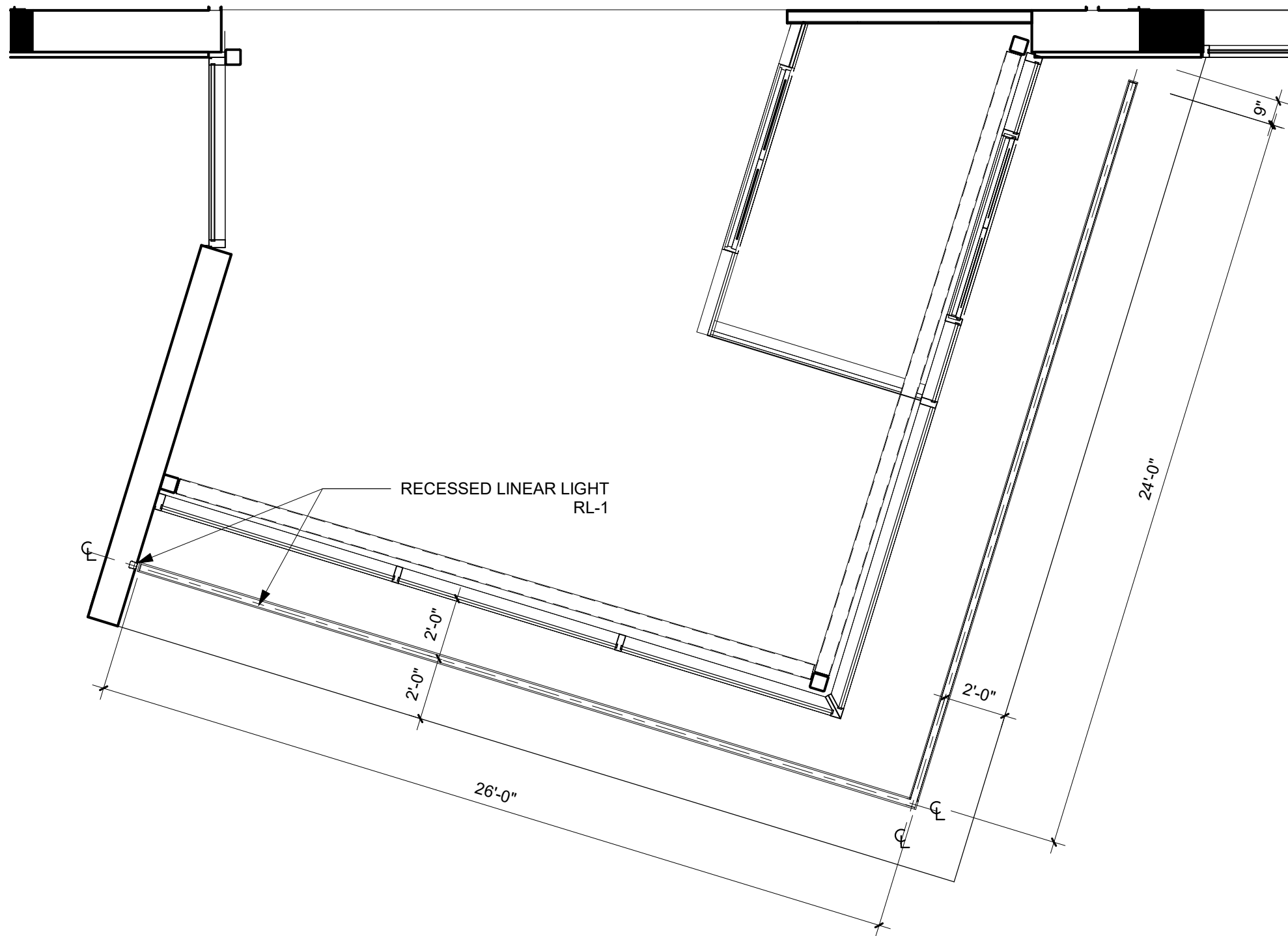
2 SECTION ADDRESS SIGN KENDRICK STREET
1" = 1'-0"



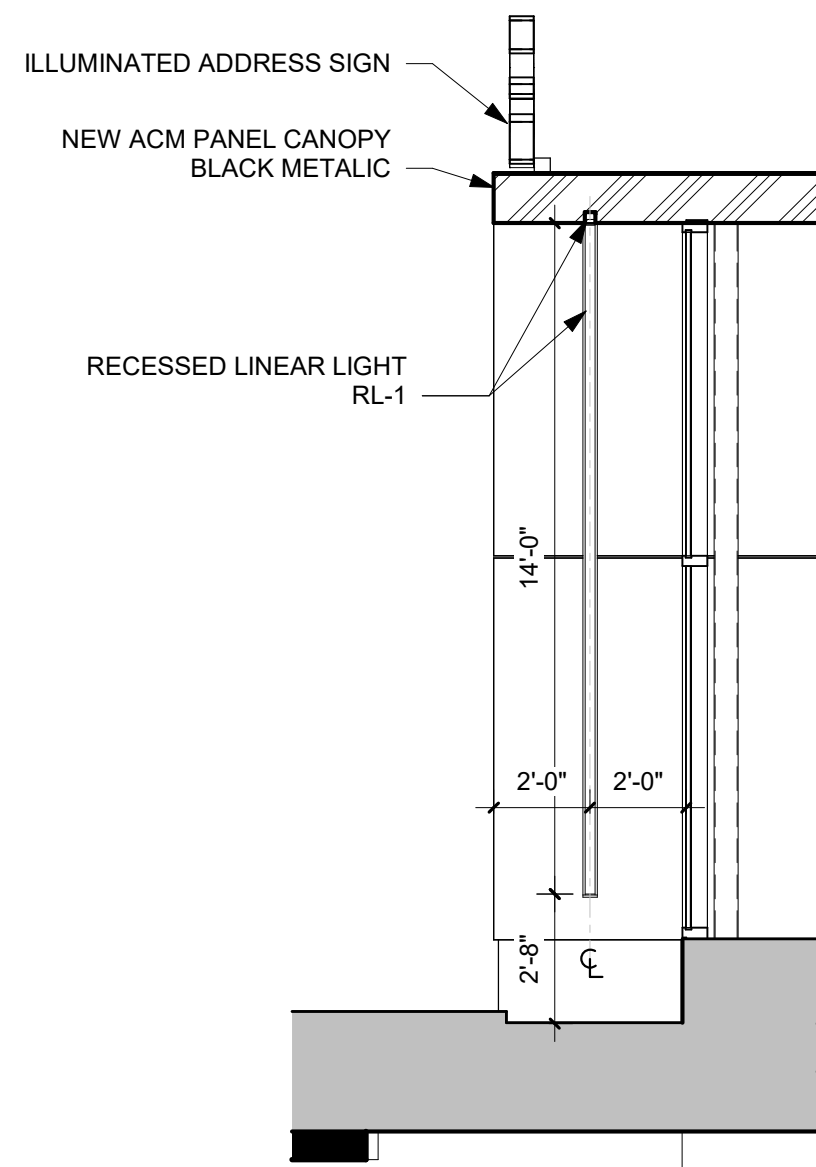
3 ADDRESS SIGN REAR ENTRY
1" = 1'-0"



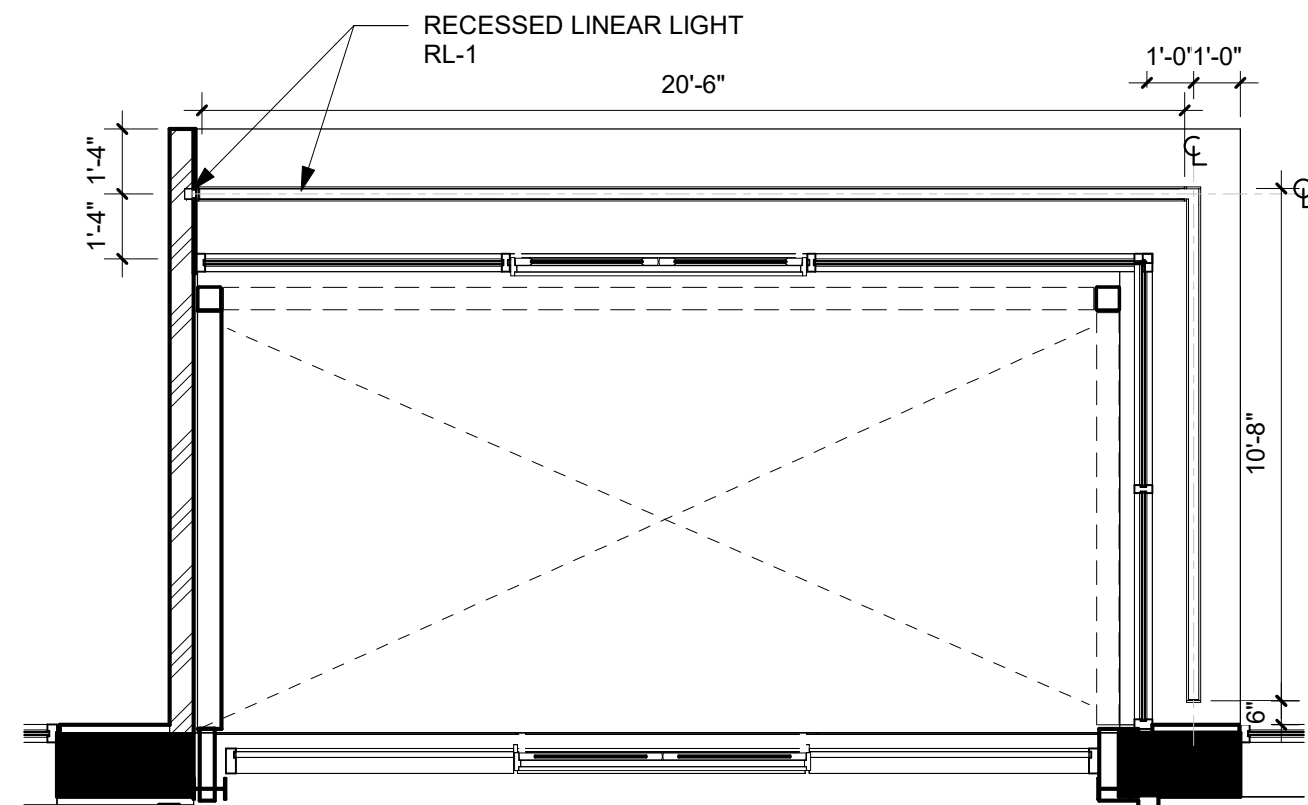
4 SECTION ADDRESS SIGN REAR ENTRY
1" = 1'-0"



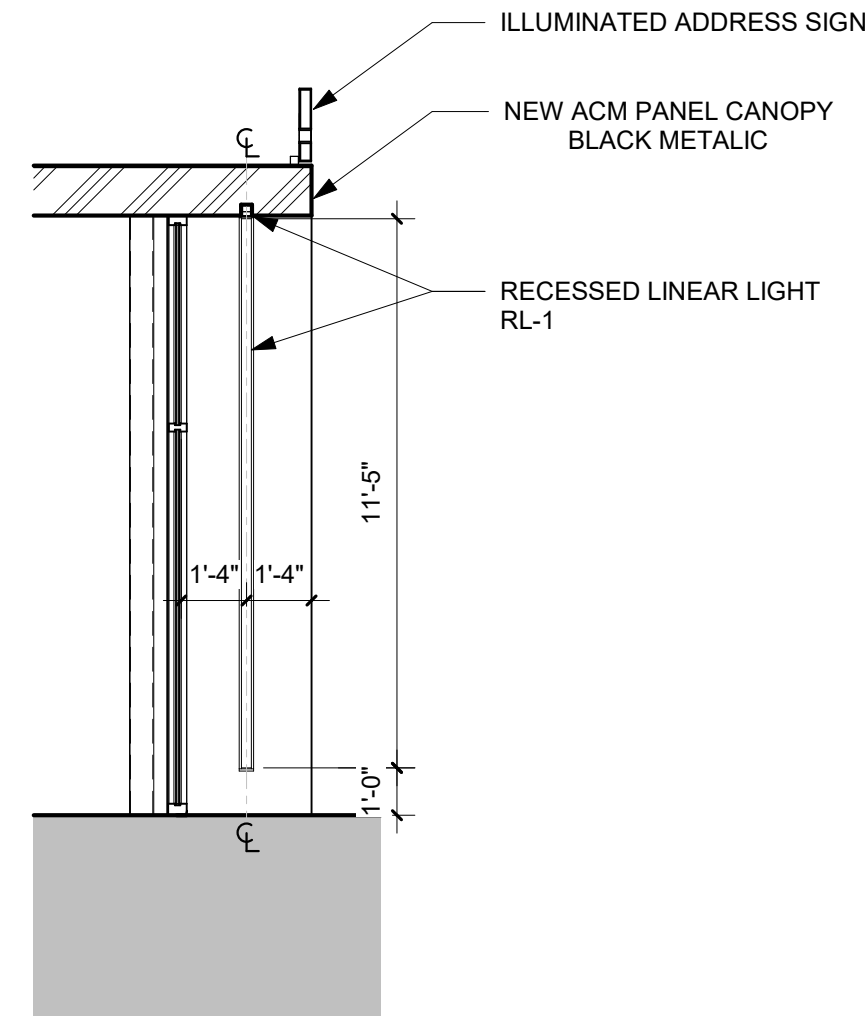
5 RL-1 KENDRICK STREET
1/4" = 1'-0"



6 ELEVATION RL-1 KENRICK STREET
1/4" = 1'-0"



7 RL-1 REAR ENTRY
1/4" = 1'-0"



8 ELEVATION RL-1 REAR ENTRY
1/4" = 1'-0"

No.	Description	Date

Scale	As indicated
Project Number	24.050
Date	11/20/2024
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BL-1
BOLLARD LIGHT
BEGA - BOLLARD SHIELDED



WM-1
WALL MOUNTED EXTERIOR
BEGA - WALL LUMINAIRE



ACM PANEL - SILVER METALIC



ACM PANEL - MATTE BLACK



ACM PANEL - BLACK METALIC



LP-1 & LP-2
POLE LIGHT



WM-2
WALL MOUNTED EXTERIOR



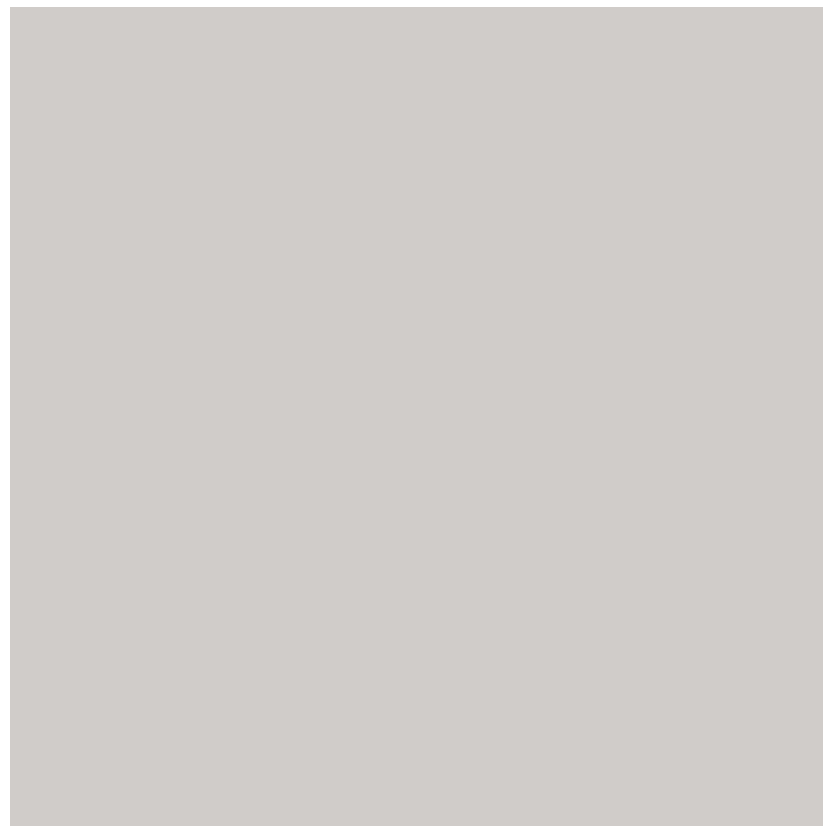
RL-1
RECESSED LINEAR
AXIS - EXTEND 2 RECESSED



WM-3
WALL MOUNTED EXTERIOR
BEGA - WALL LUMINAIRE



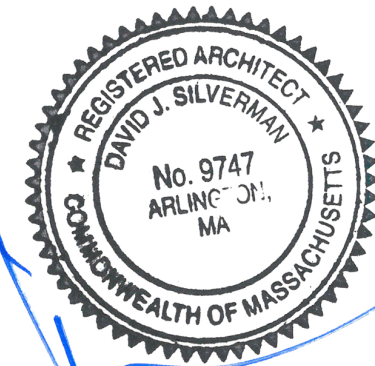
GRAY EIFS



LIGHT GRAY EIFS



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No.	Description	Date

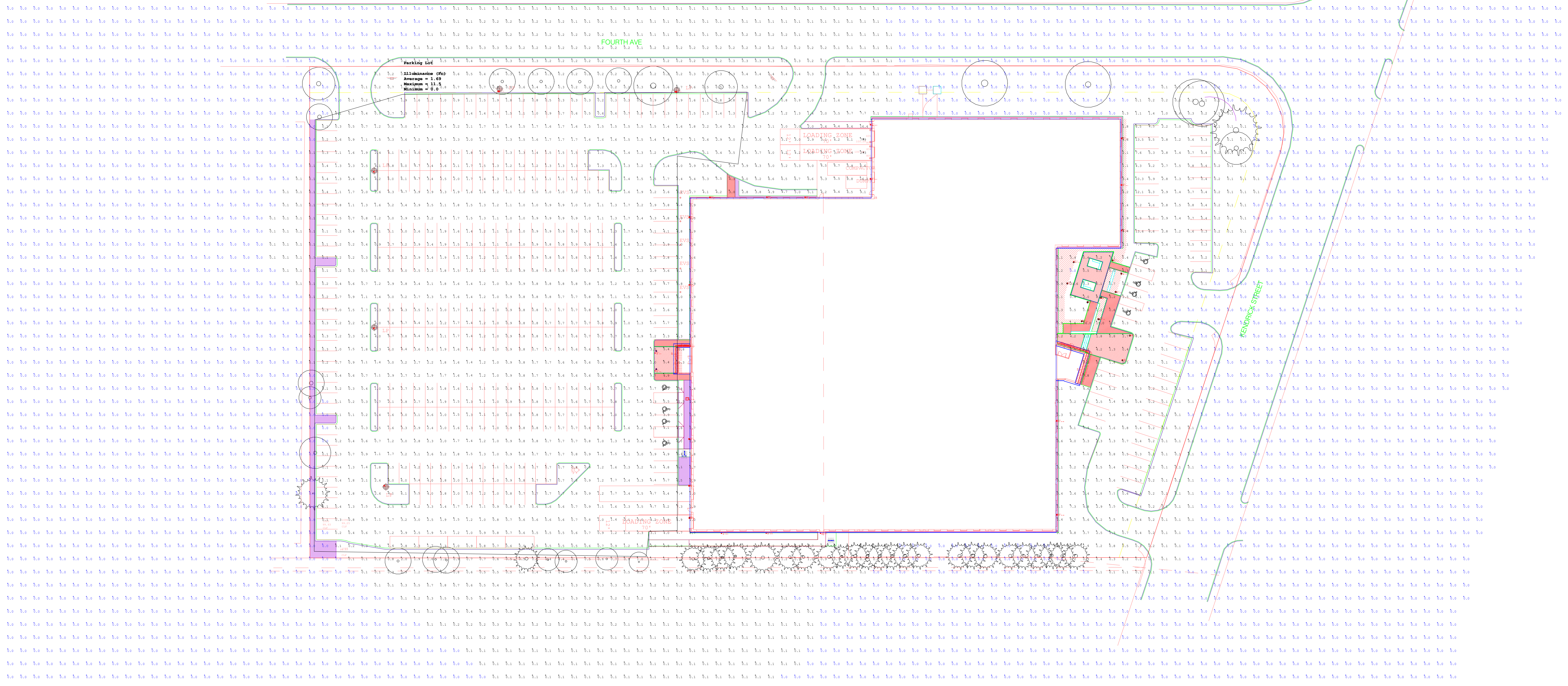
Scale	
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

A.300
MATERIALS

Site plan showing building footprint, parking lot, and surrounding streets. The plan includes a north arrow and a scale bar. The building footprint is outlined in red, and the parking lot is outlined in blue. The surrounding streets are labeled: FORTH AVE, KENDRICK STREET, and 12TH AVE. The plan also shows the location of the building's entrance and the location of the parking lot's entrance. The plan is a detailed site plan showing the layout of the building and the parking lot, and the surrounding streets.

Summary Schedule				
Item	Label	Area	Volume	Remarks
1	12TH AVE	20.0	100.0	100.0
2	12TH AVE	40.0	200.0	200.0
3	12TH AVE	60.0	300.0	300.0
4	12TH AVE	80.0	400.0	400.0
5	12TH AVE	100.0	500.0	500.0
6	12TH AVE	120.0	600.0	600.0
7	12TH AVE	140.0	700.0	700.0
8	12TH AVE	160.0	800.0	800.0
9	12TH AVE	180.0	900.0	900.0
10	12TH AVE	200.0	1000.0	1000.0

Calculation Summary				
Label	Value	Unit	Area	Volume
12TH AVE	20.0	sq ft	100.0	100.0
12TH AVE	40.0	sq ft	200.0	200.0
12TH AVE	60.0	sq ft	300.0	300.0
12TH AVE	80.0	sq ft	400.0	400.0
12TH AVE	100.0	sq ft	500.0	500.0



Project:
63 Kendrick Street - Site

Detail: Photometric Calculation
Date: 11/19/2024
Revision: 8
Scale: 1" = 40'-0"

Drawing Number:

L-1

Sheet 1 of 1