



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

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

PLANNING

NEEDHAM PLANNING BOARD

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

Thursday, March 19, 2020

8:30 a.m.

1. Endorsement of ANR Plan – Jason Koshnitsky and Alina Kirzner, Petitioners, (Property located at 142 Hunnewell Street, Needham, MA).
2. Request to Extend Action Deadline on ANR Plan – 766 Chestnut Street, LLC, Petitioner, (Property located at 766 Chestnut Street, Needham, MA).
3. Review and Approval of Highland Commercial 1 Zoning work plan.
4. Report from Planning Director and Board members.

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

TOWN OF NEEDHAM
MASSACHUSETTS



PLANNING BOARD

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

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

Submit three (3) copies. One copy to be filed with the Planning Board and one with the Town Clerk as required by Section 81-P, Chapter 41 of the General Laws. This application must be accompanied by the Original Tracing and three (3) copies of the plan.

To the Planning Board:

The undersigned, believing that the accompanying plan of land in the Town of Needham does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reasons outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Jason Koschnitsky and Alina Kitzner
Address 142 Hunnewell street, Needham, MA
2. Name of Engineer or Surveyor George C. Collins P.L.S.
Address C-4 Whipway Pl. Charlestown, MA 02129
3. Deed of property recorded in Norfolk Registry,
Book 15420, Page 373
4. Location and description of property 142 Hunnewell Street
Needham, MA
5. Reasons approval is not required (check as applicable):
 - a) ☒ Every lot shown has the area and frontage required by the Zoning By-Law on a way, as defined by Section 81-L, Chapter 41 of the General Laws. — Moving lot line.
 - b) Land designated _____ shall not be used as separate building lot(s) but only together with adjacent lots having the required area and frontage.
 - c) Lot(s) having less than required frontage or area resulted from a taking for public purpose or have been recorded prior to 3/26/1925, no land is available to make up the deficiency and the frontage and land area of such lots are not being reduced by the plan.
 - d) _____

(If the applicant is not the owner, written authorization to act as agent must be attached)

✓ Signature of Applicant [Signature] X [Signature]
Address 142 Hunnewell Street, Needham MA
By _____ (agent)

Application accepted this _____ day of _____ 20____
as duly submitted under the rules and regulations of the Planning Board.

By _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
NEEDHAM PLANNING BOARD

DATE: _____

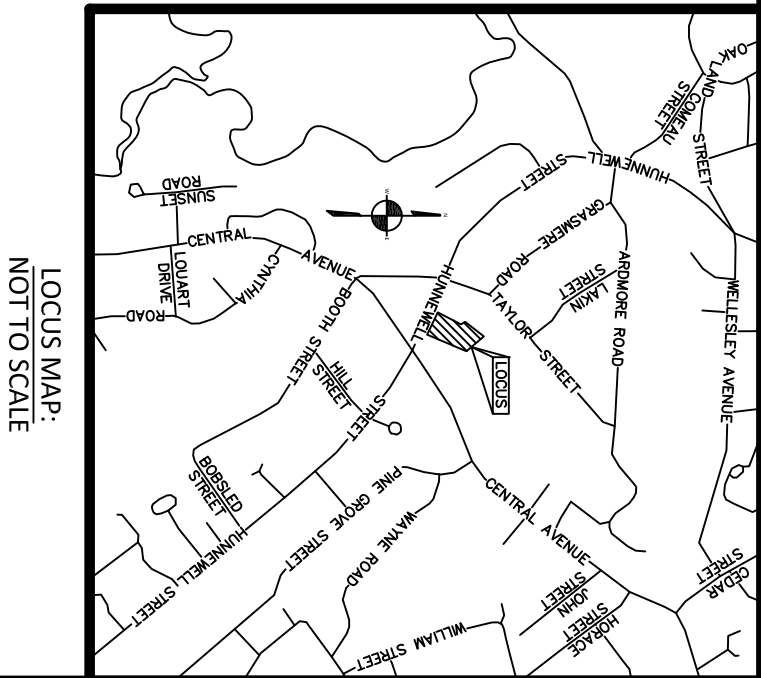
FOR REGISTRY USE ONLY
NO DETERMINATION AS TO COMPLIANCE
WITH ZONING REQUIREMENTS IS MADE OR
INTENDED.

PLAN OF LAND
LOCATED AT
142 HUNNEWELL STREET &
134 HUNNEWELL STREET
NEEDHAM, MA

DATE: JANUARY 16, 2020 SCALE: 10 INCH = 200 FEET



ZONING:		REQUIRED		LOT 2A	LOT G1
DISTRICT SR-B					
LOT AREA:		10,000 SF		26,754 SF	19,696 SF
FRONT YARD:		20 FT		106.59 FT	20,000 FT
SIDE YARD:		10 FT		36.55 FT	19.3/175.4 FT
REAR YARD:		10 FT		154.2 FT	78.4 FT
F.A.R.:		36		0.08	0.11
LOT COVERAGE:		25%		8.5%	16.0%
MAX STORIES:		2 1/2		2	2
MAX HEIGHT		35 FT		20 FT	20 FT



PREPARED FOR:

OWNER OF RECORD:
ROBERT N. & KELLY A. SAVIGNANO
142 HUNNEWELL STREET
NEEDHAM, MA 02494

PREPARED FOR:

OWNER OF RECORD:
ANDREA A. AND GARRETT ROSS
425 CENTRAL AVENUE
NEEDHAM, MA 02494

REFERENCES:

DEED BK 15420, PG 373 (142 HUNNEWELL STREET)
DEED BK 15420, PG 316 (134 HUNNEWELL STREET)
PLAN: No. 1069 OF 1957
No. 8 OF 2005

NOTE:

LOTS 2A AND 2B ARE NOT SEPARATE BUILDING LOTS.
LOT 2B IS TO BE COMBINED WITH LOT G1 CREATING A NEW LOT WITH A TOTAL AREA OF 20,000 SF.
LOT G2 IS TO BE COMBINED WITH LOT 2A CREATING A NEW LOT WITH A TOTAL AREA OF 27,058 SF.
NO WETLAND WERE DETERMINED ON PROPERTIES AT TIME OF SURVEY.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT
SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 24,
2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN LIES IN

FLOOD ZONE: X

MAP NUMBER: 250210038E

EFFECTIVE DATE: JULY 17, 2012

AND DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE (100
YEAR FLOOD HAZARD) AS DESIGNATED BY THE FOOD INSURANCE
RISK MANAGEMENT (FIRM) AND THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA).

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS, P.L.S. DATE 02/21/20



BUILDING FACTOR FORMULA

LOT 2A
(6047'2 / 27,058 = 22.6583
27,058 / 10,000 = 2.7058
22.6583 / 2.7058 = 8.37

LOT G1
(6047'2 / 20,000 = 18.2408
20,000 / 10,000 = 2
18.2408 / 2 = 9.12

BOSTON

SURVEY, INC.

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

FIELD:	CC
DRAFT:	SAP
CHECK:	GCC
DATE:	02/05/20
JOB #	19-00844

ROBERT T. SMART, JR., ESQ.

ATTORNEY AT LAW

399 CHESTNUT STREET

NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242

E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

E-Mail and Mail
March 12, 2020

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: 766 Chestnut Street, Needham

Dear Members of the Board:

It is requested that this matter, currently scheduled for discussion on March 17, 2020, be postponed to the Board's first meeting in May after Town Meeting.

The applicant hereby agrees to extend the action deadline on the ANR application to May 31, 2020.

Please confirm the extension.

Very truly yours,



Robert T. Smart, Jr.

Cc: Koby Kempel

Highway Commercial 1 Zoning Work Plan

Assumptions

- This site is a gateway site for Needham, representing a unique value to the planning and image of the Town.
- The zoning will not include residential housing.
- The zoning will be limited to the Channel 5/Muzi site only
- We will start with the zoning previously drafted and amend it.
- The land use to be studied initially will be 1.35 FAR consisting of 50% standard office uses and 50% R&D uses, as well as ancillary retail. Grocery Stores or other large-scale retail will not be allowed. Additionally, up to two alternative land use and FAR profiles will be studied to arrive at the appropriate land use and FAR mix required to satisfy the initial goals described below.
- The initial goal is for the intersection at Highland and Gould and the intersection at Gould and Central to be better or at least not worse than the existing condition. Neighborhood traffic control options to be designed so as to reduce traffic intrusion into the Gould Street neighborhoods from that of the existing condition. Access to the MassDOT ramp system will be explored.

Plan

- We will engage a new consulting engineer to perform a full traffic study (GPI) by March.
- The SB/PB will appoint an advisory group to help guide the process. Suggested participation includes a member of the Select Board, Planning Board, Finance Committee, Design Review Board, Council of Economic Advisors, Needham Heights Neighborhood Association, and one citizen at large.

Schedule

March 5, 2020	Engage engineering firm
March 10, 2020	Select Board to review Work Plan & Schedule
March 17, 2020	Planning Board to review Work Plan & Schedule
May 12, 2020	Initial meeting of Advisory Committee to introduce project
June 23, 2020	Traffic Study Complete Advisory Committee meeting to review traffic study Select Board and Planning Board project at public meetings
July 2020	Select Board and Planning Board joint meeting in July to review the traffic study and determine the urban design plan to develop into conceptual plans.
September/ October 2020 Draft 3.3.2020	Conceptual analysis and fiscal impact analysis complete

	Review zoning Advisory Committee Meets to review conceptual and fiscal impact analysis and zoning Select Board and Planning Board discuss conceptual and fiscal impact analysis and zoning
November 2020	Community Meetings
December 2020	Zoning Revision Advisory Committee to review zoning revision
January 2021	Public Hearing in first week of January.
February 1, 2021	Warrant Article final language to be complete
May 2021	2021 Annual Town Meeting