NEEDHAM PLANNING BOARD
Tuesday February 15, 2022
7:15 p.m.

Virtual Meeting using Zoom
Meeting ID: **826-5899-3198**
(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 826-5899-3198

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 826-5899-3198

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: 826-5899-3198

Direct Link to meeting: https://us02web.zoom.us/s/82658993198

1. 7:20 p.m. Minor Modification: Major Project Site Plan Special Permit No. 2005-07: Needham Gateway LLC, 66 Cranberry Lane, Needham, Massachusetts, Petitioner. (Property located at 100 and 120 Highland Avenue, Needham, Massachusetts).
2. Discussion: Emery Grover Building - Renovation for the Needham Public Schools Administration.
3. Board of Appeals – February 17, 2022.
4. Committee Appointment – Design Review Board.
5. Minutes.
6. Report from Planning Director and Board members.
7. Correspondence.

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

January 31, 2022

To Abutters:

On February 15, 2022, the Planning Board will review a proposal by Needham Gateway, LLC, for property located at 100 and 120 Highland Avenue, to permit the Petitioner to modify the Amendment of Decision to allow the installation of three additional dumpsters along the rear of the building at 100 Highland Avenue for cardboard products only. The original Special Permit permitted a single 6 foot high dumpster enclosure in the center of the parking lot. Over time, the amount of trash for that singular dumpster became too great and necessitated frequent pick-ups. The Petitioner has already installed the additional enclosure and is currently seeking formal approval. The enclosure is made of PVC materials and measures 11 x 6 and is 6 feet in height.

Photographs of the dumpster enclosure are below.

Interested persons may attend the Planning Board meeting to learn more about the proposal, to ask questions and/or to share your opinion with the Planning Board. **The Planning Board has scheduled this matter for Tuesday, February 15, 2022 at 7:20 p.m. with Zoom ID Meeting/Webinar ID: 826-5899-3198 or use this link: https://us02web.zoom.us/s/82658993198**

You may submit comments or ask questions of Planning Staff by leaving a voicemail at 781-455-7550 Ext 271 or emailing planning@needhamma.gov.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman
Director of Planning and Community Development

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD MINOR MODIFCATION

APPLICATION FOR SITE PLAN REVIEW

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

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 **100 and 120 HIGHLAND AVENUE, NEEDHAM, MA**
Name of Applicant **NEEDHAM GATEWAY, LLC**
Applicant's Address **66 Cranberry Lane, Needham, MA 02492**
Phone Number **781-910-7933**

Applicant is: Owner _____ Ground Tenant __x__
Agent/Attorney _____ Purchaser _____

Property Owner's Name **BMI REALTY TRUST**
Property Owner's Address **26 Pine Tree Drive, Buzzards Bay, MA 02532**
Telephone Number 617-462-9119

Characteristics of Property: Lot Area **82,581+/-** Present Use Retail and Services
Map # **73** Parcel # **18** Zoning District **Highland Commercial-128 and New England Business Center**

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

Addition of Dumpsters

SEE ATTACHED RIDER A.

Needham Gateway, LLC
By: Michael Moskowitz
Its Manager

Signature of Applicant (or representative)
Address if not applicant _____
Telephone # **781-910-7933**
Owner's permission if other than applicant Elizabeth Berejik
Trustee of BMI Realty Trust

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived_____
Withdrawn _____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

RIDER A

TO APPLICATION FOR MINOR MODIFICATION TO SPECIAL PERMIT NO. 2005-07

Reference is made to the Major Project Site Plan Special Permit No. 2005-07 issued to Needham Gateway, LLC (the "Applicant") on January 24, 2006 as amended August 15, 2006, December 19, 2006, April 1, 2008, November 15, 2011, March 6, 2012, July 10, 2012, August 13, 2012 and July 20, 2021 (collectively, the "Special Permit") with respect to a parcel of land containing approximately 82,581 square feet (the "Land") known as and numbered 100 and 120 Highland Avenue, Needham, MA. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the Special Permit.

Pursuant to the Special Permit, Applicant has completed construction of two buildings on the Land, one located at 100 Highland Avenue containing 10,628 square feet of floor area and the other located at 120 Highland Avenue containing 12,820 square feet of floor area (both buildings, together with all other improvements on the Land are herein collectively referred to as the "Shopping Center"). Pursuant to Section 7.4 of the Zoning By-Law and Section 4.2 of Special Permit a modification to the exterior of site requires approval of the Planning Board.

The Special Permit approved the installation of a single six-foot high outdoor dumpster enclosure near the center of the parking lot serving the Shopping Center as shown on the approved Site Plan. Over time it become apparent that the volume of trash (both non-organics and organics) was overwhelming the single dumpster and requiring an inordinate number of visits by the trash disposal contractor. As a result, the Applicant has installed three additional dumpsters (the "Additional Dumpsters") for cardboard products only (i.e. no organics), located along the rear of the building at 100 Highland Avenue in the approximate location shown on the Site Plan submitted with this application. The enclosure for the Additional Dumpsters measures approximately 11' x 16' with a height of 6.' These Additional Dumpsters will result in fewer required visits by the trash contractor and will facilitate the maintenance of a clean, vermin free and environmentally responsible shopping center operation.

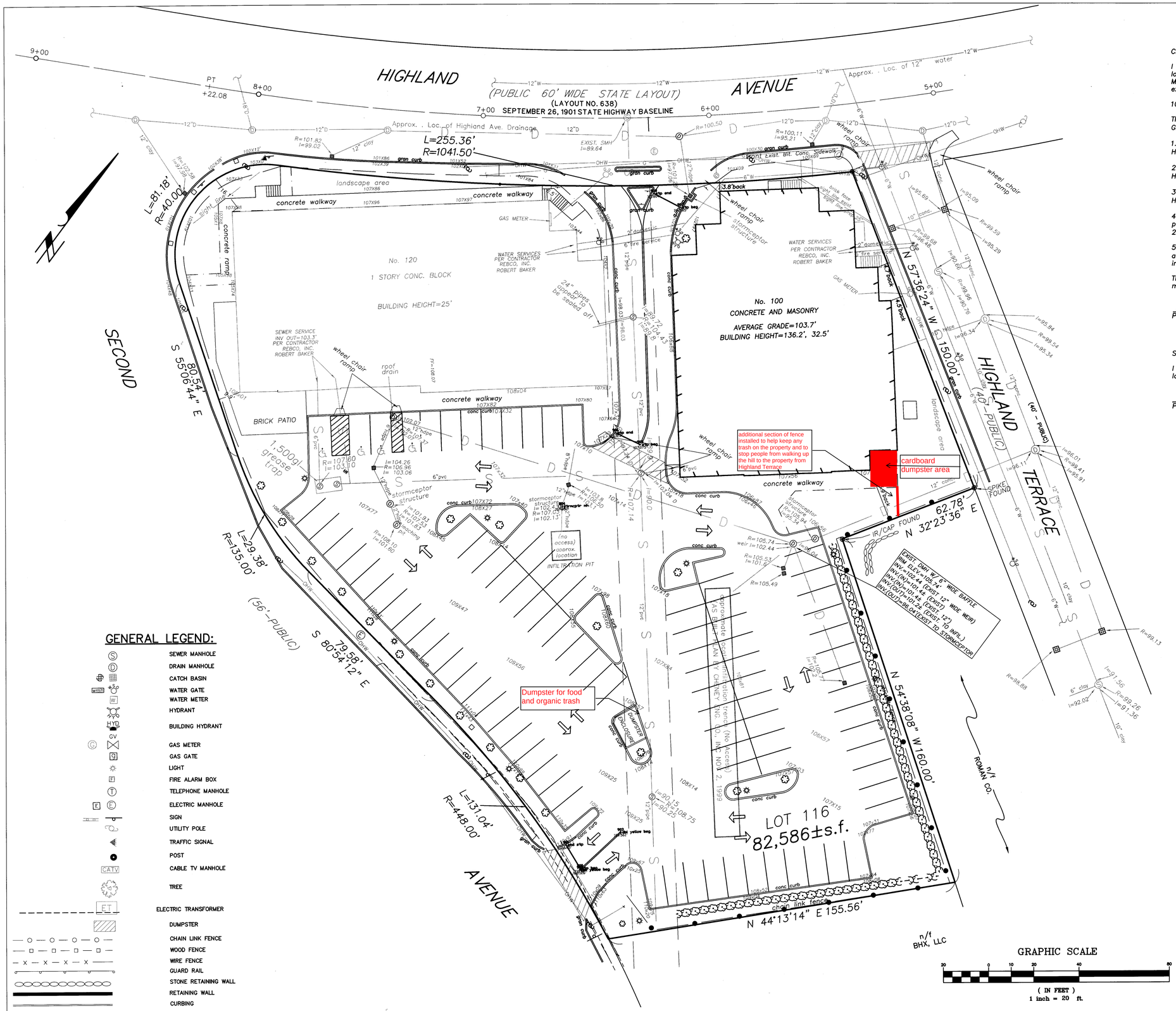
To ensure proper utilization of the Additional Dumpsters, Applicant has adopted a regulation applicable to all tenants of the Shopping Center prohibiting the use of the Additional Dumpsters for anything except the disposal of cardboard products. Additionally, the contract with the trash disposal contractor prohibits the use of the Additional Dumpsters for anything except the disposal of cardboard products.

The enclosure for the Additional Dumpsters is comprised of the same PVC materials as previously approved for the fence that abuts the property behind the Highland Terrace parcels. Photographs of the dumpsters and the enclosure are submitted with this application.

The Applicant hereby requests approval by the Planning Board of the installation and maintenance of the Additional Dumpsters and enclosure as a minor modification to the Special Permit. Based on the de minimis nature of this modification, Applicant requests a finding that the relief requested can be granted as a minor modification not requiring a public hearing.

To the extent any other provisions of the Zoning By-Law require the granting of any other relief to allow the installation and maintenance of the Additional Dumpsters, such additional relief is hereby requested by the Applicant.

The Applicant hereby requests that the relief requested in this application run with the Land.



GENERAL LEGEND:

- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER GATE
- WATER METER
- HYDRANT
- BUILDING HYDRANT
- GAS METER
- GAS GATE
- LIGHT
- FIRE ALARM BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SIGN
- UTILITY POLE
- TRAFFIC SIGNAL
- POST
- CABLE TV MANHOLE
- TREE
- ELECTRIC TRANSFORMER
- DUMPSTER
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- GUARD RAIL
- STONE RETAINING WALL
- RETAINING WALL
- CURBING

Civil Engineer Certification:

I hereby certify that 100 Highland Avenue and related improvements shown are located on the ground and are in compliance with the design plan prepared by McKenzie Engineering Group, Inc., as endorsed by the Needham Planning Board except as follows:

100 Highland Ave.

The following as-built conditions are at variance with McKenzie Engineering Group Inc.'s Site Layout Drawing C-1 dated March 24, 2006:

1. The southernmost corner of the northeast façade is set back 3.8' from the Highland Avenue right of way versus 5.6' as shown;

2. One building corner fronting Highland Terrace is set back 4.5' from the Highland Terrace right of way versus 5.5' as shown;

3. One building corner fronting Highland Terrace is set back 4.7' from the Highland Terrace right of way versus 5' setback requirement;

4. The northernmost corner of the southeast façade is set back 23.9' from the property line running in a northerly direction towards Highland Terrace versus 24' as shown.

5. The above-noted variances cause building façades fronting Highland Avenue and Highland Terrace to encroach into the 5' required front setback identified in the Dimensional Regulations table.

This certification does not indicate compliance with proposed construction methods or materials not visible at the time of the survey.

1/29/07
Professional Engineer for McKenzie Engineering Group, Inc.

Surveyor Certification:

I hereby certify that these are the existing conditions as of January 12, 2006 located by an actual field survey by Otte & Dwyer, Inc.

1-29-07
Professional Land Surveyor for Otte and Dwyer, Inc.

COMMONWEALTH OF MASSACHUSETTS
DAVID A. DWYER JR.
No. 46707
REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 36917
REGISTERED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION	BY	APPR

APPLICANT:

NEEDHAM GATEWAY, LLC
BOX 920757
NEEDHAM, MA 02492

PROJECT:

100 HIGHLAND AVENUE
IN
NEEDHAM, MASSACHUSETTS 02492

PROJECT NO.: 25-140/ 10292 0&D	DATE: JANUARY 12, 2007
SCALE: AS NOTED	DWG FILE NAME: 10292 ASBUILT
DRAFTED BY: MICHAEL DWYER	CHECKED BY: DAVID A. DWYER PLS

PREPARED BY:

Otte & Dwyer, Inc.
LAND SURVEYORS
59 APPLETON STREET
PHONE: (781) 233-8155
SAUGUS, MASSACHUSETTS 01906
FACSIMILE: (781) 231 2515

DRAWING TITLE: **ASBUILT PLAN**

DWG. NO. **AB 2**

All boxes must be flattened

DRIVER
Do not empty dumpsters before 8:30AM

WARNING
LOAD EVENLY!
Container must be placed on hard, level surface.
Tilted or unevenly loaded container could result in serious injury or death.
TIPPING HAZARD

CAUTION
KEEP OFF!
Do not climb in, on or occupy this container for any purpose.
Injury from slipping or falling may occur.
FALLING HAZARD


Cardboard
ONLY
J.R.M
Hauling & Recycling
800-323-HAUL
www.jrmhauling.com
WARNING
LOAD EVENLY!
Container must be placed on hard, level surface.
Tilted or unevenly loaded container could result in serious injury or death.
TIPPING HAZARD
CAUTION
KEEP OFF!
Do not climb in, on or occupy this container for any purpose.
Injury from slipping or falling may occur.
FALLING HAZARD


NO FOOD
TRASH
Cardboard Only

Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel.781-455-7550 x 308

December 10, 2021

Mr. Mike Moskowitz
146 Popponesset Island Road
Mashpee MA. 02649

Re: Needham Gateway LLC
100 and 120 Highland Ave.
Needham, MA. 02492

Dear Sir,

Please be advised that I have received a complaint about additional dumpsters that were placed on the site. According to the approved Site Plan the only location that is approved for dumpsters is the enclosure in the middle of the parking lot. It also appears that sections of the fence surrounding the property may have been damaged in the some of the recent storms that occurred in Needham.

Upon receipt of this notice please remove the additional unauthorized dumpsters, and please have any damaged fence repaired. If you want to add additional dumpsters you will need to apply to the Planning Board for an amendment to the site plan, but they must be removed until you receive that approval.

Please contact my office with a removal date, or any questions you may have about this notice.

Thank you for your cooperation,

David A Roche
Building Commissioner
Town of Needham

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

February 3, 2022

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

RE: Minor Modification to Major Project Special Permit No. 2005-07
100-120 Highland Avenue- Needham Gateway

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request Minor Modification to a Special Permit. The applicant requests this modification to add an outdoor dumpster enclosure as shown on the plans for carboard products only. The enclosure has already been constructed and is located adjacent to the existing walkway and building rear of the property.

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

1. Application for the Amendment to 2005-07 and attached Rider A.

2. As-Built plan of the site dated January 12, 2007 with addition of requested dumpster location.

3. Photos of the existing but not approved dumpster location.

Our comments and recommendations are as follows:

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

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

Truly yours,

Thomas Ryder
Acting Town Engineer

From:	Tara Gurge
To:	Alexandra Clee
Subject:	RE: Request for comment - Needham Gateway - addition of dumpsters
Date:	Thursday, February 10, 2022 11:04:19 AM
Attachments:	image002.png image003.png

Alex –

The Public Health Division conducted the review for the Needham Gateway Project, re: adding additional Recycling Dumpsters on site to be located at 100 Highland Avenue, and we have no comments to share at this time.

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

Thanks,

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

please consider the environment before printing this email

Follow Needham Public Health on Twitter!

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, January 21, 2022 4:52 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>

Subject: Request for comment - Needham Gateway - addition of dumpsters

Dear all,

We have received the attached application materials for the addition of dumpsters on the site. More information can be found in the attachments. The additional location of the dumpsters is already installed but was not part of the approved site plan.

The Planning Board has scheduled this matter for February 15, 2022. Please send your comments by Wednesday February 9, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to 2005-07 and attached Rider A.

2. As-Built plan of the site dated January 12, 2007 with addition of requested dumpster location.

3. Photos of the existing but not approved dumpster location.

Thank you, alex.

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

From:	Elizabeth Kaponya
To:	Lee Newman
Cc:	Alexandra Clee
Subject:	Illegal Dumpsters at Panera Bread Needham Gateway - Zoom Meeting Feb 15
Date:	Monday, February 14, 2022 11:51:33 PM

Hello Lee,

I intend to participate at the Planning Board Zoom Meeting on Feb. 15th, however since one cannot be 100% sure about participation - and that i am bringing up a separate concern about dumpsters - i wanted to make sure that the Planning Board had a heads up on this extra concern - ie. CONSTRUCTION DUMPSTERS.

First i want to make known my objection - and my neighbor's objections - to the illegal dumpsters that have been placed 10 feet from bedroom windows of homes on Highland Terrace. This illegal activity has gone on for years. Enough is enough - now you want to reward this illegal activity by permitting it / grandfathering it in? When the dumpsters are serviced the noise is deafening, as they are flung to the ground - the houses shake - and it lasts for 20 minutes! Clearly these illegal dumpsters need to be relocated to the center of the parking lot, where the big dumpster is. What is the problem in doing this?

Another issue that is also about dumpsters - is that whenever a tenant of the Panera Bread Mall moves out - there is a major rehab that occurs to accomodate the new business that moves in. That is when a huge Construction Dumpster is brought in - and invariably placed right next to the homes, and their bedroom windows. The noise is deafening and jolting, as all sorts of industrial debris is tossed in constantly. Since 3 businesses are not renewing their leases in March - and 3 new businesses will be eventually moving in - this will be a big issue. I will ask the Planning Board to stipulate that Construction Dumpsters be placed closest to 2nd Avenue, and not next to the homes of Highland Terrace.

Thank You,

Elizabeth Kaponya
27 Highland Terrace
TMM "J"

EMERY GROVER BUILDING

Renovation for the
Needham Public Schools Administration

Planning Board
February 15, 2022

Town of Needham PPBC
Needham Public Schools Administration
Bargmann Hendrie + Archetype, Inc.

PROJECT TIMELINE

- **November 2021 – March 2022** Design Development
  Construction Cost Estimate in advance of Town Meeting

- **March 2022 –** Hillside Documents issued for Bidding

- **May 2022** Town Meeting
  Construction Appropriation Anticipated

- **May 2022 - November 2022** EG Construction Documents and Bidding
  Hillside Renovations for Temporary Occupancy

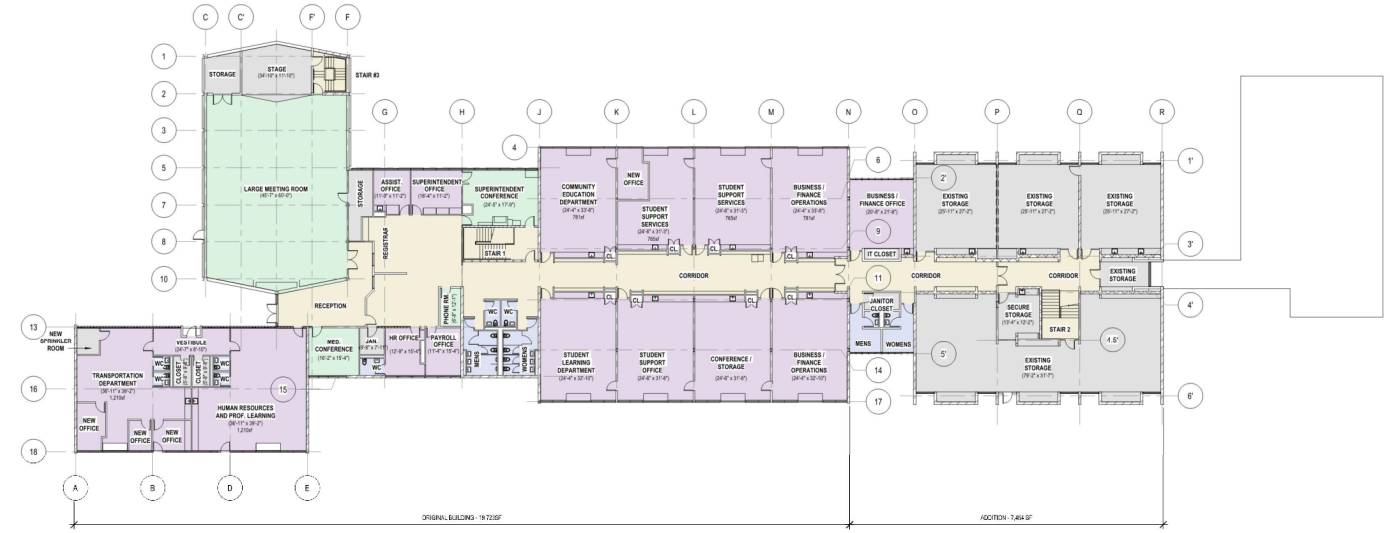
- **December 2022** School Administration to Relocate to Hillside
  Complete Hillside Renovations for Temporary Occupancy

- **January 2023 – August 2024** Emery Grover Renovation
  School Administration moves back August 2024


HILLSIDE SCHOOL
NO
PARKING

- Renovation is for temporary use; IT to remain, possible future swing space and storage
- Focus is on 1959 building
- Modifications to be minimal, re-use of work done for Police/Fire
- Sprinklers required for fire protection
- No site work required
- HVAC repair or replace

HILLSIDE SCHOOL



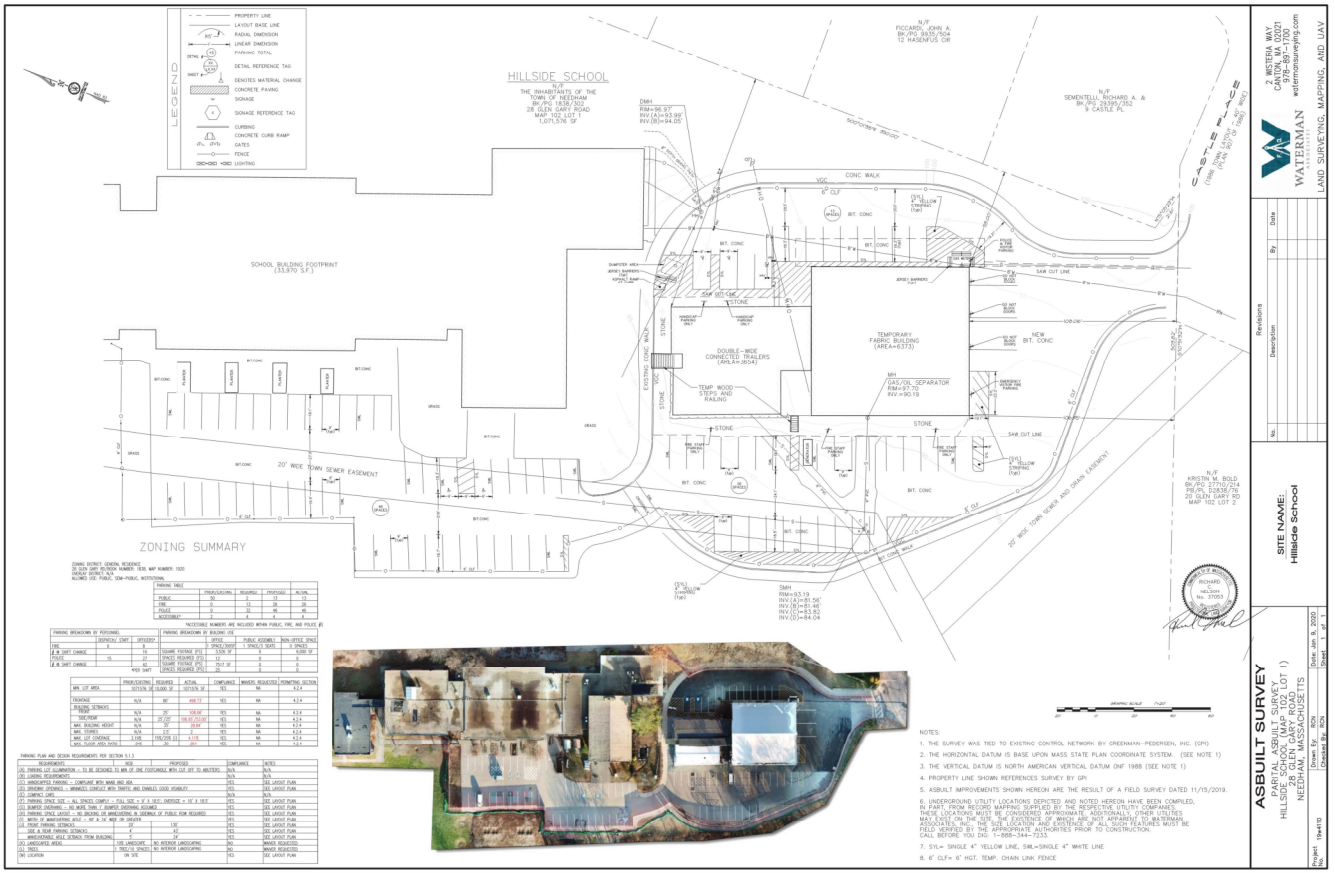
1 SECOND FLOOR PLAN - SCHEME 1

2 FIRST FLOOR PLAN - SCHEME 1

Demolish link to Modular Classrooms
Drain systems and mothball building

SITE PLAN

- Amended Planning Permit required for change in temporary use.
- Construction fence has been removed.
- Parking striping to remain as is.
- Transformer to be added, location TBD.




EMERY GROVER

PROJECT OVERVIEW

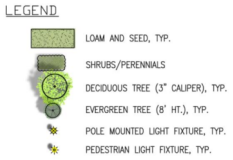
Improvements Incorporated into the Emery Grover Renovation:

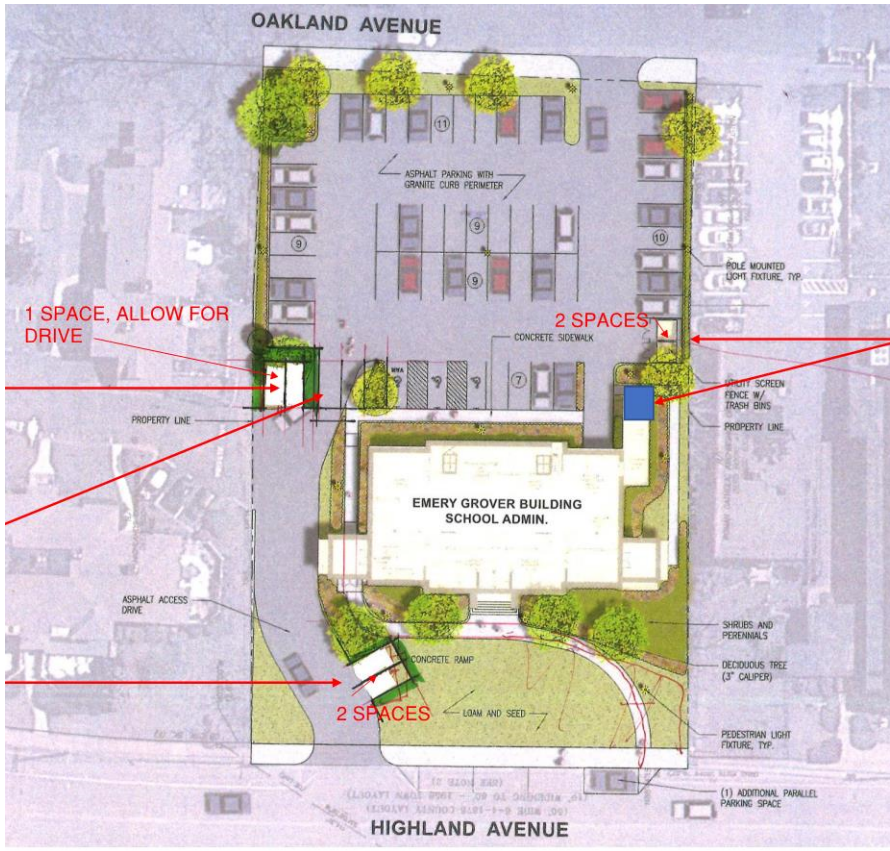
- Renovation of the building will allow it to be retained for School Admin.
- Renovation can be accomplished without a large addition.
- The currently inaccessible building will be made accessible.
- HVAC equipment will be located mostly inside the building.
- The project will add code-compliant interior stairs.
- All utilities and MEP systems will be replaced & fire protection added.
- Energy efficiency will be increased with new windows and roof insulation.

SITE

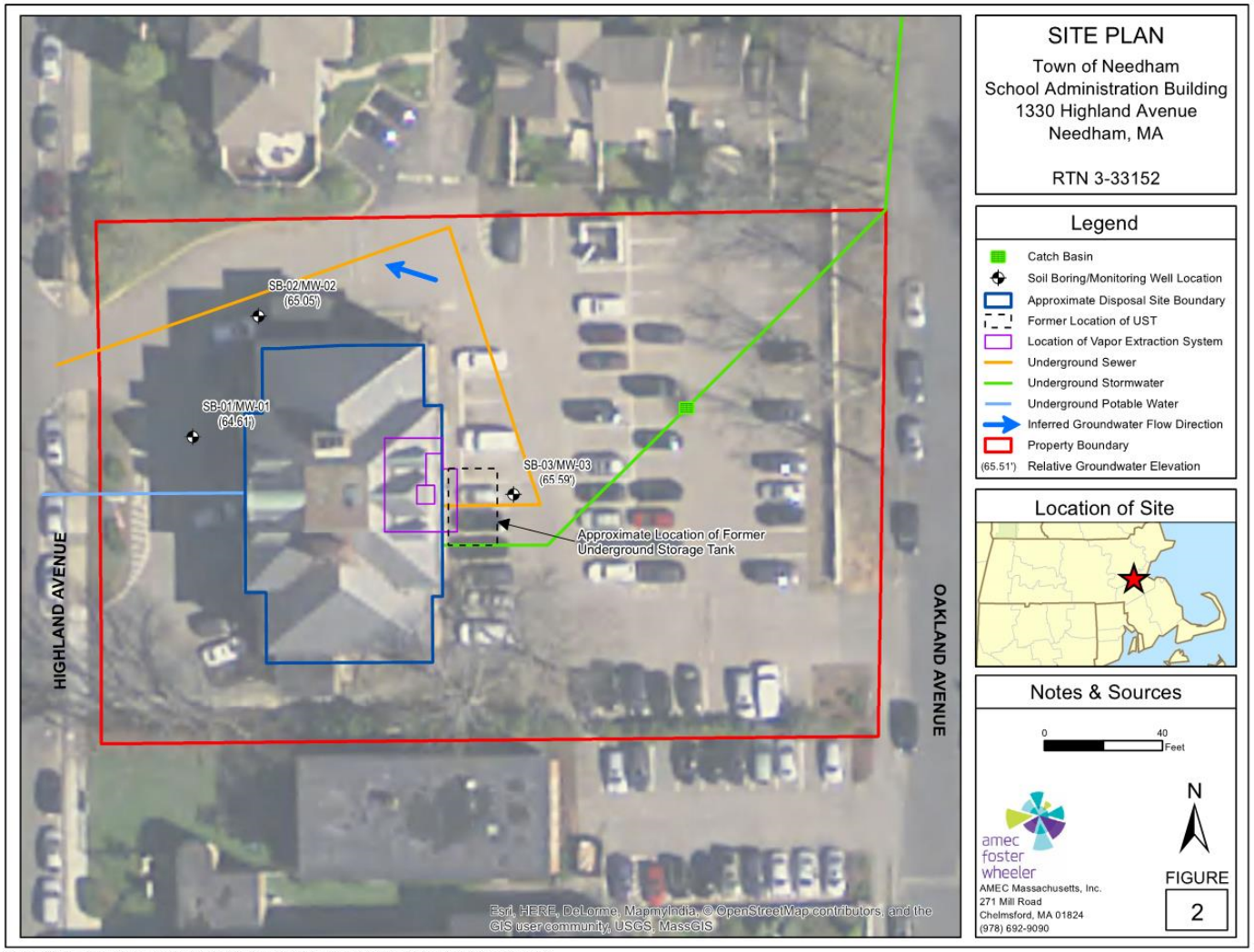
SITE

- Through-drive to parking at east is to remain
- Ramp from parking to north portico entry
- Center entry closed off
- South portico for emergency egress
- Accessible sidewalk from street to entry, if grades allow
- Reintroduce grass at front (remove parking under study)
- 60 Parking spaces on site



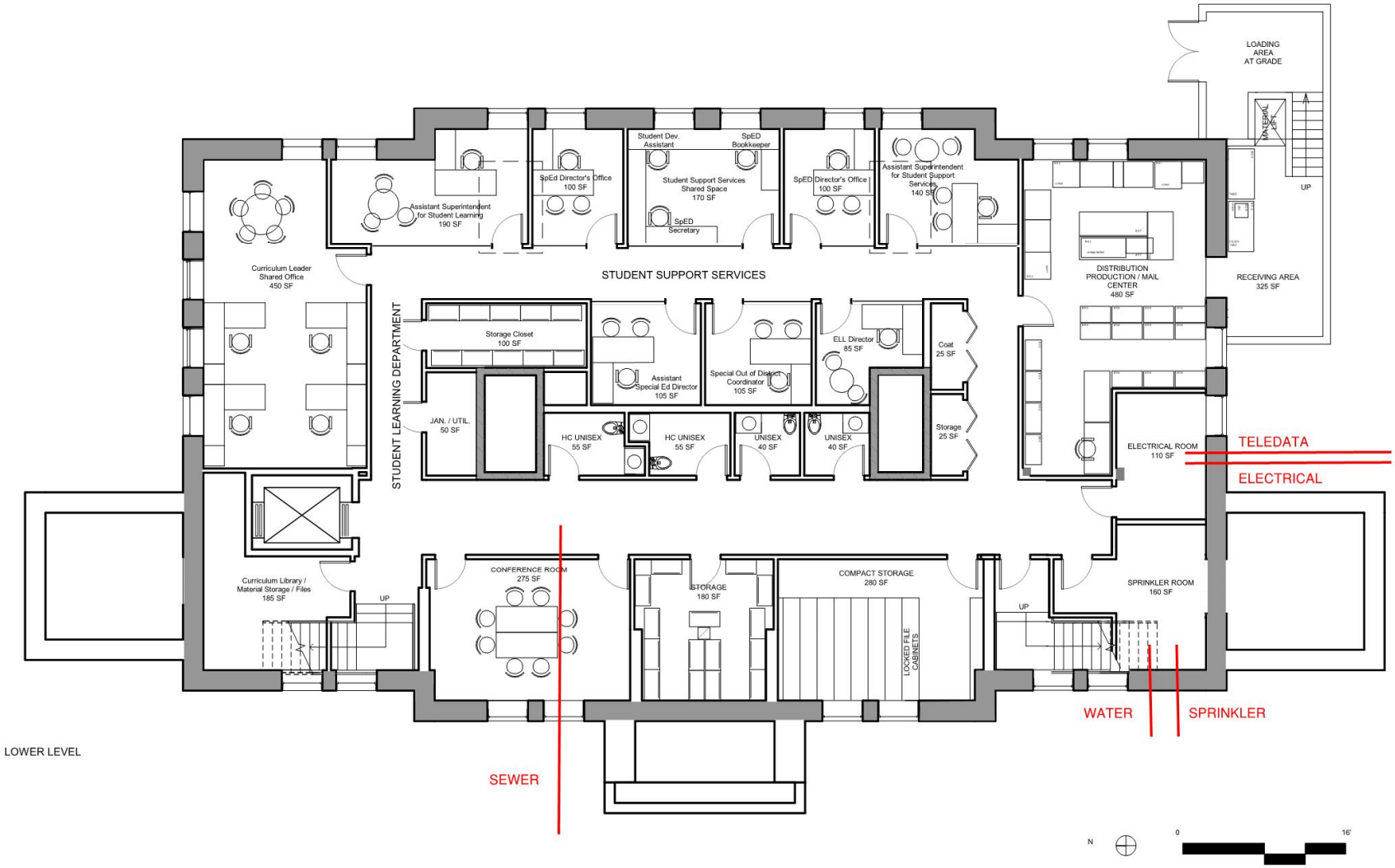


UTILITIES



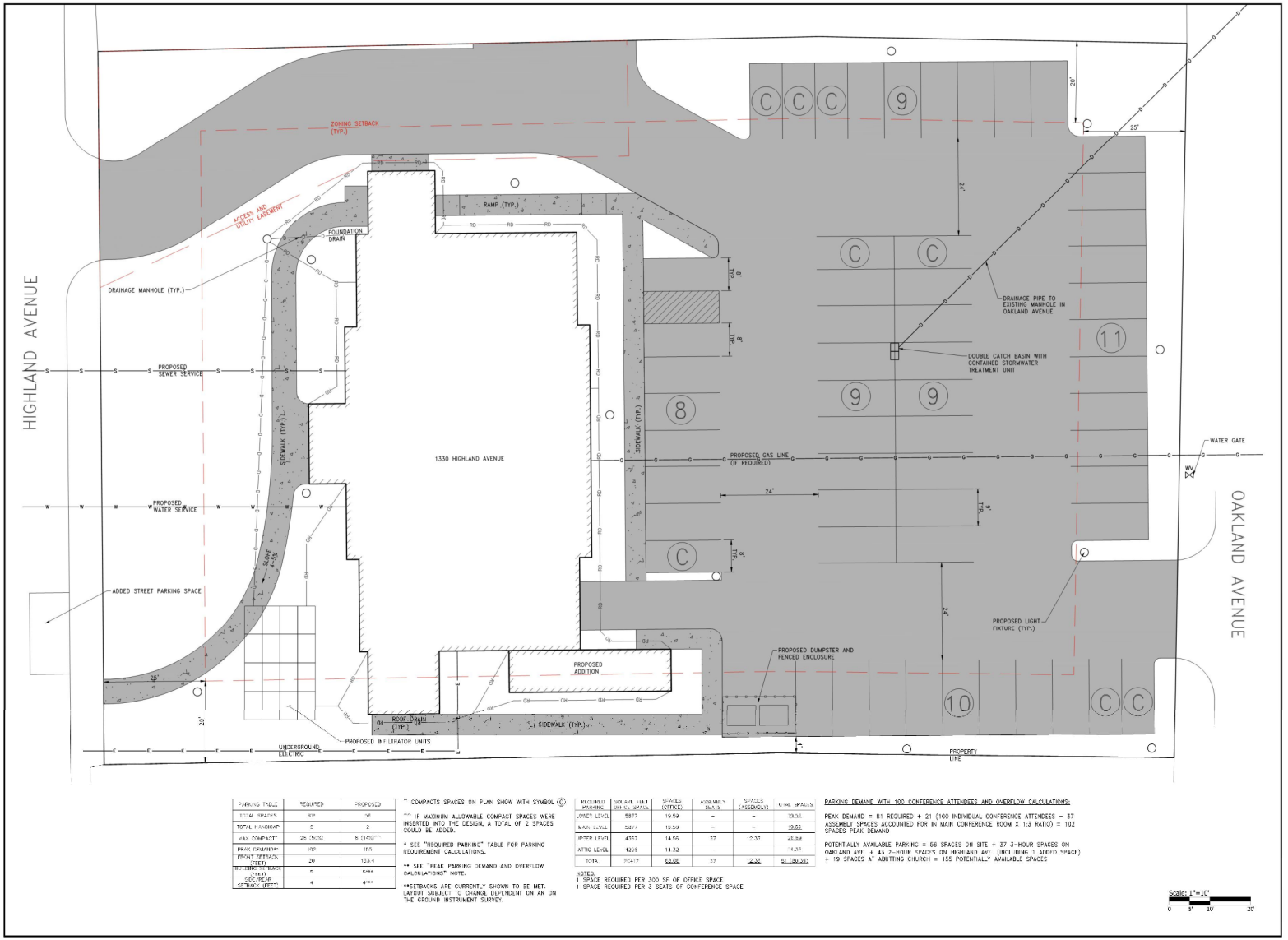
H:\AssortedSiteMaps\Needham_MA\School Admin Bldg Site Plan.mxd August 22, 2018 DWN: emily.gardiner CHKD: AKN

UTILITIES



LOWER LEVEL

UTILTIES



PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	96
TOTAL HANDICAP	3	3
MAX COMPACT**	28 (50%)	8 (14%)***
PEAK DEMAND**	197	155
FRONT SETBACK (FEET)	20	133.4
BUILDING TO REAR/SIDE SIDE/REAR SETBACK (FEET)	5 4	5*** 4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL (C)

^^ IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

** SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

***SETBACKS ARE CURRENTLY SHOWN TO BE MET. LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

REQUIRED PARKING	SQUARE FEET (GROSS)	SPACES (OTTEC)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	–	–	19.59
MAIN LEVEL	5877	19.59	–	–	19.59
UPPER LEVEL	4367	14.56	37	12.37	26.93
ATTIC LEVEL	4295	14.32	–	–	4.32
TOTA	20417	68.06	37	12.37	81 (80.98)

NOTES:
1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE
1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES – 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 96 SPACES ON SITE + 37 3-HOUR SPACES ON OAKLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 7 ADDED SPACE) + 19 SPACES AT ABUTTING CHURCH = 155 POTENTIALLY AVAILABLE SPACES

PARE

SCALE ADJUSTMENT GUIDE
BAR IS ONE INCH ON ORIGINAL DRAWING

EMERY GROVER RENOVATION
NEEDHAM, MA

REVISIONS:

PROJECT NO.:	21240.0
DATE:	1/18/2022
SCALE:	1"=10'
DESIGNED BY:	SL
CHECKED BY:	JJ
DRAWN BY:	DL
APPROVED BY:	JJ

DRAWING TITLE:
DESIGN SKETCH

DRAWING NO.:
DS1.0

SHEET NO. 1 OF 2

This slide will be updated prior to 2/15/22.

PARKING

PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	56
TOTAL HANDICAP	2	2
MAX COMPACT	28 (50%)	8 (14%)^^
PEAK DEMAND**	102	105
FRONT SETBACK (FEET)	20	132.1
REAR SETBACK (FT.)	5	5***
SIDE/REAR SETBACK (FEET)	4	4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL (C)

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REQUIRED PARKING	SQUARE FEET (GROSS)	SPACES (OFFICE)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	–	–	19.59
MAIN LEVEL	5577	19.26	–	–	19.59
UPPER LEVEL	4367	14.56	37	12.33	26.89
ATTIC LEVEL	1596	11.32	–	–	14.10
TOTAL	27447	65.06	37	12.33	81 (80.49)

NOTES:
1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE
1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES ÷ 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON OAKLAND AVE. + 43 3-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE) + 19 SPACES AT ABUTTING CHURCH = 156 POTENTIALLY AVAILABLE SPACES

Scale: 1"=10'
0 5' 10' 20'

PARE

SCALE ADJUSTMENT GUIDE
BAR IS ONE INCH ON ORIGINAL DRAWING

EMERY GROVER RENOVATION
NEEDHAM, MA

REVISIONS:

PROJECT NO.:	21140.0
DATE:	1/18/2022
SCALE:	1"=10'
DESIGNED BY:	SL
CHECKED BY:	JJ
DRAWN BY:	SL
APPROVED BY:	JJ

DRAWING TITLE:
DESIGN SKETCH (WITH RENDER)

DRAWING NO.:
DS1.1

SHEET NO. 2 OF 2

This slide will be updated prior to 2/15/22.

PARKING

PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	56
TOTAL HANDICAP	2	2
MAX COMPACT^	28 (50%)	8 (14%)^^
PEAK DEMAND**	102	136
FRONT SETBACK (FEET)	20	133.4
BUILDING SETBACK (FEET)	5	5***
SIDE/REAR SETBACK (FEET)	4	4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL Ⓒ

^^ IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

** SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

**SETBACKS ARE CURRENTLY SHOWN TO BE MET. LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

REQUIRED PARKING	SQUARE FEET OFFICE SPACE	SPACES (OFFICE)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	–	–	19.59
MAIN LEVEL	5877	19.59	–	–	19.59
UPPER LEVEL	4367	14.56	37	12.33	26.89
ATTIC LEVEL	4296	14.32	–	–	14.32
TOTAL	20417	68.06	37	12.33	81 (80.39)

NOTES:
1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE
1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES – 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3–HOUR SPACES ON OAKLAND AVE. + 43 2–HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE)

TOTAL AVAILABLE = 136

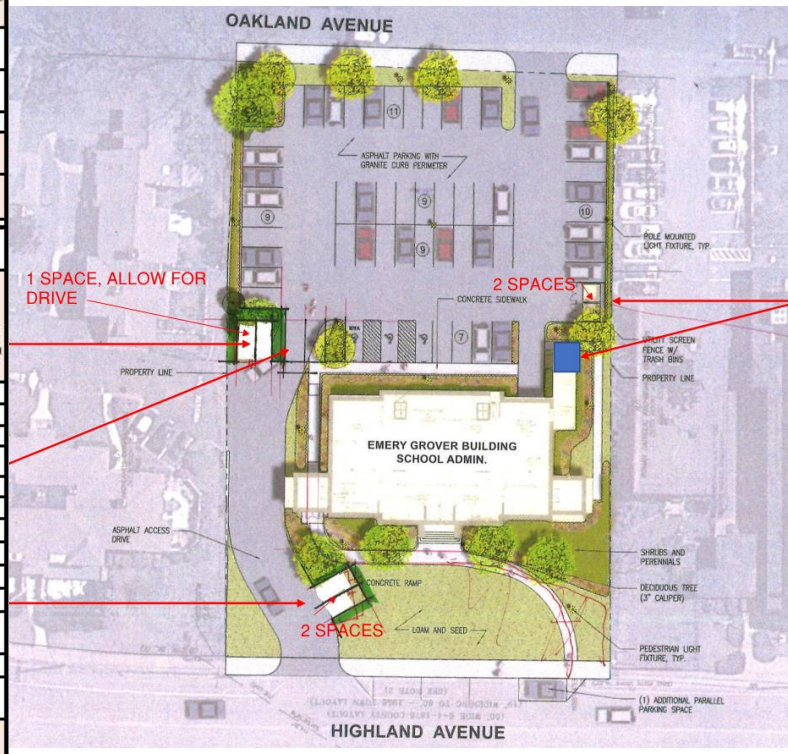
ZONING

Emery Grover Building *Schematic Design Stage Analysis* *DRAFT 1/18/2022*

Address: 1330 Highland Ave, Needham Gross Building area = 20,417 sf

Table of Use Regulations *Per section 4.3.1* ***Major Project Special Permit Required***

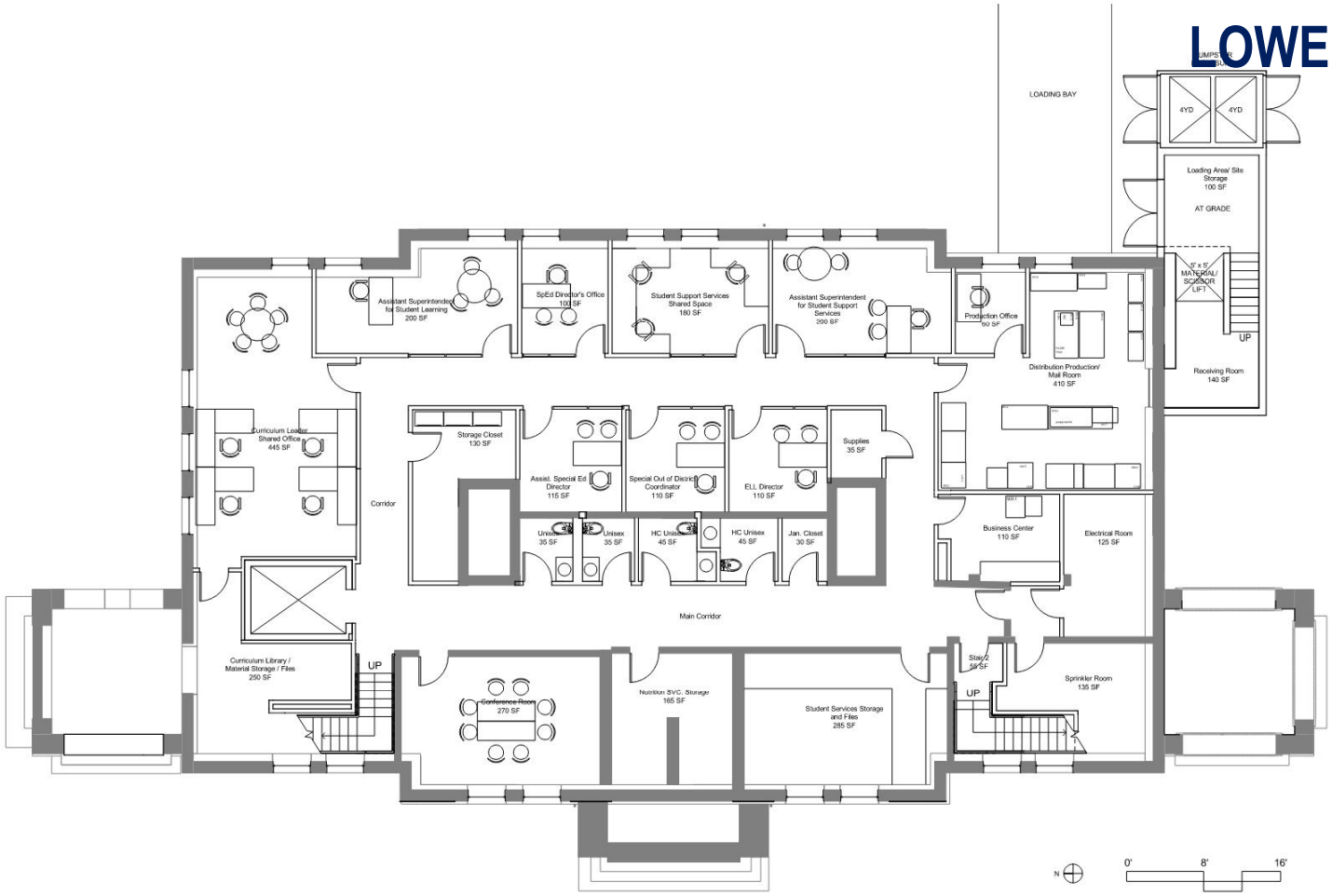
Regulation	*A-1 Requirements*	*Existing*	*Provided*	*Compliance*	*Waivers Requested*	*Notes*
Min. Lot Area	20,000 sf	46,174 sf	46,174 sf	Yes	NA	
Min. Frontage	120 ft	175ft	*175 ft*	yes	NA	
Front Setback (Highland Ave)	25 ft	60.75 ft	*25 ft*	yes	NA	
Side Setback	20 ft	11 ft	*11 ft existing non-conforming*	no existing non-conforming	Yes	Proposed Addition Setback 15 ft +/- more than existing setback of 11 ft +/-.
Rear Setback (Oakland Ave)	25 ft	143 ft	*124 ft*	yes	NA	
Max. Floor Area Ratio (FAR)	0.5	0.47	0.48	Yes	NA	
Max. % Lot Coverage	NR	14%	15%	yes	NA	
Max Stories	3	4	4 - existing non-conforming	no -existing non-conforming	Yes	Existing non-conforming
Max. Height	40 ft	57 ft	*57 ft- existing non-conforming*	no -existing non-conforming	Yes	*Rooftop mech. allowed 25% of roof area*
5.1 Parking requirements	***A-1 Requirements***	***Existing***	***Provided***	***Compliance***	***Waivers Requested***	***Notes***
5.1.2 (7) -Required Parking	81 Spaces Based on 1car/300sf (office space) & 1car/ 3 people Assembly	54	60 *On-Site - others on street*	*no*	*Yes*	Existing non-conforming & remote parking on street (Peak Demand will be 102 spaces when conference room has 100 attendees)
5.1.3 Parking Plan & Design Requirements						
(a) Parking Lot Illumination - to be designed to min of one Footcandle with cut off to abutters				yes	NA	*TBC*
(b) Loading Requirements			*no requirement for A-1 identified*	yes	NA	*Dumpster located on plan.*
(c) Handicapped Parking - compliant with MAAB and ADA				yes	NA	*2 required handicapped spaces*
(d) Driveway openings -			*One on Highland and one on Oakland*	yes	NA	Existing non-conformance to be changed
(e)Compact Cars -			*Up to 50% allowed at 8ft x 16ft.*	yes	NA	*8 compact spaces*
(f) parking Space size -			*all spaces comply with 9ft x 18.5 ft size.*	yes	NA	*48 full size spaces*
(g) Bumper overhang - no more than 1ft bumper overhang assumed.				yes	NA	*TBC*
(h) parking space layout - no backing or maneuvering in sidewalk of public ROW required.				yes	NA	*TBC*
(i) Width of Maneuvering Aisle - 90 ° 24ft to 25 ft wide			24 ft	yes	NA	*25 ft. width indicated*
(j) Parking Setbacks- Front	10 ft	30 ft	NA	yes	*NA*	*All parking at rear of building*
(j) Parking Setbacks- Side & Rear	4 ft	0 ft	4 ft min	yes	NA	*Minimum 4'-6"*
(k) Landscaped Areas	10% landscape		16,600 sf indicated on plan	no < 25% in center	Yes	*parking removed from front of building*
(l) Trees	1 tree / 10 spaces	5	5	yes	NA	*6 required/10 currently indicated around parking area*
(m) Location	56 spaces on site		60 On-Site	no	Yes	*Oakland Ave and Highland Ave On Street Parking*
(n) Bicycle Racks	1 /20 pkg sp.		to be confirmed	yes	Yes	*TBC*



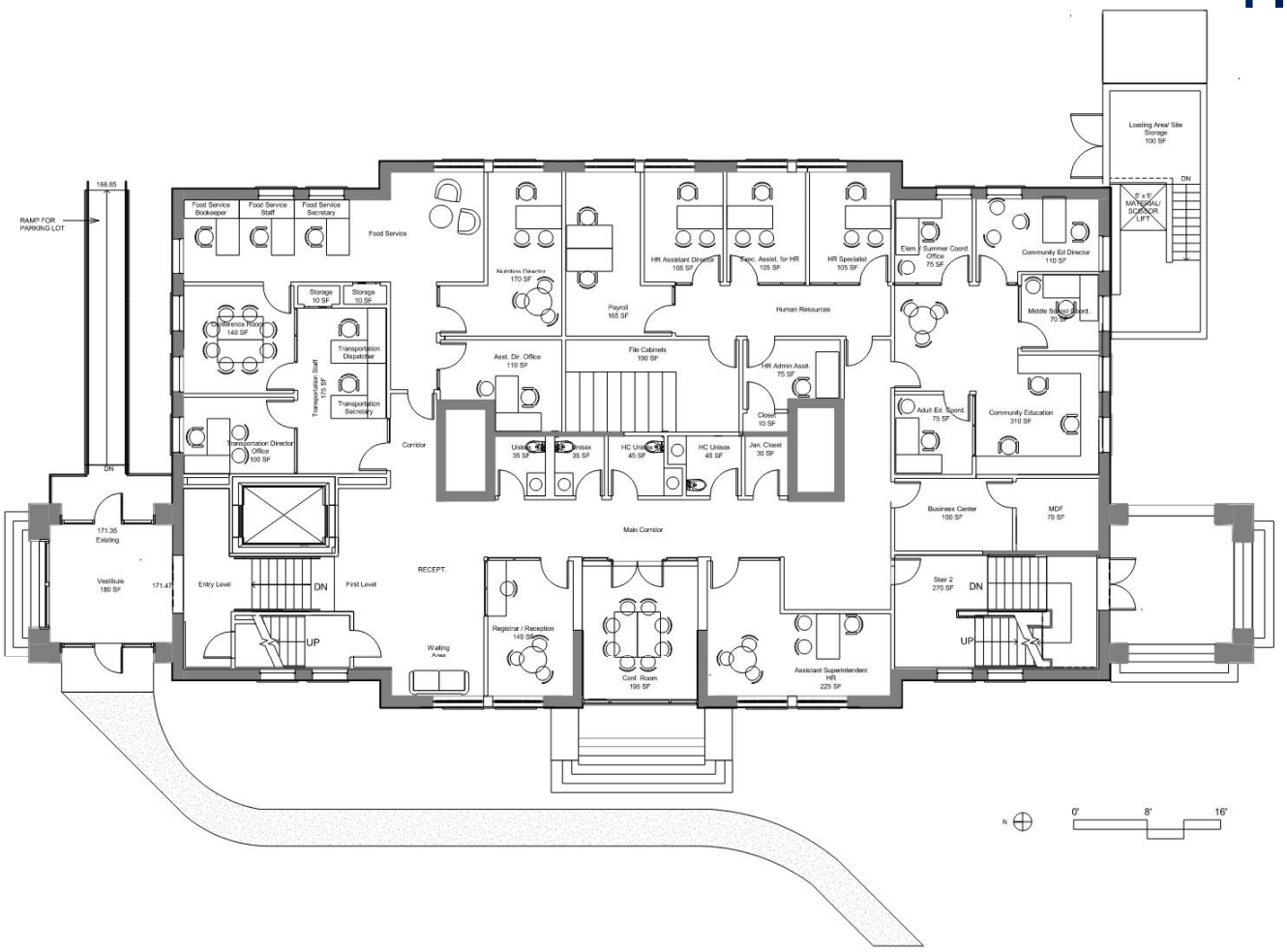
OFF-SITE PARKING

67 spaces shown within 300 ft

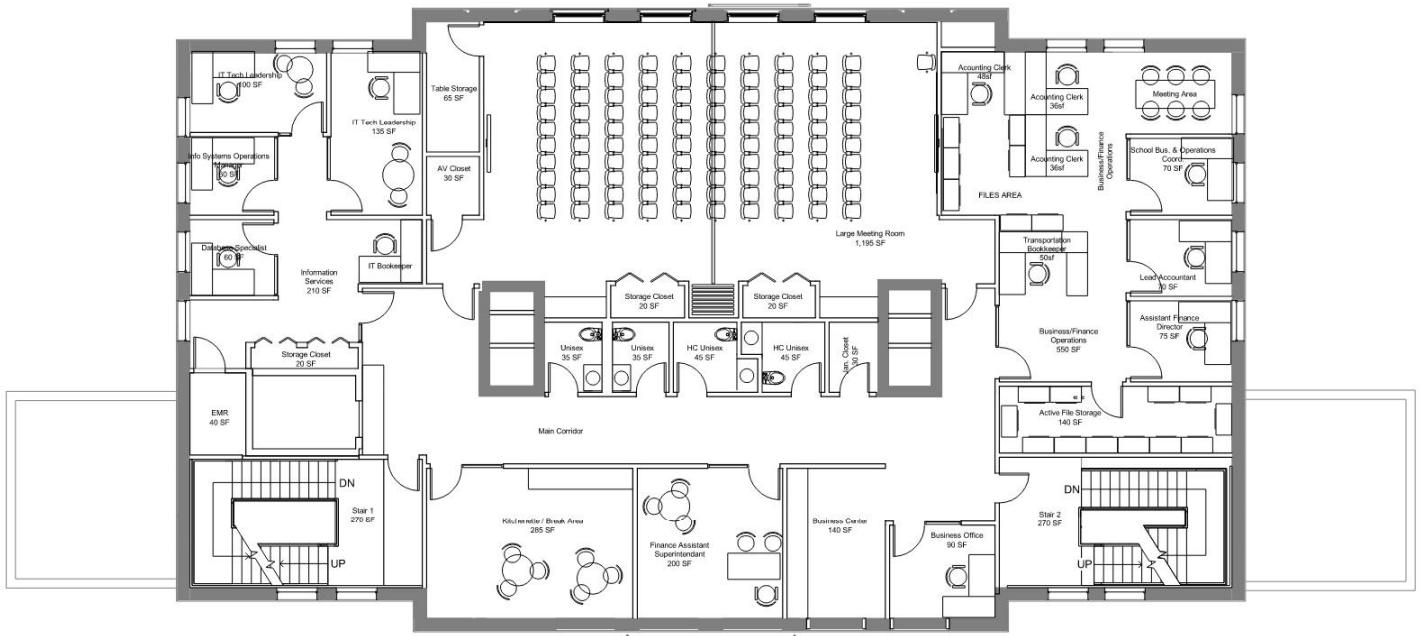
LOWER LEVEL PLAN



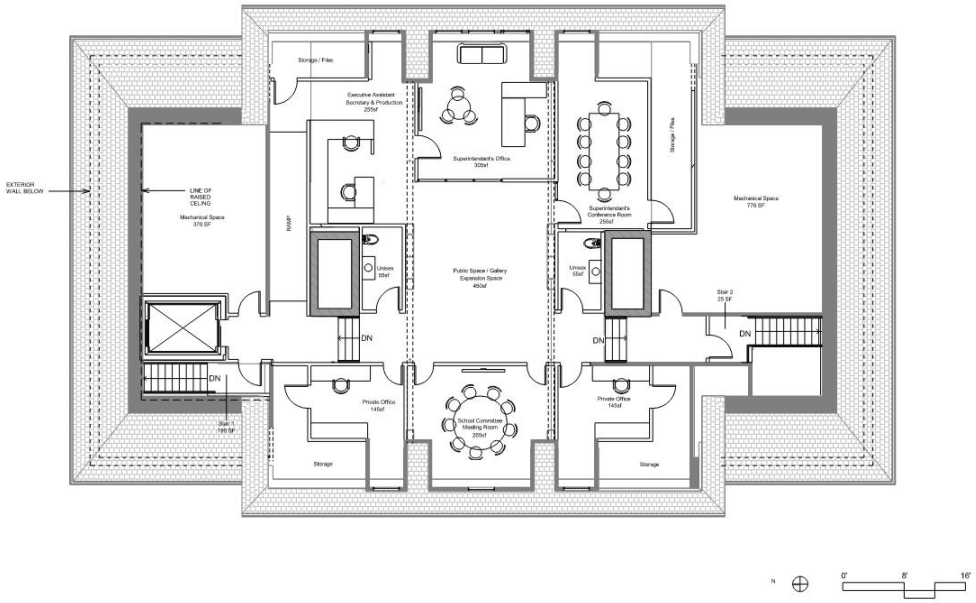
FIRST FLOOR PLAN



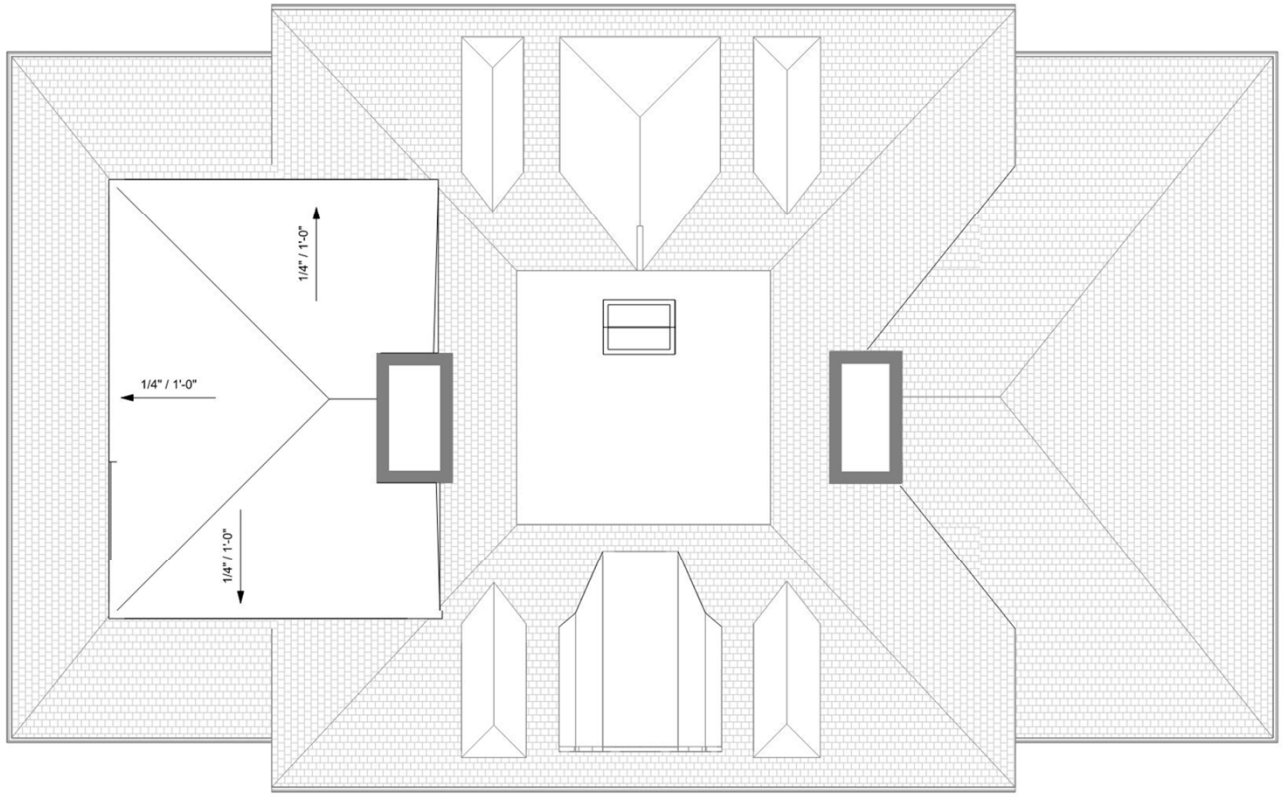
SECOND FLOOR PLAN



THIRD FLOOR PLAN

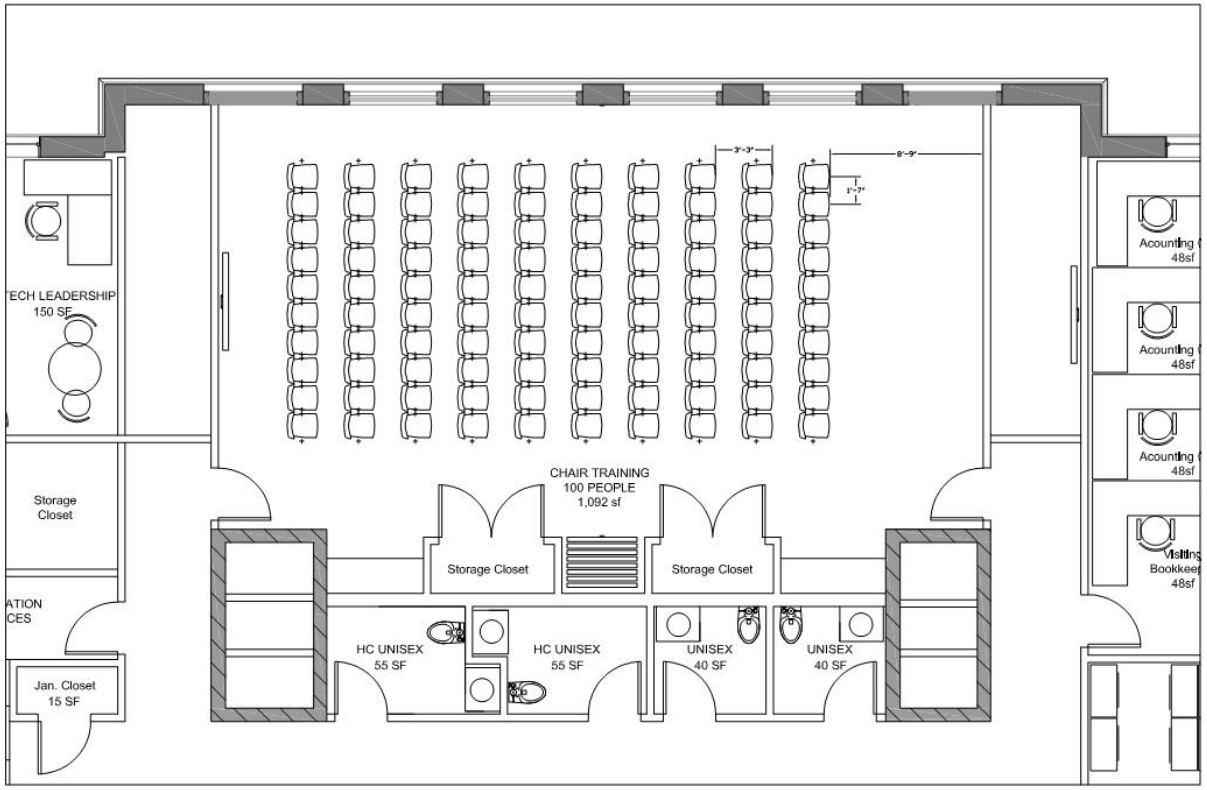


OOF PLAN



Proposed Roof Level
Scale: 1/8" = 1'-0"
02/03/2022

CONFERENCE ROOM



WINDOWS ADDED AT
THESE PANELS

ROOF DRAINS

EXTERIOR

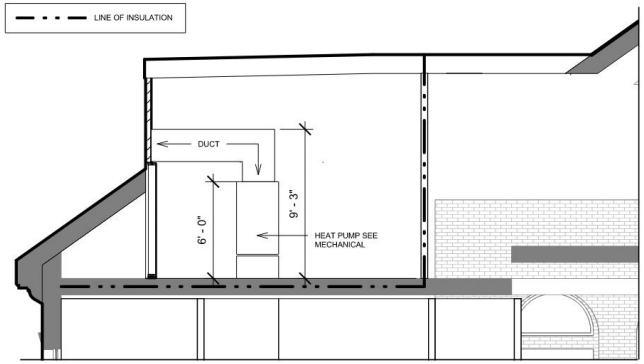
WINDOWS

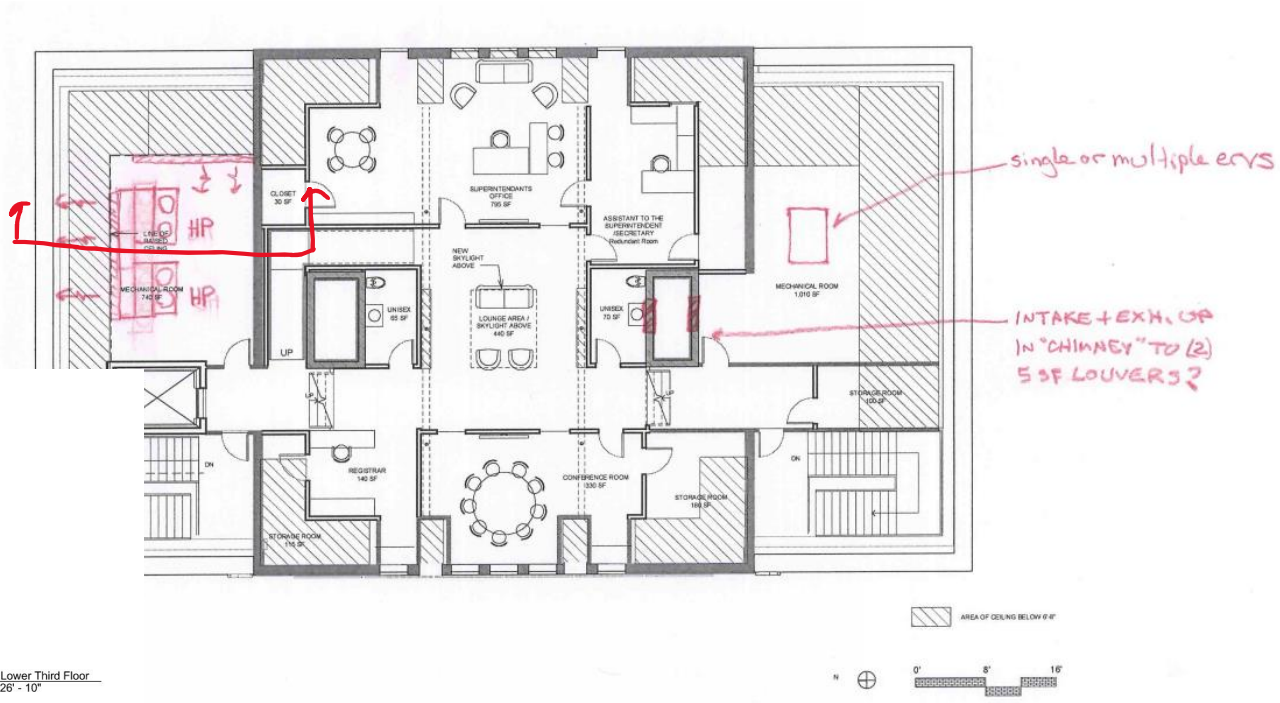
Existing painted wood windows with single glazing

Aluminum clad with insulating glass

ATTIC

MECHANICAL





Lower Third Floor
26' - 10"

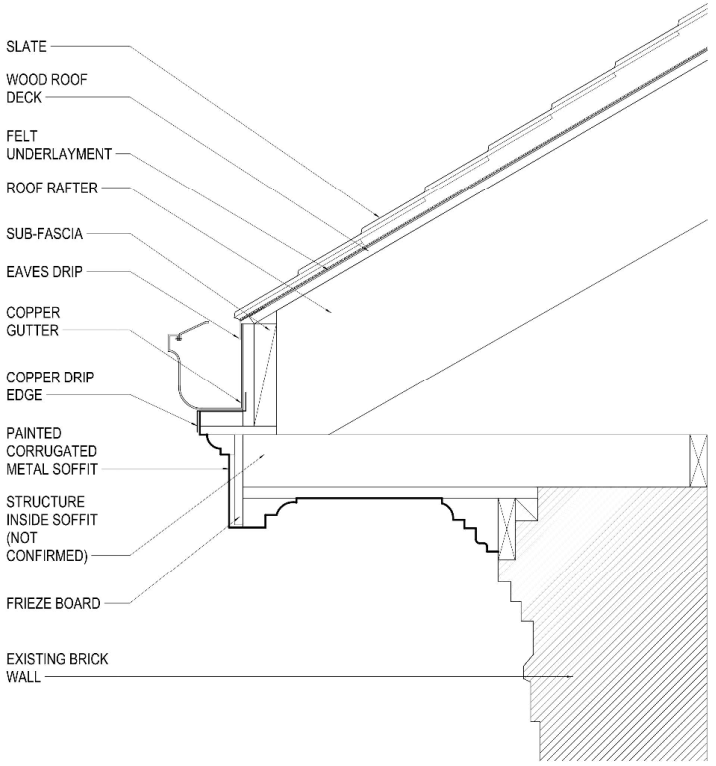
DORMER VIEWS

WEST ELEVATION

STRUCTURAL INVESTIGATIONS

MASONRY INSPECTION

ROOF EDGE


SLATE
WOOD ROOF DECK
FELT UNDERLAYMENT
ROOF RAFTER
SUB-FASCIA
EAVES DRIP
COPPER GUTTER
COPPER DRIP EDGE
PAINTED CORRUGATED METAL SOFFIT
STRUCTURE INSIDE SOFFIT (NOT CONFIRMED)
FRIEZE BOARD
EXISTING BRICK WALL

PLANNING SCHEDULE

March 4 – Submit Hillside documents for April 5 meeting

March 18 - Submit Emery Grover documents for April 19 meeting

May meetings

June Meetings

This draft Agenda is for Planning Board Usage Only

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA

THURSDAY, February 17, 2022 - 7:30PM

Zoom Meeting ID Number: 869-6475-7241

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 Meeting ID: 869-6475-7241

Or joint the meeting at link: https://us02web.zoom.us/j/86964757241

AGENDA

Minutes	Review and approve Minutes from January 20, 2022 meeting.
Case #1 – 7:30PM	**26 Ardmore Road –**26 Ardmore Road, LLC, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2 and any other applicable Sections of the By-Law to allow one additional garage space. This request is associated with the demolition and reconstruction of a new single-family home with an attached garage. The property is located at 26 Ardmore Road, Needham, MA in the Single Residence B (SRB) District.
Case #2 – 7:30PM	**473 High Rock Street–** Janet Carter Bernardo, owner, applied to the Board of Appeals for a Special Permit under Sections 1.4.6 and any other applicable Sections of the By-Law to allow a lawful, pre-existing, non-conforming building to be altered, enlarged or reconstructed. This request is associated with the demolition and reconstruction of an existing detached single garage with a new detached single garage. The property is located at 473 High Rock Street, Needham, MA in the Single Residence B (SRB) District.
Case #3 – 7:45PM	**32 Mark Lee Road -** Wes and Lauren Soper, owners, have appealed a decision of a Building Inspector dated December 17, 2021 determining that a proposed addition and garage do not comply with setback requirements of the Zoning By-Law. The subject property is a corner lot located at **32 Mark Lee Road, Needham MA** in the Single Residence B (SRB) District. (Continued from January 20, 2022)

Next Meeting: **Thursday, March 17, 2022 at 7:30pm**

ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. *Failure to do so will delay the scheduling of the hearing.*

Applicant Information

Applicant Name	26 Ardmore Road, LLC (Yevgeniy Voloshin, Manager)		Date: 1/24/22
Applicant Address	945 Great Plain Avenue, Suite 18, Needham, MA 02492		
Phone	617.953.8747	email	gene@catalystdg.com

Applicant is X Owner; Tenant; Purchaser; Other_____

If not the owner, a letter from the owner certifying authorization to apply must be included

Representative Name	George Giunta, Jr., Esq.		
Address	281 Chestnut Street, Needham, MA 02492		
Phone	617-840-3570	email	George.giuntajr@needhamlaw.net

Representative is X Attorney; Contractor; Architect; Other_____

Contact Me X Representative in connection with this application.

Subject Property Information

Property Address	26 Ardmore Road, Needham, MA		
Map/Parcel Number	Map 106 Parcel 34	Zone of Property	SRB

Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain?

Yes X No

Is property X Residential or Commercial

If residential renovation, will renovation constitute "new construction"?

X Yes No

If commercial, does the number of parking spaces meet the By-Law requirement? Yes No

Do the spaces meet design requirements? Yes No

Application Type (*select one*): X Special Permit Variance Comprehensive Permit Amendment Appeal Building Inspector Decision

ZBA Application For Hearing

Existing Conditions:
Single family dwelling which is lawful, pre-existing, non-conforming as to side-yard setback on a conforming lot.

Statement of Relief Sought:
Special Permit pursuant to Section 6.1.2 of the By-Law to allow for one additional garage space in the Single Residence B District; such space to be located in an attached garage in a new single-family dwelling, to be constructed, and all other relief necessary for construction and utilization of same.

Applicable Section(s) of the Zoning By-Law:
6.1.2, 7.2, 7.5.2 and any other applicable Section or By-Law

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	**Proposed Conditions**
Use		
# Dwelling Units		
Lot Area *(square feet)*		
Front Setback *(feet)*		
Rear Setback *(feet)*		
Left Setback *(feet)*		
Right Setback *(feet)*		
Frontage *(feet)*		
Lot Coverage *(%)*		
FAR *(Floor area divided by the lot area)*		
Numbers must match those on the certified plot plan and supporting materials		

ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:
1956	Feb 9, 1954

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions *(Required)*	X
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" *(Required)*	X
If applicant is not the owner, a letter from the owner certifying authorization *(Required)*	
An electronic copy of the application and all submitted materials *(Required)*	X
Elevations of Proposed Conditions *(when necessary)*	X
Floor Plans of Proposed Conditions *(when necessary)*	X

Feel free to attach any additional information relative to the application. Additional information may be requested by the Board at any time during the application or hearing process.

❖❖❖❖

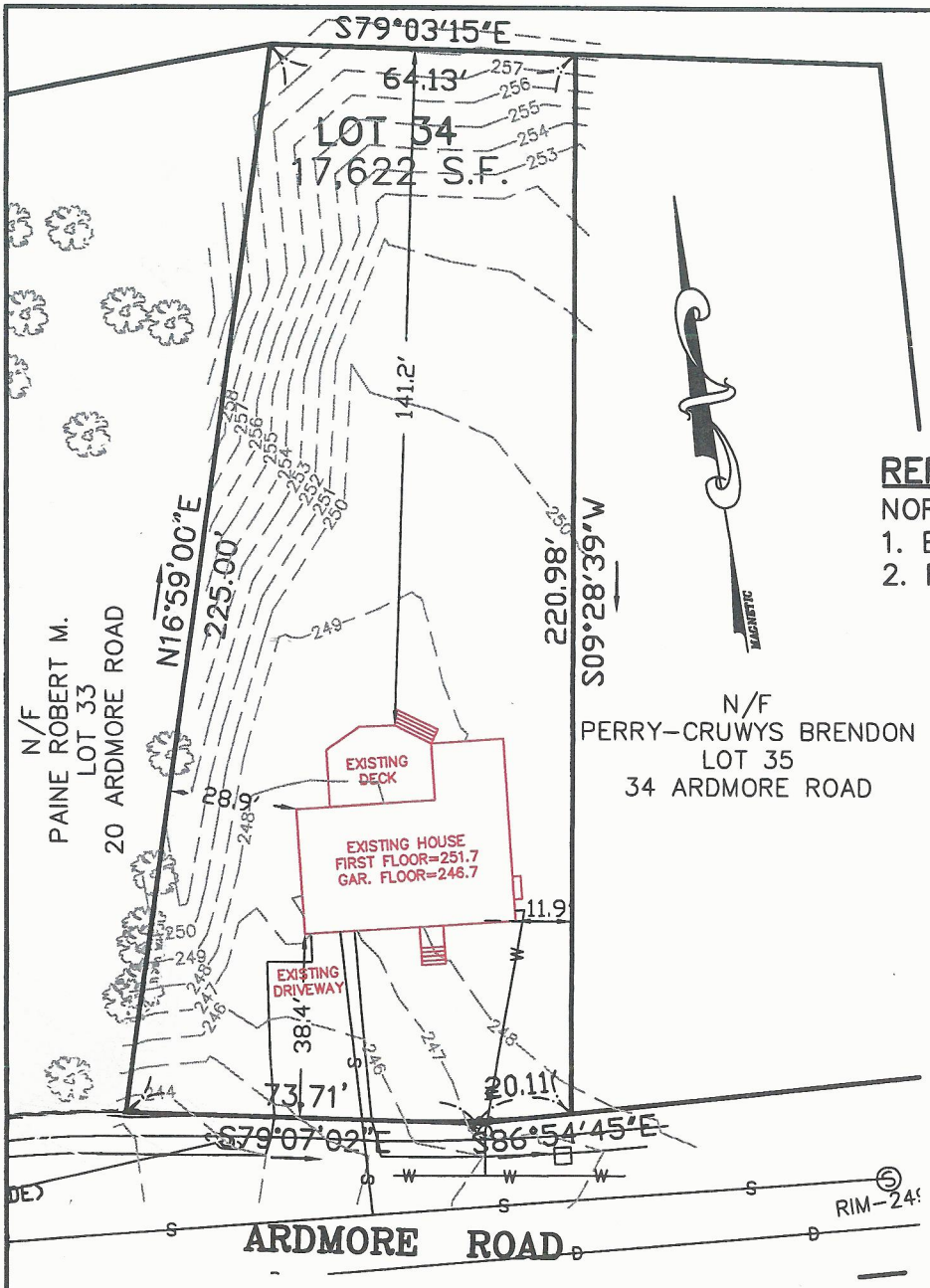
I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

I certify that ~~I have~~ *the Applicant has* consulted with the Building Inspector on 1/21/22

Date: 1/24/22 Applicant Signature _____

George Giunta, Jr., Esq.
Attorney for 26 Ardmore Road, LLC

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov



SCALE: 1"=40'

REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS
1. BOOK 18137 PAGE 175.
2. PLAN #311 OF 1954.

COMMONWEALTH OF MASSACHUSETTS
A. MATTHEW BELSKI, JR.
No. 37557
PROFESSIONAL LAND SURVEYOR

1/17/22

EXIST HOUSE FOOTPRINT 1,334± S.F.
EXIST DRIVEWAY: 697± S.F.
EXIST LOT COVERAGE: 7.6%
HEIGHT OF EXISTING HOUSE 22.4'

EXISTING CONDITIONS PLAN

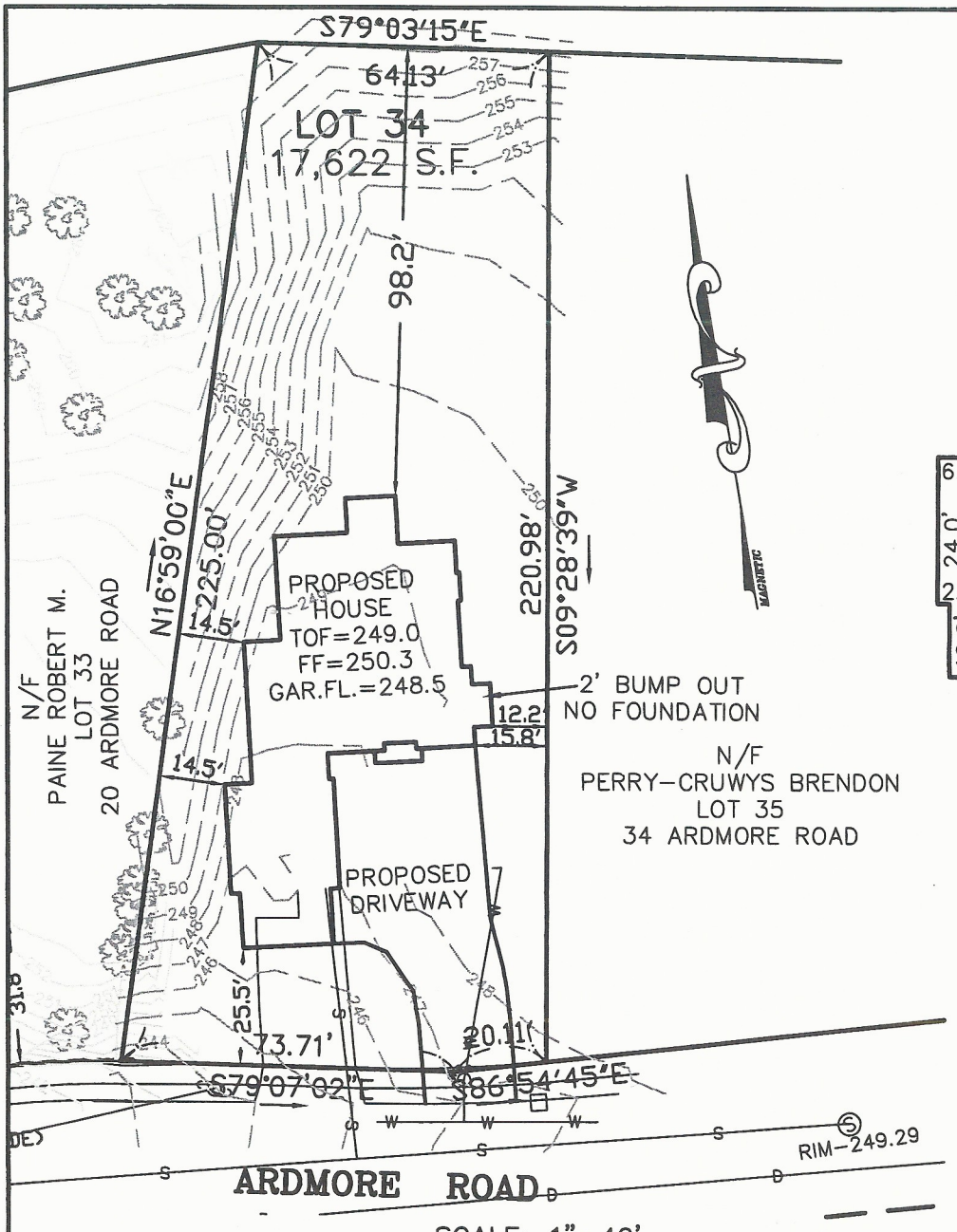
26 ARDMORE ROAD
NEEDHAM, MA.

PREPARED BY
MIKHAIL R. DEYCHMAN
TEL.: 857-498-0951

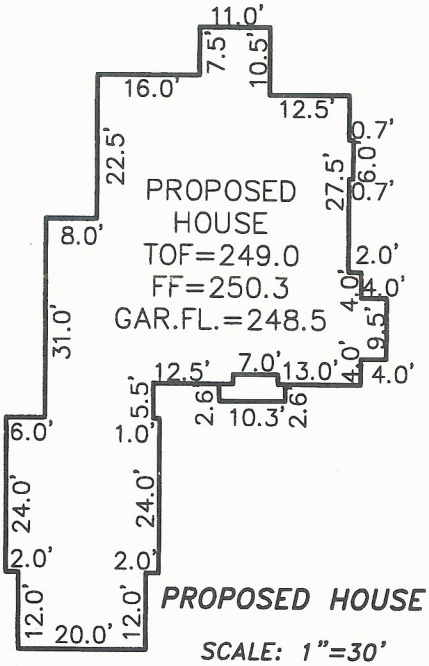
DATE: JANUARY 17, 2022

	ZONING REQUIREMENTS	EXISTING DIMENSIONS
ZONE SRB		
LOT AREA	10,000 S.F.	17,622 S.F.
FRONTAGE	80 FT.	93.82 FT.
SETBACK FRONT	20 FT.	38.4 FT.
SETBACK SIDEYARD	14.0 FT.	11.9 FT.
SETBACK REARYARD	20.0 FT.	141.2 FT.

SHEET: 1 OF 2



SCALE: 1"=40'



PROPOSED HOUSE

SCALE: 1"=30'

PROPOSED HOUSE FOOTPRINT 3,121± S.F.
PROPOSED DRIVEWAY 1,950± S.F.
PROPOSED LOT COVERAGE: 17.7%

REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS
1. BOOK 18137 PAGE 175.
2. PLAN #311 OF 1954.

	ZONING REQUIREMENTS	EXISTING DIMENSIONS
ZONE SRB		
LOT AREA	10,000 S.F.	17,622 S.F.
FRONTAGE	80 FT.	93.82 FT.
SETBACK FRONT	20 FT.	25.5 FT.
SETBACK SIDEYARD	14.0 FT.	14.5 FT.
SETBACK REARYARD	20.0 FT.	98.2 FT.

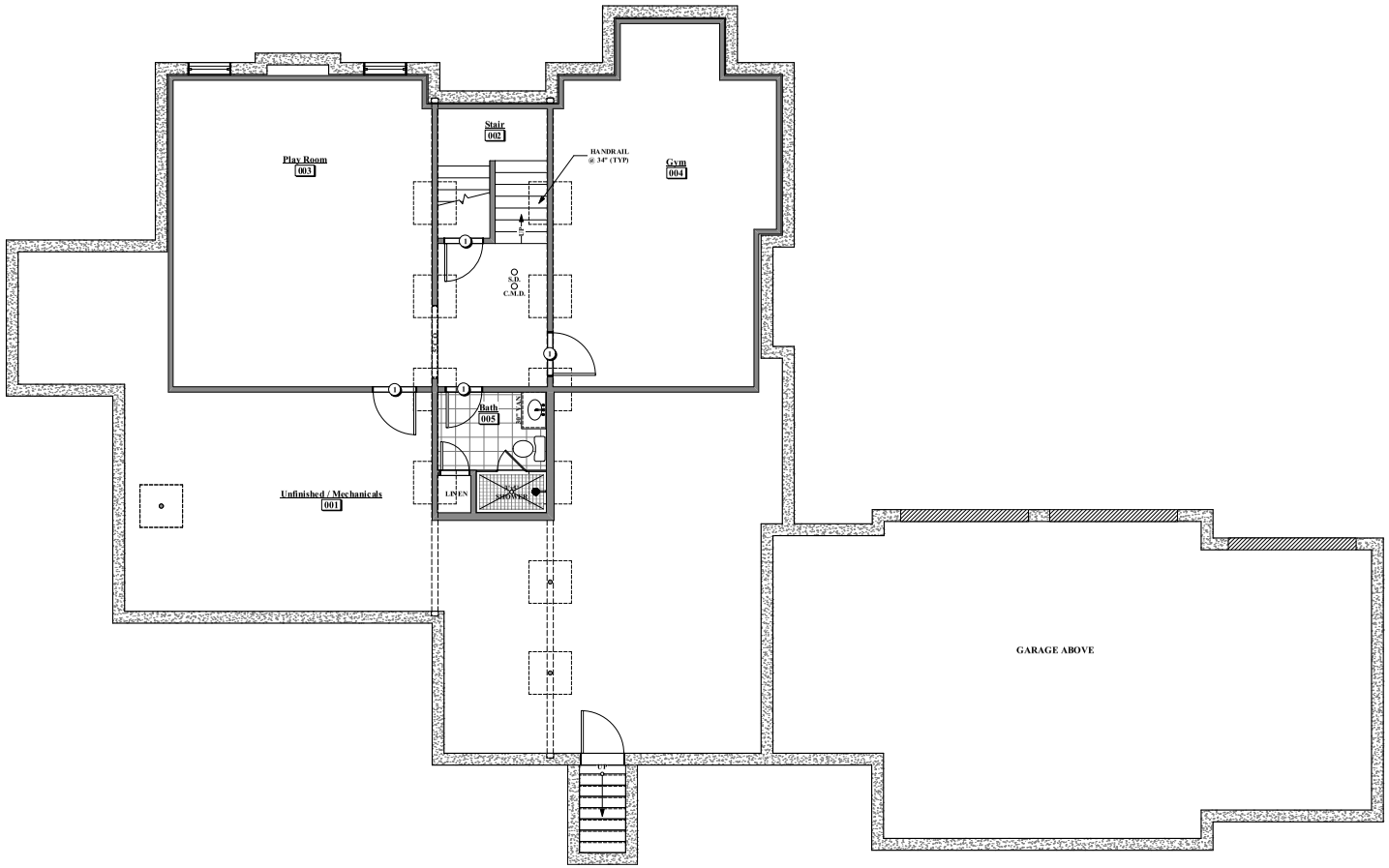
COMMONWEALTH OF MASSACHUSETTS
MATTHEW BELSKI JR.
No. 37557
PROFESSIONAL LAND SURVEYOR

1/21/22

PROPOSED PLAN
26 ARDMORE ROAD
NEEDHAM, MA.

PREPARED BY
MIKHAIL R. DEYCHMAN
TEL.: 857-498-0951

DATE: JANUARY 17, 2022



1 / A-1.1 Basement Floor Plan
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

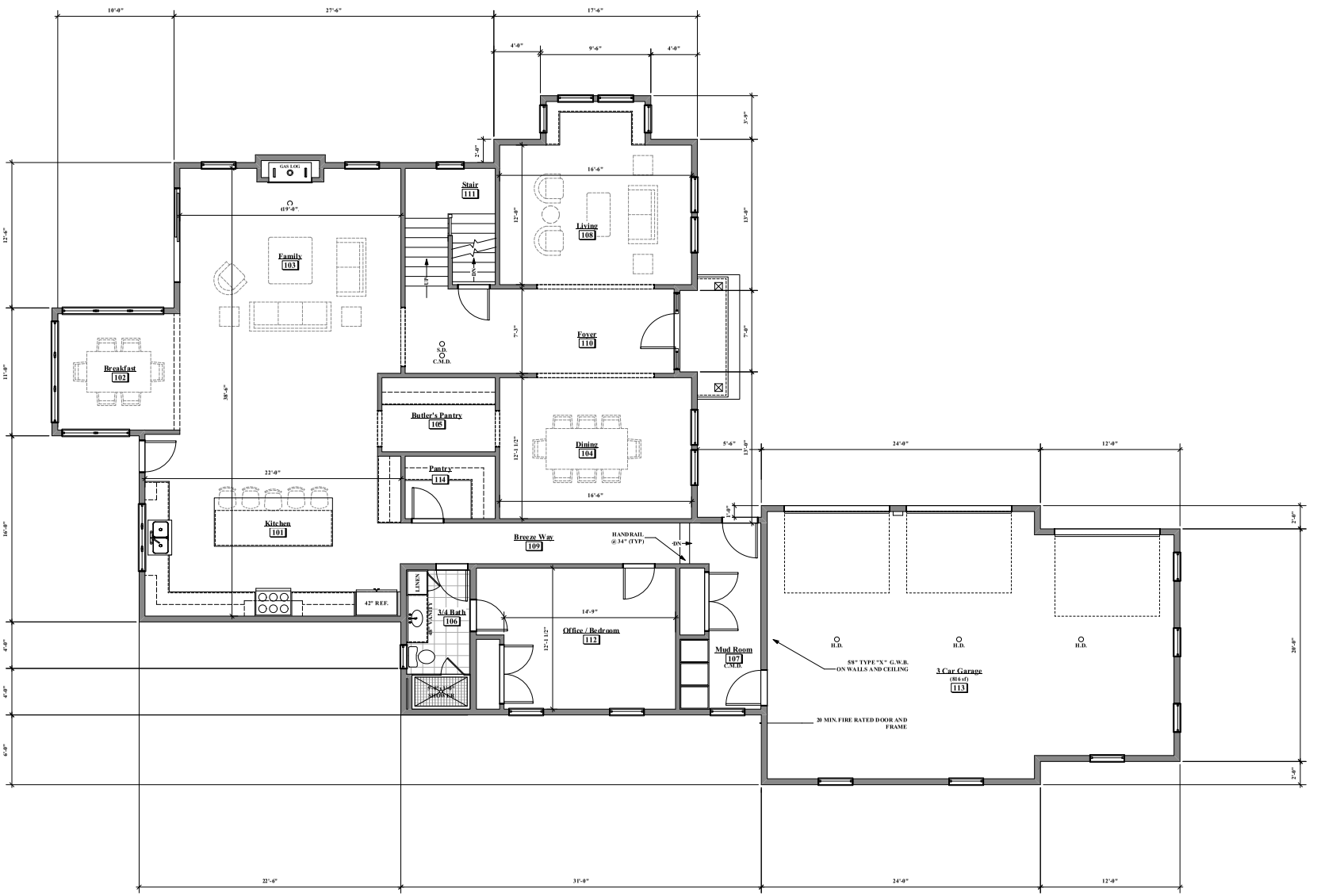
REGISTERED ARCHITECT JOHN L. KELLY NO. 8947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Basement Floor Plan

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.1



1 / A-1.2 **First Floor Plan (2304 sf)**
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

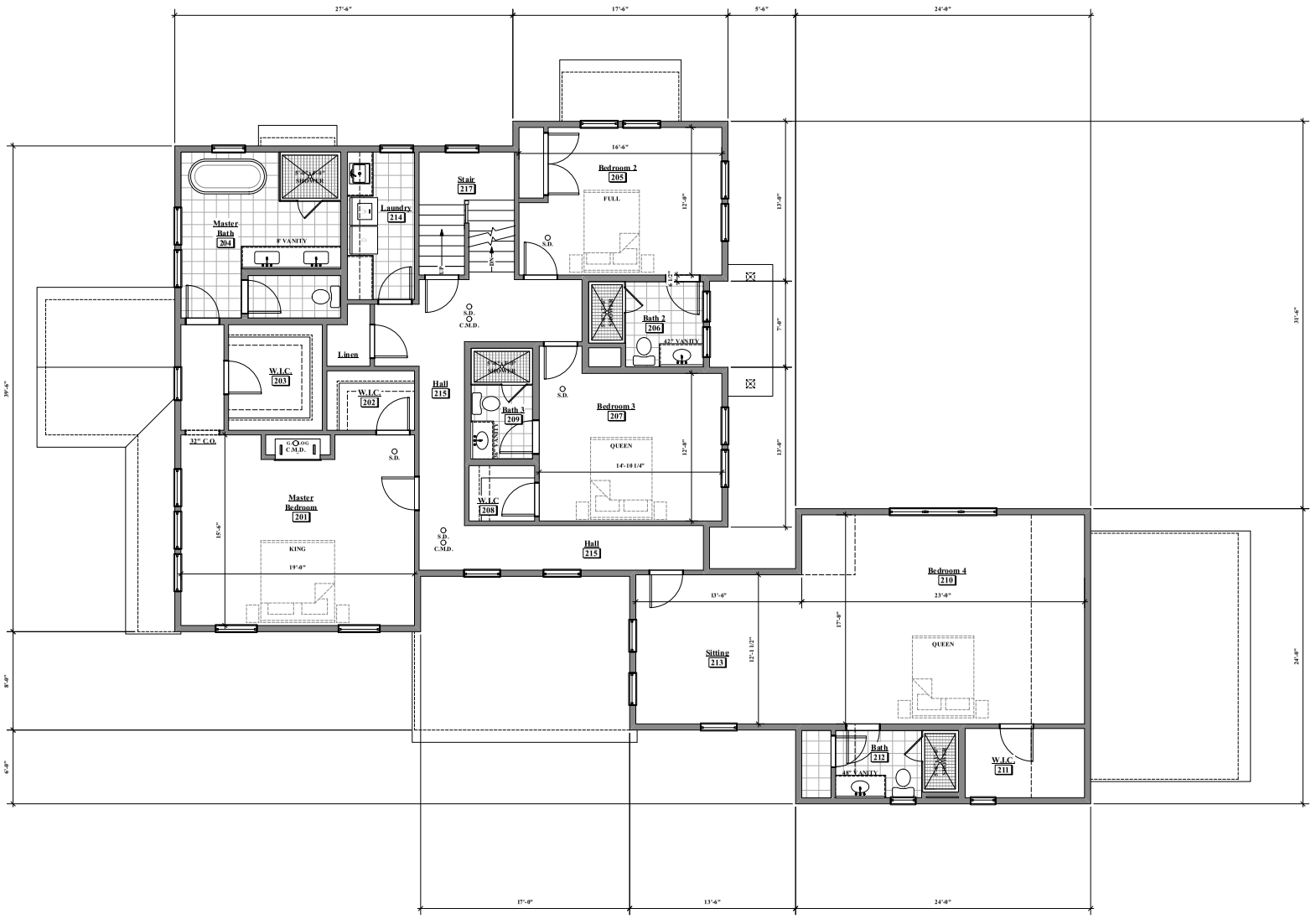
mckay architects
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

First Floor Plan

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.2



1 / A-1.2 **Second Floor Plan (2384 sf)**
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Second Floor Plan

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.3

1
A-2.1

Front Elevation

1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Front Elevation

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1

1 / A-2.2 Right Side Elevation
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Right Side Elevation

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2

1 / A-2.3 Rear Elevation
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Rear Elevation

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3

1 / A-2.4 Left Side Elevation
1/4" = 1'-0"

New Residence

26 Ardmore Street
Needhamx, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	01.05.22	First Draft
2	01.17.22	Revised Footprint

Left Side Elevation

JOB NO	
DATE	01.21.2022
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4

ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. *Failure to do so will delay the scheduling of the hearing.*

Applicant Information

Applicant Name	Janet Carter Bernardo		Date: 1/24/22
Applicant Address	473 High Rock Street, Needham, MA 02492		
Phone	617-852-9974	email	jbernardo@horsleywitten.com

Applicant is ☒Owner; ☐Tenant; ☐Purchaser; ☐Other_____

If not the owner, a letter from the owner certifying authorization to apply must be included

Representative Name	Mark Gluesing		
Address	48 Mackintosh Avenue, Needham, MA 02492		
Phone	781-444-3504	email	mjgarchitect@verizon.net

Representative is ☐Attorney; ☐Contractor; ☒Architect; ☐Other_____

Contact ☒Me ☐Representative in connection with this application.

Subject Property Information

Property Address	473 High Rock Street		
Map/Parcel Number	Map 138, Lot 84	Zone of Property	SRB

Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain?
☐Yes ☒No

Is property ☒Residential or ☐Commercial

If residential renovation, will renovation constitute "new construction"?
☒Yes ☐No New replacement of existing garage

If commercial, does the number of parking spaces meet the By-Law requirement? ☐Yes ☐No
Do the spaces meet design requirements? ☐Yes ☐ No Not Applicable

Application Type (*select one*): ☒Special Permit ☐Variance ☐Comprehensive Permit ☐Amendment ☐Appeal Building Inspector Decision

ZBA Application For Hearing

Existing Conditions:
Single family house built in 1914 with a detached single car garage.
Garage currently has numerous large cracks in the walls.
Garage is approximately 0.8 feet from side property line and 7.4 feet from the house.

Statement of Relief Sought:
Would like to demolish the existing garage and replace it in the same location.
Seeking relief for two non-conformities under 1.4.6 Alteration

Applicable Section(s) of the Zoning By-Law:
1.4.6 Alteration

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	**Proposed Conditions**
Use	Residential	Residential
# Dwelling Units	1	1
Lot Area *(square feet)*	10,020 sf	10,020 sf
Front Setback *(feet)*	43.59 feet	43.59 feet
Rear Setback *(feet)*	60.02 feet	60.02 feet
Left Setback *(feet)*	10.35 feet	10.35 feet
Right Setback *(feet)*	0.81 feet	0.81 feet
Frontage *(feet)*	75.20 feet	75.20 feet
Lot Coverage *(%)* 1,385/10,020	13.8 %	13.8%
FAR *(Floor area divided by the lot area)* 1,805/10,020	0.18	0.18

Numbers must match those on the certified plot plan and supporting materials

ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:
House built in 1914, addition in 1960. Garage built in 1914	1914

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions *(Required)*	✓
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" *(Required)*	✓
If applicant is tenant, letter of authorization from owner *(Required)*	N/A
Electronic submission of the complete application with attachments *(Required)*	✓
Elevations of Proposed Conditions *(when necessary)*	✓
Floor Plans of Proposed Conditions *(when necessary)*	✓

Feel free to attach any additional information relative to the application. Additional information may be requested by the Board at any time during the application or hearing process.

Additional information includes Property Card and Building Permit from 1960. Photos of existing garage and subsurface infiltration system.

I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector Bernard Ashley - 12/28/21
date of consult

Date: 1/24/2022 Applicant Signature _____

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

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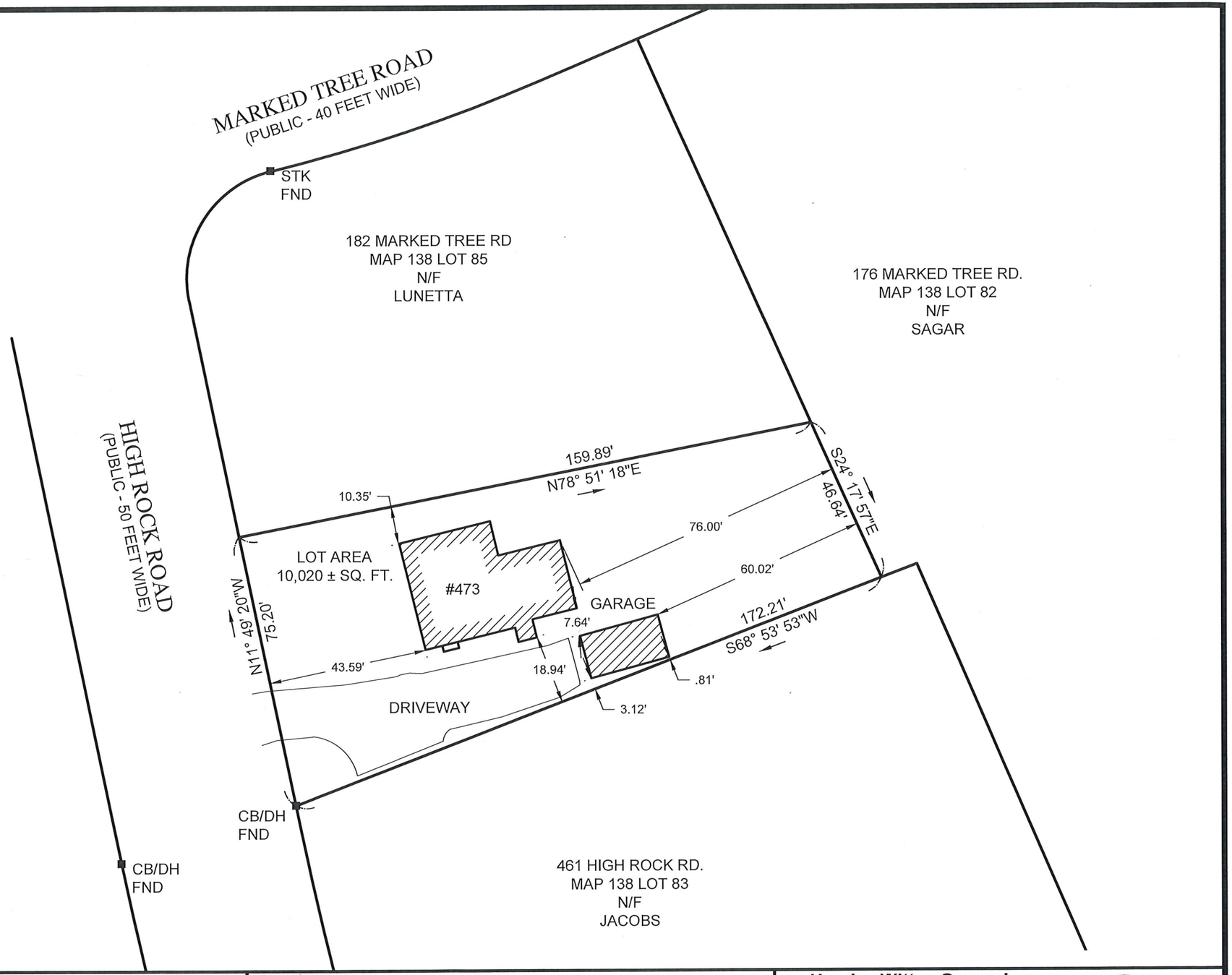
Scale in Feet



SURVEY NOTES

1. THE EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. AUGUST 9, 2021.

2. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.

3. REFERENCE PLANS: NORFOLK COUNTY REGISTRY OF DEEDS
   1.) PLAN #1526 OF 1951 BOOK 3055 PAGE 250
   2.) PLAN #341 OF 1999 PLAN BOOK 466
   3.) LAND COURT CASE 4382 PLAN DATED DECEMBER 11, 1917
   4.) BOOK 2215 PAGE END

COMMONWEALTH OF MASSACHUSETTS
DANIEL W. MACKENZIE
No. 47187
REGISTERED
PROFESSIONAL LAND SURVEYOR

12-20-21

Registration

Survey Provided By:
Horsley Witten Group
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: August 9, 2021

Prepared For:
Janet Bernardo
473 High Rock Road
Needham, MA 02492

Plan Title:
PLOT PLAN
473 HIGH ROCK ROAD
MAP 138 LOT 84
NEEDHAM, MASSACHUSETTS

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Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Date:	Drawn By:	Checked By:
8-20-2021	JP	DWM

EXISTING LEFT ELEVATION

EXISTING FRONT ELEVATION

SURVEY NOTES

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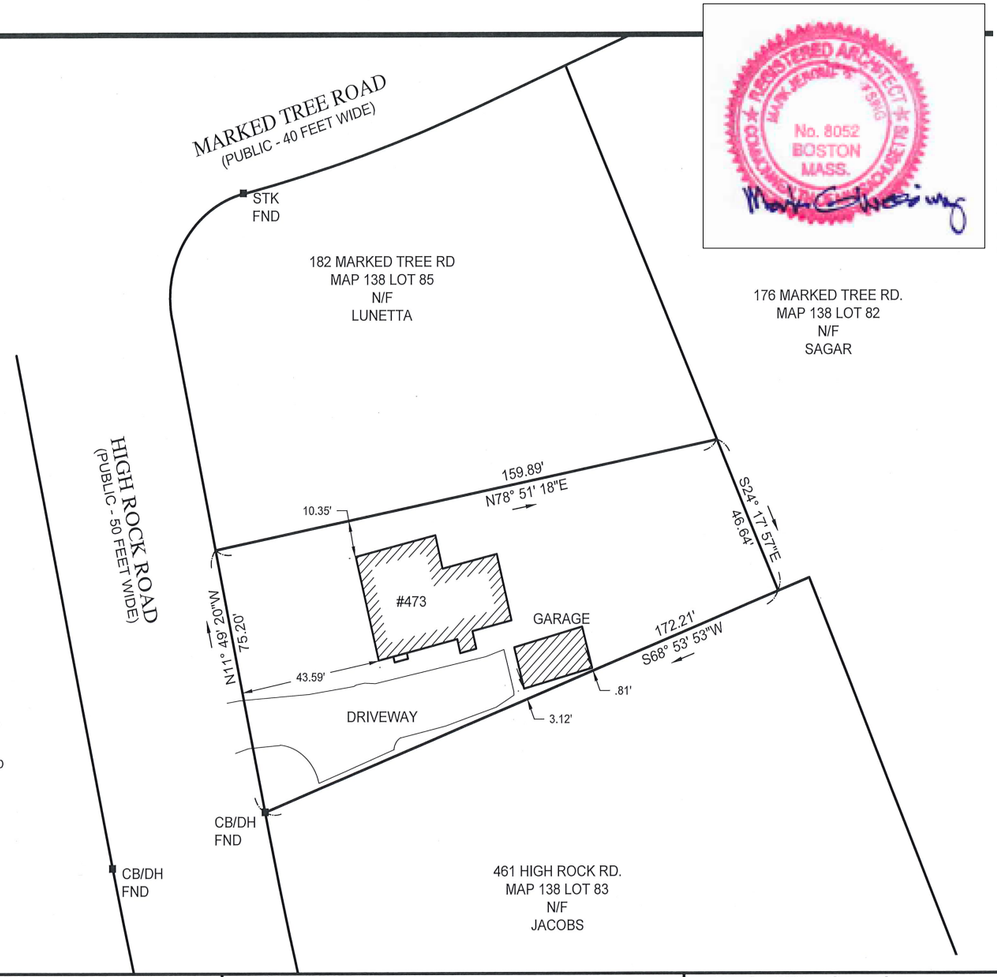

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
MARK GLUESING
No. 8052
BOSTON
MASS.

Mark Gluesing Architect
48 Mackintosh. Avenue
Needham. Massachuscetts 02492
781. 444 . 3504

Registration

COMMONWEALTH OF MASSACHUSETTS
DANIEL W. MACKENZIE
No. 47187
REGISTERED
PROFESSIONAL LAND SURVEYOR

8-23-21

Survey Provided By:
Horsley Witten Group
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: August 9, 2021

Prepared For:
Janet Bernardo
473 High Rock Road
Needham, MA 02492

Plan Title:
PLOT PLAN
473 HIGH ROCK ROAD
MAP 138 LOT 84
NEEDHAM, MASSACHUSETTS

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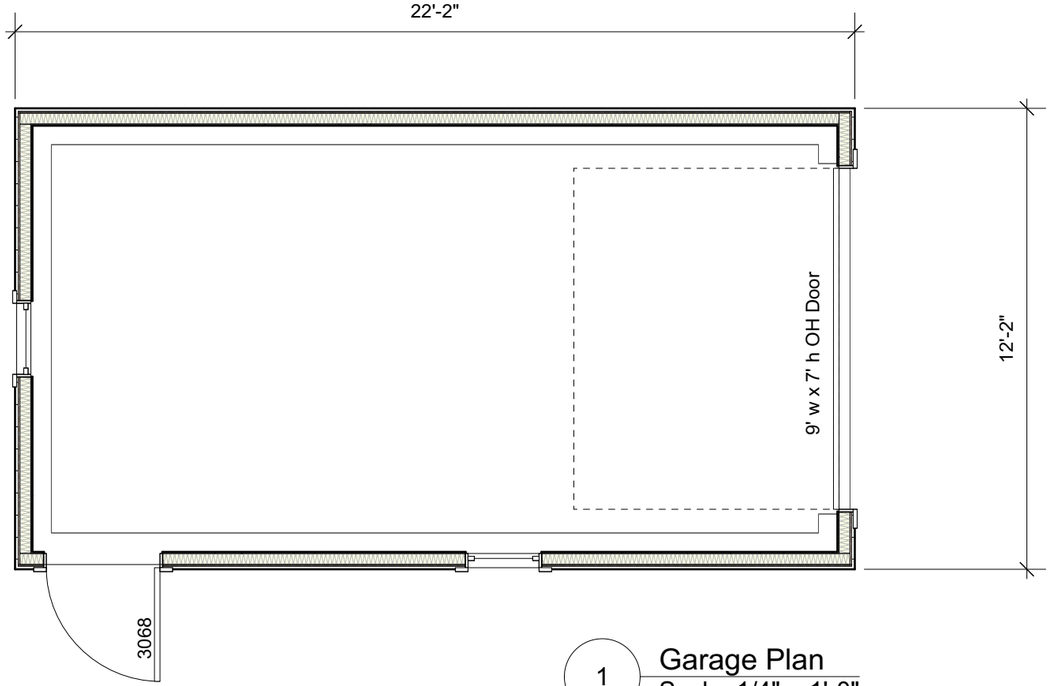
Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

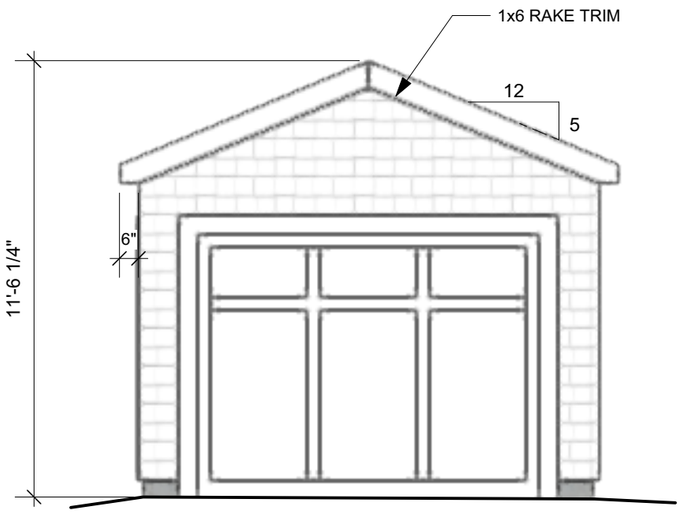
Date:	Drawn By:	Checked By:
8-20-2021	JP	DWM

EXISTING CONDITIONS PLOT PLAN

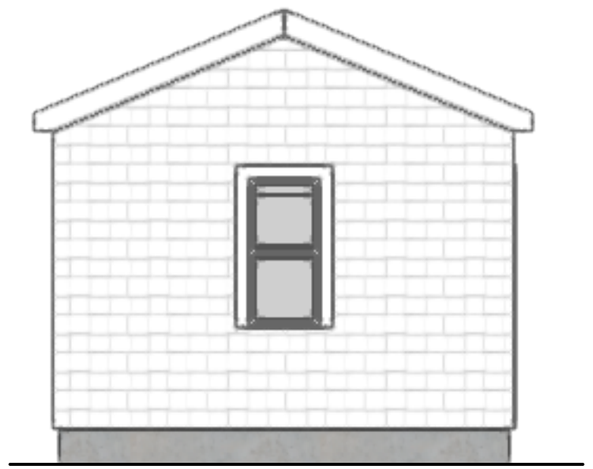
GARAGE RECONSTRUCTION
473 HIGH ROCK STREET
NEEDHAM MASSACHUSETTS



1 Garage Plan
Scale: 1/4" = 1'-0"

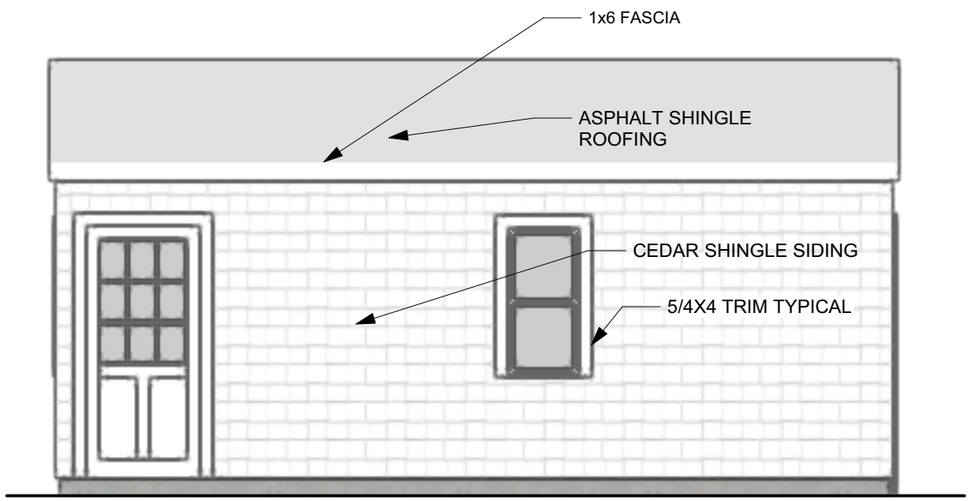


2 Garage Front
Scale: 1/4" = 1'-0"

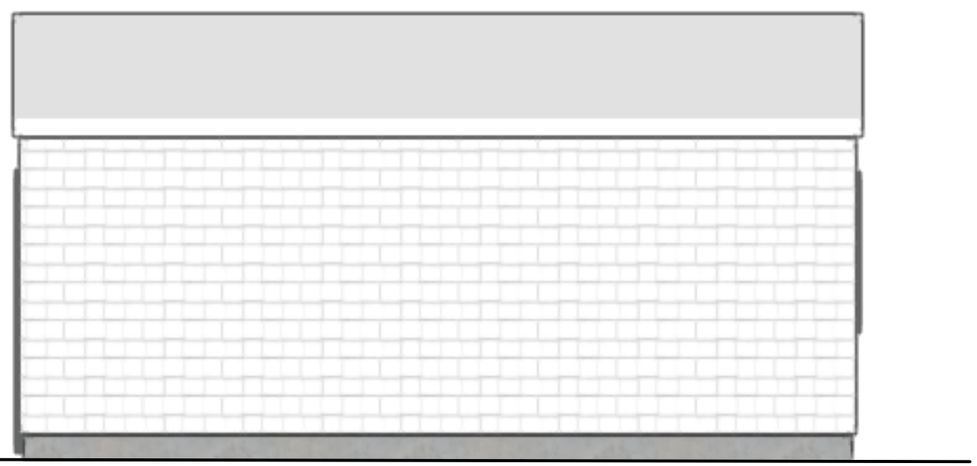


5 Garage Rear
Scale: 1/4" = 1'-0"

Mark Gluesing Architect
48 Mackintosh. Avenue
Needham. Massachusetts 02492
781. 444 . 3504



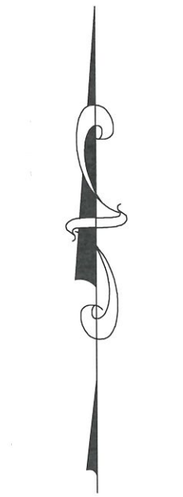
3 Left Elev
Scale: 1/4" = 1'-0"



4 Right Elev
Scale: 1/4" = 1'-0"

COLOR TO MATCH EXISTING HOUSE

GARAGE RECONSTRUCTION
473 HIGH ROCK STREET
NEEDHAM MASSACHUSETTS



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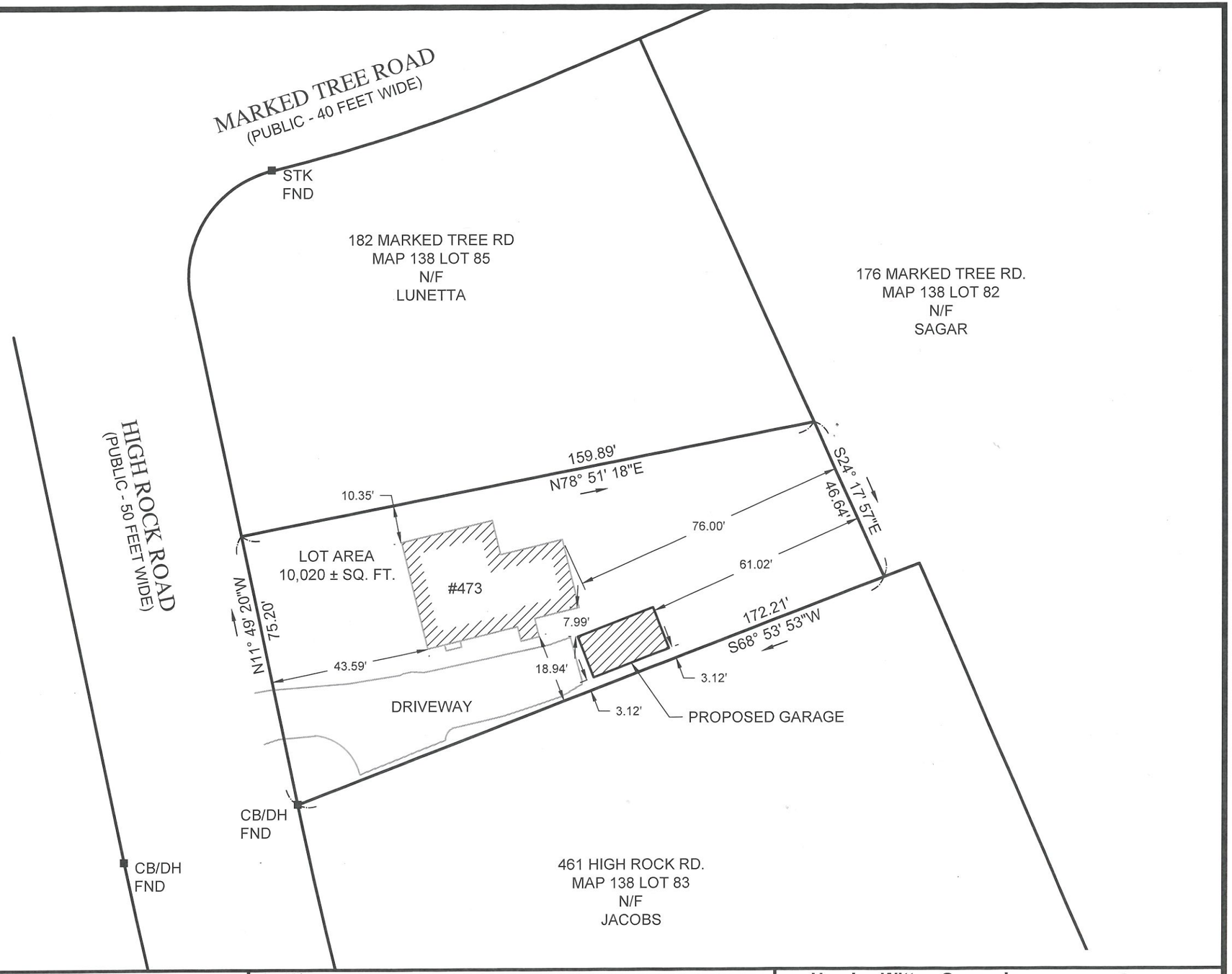
Scale in Feet



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Registration:

COMMONWEALTH OF MASSACHUSETTS
JANET CARTER BERNARDO
CIVIL
No. 34700
REGISTERED PROFESSIONAL ENGINEER

1-27-22

Survey Provided By:

Horsley Witten Group
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: August 9, 2021

Prepared For:

Janet Bernardo
473 High Rock Road
Needham, MA 02492

Plan Title:

PROPOSED PLOT PLAN
473 HIGH ROCK ROAD
MAP 138 LOT 84
NEEDHAM, MASSACHUSETTS

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Horsley Witten Group, Inc.
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Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Date:	Drawn By:	Checked By:
1-27-2022	JMP	JCB

Residential Property Record Card

Parcel ID: **199/138.0-0084-0000.0** MAP: **138.0** BLOCK: **0084** LOT: **0000.0** Parcel Address: **473 HIGH ROCK ST** FY: **2019**

PARCEL INFORMATION									
Owner:	Use-Code:	101	Sale Price:	600,000	Book:	32387	Road Type:	T	Inspect Date:	06/08/2015
BERNARDO, JANET CARTER	Tax Class:	T	Sale Date:	07/11/2014	Page:	294	Rd Condition:	P	Meas Date:	03/01/2002
Address:	Tot Fin Area:	1535	Sale Type:	P	Cert/Doc:		Traffic:	M	Entrance:	D
473 HIGH ROCK ST	Tot Land Area:	0.220	Sale Valid:	O			Water:	PS	Collect Id:	SW
NEEDHAM MA 02492	Sewer:		Grantor:	DICK			Sewer:	SW	Inspect Reas:	H
	Exempt-B/L%		Resid-B/L%	100/100	Comm-B/L%	0/0	Indust-B/L%	0/0	Open Sp-B/L%	0/0

RESIDENCE INFORMATION

Style:	OS	Tot Rooms:	7	Main Fn Area:	1034	Attic:	N				
Story Height:	1.75	Bedrooms:	3	Up Fn Area:	501	Bsmt Area:	1010				
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:					
Ext Wall:	FB	Half Baths:	0	Unfin Area:		Bsmt Grade:					
Masonry Trim:		Ext Bath Fix:	0	Tot Fin Area:	1535	Foundation:	CB				
Bath Qual:	M	RCNLD:	321328	Kitch Qual:	M	Eff Yr Built:	2012				
Mkt Adj:		Heat Type:	HW	Ext Kitch:		Year Built:	1914				
Sound Value:		Fuel Type:	G	Grade:	GV	Cost Bldg:	321,300				
Fireplace:	1	Bsmt Gar Cap:		Condition:	G	Att Str Val1:	40000				
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:					
Att Gar SF:		%Good P/F/E/R:		///98							
Porch Type		Porch Area		Porch Grade Factor							
E		88									

LAND INFORMATION

NBHD CODE: **301** NBHD CLASS: ZONE: **SRB**

Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	9392	0.220	N	402,951	

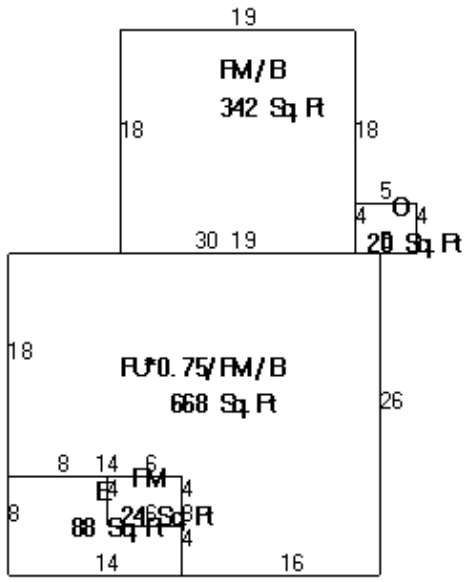
DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
G1	S	216		1914	P	P	50///50	4,100	1

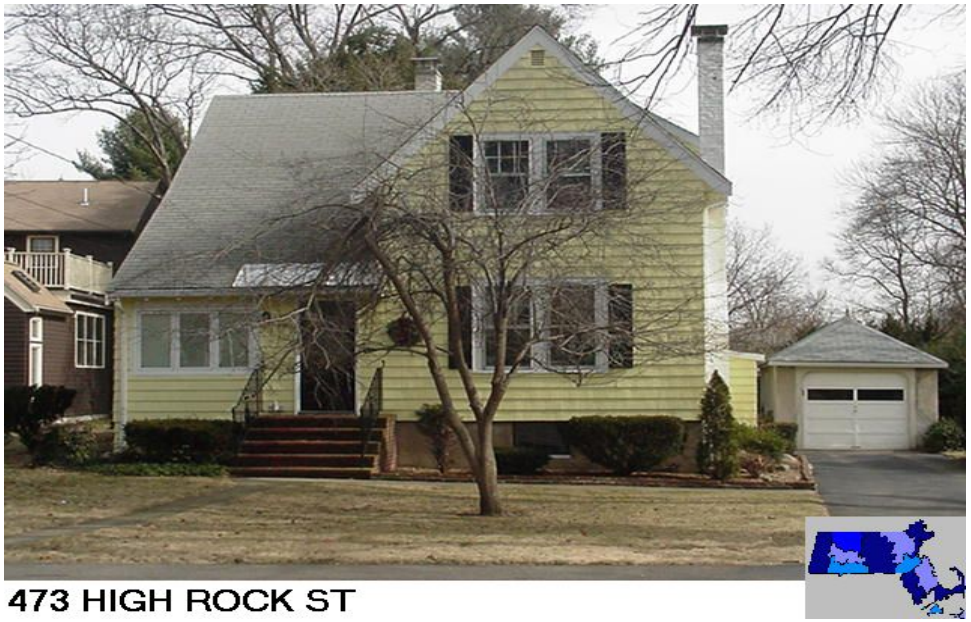
VALUATION INFORMATION

Current Total:	728,400	Bldg:	325,400	Land:	403,000	MktLnd:	403,000
Prior Total:	728,400	Bldg:	325,400	Land:	403,000	MktLnd:	403,000

Sketch



Photo



Building Inspection Department

Sewer ☐
Water ☐
Drain ☐

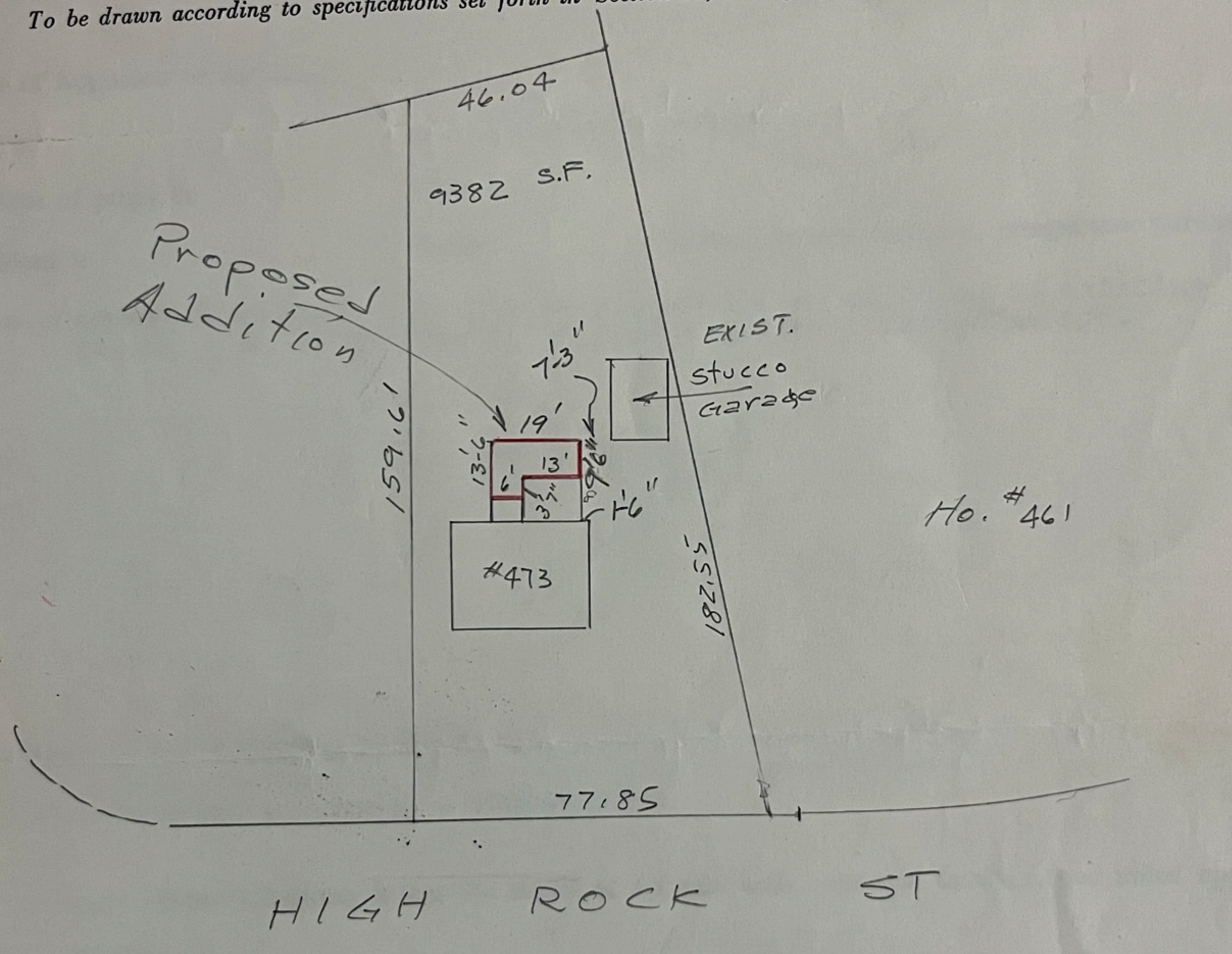
Building Permit No. 3849 At No. 473 HIGH ROCK ST

~~Area~~ Addition Setback of adjacent buildings —

Owner John Mullen Builder Same

PLOT PLAN

To be drawn according to specifications set forth in Section 25, Zoning By-Laws of the Town of Needham.



I hereby certify that the existing and approved street grades, existing sewers, drains, gas and water mains are accurately shown on this plan and that the lot corners, dimensions, side line offsets and setback distances allowing for overhangs, elevation of the top of the foundation and garage floor, and elevations at lot corners on street line for grading along lot line bordering the street are correct as indicated on this plan and will conform to the completed construction.

The above is subscribed to and executed by me this 9 day of July 1960

E. Trazzetti *Civil Engineer or Surveyor*

Approved in accordance with Sec. 4ai of the Building By-Laws 7/29/60 *Date*

L C Walker *Supt. of Public Works*

Occupancy permit will not be issued until the conditions as to lines and grades and drainage facilities have been fully complied with.

PHOTOS:

Photo 1: Crack in garage wall.
Photo taken on 01/21/22

Photo 2: Side of garage adjacent to property line.
Photo taken on 01/21/22.

Photo 3: Tarps illustrate location of garage into back yard by right.
Photo taken on 01/21/22.

Photo 4: Tarps illustrate location of garage 10 feet behind house.
Photo taken on 01/21/22.

Photo 5: Subsurface infiltration system for roof runoff installed behind house.
Photo taken June 2015.

Photo 6: Backyard after subsurface infiltration system installed. Garage on left side of photo.
Photo taken July 2015.

Susan Opton

Needham Planning Board,
Needham Public Services Administration Building,
500 Dedham Avenue, Needham, Massachusetts 02492
781-455-7550 ext. 270
LNewman@needhamma.gov

February 11.2022

Dear Needham Planning Board,

Please accept this as my letter of interest for the vacant position on the Needham Design Review Board. I have been a Needham resident since 2001 and have observed Needham's growth and beautification over the years. Currently, I own and operate a landscape design practice with sixteen employees, five of which are designers and the rest organic fine gardeners and project managers. I am also a Certified Northeast Organic Landcare Professional and a Massachusetts Certified Horticulturist.

My company's philosophy is based on sustainable landscape design principles which incorporates elements of community education and "giving back" to the community. Kate's Corner and the Needham Welcome Sign Garden, the Needham Gas Station, Hillside School Garden and the Mitchell School Learning Center are all Needham spaces that we either currently or previously have designed and/or maintained pro bono throughout the years. I am currently on the Advisory Board of COGdesign (Community Outreach Group for Landscape Design) where I was involved in developing the Nira Rock and Egleston Square projects in Jamaica Plain. Both projects were aimed at increasing public usage of previously delinquent spaces.

My education in landscape architecture and design started at the UCLA Landscape Architecture Program, and continued when I moved to Boston and then graduated from the Radcliffe Seminars Landscape Design Program in 2002. I held the position of landscape designer at Elm Bank in Wellesley while also starting my landscape design practice immediately upon graduation. My office is now located in Sherborn.

Needham is a beautiful community for families to live and grow and I strangely feel compelled to assist in any way possible to help maintain or enhance it's beautification while encouraging maintaining a healthy, diverse, vibrant environment.

I was asked to submit a resume. Unfortunately, this request is a bit last minute and since I have not needed a resume in many years I don't have a current one and did not have time to create one. I have a B.S in Health Administration and in my previous career worked in the healthcare industry for 15 years before changing over to landscape design in 1998. Somewhere in there I also owned and operated an import/export business, designing and selling home textiles from Central and South America, got married and had a son who has just graduated college and is moving to Los Angeles..

- **Current Association Memberships**
  American Society of Landscape Architects
  Association of Professional Landscape Designers
  Massachusetts Nursery Landscape Association
  Northeast Organic Farming Association
  Ecological Landscape Alliance

I thank you in advance for your time and consideration for review of this letter and my credentials.

You can learn more about me and my company at www.terrascapeslandscapedesign.com.

Sincerely,

Susan Opton

Susan Opton

NEEDHAM PLANNING BOARD MINUTES

November 16, 2021

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Tuesday, November 16, 2021, at 7:00 p.m. with Messrs. Jacobs and Block and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Alpert took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. He reviewed the rules of conduct for zoom meetings. He noted this meeting includes 2 public hearings and there will be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Appointment:

7:00 p.m. – David Feldman: discussion of proposed repurpose of Wingate skilled nursing to assisted/independent living.

Davis Feldman, Sr. Vice President for Real Estate and Development of [name of company], noted thate Ms. Newman suggested an informal discussion would be good. There is currently a skilled nursing home at 589 Highland Avenue. The skilled nursing is not doing well in Massachusetts, and they are looking at a "what if" scenario to expand the independent living footprint. They are a ways away from any formal presentation but want some feedback. He wants to work collaboratively. He noted Wingate has been looking at expanding the independent living. 55+ living is maintenance free with one large bedroom, full kitchen and laundry. There are a lot of the same support services but not as heavy. The average age in the skilled nursing home is 80+ who need a lot of support services. They are getting 3 meals a day and home care. There is a heavy schedule of activities and transportation. He thinks they will see a push for more private rooms and more space, so they are looking at a possible re-use.

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Mr. Feldman noted the staff is amazing and have been remarkable during the pandemic. Wingate wants to continue providing great care and wants to be proactive. He noted they are not ready to make a decision or push forward with anything right now. They want feedback from the Board. He noted the project complies with all existing zoning. There is plenty of parking and he does not anticipate any site work. Only interior work will be done. Mr. Alpert stated this is at such a preliminary stages it is difficult for the Board to find questions. Mr. Feldman stated there are 52 units of independent living and 91 apartments for assisted living at the existing Wingate Residences building at 1 Wingate Way on the same site. Mr. Alpert asked what the proponent envisions having on Highland Avenue. Mr. Feldman stated another form of independent living for active adults. Not as many services as at Wingate Residences, but some they can buy into with ala carte. He noted ala carte helps keep the cost of the rent down.

Mr. Alpert asked how many units and was informed about 50 apartments depending upon the size of the units. Mr. Jacobs commented Mr. Feldman is being prudent. He has not heard anything that is a big problem for him. Mr. Feldman stated Wingate plans on staying in the community and providing good services. Ms. Espada agrees with Mr. Jacobs. She appreciates the repurposing of the building. She noted some things to think about, and keep in mind, include adding kitchens and laundries may cause them to have to change systems and they may need to have additional systems on the roof. There may need to be more parking and trash areas and the stairways may need accessibility. She noted the applicant should think about things that could impact the site.

Mr. Block concurred with his colleagues. He asked if there is any specific relief that could be anticipated at this time. Mr. Feldman noted he does not think so as no zoning relief should be required. Mr. Block asked Ms. Newman if any amendment to the special permit was needed, if there were no other changes than what has been discussed. Ms. Newman stated there would need to be an amendment to the underlying special permit and a special permit for the individual units themselves. Ms. McKnight stated Wingate has a good reputation as a skilled nursing facility. She is concerned a lot of people in skilled nursing facilities pay through Mass Health. Skilled nursing is great and provides a service for the poorest among us. Will that no longer be provided at Wingate? She asked if he would comment on the loss of the service as it feels like it is a loss

to the community. Mr. Feldman stated he feels it would be a loss also. Wingate is not actively seeking this. He noted ~~c~~Covid has devastated the industry as a whole. He stated 5 or 6 facilities have closed since July. The reimbursement is not there. It would be their desire to run at 90% occupancy, but the economics do not always work. It is a difficult decision for them but is a "what if" scenario. They would like to continue operating as is. He noted the staffing shortage is killing all in this profession.

Ms. McKnight stated that it sounds like units would be at a lower price point than 1 Wingate Way. She expects the Board would look for a percentage of units to be affordable. The Board has used 10% previously but required 12½% at the Carters Building. She feels he should keep that in mind. Mr. Alpert feels 55+ independent living units will generate more traffic than the skilled nursing. The major concern in the neighborhood is traffic. Wingate should make sure they have a really good traffic study done before coming to the Board. He noted his recollection is 1 Wingate Way had good community relation programs. He wants them to remember that and learn from that. There should be outreach to the abutters prior to coming back to the Board. Mr. Feldman stated there will be at least a couple of neighborhood meetings to show the abutters and answer questions. He stated this has been good feedback.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 1471 Highland Avenue, Needham, MA). *Regarding proposed Town Common renovation. Please note: this hearing was continued from the November 2, 2021 meeting of the Planning Board.*

Mr. Alpert noted this is a continued public hearing. Ed Olsen, Superintendent of Parks and Forestry, gave a brief history. He stated he has been here 11 years and worked on over a dozen large open space projects. Most rewarding is this project. He noted this is the T~~t~~own's front yard and they have come up with a collaborative decision. He was working with Beta and they did a great job. He noted ~~c~~Covid has changed everything. This allowed us to step back and take a real good look. There has been a great collaborative vision and good designs that include all people. After ~~c~~Covid, open space has to be looked at differently.

Christopher Heep, Town Counsel, stated that, technically, this is an amendment to the ~~m~~Major ~~p~~Project ~~s~~Site ~~p~~Plan Special Permit. It sits on the same parcel of land as Town Hall. This is redesign and reconstruction of the ~~t~~Town ~~c~~Common. He showed renderings of the existing ~~t~~Town ~~c~~Common with pedestrian pathways in a diagonal direction from each corner. He showed the redesign with a new orientation of the pathways in an oval shape. The pathway gives more usable open space. There will be a central terrace to the left of the ~~c~~Common. The circular terrace will be paved with pavers and the ~~c~~Common will have infrastructure to set up tents. He noted tents are a popular amenity since ~~c~~Covid. There will be 2 shade structures – one on Highland Avenue and one on the Chapel Street side – picnic tables, benches, bench swings and fixtures for hanging lighting to be put up and removed seasonally. There will be benches all around the oval pathway and the 4 corners of the ~~c~~Common and 2 picnic tables. The existing street light poles will remain. The fixtures will be replaced and upgraded to LED. The poles will be refurbished and repainted. There will be recessed lighting throughout. The Circle of Peace sculpture will be preserved and relocated.

Mr. Heep noted there will be technological improvements with a speaker system installed with the ability to plug into a PA system. Accessibility has been increased on all corners and all benches and tables are handicap accessible. There will be recessed up--lighting in all paths. He showed renderings of the shade structures, and the seat wall will be a feature. He showed views from all angles and noted an equipment cabinet in one pier of the seat wall. Mr. Olsen noted there will be shade trees and flowering trees. He took a deep dive in tree choices. There was a collaborative vision for tree plantings. At one time Great Plain Avenue was lined with elm trees. They have kitty--cornered elms to provide a nice canopy on the Great Plain Avenue edge of the common. He noted they wanted to have open space, so have a lawn with the blue tree centered. The blue tree is being saved but they cannot save all the trees and work around them. There will be tree lilacs, Prairiefire crab apples, red maples, Hinoki Falsecypress and sweet gum. This gives a presence on both sides and frames the space. It gives variety and all agreed on this vision.

Mr. Heep stated he submitted a full set of engineering plans. He felt the colored renderings would be easier for them. Garrity's Way will be used for construction of the project. After completion, it will be completely repaved, the curb reset,

and all spaces restriped. The project will begin next spring. Town Meeting has appropriated the funds already. It will take 2 to 3 seasons to complete, so maybe late fall or early winter. There is an engineering ~~-~~ plan ~~-~~ set lighting plan for the front of Town Hall and concepts for the future, but ~~- That~~3hat is not this project. Mr. Alpert noted the following correspondence for the record: an October email from Police Chief John Schlittler regarding parking on Garrity's Way with a response today from Town Counsel Heep; an email from Fire Chief Dennis Condon noting no issues; an email from Tara Gurge of the Health Department with no comments; a letter from Assistant Town Engineer Thomas Ryder with no comments or objections; and an email from Michael Ruddy, of 69 Melrose Avenue with 4 concerns. His concerns include the retention of the ~~50 year old~~50-year-old diagonal paths; more porch swings; removal of the ring on the "Circle of Peace" statue and the removal of existing mature trees.

Mr. Olsen noted the lawn space will be graded and handicap accessible. The grass was discussed in meetings and will be Kentucky Blue Grass, which is a sturdy variety. There will be soil testing and irrigation. He is confident they can take care of this. The removal of trees is a sore subject in town. He is always cognizant. This is a full depth reconstruction and only the blue tree is being kept. The trees there currently are not desirable species. It is tough to work around the root systems. He noted this is an opportunity to establish trees for the next 100 years. Mr. Heep noted, regarding Mr. Ruddy's comment about more swings, they need to strike a balance. They do not want it overly congested with fixtures. A choice was made that is the right amount for this space. Mr. Heep noted Mr. Ruddy's request that the ring on one of the children on the Circle of Peace statue be removed as it is a Mormon symbol. The statue exemplifies friendship and inclusion. There are important values shown by the statue and it will continue to stand on the ~~c~~Common. He stated he was pleased to present this to the Planning Board.

Mr. Alpert had no comments or questions. Ms. Espada stated this is an exciting project and will be terrific. She asked if the Needham Center Design Guidelines were taken into account at all. Ms. Newman noted the design guidelines were done a long time ago and provided a framework. It was used as a guide and informed the result. The actual detail was not articulated in that plan. Ms. Espada asked if there were any environmental or sustainable goals for the project. The hardscape is being increased and she asked if there were any permeable pavers. She noted a community member was concerned with the longer walk on site and she asked if the tent was occupiable all the time. Is there a way of maintaining circulation around it? She recommended, with snow and salt, they might want to have a concrete or granite base on them. The town should think about the width of the walkways with ~~t~~Town bobcats and MBTA bus shelter standards.

Mr. Olson noted the MBTA bus shelter is free reign to make improvements. The Superintendent of Highway stated all equipment will go in all these spaces. The benches are wood today. The new benches will be metal and aesthetically pleasing. They will be anchored and set off the circular pathway. Ms. Espada was concerned about the canopies. Scott Ritter, of the Beta Group, does not think the walks will be salted. He will look at how the steel pieces hit the ground. The tent will not have any impact in the circulation of the pathways. Mr. Ritter stated stormwater is always a concern. Ms. Espada noted her concern with chairs being put in the pathways. Mr. Olson stated a lot of time was spent on stormwater. Sand will be blended into the existing soils and the whole area will be regraded. Environmentally, they are adding much biodiversity.

Ms. McKnight stated she had made comments at a prior meeting. One comment was circulation with people walking diagonally across. She is satisfied with Mr. Olson's response that the grass will be sturdy. An important role of this ~~t~~Town green is as event space and celebration space. People gather on the ~~c~~Common and the center is the stairs of Town Hall. She has looked at the plans and is not seeing, especially with the tent, that concept. She does not want to lose that. She asked if the applicant could show a sketch with 200 people on the ~~c~~Common looking forward. She asked if the wall will be a barrier or a place for seniors to sit down. She wants to preserve that event-space use and asked if that would be lost. Mr. Heep stated it will not be lost. There will be technological improvements of the loud-speaker system. There are considerable improvements that never existed before. Without the tent there is room for people to set up staging. Ms. McKnight asked how easily the tent can be put up and taken down. Mr. Olson hopes it is easy to take down. The intent is to have the tent spring, summer and fall. There were 4 meetings and gatherings were talked about. All agreed this sets up well for events and even better with the lawn and open space.

Mr. Olson stated this will give the ability to have large scale events. The low seat wall would be detrimental, but he sees it as an amenity for people to sit on and still have the ability to see people on the Town Hall steps and he thinks there will be such vision all the way back to Great Plain Avenue. He feels this project has accomplished the goals and this sets up better

for events. Ms. McKnight asked if it is true 200 people could be there. Mr. Ritter stated the steps and Garrity Way are not changing. Access to Garrity Way is wider and the seat wall will have paving on both sides. The oval walkways are 8 feet wide and the trees will be thinner without the overhanging limbs that are there now. He agrees with Mr. Olson it will be a more easily used space.

Mr. Jacobs commented he does not agree with Ms. McKnight's assumption the Town Hall steps need to be the stage. That could be anywhere. Mr. Ritter stated they took all into account and made it flexible space. Mr. Block noted there does seem to be more open space. It is considered livable area now. He has been to meetings there and has had his own meetings there. It is a wonderful amenity for the town. He commends the team for the use of Town Hall in ways it has not been used before. He asked what the seating count is compared to the existing conditions. He noted there are 5 tables now and it looks like there will only be 2 tables. Mr. Ritter stated there will be 4 tables and 6 or 8 benches. There will be swings and the seat wall. There is also a seat wall at the Great Plain Avenue end and removable chairs. There is a net plus in terms of seating.

Mr. Block asked if there is any specific relief needed. Mr. Heep stated there needs to be an amendment to reference the Major Project Site Plan Special Permit to include a reference to this new plan set. Mr. Jacobs stated he appreciated Mr. Ruddy's comments which were thoughtful. It would be nice to keep the diagonals but he hopes they will keep the grass in such a way they do not turn into dirt paths. His thought is the swings may end up being very popular. He would like them to think of a contingency plan to add more if that happens. He noted Mr. Ruddy's comment about the ring on the hand of one of the kids. He is not sure Mr. Heep's explanation was that thorough. If there is a way to remove the ring, he would advise they do that. He noted he does not see any trash containers anywhere. The plans showed cables and lights running across the common. Are they intended to be permanent or only for special occasions? He does not like them and feels they get in the way of the whole design. If it is only on special occasions, he could see it, but he does not favor them for all the time. Mr. Heep intended to highlight the trash receptacles. He noted there is one located at each of the 4 corners of the common. Each one is located near tables and seating. The trash receptacles will be attended to regularly. Mr. Olson stated they are moving toward big bellies trash receptacles that have brains in them now and tell when they need emptying. The RTS weighed in and was fine with the 4 locations.

Mr. Heep does not believe the cables and lights tend to be up permanently but rather seasonally. Originally, they were going to install poles on the sidewalks, but the poles were not feasible. Ms. McKnight requested to see the electrical plan. Mr. Heep showed the plan with the lines running shade structure to shade structure. Mr. Jacobs asked what is seasonal? Mr. Olson stated that originally they were intended to be seasonal but after further guidance the wires and system need quite a bit of infrastructure and will be permanent. Mr. Jacobs appreciates that. He just wanted to register he does not like it. Mr. Alpert asked how high the lights and strings are and was informed they are 12 feet up. Ms. McKnight asked if the lights going around the oval were low lights. Mr. Ritter stated they are almost flush with the pavement and cast light over the walkway. They are not solar powered. The high lights will be turned on and off. Mr. Jacobs emphasized if the cables are permanent, they should show up on the birds eye view slide.

Grace Chan, of 14 Bird Street, loved what she is seeing and commends the efforts to beautify the ~~t~~Town. She questions the ability to have meetings. She asked if it was possible to add some kind of amphitheater for better performances and to meet up with friends. Something that could be raised and lowered for large gathering. That is a natural way to be more pedestrian friendly and have people stay in town longer. Lisa Chevalier stated she likes this. This is a nice job thinking about flexible space. She loves Mr. Olson's enthusiasm for nature and plants and likes that the grass will be sports field quality. She noted the Farmer's Market has been using Garrity Way and would be using the ~~c~~Common after the renovation. She is glad it will be sturdy grass. She noted big bellies are on cement blocks with foot pedals that risk hitting kids on their heads. They only work if maintained. She noted there are some around that have not been maintained.

Ms. Chevalier stated she is astonished anyone is considering altering an artist's sculpture that the ~~t~~Town acquired. The thought is of togetherness. The ~~t~~Town should be fostering the artists intentions of togetherness. She asked if electricity could be accessed for vendors at the Farmer's Market that need cooling. That would be an amenity for vendors and for people charging their phones. She asked how groups with various functions would use this space. How will this be accessible for groups to use this space? Mr. Ritter noted outlets will be installed around. He will look at wattage for refrigerators. He noted the space would be open. There are no planned activities there. Mr. Olson stated there is a special permit process for special events. He expects the town will see a whole plethora of new things.

Ms. Espada left the meeting at 9:00 p.m. Oscar Mertz, of the Bird's Hill area, commended the team that worked passionately to create this. He agrees with Mr. Jacobs regarding the lights. They are completely flat and seemed a little low. He suggested they create guide poles on the outer edge of the oval to act as a prop to allow cables to go a little higher. He showed a sketch he drew. He looks forward to seeing the common evolve. Ms. Chan stated that she likes the lights. She added the town should consider a small splash pad in the corner like Brookline has. She noted there is an amphitheater at Newman now.

Mr. Heep stated he heard a lot of good comments from the public. He noted a considerable amount of work has gone into this for over a year. He would like to move forward with the plan set before the Board. They could consider comments and ideas at a later date. Ms. McKnight stated the Board could introduce sufficient flexibility to add things later. Mr. Heep would like if there was sufficient flexibility to make changes later. Mr. Jacobs stated Mr. Mertz's comments require some more thought. He would like to see this and have it flushed out. He is not ready to vote to close the hearing. He would like Mr. Mertz to consult with the applicant to work on ideas. Ms. McKnight would like to see a sketch of how a large crowd of people could be accommodated.

Florence Graves, of 94 Warren Street, noted a lot of people did not know this was in the works. It seems like a fait accompli~~au complete~~. She is not sure why the public is attending if comments are not welcome. This is the first time most of us are seeing this. Mr. Alpert noted the Planning Board followed all the rules and procedures. The meeting was posted 2 weeks ago and the plans have been on the website. He noted the hearing will be continued. Ms. Graves asked if others can make comments. She noted she cannot really see the seating and such. She cannot get a good sense of the details and what the seating is made of. Mr. Alpert suggested she contact the Planning Department with comments. She can see what she needs to see and can raise questions on 12/8/21. Mr. Block noted any comments and questions can be submitted. Mr. Heep stated he did not intend his earlier comments to be an unwillingness to listen to comments and concerns from the townspeople. He welcomes all comments from the public. Ms. McKnight hopes the visuals presented at the next hearing are updates. She would like to see the tent as it is erected. It is important to know how that would look. Mr. Heep stated there is at least one rendering that shows that, but he will show it again next time and will add all the renderings.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to continue the hearing, one time, to Wednesday 12/8/21 at 7:20 p.m. to show Mr. Mertz's information.

8:00 p.m. – George Giunta Jr.: Discussion of possible redevelopment at 888 Great Plain Avenue.

Mr. Alpert recused himself. His law firm represents the First Baptist Church, which is an abutter to an abutter. He left the meeting for this discussion and Mr. Block chaired. George Giunta Jr., representative for the applicant, stated this is the first of multiple discussions. This was Hillcrest Gardens, a commercial landscape nursery. It is a unique location between commercial and church uses. It is zoned Single Residence B (SRB) as are the 2 church properties. Single family residence is not the best use of the land. He feels it makes sense to extend the Center Business District and the Center Business Overlay District to include this property. This would allow some retail with residential above. He noted this is very preliminary and has a better flow and is more attractive than the previous preliminary plan.

Mr. Giunta Jr. noted this plan has a 3-story building under 35 feet in height. It goes into the side yard setback. He is also asking for a mechanism to change the side yard setback down to 10 feet. He is proposing a special permit provision to allow the Planning Board to reduce it down to 10 feet. This is opening the discussion. The property is not really appropriate to be single family. It needs to be looked at and the simplest is to extend the existing zoning. Mr. Jacobs asked if there is a problem with spot zoning. Mr. Giunta Jr. stated that is something to be mindful of but it is bordered on 2 sides by the Center Business District so it is defensible. It is a natural extension of the existing business district.

Ms. McKnight questioned whether, if zoning allowed stand-alone multi-family, ~~and if~~ that would be more feasible economically. Jay Derenzo, owner, stated he has not looked at that. He noted the commercial component would help the economics of the project. Ms. McKnight stated she is co-chair of the newly established Housing Plan Working Group, and the ~~o~~Overlay District is something they will be looking at closely. She agrees with Mr. Giunta Jr. that ~~t~~rezoning is defensible due to the location. The ~~h~~Housing ~~g~~Group will be making recommendations but probably not until the 2023

Town Meeting. Mr. Giunta Jr. stated this is all for discussion purposes. He is suggesting an extension of zoning, but that is not the only way to deal with this.

Nicholas Landry, architect, described the building. It will be 3-stories with retail on the first floor and residential above. Parking will be below grade. They are considering 3 options: 1) brick façade on the first floor and the other floors will be stepped back; 2) the ground floor mimics the floors above with clapboard and 3) the building copies the buildings across the street with precast concrete on the first floor then residential aesthetics above. The first floor will have 3 retail units, then a ramp to below grade parking with a couple of residential units behind. There will be 33 parking spots underground. The 2 upper floors each have 11 units with a 2-bed and 1-bed unit mix. Ms. McKnight likes ~~the~~that parking is underground ~~parking~~.

Mr. Jacobs asked for clarification as to whether~~clarified~~ there will be 24 residential units, 3 retail units and 39 parking spaces on site and was informed that is correct. Mr. Jacobs feels this is a perfectly reasonable presentation but noted some will not like the design. Ms. McKnight asked why change the 14 foot setback to 10 feet. With new construction why not 14 feet from the side lot lines? Mr. Giunta Jr. stated a quirky setback was put in commercial districts adjoining to residential districts, so a 50~~-~~-foot setback applies. A mixed-use building would have to be 50 feet from the left side where the First Baptist Church is. The property is 135 feet wide, so this creates an open area that makes it hard to maximize the space and limits redevelopment on site.

Mr. Block thought one idea was to extend the commercial zoning all the way to Warren Street. Ms. Espada's comments were that she was concerned with a 10-foot setback. It seemed it was encroaching. The other side seemed like it was 5 feet. They need to review the zoning chart. Mr. Block asked if there was parking in the rear, noting that~~.~~ ~~T~~this abuts the municipal parking lot in the back. Mr. Giunta Jr. stated the right side of the property has a 0 setback requirement, but the plan provide~~d~~s a 5-foot setback. They had some discussions regarding that. Gil Cox owns the small piece of property behind and then there is the municipal lot. This would require a 3-way conversation with the Town, Mr. Cox and the proponent. That parking lot provides back access to the church, but they are open to a discussion regarding using the parking lot.

Mr. Block noted Ms. Espada's other comment was if the By-Law requires outdoor space for residential buildings. Mr. Giunta Jr. does not believe it does. Mr. Block stated there is a need for more housing in town and the concept of mixed use is an interesting approach. It seems Mr. Derenzo is responding to the demand for housing. He lauds the attempt, but he needs more time to look into this. He noted the following correspondence for the record: an email from Andrew McCollum, dated 11/15/21, with comments regarding a 3-story building being too much commercial; an email from Samuel Graves, dated 11/15/21, opposing the concept and extension of the commercial district and an email from Barbara Ridge, dated 11/15/21, concerned with rezoning and public input.

Mr. Alpert returned to the meeting. Mr. Block continued to chair for the next 2 items.

Planning Board Response to Open Meeting Law Complaint filed by Joe Abruzese on November 2, 2021.

Mr. Block noted the Board needs to address a complaint made against the Planning Board. There was an open meeting law complaint regarding the 10/19/21 meeting. The complaint was received 11/2/21 alleging a violation in the minutes before the 10/19/21 meeting occurred. The Board takes this seriously. They met with Town Counsel last week. He noted since Covid the Board has been convening by ~~z~~Zoom. They usually had the meeting participants join moments before the Planning Board meeting started, to work through features of the ~~z~~Zoom platform. It assisted with meetings to test features. At no time during this pre-meeting status did any Planning Board member give an opinion on any matter before them or any substance on any item of agenda before them. There were no deliberations on any matter that had occurred while they had met in a pre-meeting status. It is not an open meeting law violation to discuss procedural matters or scheduling. They consulted with Town Counsel who has responded directly to the complainant, and it is part of the record for this week. He read the response into the record for the public.

Mr. Block stated the Planning Board has decided not to have pre-meetings going forward. They have also enabled a gallery view so all can see who is participating. No violations occurred of the Open Meeting Law. With regards to conflict of interest and ethics, the Planning Board received a number of complaints about alleged conflict of interest by the applicant or members of the applicant's team. They questioned if the Planning Board can act on this proposal with the conflict of

interest outstanding. The Board spoke with Town Counsel and with an outside counsel. The Planning Board has no jurisdiction to discuss or deliberate on any conflict by the applicants. The Chair will not recognize any comments regarding the alleged conflict.

8:30 p.m. – Major Project Site Plan: Needham Enterprises, LLC, 105 Chestnut Street, Suite 28 Needham, MA, Petitioner (Property located at 1688 Central Avenue, Needham, MA). Regarding proposal to construct a new child care facility of 9,966 square feet and 30 parking spaces, that would house an existing Needham child-care business, Needham Children's Center (NCC). *Please note: this hearing was continued from the June 14, 2021, July 20 2021, August 17, 2021, September 8, 2021, October 5, 2021, October 19, 2021 and November 2, 2021 meetings of the Planning Board.*

Mr. Block noted the following correspondence for the record: a letter from Assistant Town Engineer Thomas Ryder with comments regarding ADA compliant sidewalks; an email from Maggie Abruzese with comments regarding the Canton Zoning Board of Appeals case; 3 emails from Holly Clarke with comments regarding 1) traffic and photos; 2) traffic and validation of traffic counts and 3) the barn; a letter from Evan and Sharon Gold of Charles River Street opposed to diverting traffic through Charles River Street, with the change to the timing of the light and the need for a sidewalk; an 11/16/21 letter from John Diaz which has been shared regarding unresolved items. Mr. Diaz commented ADA compliant sidewalks would be appropriate. He noted there are a couple of questions regarding grading there. If the applicant rebuilds the sidewalk, he would need to see the designs. He feels there should be follow up with the traffic study.

Evans Huber, attorney for the applicant, stated the applicant is willing to put in ADA compliant sidewalks along the frontage. They will not go through another design review. He stated Engineering is perfectly capable of reviewing the design. They are willing to follow up with a traffic study and police details until the Police Chief is satisfied. Mr. Diaz noted the traffic signal optimization and stated traffic is not being diverted and impacting other roadways. They are just optimizing the roadways after a reevaluation. The intersection does not operate as well as it should. It is a standard practice with signals to make sure they are operating as they should. This should be done regardless of this project.

Mr. Alpert stated he personally has a problem with Mr. Diaz' vision suggesting a police detail until the Chief of Police has determined it is not necessary. The Planning Board should not be delegating that responsibility to the Chief of Police. The Board should have a condition that this Board has to be satisfied. It should be handled as a minor modification once the applicant feels the detail is~~n~~ no longer needed. Ms. McKnight noted there was also a memo from Denise Linden, a Dover resident, and a memo from Christy Thomson regarding lead testing. Mr. Block noted the Department of Health had a meeting today to discuss the environmental impacts and recommendations. Mr. Huber commented he would like to know why he is not allowed to speak on procedural matters. Mr. Block noted he wants to get to members of the public and not debate on how or when something should be done, which would delay that goal.

Mr. Huber stated he will submit comments in writing to the Board regarding how these meetings are being conducted. Recent last-minute submissions this Board continues to receive are at best misleading if not intentionally so. The Board was submitted a document which appears to be a decision from the Canton Board of Appeals ostensibly showing support for the idea that this Board has the authority to deny this application outright. What is missing is that the ZBA did in fact deny the application for a special permit for a day care center. That decision was appealed to the Superior Court who remanded it back to the ZBA with instructions that the Zoning Board had 2 alternatives -- one was the Board approve the permit with the conditions previously agreed to by the applicant or the Court would approve it without any input from anyone. That clearly demonstrates this Board does not have the authority to deny the permit and they should not be spending one minute discussing it. This Board should not be entertaining any issues pertaining to law. Mr. Jacobs noted, since those comments were received, there has been no discussion by this Board. The only one discussing them is Mr. Huber. Mr. Huber stated this is a pattern of behavior by this Board. This Board has allowed the opponents to submit material as late as one day but not the applicant. Mr. Block stopped Mr. Huber and stated he is out of order. The public has an equal opportunity to comment as well as comment on revised plans.

Mr. Alpert stated he was glad Mr. Huber brought up the Canton submission. He looked it up himself and took exception to what Mr. Huber said. The Court said they would send it to the Canton ZBA for further appeal in accordance with the rules and regulations. They did not say if the Board would not grant the special permit the judge would just allow it. That is a misrepresentation, and he is correcting the record. Mr. Huber stated the comments came from the minutes of the Canton

ZBA 3/25/21 meeting. The minutes state the Board was told they had 2 options. He will provide the minutes to the Board if wanted. Mr. Alpert stated he can make any submissions he wants as long as the hearing~~meeting~~ is open. Mr. Block noted he will not recognize Pat Day at this time. He will recognize her at the next meeting on 12/8/21 at 8:00 p.m. Mr. Alpert wanted to let Mr. Huber know that within the past few weeks the Canton case has been reported to the courts as being settled.

Mr. Alpert returned to the meeting as Chair.

Correspondence

There is no correspondence.

Minutes

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:
VOTED: to accept the minutes of 9/8/21.

Report from Planning Director and Board members

Mr. Block noted the Council of Economic Advisors (CEA) met last week and one item discussed was regarding different types of brewing. They can range by size and type. The CEA voted to support the concept of a brewery in town and wants to send a letter to the Select Board regarding that. Ms. Newman noted the Planning Board is ~~they are~~ meeting with the Select Board next Tuesday evening regarding the issue of breweries and tree preservation strategies. She will be away next week but will participate by ~~z~~Zoom. She noted the budget was presented this afternoon.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:
VOTED: to adjourn the meeting at 11:00 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Adam Block, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

December 8, 2021

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Wednesday, December 8, 2021, at 7:15 p.m. with Messrs. Jacobs and Block and Ms. McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Alpert took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. He reviewed the rules of conduct for zoom meetings. He noted this meeting includes 2 public hearings and there will be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Report from Planning Director and Board members.

Mr. Alpert began the meeting noting the passing of Town Engineer Anthony DelGaizo last night. He stated he was always an incredible help and represented the town well. Ms. Newman stated she could not start the meeting without acknowledging the unexpected passing of Mr. DelGaizo. He was a colleague and dear friend. He worked with engineering for 30 years and as Town Engineer for most of that time. He will be greatly missed. Mr. Alpert asked for a moment of silence in memory of Mr. DelGaizo.

ANR Plan – 2021 Grove Street Partners, LLC, Petitioner (Property located at 390 Grove Street, Needham, MA).

Domenic Colasacco, owner stated he co-owns the property. There have been a number of discussions and hearings regarding this property. The prior owner had petitioned to subdivide this property. The front has 1.5 acres and there is a rear piece. He and his neighbor bought the property. They want to subdivide the front part, which is 50,000 square feet, and sell to a developer for one single family home. The rear will be left undeveloped. This property borders the owners 2 properties. Mr. Alpert stated the back lot will be unbuildable with no frontage. Mr. Colasacco understands that. The co-owners want it to be left natural. Ms. Newman stated she reviewed the plan as has Engineering and there are no issues. Ms. McKnight stated there is a building on Lot 1. She asked if that was existing or a sketch. Mr. Colasacco stated it is an existing house that was not well maintained and is not inhabited. He feels it will be demolished and a new house built.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the four members present unanimously:
VOTED: to endorse plan Approval Not Required.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 1471 Highland Avenue, Needham, MA). *Regarding proposed Town Common renovation. Please note: this hearing was continued from the November 2, 2021 and November 16, 2021 meetings of the Planning Board.*

Moe Handel stated he knew Mr. DelGaizo well. He was very saddened by his loss. He noted Mr. DelGaizo was a member of the working group that developed the plan for the Town Common. Mr. Handel stated he was a member of the working group, a former member of this Board and the Select Board. This was a very long process. This has been vetted in an open committee process, Select Board meetings and Conservation Commission meetings. There has been a lot of public scrutiny through this very public process. There has been broad representation. He urges a timely approval of this request so the project can get underway.

Town Counsel Christopher Heep noted at the conclusion of the last meeting the hearing was left open with questions. He submitted a letter last week addressing the larger issues and new renderings of the common. He reviewed the larger issues. Pertaining to the lights, there was a proposal from Oscar Mertz with an alternate proposal that resembled one that was

considered earlier but was rejected. The cables were attached to free standing poles. The poles were rejected as they would require substantial foundations, would be challenging to remove and the poles would create obstacles for walking around and ground crews. The 6 free standing poles took away from the goal of open space. They have opted to string lights from the shade structures which they feel is the best approach.

Mr. Jacobs stated his issue was why lights at all. Why create a 12-foot ceiling over the open field? He is thinking it should be open to the stars and sky. He has been reading about catenary lights. They are decorative and functional and can light an area without poles. Why do we need the green lighted? He asked if they were trying to encourage night activities there. He was told these lights are full year but one plan says it is seasonal lighting. Mr. Heep stated the lights have been designed to remain in place all year long. The word "seasonal" will need to be taken off the plan. The lights are intended to be both decorative and functional. The lights will be attractive and festive and brighten that area of the common. Mr. Heep stated the town wants to encourage people to make use of the common into the early evening hours. This will allow the area to be used after the sun goes down. It is intended to be functional space. Mr. Jacobs thanked him for his response although he does not agree.

Mr. Heep noted the lights will be 12 feet off the ground and will not be an obstacle or impediment. This project will allow enough space for large crowds to gather. He submitted a rendering of a large crowd on the Town Hall steps and Garrity Way. This area could accommodate up to 2,400 people. Ms. McKnight stated she appreciates the additional views. Mr. Heep referred to the crowd on the steps. She noted people gather below the steps and not on the steps. She counted 110 people but she requested a sketch with 200 people. She asked if the crowd was on the ground and was informed the people were all on the ground and not on the steps. She asked if the tent was designed to be taken down either seasonally or at other times. Scott Ritter, of the Beta Group, stated the tents are intended to go up and down and should not be too difficult. Ms. McKnight asked if Mr. Olson agreed. Ed Olson, Superintendent of Parks and Forestry, agreed. It is intended to be taken down seasonally.

Mr. Heep stated he submitted new drawings on materials used, benches, seats and such. There was a comment made regarding the metal footings of the shade structures. The Town uses salt with magnesium chloride. It is less corrosive than others and less toxic to the environment. The town continude to look at the removal of the diagonal paths and if that would increase the distance people would need to walk. The walk is approximately 60 feet longer from one side to the other but it is vastly improved over the current conditions. The paths will be smoother and more handicap accessible. Mr. Alpert commented he would hate to see the common with stay off the grass signs. People should feel free to walk across the grass. He likes the look of the oval pathway and the innovative design. People should use the entire common. Mr. Heep stated he appreciated the comments.

Mr. Heep noted a resident expressed concern the shade structure would obstruct the open space. There is no obstruction. There will be 4 posts and a slatted roof. It would not be intrusive. There was a comment about temperature variations in the benches. That was looked into and it should not be too hot or cold in the seasons. The benches will be metal coated with a thick coat so you are not sitting on metal and they will be a silver color so they will not be as hot in summer. Scheduling events on the common will be handled through the Town Manager's office and not through this permit. He has tried to respond to all concerns up to this point. Ms. McKnight stated she does not like unnecessary lights but will defer to the applicant and what they want to use the area for. She would not be opposed to the project. The applicant wants a more festive look and she would go along with it. Mr. Alpert stated it was unfortunate Ms. Espada is not at the meeting. She is the architect on the Board. This deserves discussion during deliberations and he would like to give Ms. Espada the opportunity to view the tape and participate in the deliberations. Ms. McKnight agreed.

Mr. Alpert noted the following correspondence for the record: an email from Police Chief John Schlittler, dated 10/7/21, with questions; Mr. Heep's response, dated 11/16/21; an email from Fire Chief Dennis Condon, dated 10/8/21, with no issues; a memo from Tara Gurge of the Health Department, dated 10/26/21 with no comments; a letter from Assistant Town Engineer Thomas Ryder, dated 11/9/21, with no comments or objections; an email from Michael Ruddy that was discussed at the last meeting; an email from Nancy Louca, dated 11/20/21, with comments; an email from Lisa Cherbuliez, dated 11/28/21, with comments regarding the Farmers Market; an email from Heather Hampf, dated 12/4/21, with concerns; an email from Oscar Mertz that was addressed by Mr. Heep and an email from Lindsey King, dated today, in opposition.

Oscar Mertz noted his sketch to suggest the lifting of lights was not intended to create poles as a replacement as structural support. He is asking it remain an open question. He feels 12 feet is low. He is not a fan of lighting but he gets it. He would like a switch for the lights to turn them on and off. He noted the installation of cables on a 12-foot pole idea could be installed at a future date and could be tested to see if they could be lifted to a specific height. Mr. Heep stated Mr. Mertz raises an interesting idea. If people think 12 feet is not sufficient in a year or so they could look at raising them higher. That might merit further study. Marianne Cooley of the Select Board stated the Select Board is responding to the fact people in town enjoyed the lights. There are many warm evenings in summer and it is particularly a gathering spot for youths. It is not a bad place for youths to gather.

Jeff Friedman, of the Farmer's Market, stated he is a Town Meeting member and he voted for this appropriation. He thinks it is a great idea and likes the idea of more people coming. He is concerned if the plans have electrical outlets provided for vendors. There would be space available for vendors to occupy part of the Town Common. Mr. Heep stated there is new electrical capacity built into the seat wall. That should allow vendors to plug in but where the vendors go would be subject to the license with the Market.

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

This will be deliberated at the next meeting.

8:00 p.m. – Major Project Site Plan: Needham Enterprises, LLC, 105 Chestnut Street, Suite 28 Needham, MA, Petitioner (Property located at 1688 Central Avenue, Needham, MA). Regarding proposal to construct a new child care facility of 9,966 square feet and 30 parking spaces, that would house an existing Needham child-care business, Needham Children's Center (NCC). ***Please note: this hearing was continued from the June 14, 2021, July 20 2021, August 17, 2021, September 8, 2021, October 5, 2021, October 19, 2021, November 2, 2021 and November 16, 2021 meetings of the Planning Board.***

Adam Block became Acting Chair of this hearing. He noted the following correspondence for the record: an email between Planning Director Lee Newman and Tara Gurge of the Health Department, regarding environmental engineering elements; a letter from Assistant Town Engineer Thomas Ryder, dated 12/6/21, regarding the ADA compliant sidewalk, a summary memo from Evans Huber, dated 12/2/21, with a number of items and another email from Evans Huber, dated 12/2/21; an email from Elizabeth Bourguignon, of 287 Warren Street; an email from Carolyn Day Reulbach**,** dated 12/2/21; an email from Maggie Abruzese, dated 12/6/21; another email from Maggie Abruzese, dated 12/6/21, regarding number of parking spaces; an email from Rick Hardy; an email from Lori Spitz; an email from Pat Moore Jr. on behalf of Gregg Darrish; an email from Building Inspector David Roche, dated 12/7/21; and correspondence from Pat Falcao of 19 Pine Street.

Ms. McKnight clarified the revised plans are all set now as far as the driveway and sidewalk. She asked if there were any remaining issues with regard to the plans. Ms. Newman stated she received comments from Engineering that the applicant has agreed to install an ADA compliant sidewalk. It is not on the plans in front of you but can be handled with a plan modification. Mr. Alpert noted, with regards to the barn, there is a letter from the Building Inspector with his opinion regarding the barn. It is up to this Board to make a determination. His reading is that the Board can enforce provisions in the By-Law. The question for the Board to determine is if the Board has the authority to have the barn removed. They are not dealing with legal arguments. The Board will need to deliberate and make a determination. If the Board decides they have the authority to have the barn removed, he has not heard a factual basis why removing the barn would be an unreasonable requirement.

Mr. Huber stated he will make a presentation at the end after all the public comments. His goal is to get the hearing closed tonight. Pat Day, owner of Needham Children's Center (NCC), stated she has sat in these meetings for months. She thanked the Planning Board members for their careful consideration of this project. She is encouraged being the main tenant and not a faceless corporation. She has been a long-time community partner and none of that will change. She will work with the Town and the neighbors. She read a statement she prepared. She is respectful of the needs of the neighborhood and traffic. She feels the concerns by a few neighbors are not well founded. Needham should be a community supportive of all.

Stanley Keller, of 325 Country Way, stated he had served as legal counsel to Temple Beth Shalom in the past and feels Mr. Alpert's decision to recuse himself was a conservative one. He feels no one should question his ability to exercise independent judgement. He stated the Planning Board can impose legally enforceable, legitimate conditions. There are some basic issues and key questions the Planning Board needs to get behind. What is going on here? It has been a changing and shifting story through the meetings. You cannot rely on the developer to do the right thing. There need to be legally enforceable restrictions. What is the sudden importance of the old barn? It strains credibility that the building was designed without adequate storage. Could it be for future development in the back? The next question is what are the lease arrangements and how does the barn fit into those lease arrangements? The Planning Board should get behind that kind of information.

Patricia Falcao, of 19 Pine Street, noted letters have not been posted online. Mr. Block stated all correspondence received has been posted. Ms. Falcao does not understand how a large for profit corporation could be placed in the middle of a one acre residential area. Mr. Block stated, under state law, daycares are a protected use. Mr. Jacobs suggested Ms. Falcao get in touch with Ms. Newman or Ms. Clee to get an understanding of the special permit process. Ms. McKnight explained a commercial use could never go in here. Possibly a church or educational but never commercial. Eric Sockol, of 324 Country Way, noted he is a 54-year resident and both his children went to NCC. He received the letter from Kristy Thompson. She had a lot of well thought out reasons why potential contamination issues should be looked at. Hopefully all agree the highest issue should be the health and safety of infants/children in our society. This is a real issue. Ms. Day should be the first person in line to have the property tested. He stated this has the potential for contamination and shame on all of them. They have the ability to not worry people about these issues. He feels greed is the incentive. No one should say it is not a problem. He would not want any parent concerned with this issue. He believes this is the biggest issue. They cannot do this with a good conscience. There is a solution to put it to bed and he urged all to do the right thing. Mr. Block stated the Department of Health is holding a meeting on 12/14/21 to take up the environmental impacts of this project. They will have public comment and acknowledge the seriousness of the issue. The Department of Health will give recommendations to the Planning Board.

Evan Roach, of 224 Country Way, noted concern with the location and the great deal of variability with traffic. There are only so many ways to get to Dover and Medfield. The Baptist Church has many different ways to get there. They are missing the point of having a lot of traffic going by houses at a great rate of speed. Maggie Abruzese, of 30 Bridle Trail Road, stated she has significant concerns with the project setback. This is a large commercial building. It will become most prominent in the neighborhood and change the character of the neighborhood. There will be a massive amount of pavement. Central Avenue is 20 feet wide and this driveway will be 30 feet wide. The drop off lane is not a driveway and should not be in the setback. The building should be setback at least as far as the Temple and shielded by landscaping. There are more than 3 acres of land so there is no reason to crowd Central Avenue or skimp on parking. There is no on-street parking here. She noted this plan relies heavily on the drop off lane and is not a tenable model. Emissions will be bad for the neighborhood and the children at the daycare center. This building will be opened long after covid. Children will not always be dropped off with live drop off. Daycares are communities and communities need communication. Parents cannot always stick to a live drop off model. Parents must be allowed to park and go in to the building to drop off their children.

Ms. Abruzese commented on the convenience and safety of pedestrian movement on site. The interior roadway has many points for safety issues. There is no second exit as this is a dead end. The spots closest to the door are not accessible unless the car gets in the drop off lane. It is dangerous at the drop off area. Cars will stop if the 6 parking spots by the barn are full and will wait for a spot or will have to turn around which would be dangerous. This plan does not account for fire trucks. How would a fire truck turn around? It is also a poor plan for the dumpsters to be emptied. Trucks will have to back all the way out. This is more than 3 acres. This plan does not account for the parking of the 3 school vans NCC owns. There is no unimpeded access to the loading zone without waiting in the drop off lane and the trucks will have to back out. She noted there is no plan for snow removal and no place for snow removal. For lighting, the Design Review Board (DRB) wanted to see a lighting plan at the August meeting. The developer did not have a lighting plan. Lighting is not an insignificant issue. The new plan does not address the DRB comments and issues. The lighting is not uniform. Lights trespass onto the Temple property and the Darrish property. The lighting also has high levels. She would ask the developer to submit a plan to the DRB for comment. The architect not being here is a problem. She asked how Mr. Gluesing could design a building without enough storage. The building needs a basement. Mr. Block asked the developer to have all

consultants at all the meetings but the architect has not been there. Ms. McKnight stated if Ms. Abruzese submitted her comments on lighting it would be very helpful.

Lori Spitz, of 188 Charles River Street, is a 17-year resident. She stated Mr. Huber, Mr. Borelli and Ms. Day do not live here and do not understand this area. The only people who understand are recused from this hearing. Mr. Sockol and Ms. Abruzese made phenomenal comments. This is not a commercial area. She wants to make sure the people who live here are heard and listened to. The Walker School is also here and is 4/10 of a mile from this property. That is a special education extended day school with complex issues. Has there been any consideration to this? This would impact them in a major way. She noted many accidents caused the lights to be put in. This is a major cut through. She asked if the crossroads have been taken into consideration. It is important to understand this corner of town is very difficult.

Peter Lyons, of 1689 Central Avenue, stated he lives directly across the street. He will be impacted and is opposed to this project. The Board needs to truly address the traffic he deals with every day. The driveway will be directly across the street from his property driveway. It is already difficult to get out of his driveway. He has a 16-year old daughter who is just starting to drive. He is concerned with the safety conditions being created. He is also concerned with light pollution. He appreciates Ms. Abruzese comments. There are already lights from the Temple. He is concerned with headlights shining into his house every time a car leaves the property. The Board has to address the setback from Central Avenue. This building it too large to be that close to Central Avenue. It will alter the neighborhood.

Joe Abruzese, of 30 Bridle Trail Road, thanked the Board for all the work. The applicant has had over 7 hours of testimony and the public is now being allowed to speak. He would like to address the misrepresentation made by Mr. Huber at the last meeting regarding delays that were not attributable to the applicant. He noted there have been 3 delays with 2 by the applicants. This project is extremely important and all needs to be taken into consideration. There is a disharmony with the existing area. Look at setbacks in relation to the size of the building. He showed a simple chart. Most in the area are residential homes. The Temple is set back further than the houses. He showed the range of setbacks in the neighborhood and the range for 1688 Central Avenue. The proposed setback is 64 feet on 1 1/3-acre property that goes 1,000 feet back. This should be setback in the 200-foot range to be consistent with the other buildings. He stated the traffic projections are unfounded. There is a constant shifting of the applicant's information, which is concerning. He showed a chart with Central Avenue statistics with peak times and pre-pandemic town counts. The applicant counted on one day. His figures are 40% less than the town numbers. Why is there such a difference in numbers? This needs to be a concern. He asked the Board to not take the projections as fact. He spoke of the actual legal capacity of the building. He looked at the proposal and they are actually allowed, in a building of this size, 199 children or 219 if there is a half day program.

Mr. Block stated conditions of the Planning Board would prohibit anything over the number approved. Mr. Abruzese stated conditions change. We have seen that with the Cogswell Building recently. He showed multiple unremediated issues. He asks that the applicant show an appropriately reasonable design that addresses the issues. He also asks that the applicant be required to submit a comprehensive plan and design and not work out the issues later. He stated he will submit his slides to the Planning Board for their information.

Holly Clarke, of 1652 Central Avenue, noted the proponent needs to share what he wants with the barn. The Section 3 protection does not erase Section 4. Every project must meet each and every By-Law. This has 2 buildings on one site. The proponent can pick to make the barn part of the building but cannot have 2 buildings on a residential lot. The proposal until September was the daycare center was in one building. Mr. Jacobs commented Ms. Clarke is making a legal argument. He would like to get all the evidentiary evidence possible and make the legal arguments at the end. Mr. Alpert stated all these arguments have been made in writing. He does not want to take the time now.

Ms. Clarke stated, the proposal as put forth, has not passed the standards of By-Law Section 7. Every building is 109 plus feet back except for the Heideman's house. This building is closer. The drop off plan brings the operation right to the property edge. Needham has a number of By-Laws for protections for residents when institutional comes in. This would require the daycare to be in harmony with the neighborhood. There is room to push it back. Why have the constant requests to push it back not been acknowledged? She hopes this board will protect the neighborhood. All submissions are based on a 3.3 acre lot but all is pushed forward. The issue of lighting is very important. The Temple has tall lights. The lights will have an immediate impact on the neighborhood. Having appropriately sized and appropriate lighting is important. The

DRB talked about the color of the fence. A white fence will stick out and the DRB said 3 times it should be changed. The plan still has a white vinyl fence on it. She noted the landscape plan is not in compliance with the By-Laws.

Ms. Clarke stated the By-Law states trees should be 3-inch caliper but the plan still has 1 to 2 inch caliper trees. This neighborhood lives with the Temple. It is set back and all the cars are set back so they are not seen. Pushing the building back is a critical issue to the neighborhood. It is completely uniform across the street at 109 feet and set back. Pushing the building back would allow the use of topography and would not have a 6-foot grade up. If pushed back the beautiful tree in front would be able to be kept. The trees that have been cut down were 36 inches in diameter. The side of the Temple can now be seen. She can see the lights at Central and Charles River since they have taken all the trees down. All the screening is gone. The proponent should be screening them from the neighborhood. There is so much that is doable and they just need to do it. She stated November 3, the day Mr. Diaz said he went down the street and could easily get down, was an early release day. There were no buses or regular traffic. She noted this project really calls for a turning lane. The Town elected not to put the DPW building on Central Avenue due to the traffic and put the Jack Cogswell Building with no employees instead.

Ms. Clarke stated the ITE standard is to have 37 or 38 parking spaces. That should be required. The Planning Board are the town elected Planning Board. It is important that everything be transparent. She urges them to have all the reports up front. It is clear one way to resolve most issues is to reduce the size of the building. This Board has the authority to do that or to deny it and they should. Mr. Block thanked Ms. Clarke for all her diligence. Gregg Darrish deferred his time to Patrick Moore who represents his interests. Patrick Moore, attorney for Hemingway and Barnes, represents Mr. Darrish of 34 Country Way. He understands he is coming in after a long time. He is a land use litigator with particular Dover Amendment issues. His legal arguments will be brief and he will submit documents after. A daycare use is a protected use under the Dover Amendment but is not a magic wand. The Board retains the power of reasonable regulations. It begins with the towns existing By-Laws. The burden is on the proponent to say why the By-Law should not apply to this. He quoted from the Superior Judicial Court 1993 case of Tufts College. Other issues mentioned were the 2 structures and there would be a special permit due to the size and parking requirements. It is up to the proponent to show why they would unreasonably impede the daycare.

Mr. Moore noted there is no agreement with the program operator. There is no guarantee the daycare owner would actually come onto this property. The barn was not going to be used by the daycare and now it will be used for storage for the daycare. The By-Law prohibits new construction and the barn on the same property. Can the Board say why the barn is needed for storage and is not included in the new building? The proponent needs to establish this is necessary. The Board should retain authority to review any updates in a public hearing. He will provide the citations he cited to the Board.

Robin Bevilaqua, an office manager for the First Baptist Church, supports and manages 3 churches. She commented NCC is the best tenant. Safety and children are their first priority. Ms. Day is always thinking of the children. All concerns would be of the utmost importance of NCC. Rob Dimase, of 1681 Central Avenue, lives directly across the street and agrees with all his neighbors. He noted the developer is amendable to the sidewalk. He would like to see him address the traffic situation particularly at the lights. He noted the 6 foot lifting of the property and 65 feet from the road would create a storm water issue. He has not heard any mitigation issues regarding that.

Matthew Goldwasser, of 34 Carlton Drive, lives close to the project site. He is deeply concerned with traffic with regards to quality of life and safety. He has little choice but to take Central Avenue multiple times a day. The road cannot handle any added stress. They do not need to compound the existing traffic concerns. He stated Mr. Jacobs opined that Ms. Day may be a great proprietor when there is no defined business agreement between her and the developer. What assurances are there she will be the only tenant? No one has heard from the developer. He feels the lack of direct and personal involvement is confounding. The optics of the proponent not being here is not good. He should chime in and introduce himself and address some of the issues. This is a lack of civility on his part and he is disappointed. The proponent needs to personally acknowledge the issues to the abutters. He is very skeptical of the true intent of this project.

Jeffrey Turk, of 312 Country Way, is a 30-year resident, a former day care user and a former daycare owner. He thanked the Board for their hard work. He has an issue with the process being followed. All the transparency has been removed and others cannot see who is at the meeting. How many people are here? He does not see it as an open meeting. Not all in Needham have access to computers and technology. He feels the Board should consider having a live meeting at this point.

He stated looking at Central Avenue is missing the point. Look at Waze and see what really happens. Cars are sent down Country Way to avoid Central Avenue, which is a neighborhood with no sidewalks. Turning southbound to get into the daycare will back up traffic. He asked why use Ms. Day's data when she is not the tenant here. He noted a 60 second drop off will not happen. He suggested the Board look at data from other daycares. Ms. Day is looking for families from the Dover and Natick areas. It will not be the same use. He asked what happens if NCC fails? What would happen to the space? There is no community support here. He questioned where the sidewalk was going to as you cannot walk off this property. There should be a restriction that no children go off this site. The Board needs to look at setback, limit this to 75 children and do not allow children to walk off the site.

Ms. Falcao noted she sees 54 participants. She would like an open meeting. It is important for the process of this meeting. Mr. Jacobs stated he could not attend an open meeting. That would be a major problem. Mr. Huber stated it is being inferred the public hearing is closing tonight. Mr. Block stated the Board will discuss that after his remarks. The meeting may be held open for further information. Mr. Huber stated if the Board agrees it is their burden of proof he would like time to go over all. He would like to submit, in writing, his responses to the various issues and not keep the hearing open. Mr. Jacobs stated it is within his rights to submit any legal memorandum. It is different if he wants to submit additional evidence. Mr. Huber stated they have proposed a testing plan and submitted it to the Board of Health. Mr. Jacobs noted he wants to close the hearing but leave open for Mr. Huber to submit a memorandum with evidence. Mr. Alpert stated he is leaning toward continuing the hearing. If it is closed, and Mr. Huber wants to submit evidence, it opens the Board to issues from abutters. Mr. Huber would have the ability to submit responses to all issues raised tonight. The neighbors would need time to respond to his responses and submittals. Mr. Huber commented the Board needs to find a mechanism to close this hearing.

Ms. McKnight stated she made notes on things that needed further input. Her thought is to close the hearing but keep it open for input on specific points and not further testimony. Mr. Jacobs stated if Mr. Huber wants to respond to factual issues already in the record he is fine with that and feels the hearing should be closed. Dave Lazarus, of 115 Oxbow Road, stated there is a fundamental flaw in the process. The applicant has not submitted a complete plan and what the other issues are. There is no information on lead testing. If that is scheduled, the public deserves to know and participate in that. There is nothing gained by leaving it open and potential harm to abutters if it is closed. Mr. Alpert stated environmental testing is a Board of Health issue. He is willing to accept what the Board of Health recommends should be done. They will be having a meeting on 12/14/22. Mr. Lazarus does not know if the Board of Health would send a directive to the Planning Board. Lighting is another issue. The DRB had feedback and it has not been responded to. The turning pattern, snow removal, color of fence and calipers of trees are all factual questions that have been raised that he assumed Mr. Huber would respond to. He commented it does not feel right to close the hearing. He implored the Board to leave it open.

Mr. Alpert stated he was confused and asked where they were with the DRB. He thought they received information from the DRB and gave the results from their 3 hearings. Mr. Huber stated that was correct. The Board can make a determination from that information. Ms. McKnight noted the DRB did say there was inadequacy with the plan. Then the DRB got revised plans that did show the lighting. The hearing could be left open to make sure the lighting has been resolved. Ms. McKnight noted there are 5 issues: lighting, the Board of Health issue, snow storage, Mr. Abruzese's slides with traffic data to review and be reviewed by John Diaz and the issue of the fence not adequately addressed. Mr. Block added Ms. Abruzese's information submission. Ms. Abruzese stated on 8/9/21 the DRB had plans and asked about lighting as there was no lighting on the plans then. The lighting plan in the packet is dated 11/8/21 and has not been back to the DRB.

Cynthia Landau, of 57 Pine Street, stated she has lived here for over 25 years. She encourages the Board to keep the meetings open. There is a question of process. She has no sense from the Planning Board as there has not been feedback on anything. She asked when the public will know what the process is to get feedback from the Board. Mr. Block stated if the hearing is closed tonight the Board will move into the deliberation process. They will discuss each item before them and determine if conditions should be put in place. The Board will resolve each item. Mr. Jacobs added the deliberation process is open but there is no opportunity for public input.

Mr. Huber stated an argument was made the setback should be comparable with the temple. The temple has a 213-foot footprint, which is more than twice the size of this project. The height is considerably higher and the bulk of the temple is 4 times the size. The elevation is also higher than this. The temple has a large parking area in front. This project has been designed to have the parking in the back. Mr. Jacobs stated that is an argument. It may be true but there is no evidence of

that in the record. Mr. Huber stated the setback of the temple and the footprint are already in the record. Ms. McKnight noted the square footage of the temple and the setback were submitted tonight. Mr. Huber's point is the temple is a much bulkier building.

A motion was made to close the hearing subject to receipt of information regarding data items 1) a Board of Health report on what conditions should be put in the permit regarding inspections and remediation; 2) provisions for snow storage; 3) have the DRB concerns regarding lighting been addressed and, if not, is there a concern about lighting; 4) to get Ms. Abruzese's slides; 5) to get Mr. Abruzese's slides; 6) to get a response from Mr. Diaz on Mr. Abrusese's traffic information; 7) the fence could be a condition and 8) the claim made by Mr. Dimase the sewer connection is inadequate and seek advice on that from the Town Engineer. Mr. Block asked if there were other outstanding items from the DRB. Mr. Alpert noted they have all the information from the DRB and he is ready to take their information. He is satisfied. He had proposed at the beginning to give the proponent a chance to present information if the Board decides the barn must go, the applicant may submit information to argue as to why it should stay. The Board should leave that open for why it would be unreasonable to force them to remove the barn if that is what is decided.

Ms. Newman noted Mr. Moore wanted to provide a legal memo also. The motion was amended to include Mr. Huber's information on the barn and the setback issue and Mr. Moore's information. Mr. Jacobs stated it is a long list to keep the hearing open for. He is not against it but reminds the members it would be subject to reopening the hearing to receive further evidence. It is a little precarious.

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

VOTED: to close the hearing subject to receipt of information regarding data items 1) a Board of Health report on what conditions should be put in the permit regarding inspections and remediation; 2) provisions for snow storage; 3) have the DRB concerns regarding lighting been addressed and, if not, is there a concern about lighting; 4) to get Ms. Abruzese's slides; 5) to get Mr. Abruzese's slides; 6) to get a response from Mr. Diaz on Mr. Abrusese's traffic information; 7) the fence could be a condition; 8) the claim made by Mr. Dimase the sewer connection is inadequate and seek advice on that from the Town Engineer; 9) Mr. Huber's information on the barn and setback and 10) Mr. Moore's information.

Mr. Jacobs stated the Board was going to give Mr. Huber 15 minutes for closing arguments. He is not sure that was done. Mr. Huber thanked Mr. Jacobs for offering that. He will be submitting a legal memo and will use that as a substitute.

Board of Appeals – December 16, 2021.

883 Greendale Avenue – Nicholas Tan, applicant.

Ms. McKnight noted this 3-car garage is more than 1/3 the width of the frontage of the building. She would hate to see something this big being built. Two thirds of the front is garage doors. It is hard to evaluate. If garages were really at basement level that is one thing but the garages seem to be elevated and the 3 doors would be seen.

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

VOTED: to comment the perspectives shown do not give enough information for the Planning Board to comment.

Ms. Newman stated Nelson Hammer, the landscape architect on the DRB, has resigned. She stated he will be a big loss. She will post the Planning Board appointment for the DRB and will advertise for the position. Mr. Alpert noted there was a joint meeting with the Select Board and a zoning change for a brewery with a pub was discussed. Mr. Jacobs does not think a zoning change is needed but the Board needs to look at this. He took a look at the By-Laws and does not feel zoning changes are needed. Ms. Newman stated Building Inspector David Roche disagrees with that. Mr. Block feels the Board should take it up for discussion and analysis. Mr. Alpert is not convinced this needs a zoning change. He stated he received an email from Dan Matthews who is not running for re-election.

Mr. Block noted the following correspondence for the record for 888 Great Plain Avenue: an email from Amy Snelling, dated 11/17/21, opposing the project; a letter from Richard and Katharine Heidlage, of 92 Dedham Avenue, in opposition; an email from Kimberly Bartlett-McCollum, dated 11/17/21, in opposition and a letter from Marlene and Jerome Schultz, of 94 Dedham Avenue, in opposition.

Minutes

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to approve the minutes of 9/15/21.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the four members present unanimously:
VOTED: to adjourn the meeting at 12:00 a.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Adam Block, Vice-Chairman and Clerk