NEEDHAM PLANNING BOARD
Tuesday June 21, 2022
7:00 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. De Minimus Change: Major Project Site Plan Special Permit No. 99-2: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership, 800 Boylston Street, Suite 1900, Boston, MA, Petitioner. (Property located at 140 Kendrick Street, Needham, Massachusetts). Regarding proposal for outdoor roof deck.

2. ANR Plan – Four Forty-Four Group, Inc., Petitioner, (Property located at 444 Hillside Avenue, Needham, MA).

3. Request to Withdraw Application: Amendment to Major Project Site Plan Special Permit No. 97-12: Four Forty-Four Group, Inc., 442 Hillside Avenue, Petitioner. (Property located at 442 and 444 Hillside Avenue, Needham, MA).

4. Public Hearing:

   7:20 p.m. Major Project Site Plan Special Permit No. 2005-02: Babson College, 231 Forest Street, Needham, Massachusetts, Petitioner. (Property located at 0 Olin Way, Needham, MA, Assessors Plan No. 309, Parcel 17). Regarding request to construct a baseball batting building to be located at Govoni Field.

5. De Minimus Change: Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner. (Property located at 1471 Highland Avenue, Needham, Massachusetts). Regarding minor design changes to the proposed renovation of the Town Common.

6. Parking Determination – Sira Naturals, Inc. dba Ayr, formerly Sage Naturals (Property located at 29-37 Franklin Street).

7. Discussion and Comment on Select Board Goals for FY 2023

8. Minutes.

9. Report from Planning Director and Board members.

10. Correspondence.

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

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

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

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: 140 Kendrick Street
Name of Applicant: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership
Applicant's Address: 800 Boylston Street, Suite 1900, Boston, MA 02199
Phone Number: 617-236-3333 and 617-512-0319 (cell)

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

Property Owner's Name: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership
Property Owner's Address: 800 Boylston Street, Suite 1900, Boston, MA 02199
Telephone Number: 617-236-3333 and 617-512-0319 (cell)

Characteristics of Property: Lot Area 621,402 sf Present Use Office
Map # 30 Parcel # 1,3 Zoning District New England Business Center

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

The 140 Kendrick Street Project was originally approved and constructed pursuant to Special Permit/Site Plan Review issued by the Planning Board on June 15th, 1999. The Special Permit/Site Plan Review was amended by Amendment dated December 1, 2020 on Application No. 99-2. That Amendment approved the Owner's request to renovate the existing single tenant office space to allow multiple tenants to lease the buildings, including exterior improvements as shown on the Plans referred to in the Amendment consisting of adding entrance locations to the buildings, patio improvements, and accessible parking and landscape improvements at the new entrance locations. The current Application seeks a minor project site plan approval for the construction and operation of a rooftop deck on the roof of the low rise building as shown on the plans submitted herewith

BP 140 KENDRICK STREET LLC

Signature of Applicant (or representative): By: Frederick J. DeAngelis
Frederick J. DeAngelis, SVP & Senior Counsel

Address if not applicant
Telephone # 617-236-3333 and 617-512-0319 (cell)
Owner's permission if other than applicant

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.

bxp Boston Properties

Prudential Center
800 Boylston Street
Suite 1900
Boston, MA 02199-8103

www.bostonproperties.com

Boston Properties, Inc.
(NYSE: BXP)

FREDERICK J. DEANGELIS, ESQUIRE
Senior Vice President & Senior Counsel

May 5, 2022

VIA FEDERAL EXPRESS (Tracking No. 7767 8432 8246)
and
VIA EMAIL (aclee@needhamma.gov)
Needham Planning Board
Needham Town Hall
500 Dedham Avenue
Needham, MA 02492
Attn: Alexandra Clee
Assistant Town Planner

Boston
Los Angeles
New York
San Francisco
Washington, DC

RE: 140 Kendrick Street, Needham, Massachusetts
Application to Planning Board for Site Plan Review/Approval

Dear Members of the Board:

In accordance with instructions from Alexandra Clee, I am submitting the following to the Planning Board, Planning Board Members, Planning Director and Assistant Planning Director:

1. (A) Two (2) hand copies of the originally signed Application from BP 140 Kendrick Street LLC, the Owner of the 140 Kendrick Street. The application requests a minor site plan approval/special permit for the construction and operation of a roof deck on the roof of the low rise building on the Property, all as shown on and in accordance with the Plans submitted herewith prepared by Stantec Architecture and Engineering PC. Two (2) hard copies of the Plans are submitted herewith. The Applications and Plans are being sent by Federal Express.

   (B) A $250.00 check payable to the Town of Needham for the filing fee.

2. In addition to Item 1 above, I am sending by email a PDF of the Application and the Plans as requested by Alexandra.

3. Further and in accordance with Alexandra's instructions, a set of the Plans (and the Application) are being sent to each Planning Board Member and to Lee Newman at the addresses provided by Alexandra. I am sending these by Federal Express.

bxp Boston Properties

Please file and docket the enclosed and let me know when you can schedule a hearing. We will make ourselves available at your earliest convenience.

Lastly, please feel free to call me or email me with any questions or comments you may have.

Thank you for your cooperation.

Frederick J. DeAngelis

cc by Federal Express:
Paul Albert,
116 Pine Street
Needham, MA 02492

Adam Block
103 High Rock Street
Needham, MA 02492

Artie Crocker
17 Fairlawn Street
Needham, MA 02492

Natasha Espada
1681 Central Avenue
Needham, MA 02492

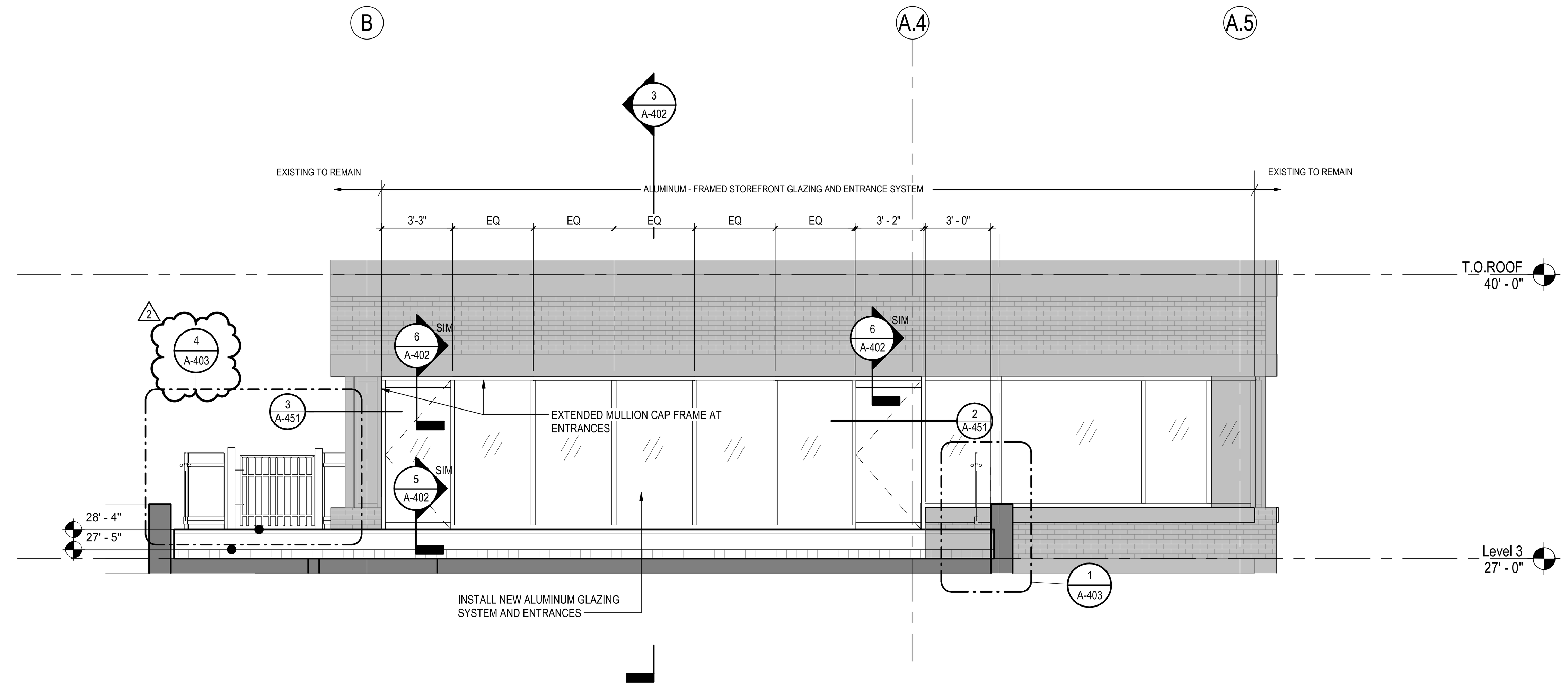
Jeanne McKnight
100 Rosemary Way, Unit 336
Needham, MA 02492

Lee Newman
123 Buttricks Hill Road
Concord, MA 01742

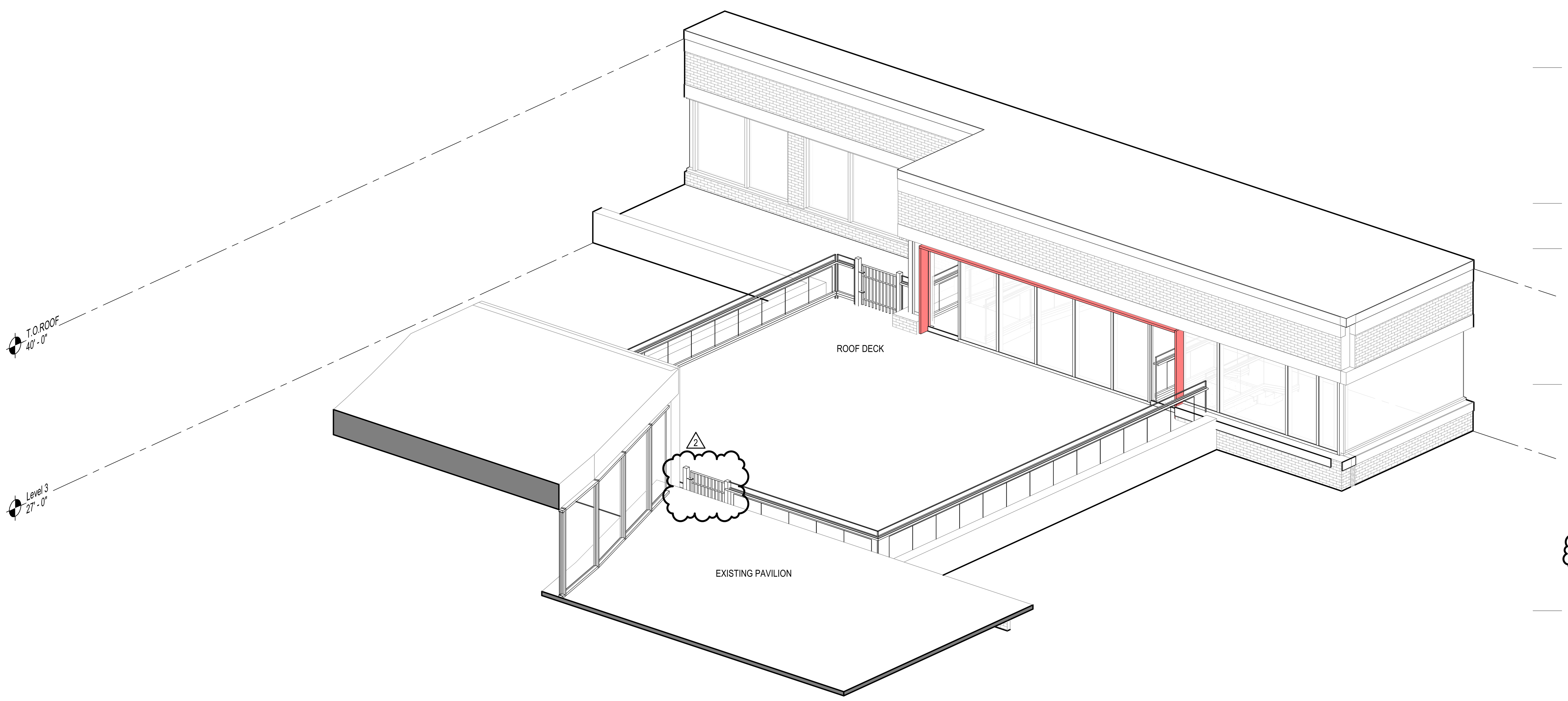
cc by email:
Lee Newman, Planning Director (lnewman@needhamma.gov)

cc:
Christopher Hiserman
Ellesse Lunde

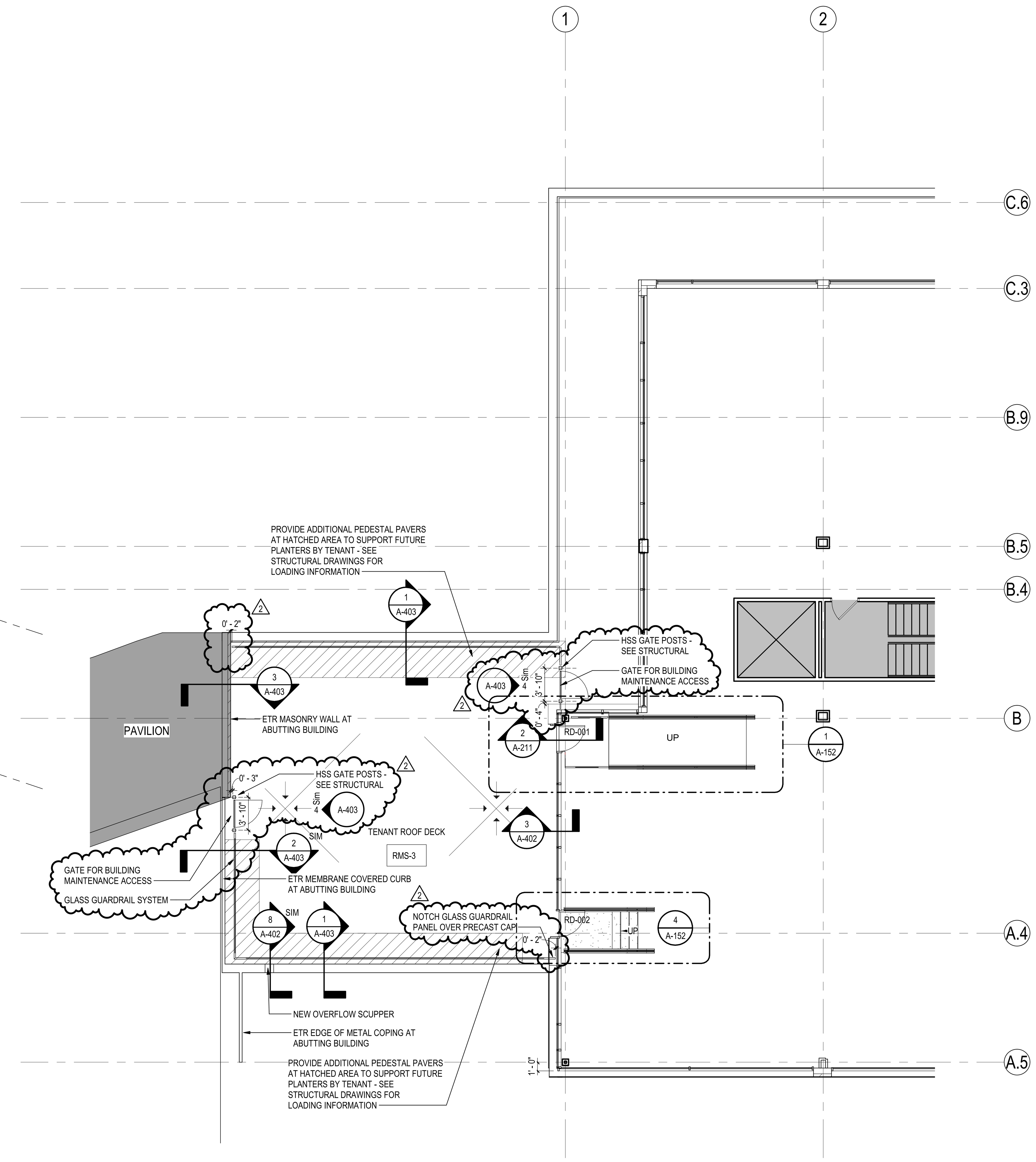
EXISTING VIEW OF ROOF



2 A-151 ROOF DECK ELEVATION
1/4" = 1'-0"



3D AXON - ROOF DECK



1 A-151 ROOF DECK PLAN - LEVEL 3
1/8" = 1'-0"

Stantec

Stantec Architecture and Engineering P.C.
311 Summer Street
Boston, MA 02210-1723
Tel: (617) 234-3100
www.stantec.com

Consultant

bxp

140 KENDRICK

BUILDING A - CORE & SHELL
NET ZERO ENERGY
RENOVATIONS

Notes

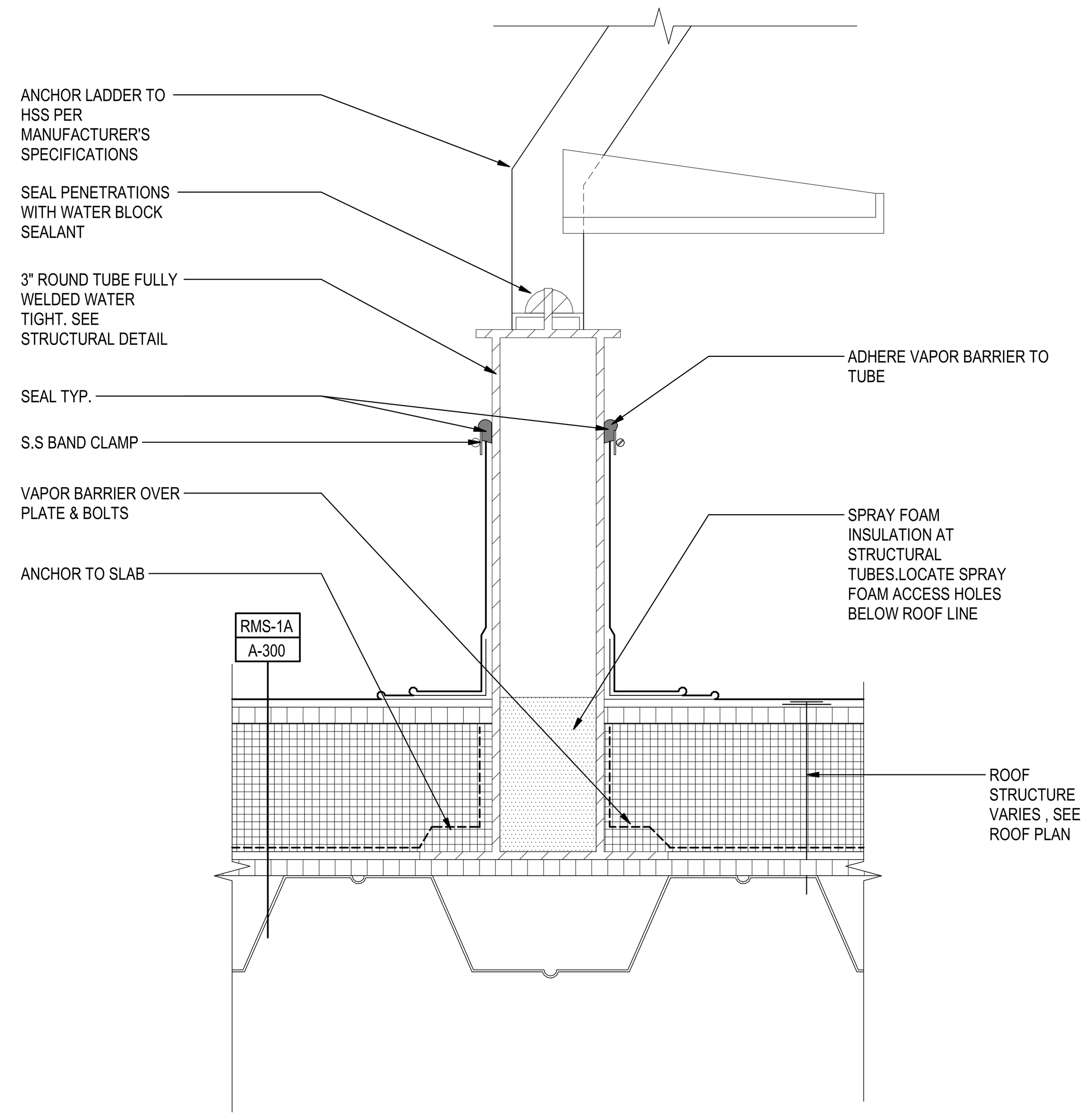
2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01
Issued/Revision		YYYY.MM.DD

Permit/Seal

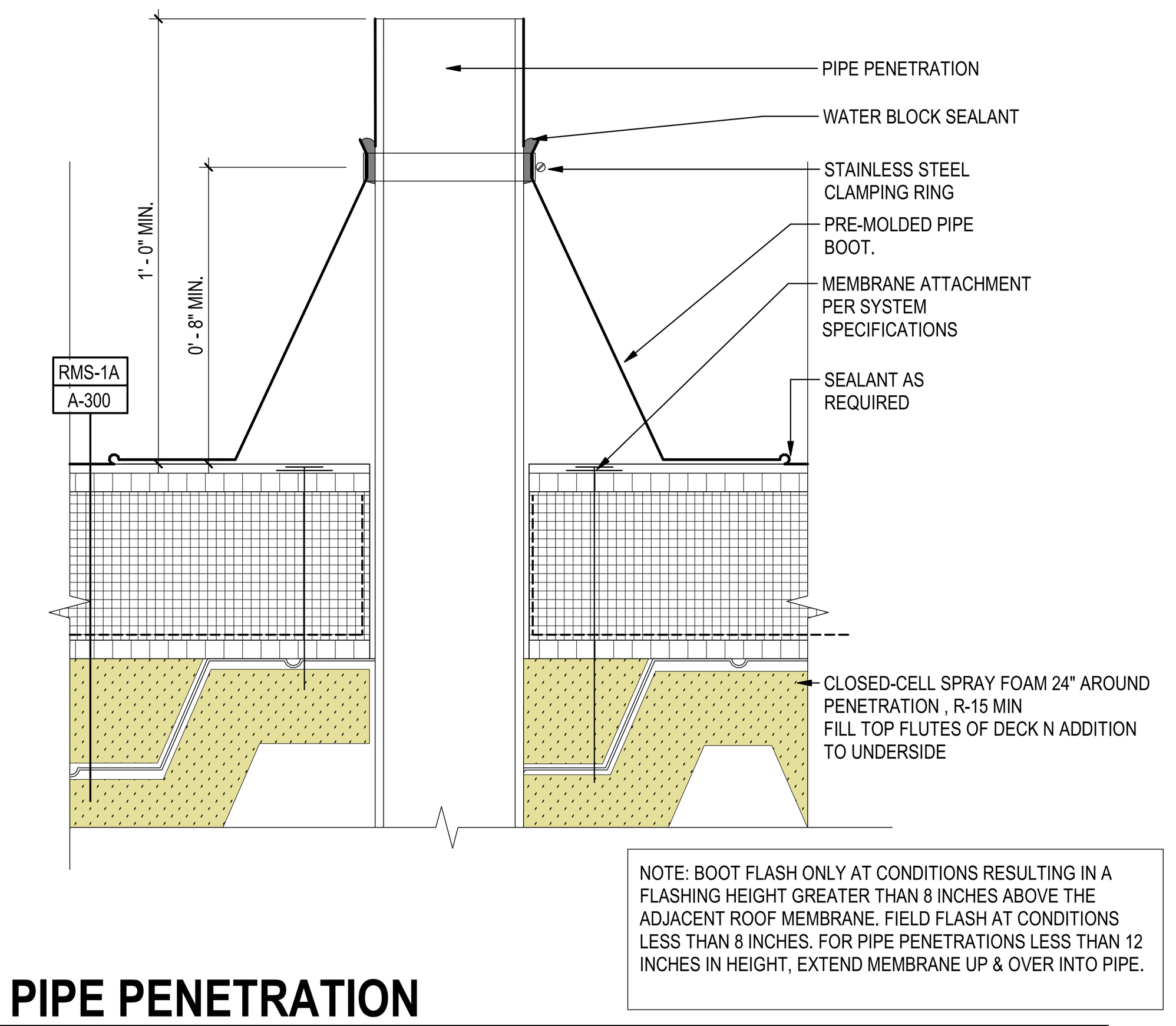
Scale	As indicated
Project No.	218421397

TENANT ROOF DECK

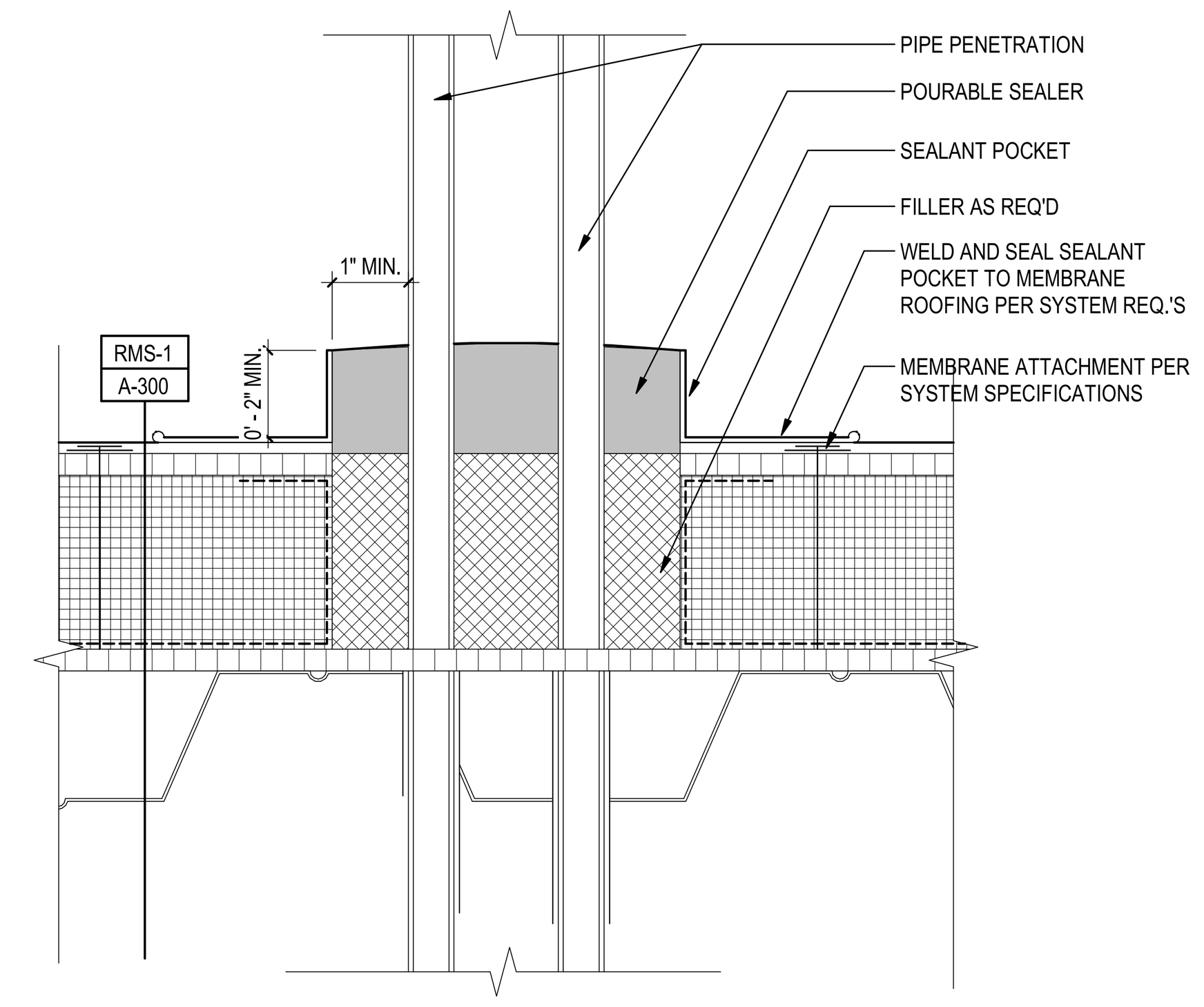
A-151



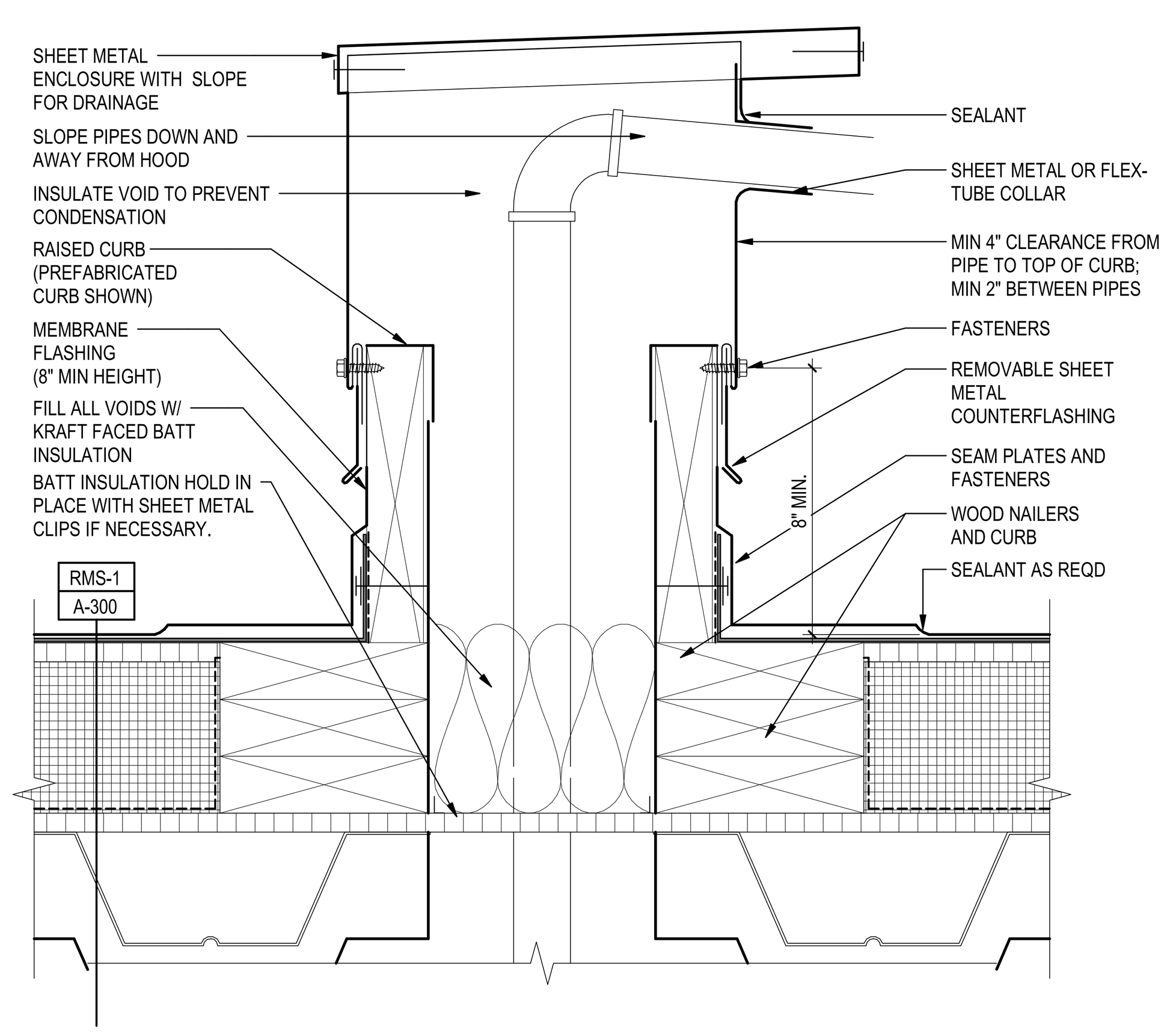
11 ROOF LADDER / STAIR BASE AT RMS-3A
A-301
3" = 1'-0"



8 ROOF PIPE PENETRATION
A-301
3" = 1'-0"

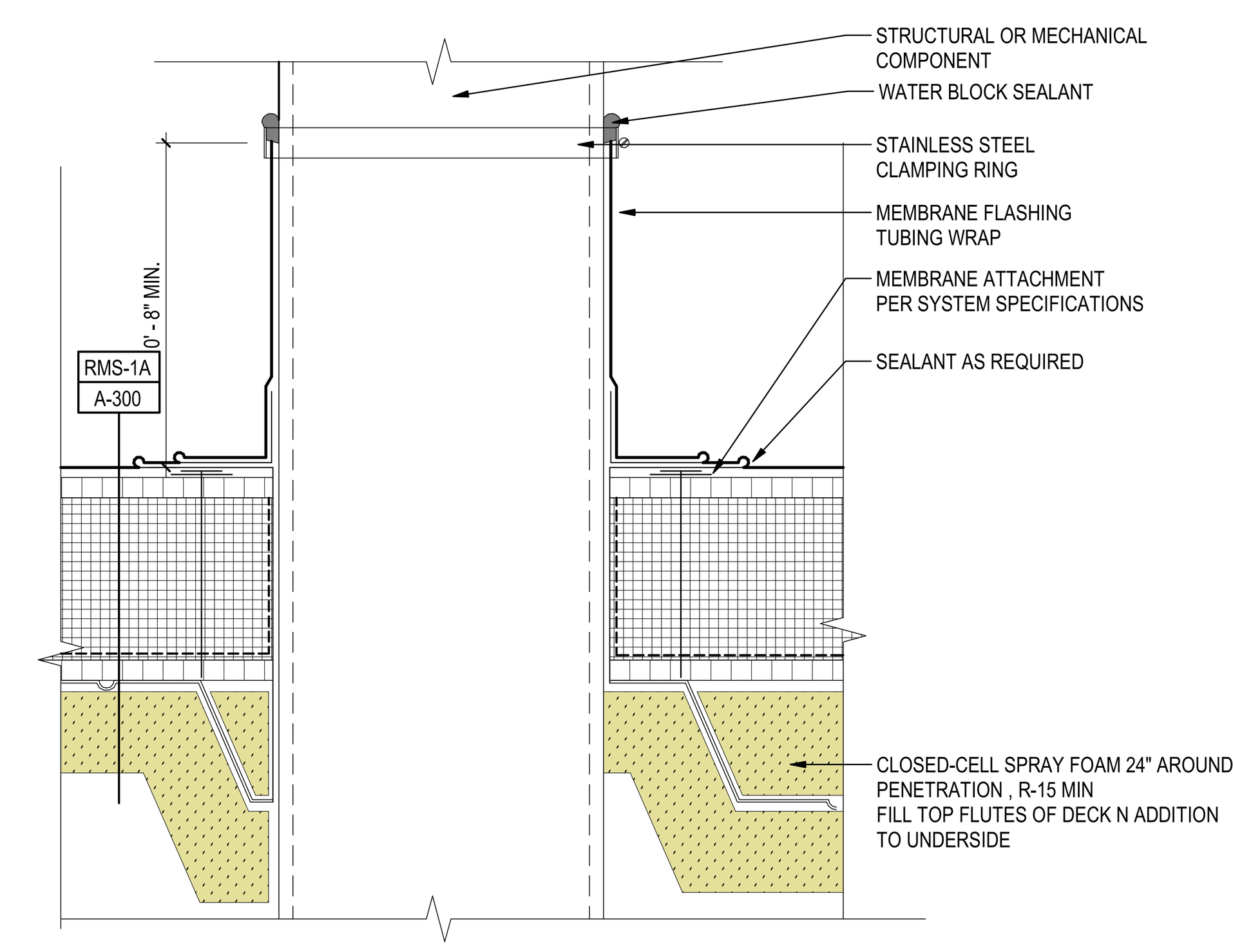


4 PITCH POCKET DETAIL FOR MULTIPLE PIPES AT RMS1
A-301
3" = 1'-0"

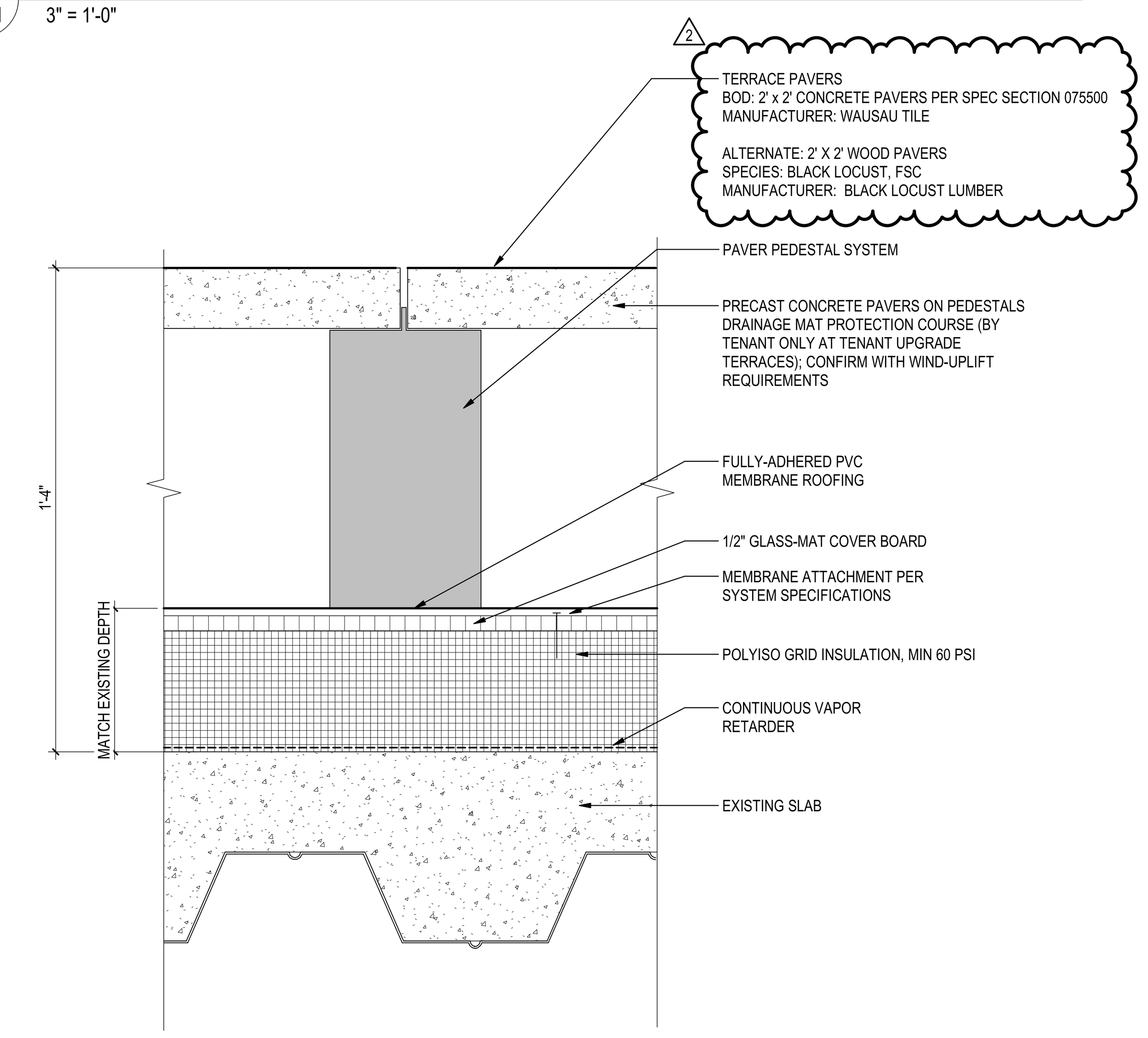


NOTE: ENCLOSURE FOR PIPING SHOWN, ROOF CURBS AT OTHER EQUIP SIMILAR

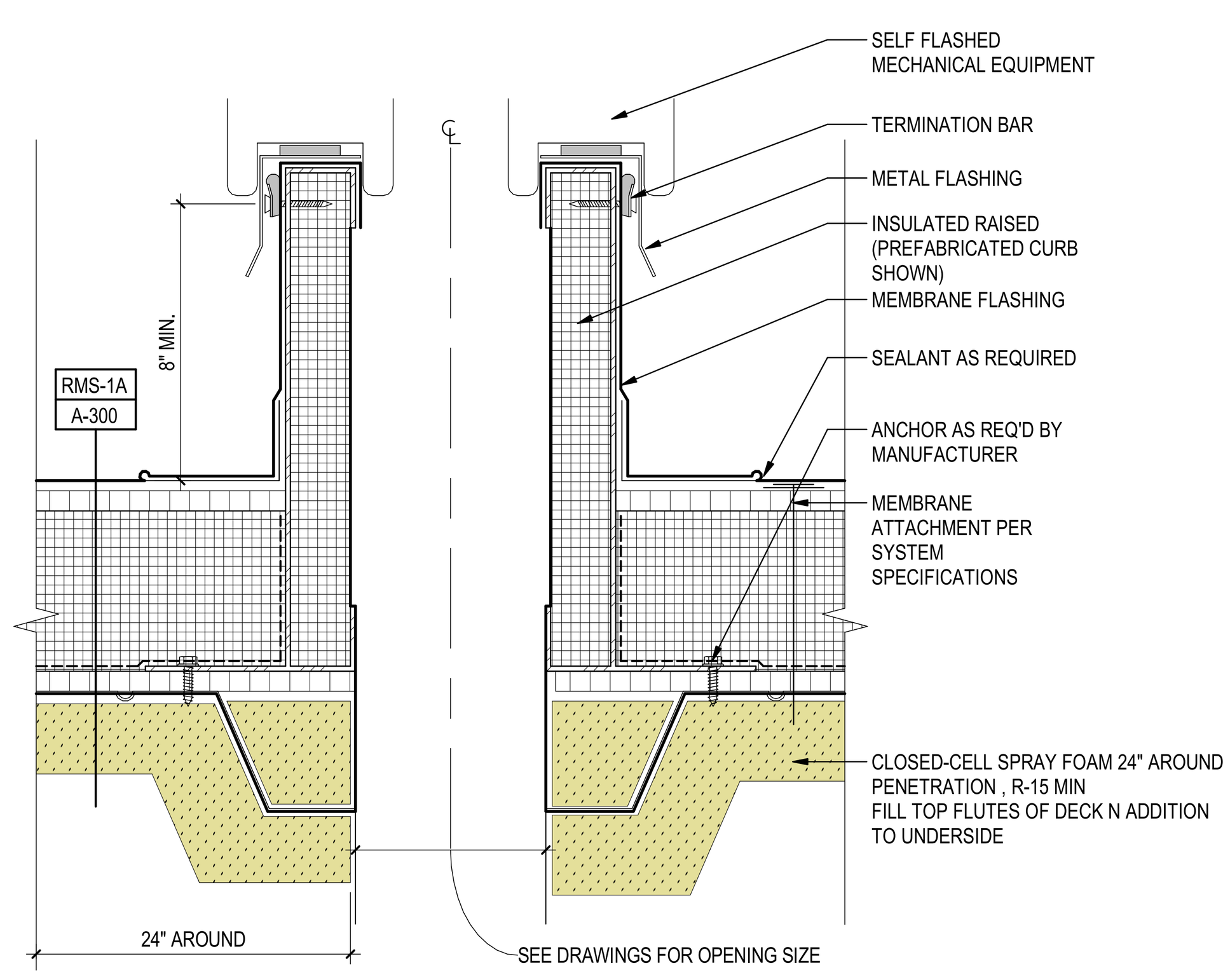
10 ROOF CURB / SHEET METAL ENCLOSURE AT RMS2
A-301
3" = 1'-0"



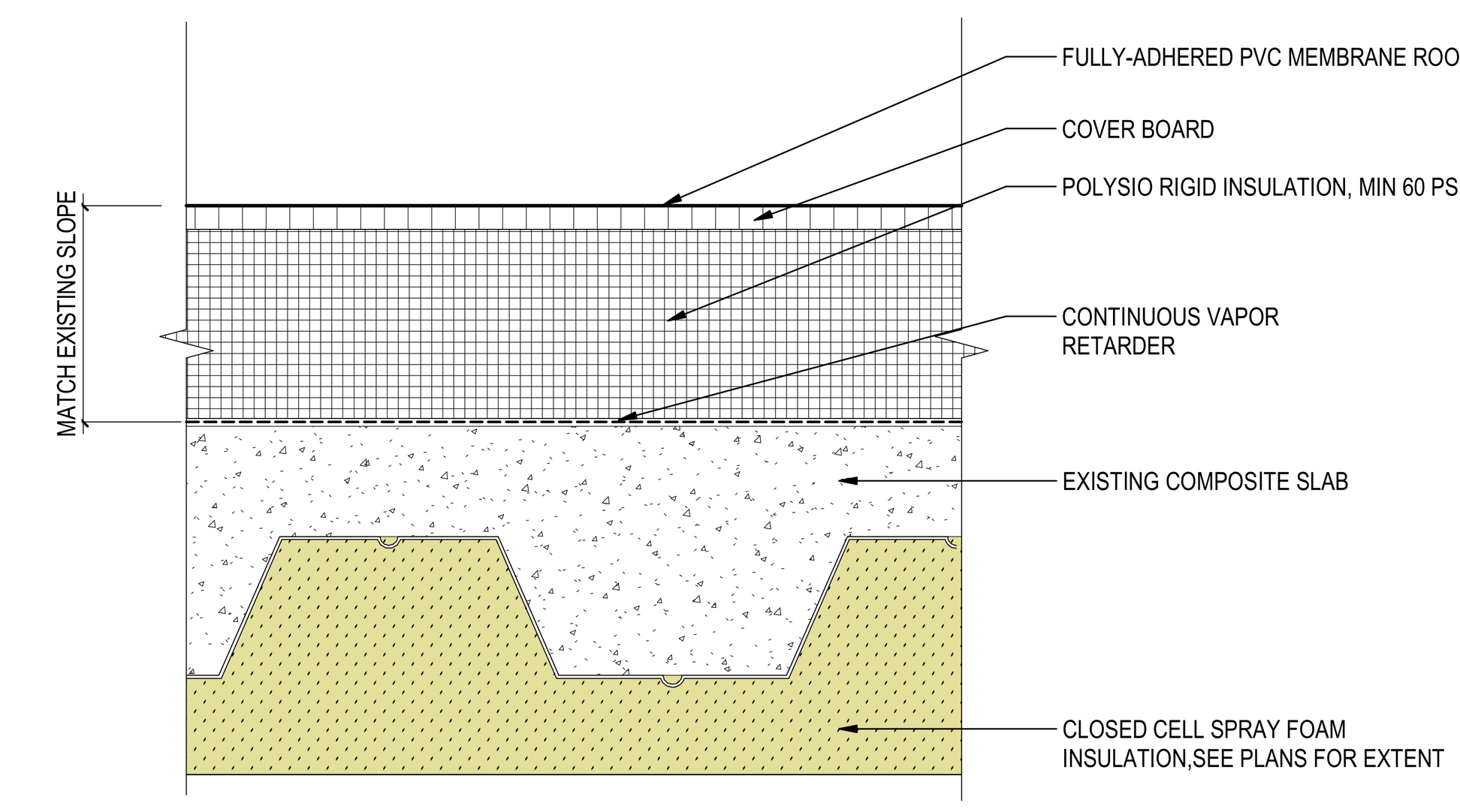
7 ROOF PENETRATION DETAIL FOR STRUCTURAL COMPONENTS
A-301
3" = 1'-0"



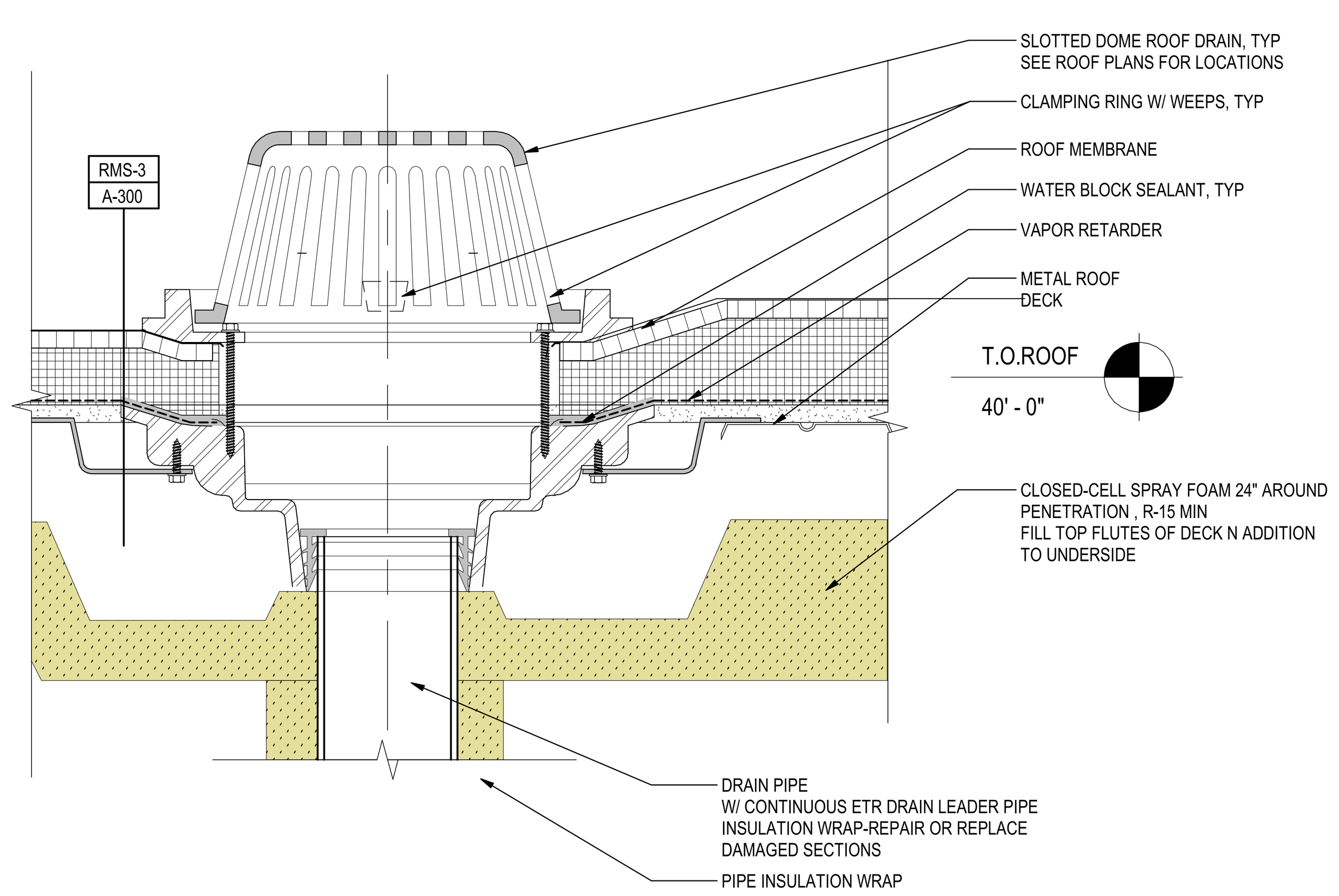
3 RMS-3 ROOF SYSTEM - TERRACE
A-301
3" = 1'-0"



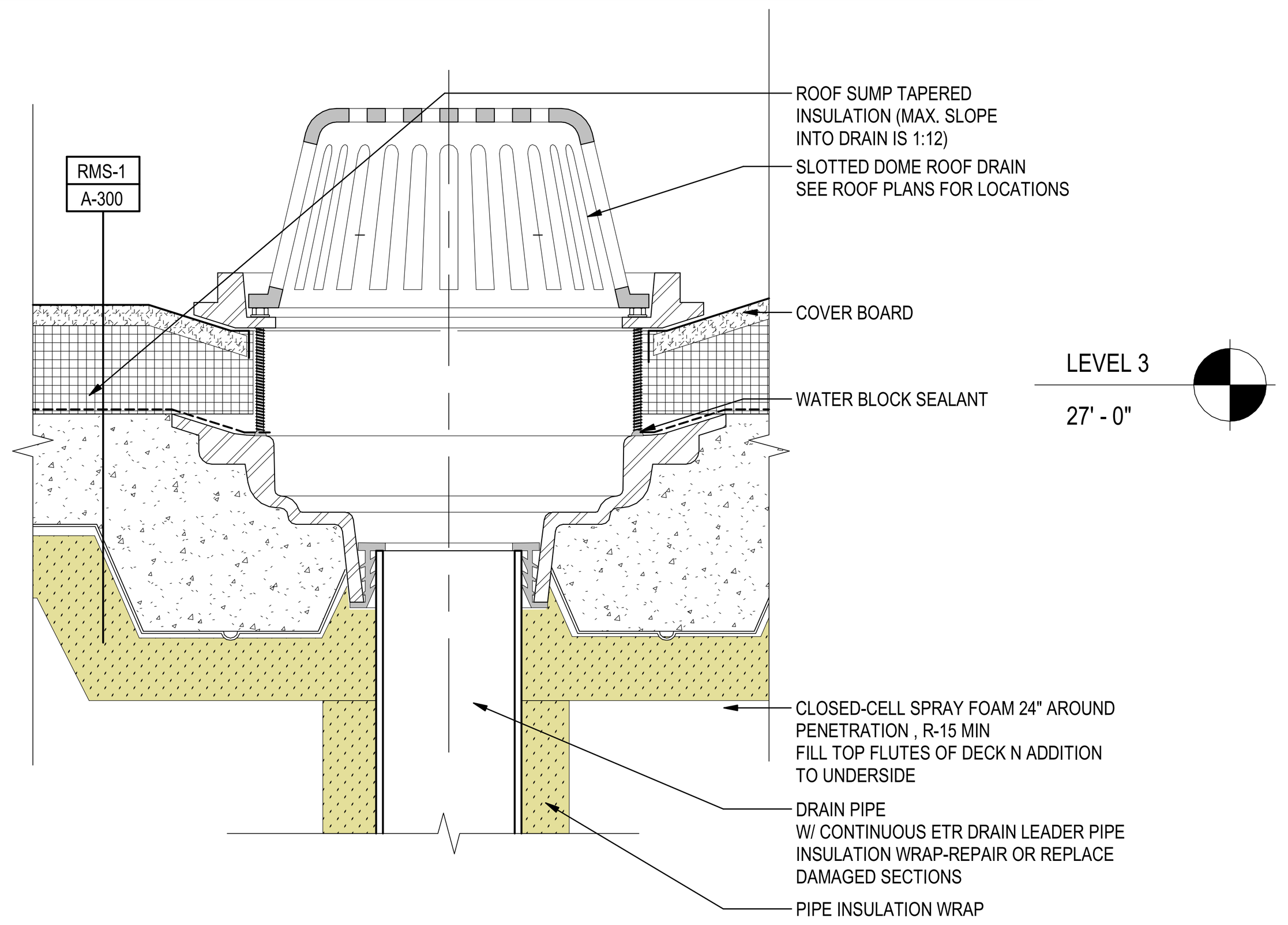
6 RTU ROOF CURB DETAIL
A-301
3" = 1'-0"



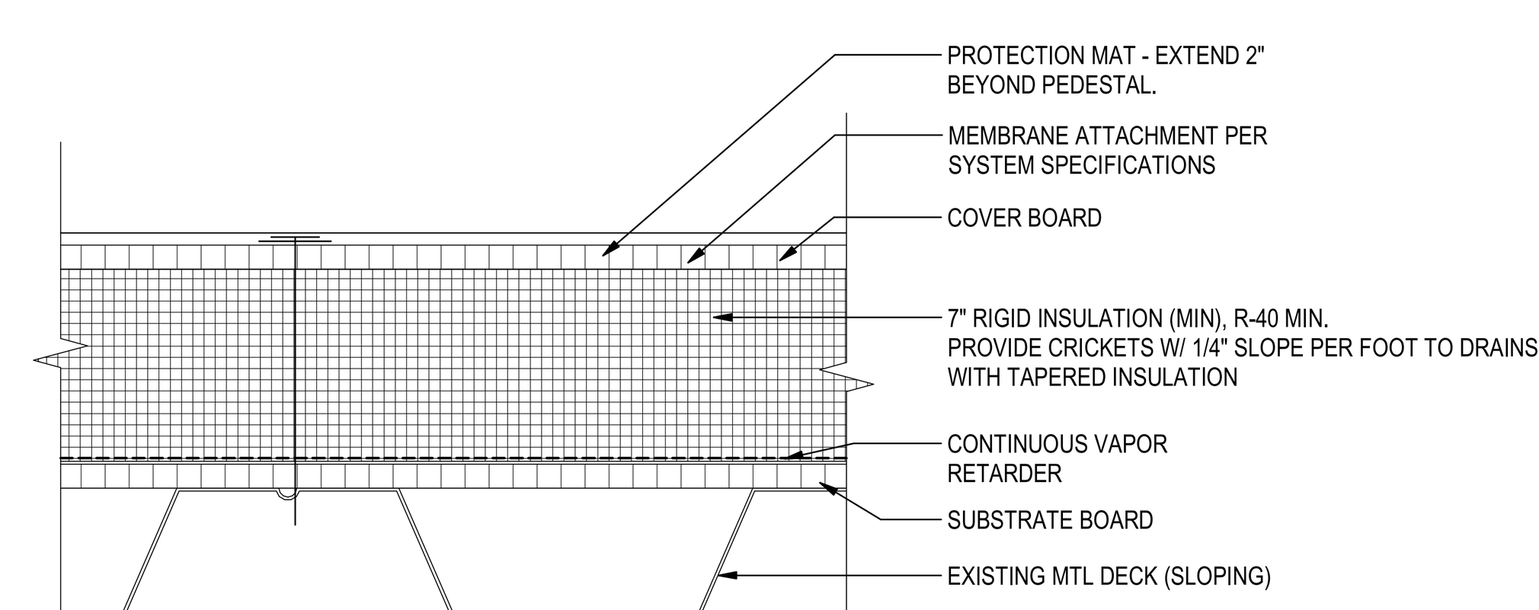
2 RMS-2 ROOF SYSTEM
A-301
3" = 1'-0"



9 ROOF DRAIN DETAIL @ ROOF
A-301
3" = 1'-0"



5 ROOF DRAIN DETAIL @ LEVEL 3
A-301
3" = 1'-0"



1 RMS-1 ROOF SYSTEM - MAIN ROOF
A-301
3" = 1'-0"

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bxp

140 KENDRICK

BUILDING A - CORE & SHELL
NET ZERO ENERGY
RENOVATIONS

Notes

2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01

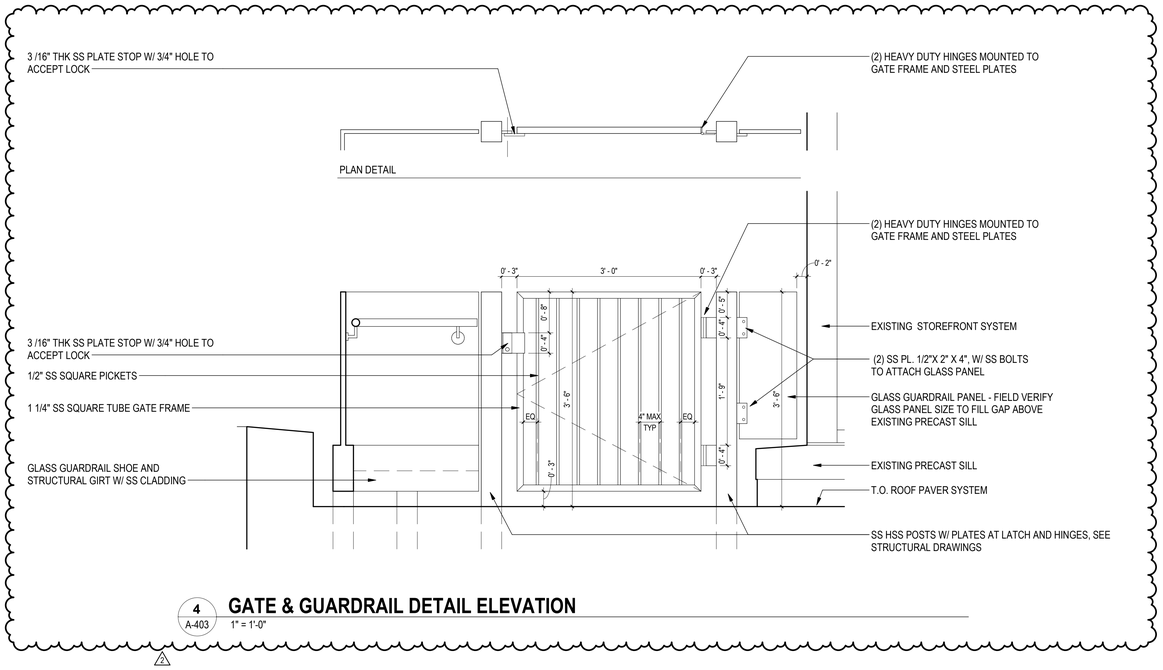
Issued/Revision YYYY.MM.DD

Permit/Seal

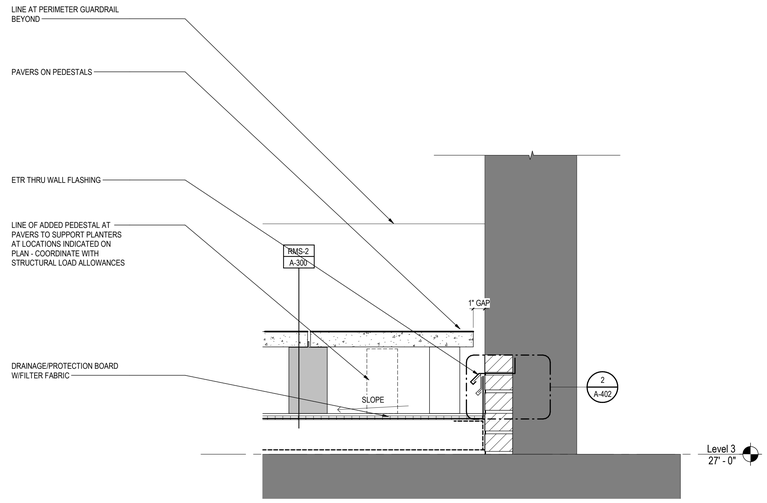
Scale	3" = 1'-0"
Project No.	218421397

TYPICAL ROOF DETAILS

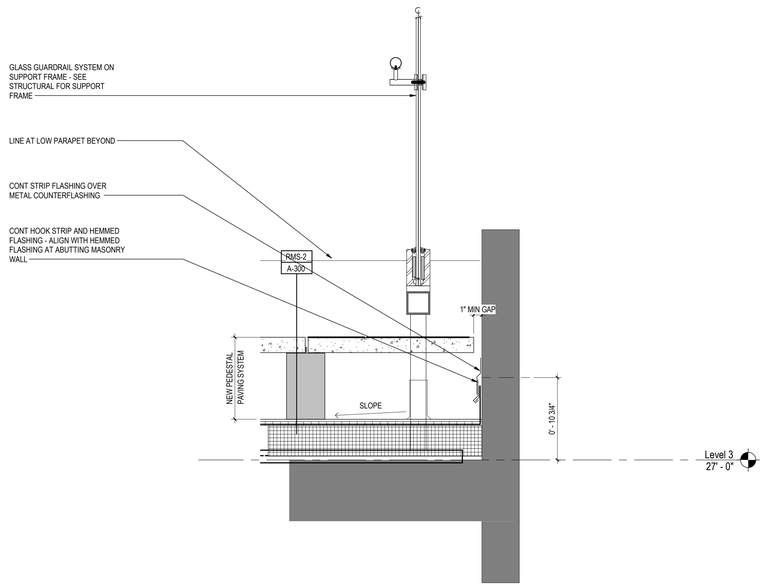
A-301



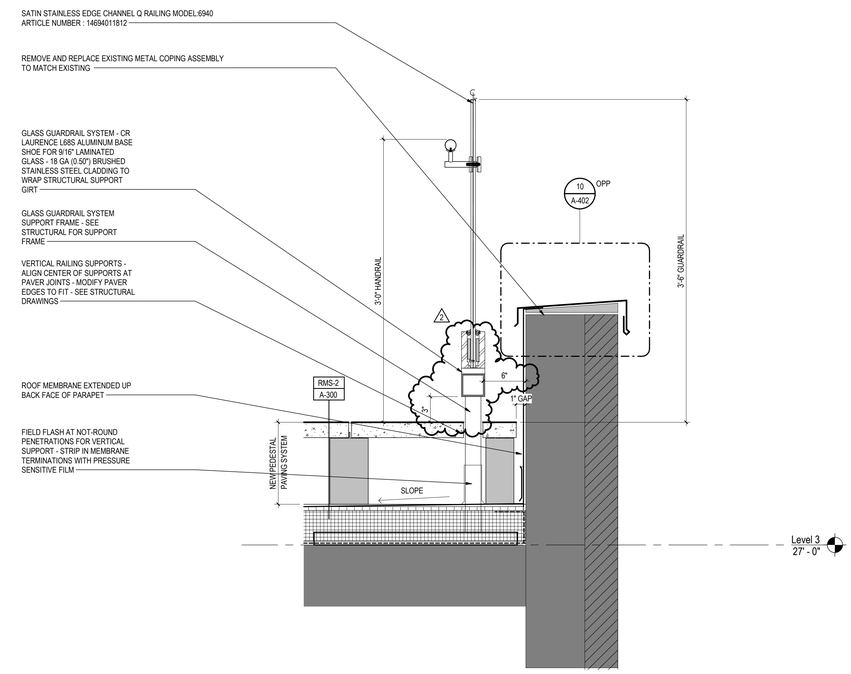
4 A-403 **GATE & GUARDRAIL DETAIL ELEVATION**
1" = 1'-0"



3 A-403 **ROOF DECK AT MASONRY WALL/ABUTTING BLDG**
1 1/2" = 1'-0"



2 A-403 **TERRACE RAILING AT MEMBRANE ROOF CURB**
1 1/2" = 1'-0"



1 A-403 **TYP A RAILING AT PERIMETER PARAPET**
1 1/2" = 1'-0"

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140 KENDRICK

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Notes

2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01
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Permit/Seal

Scale: As indicated
Project No.: 218421397

TYPICAL EXTERIOR WALL DETAILS LEVEL 3

A-403

GENERAL

1. The intent of the structural drawings is to show the main structural features and design for the completed project. Architectural details and other components that may be necessary to construct the project are shown incidentally only, and not completely; therefore all contract drawings and specifications must be used in conjunction with the structural drawings during all phases of construction. Discrepancies between structural drawings and architectural drawings, if not clarified in the addenda at the request of the Contractor, shall be brought to the attention of the Architect/Engineer during construction for clarifications. The Contractor shall take this into consideration in his bid.

2. There are no structural specifications (e.g. 051200 Structural Steel) in addition to these drawings. Refer to the project manual for specifications for related work, Division 1, and the owner's project requirements.

3. Unless otherwise noted, details, sections and notes contained in the structural contract documents shall be considered typical for all similar conditions even if not explicitly referenced.

4. Contractor shall not scale drawings to obtain any missing information or to obtain any missing information or to interpret any information not specifically dimensioned for exact detailing or construction purposes.

5. Deficient work and/or work not in conformance with the contract documents shall be repaired at the contractor's expense. The contractor shall compensate the client for services arising from deficient work, review of modifications/contractor substitution, or expediting of submittals.

6. Cost of investigation and/or redesign incurred by the Structural Engineer of Record (SER) due to contractor errors will be at the contractor's expense.

7. The contractor shall submit a single dimensioned and coordinated drawing for each area of work incorporating work of a multiple subcontractors as required for review by the SER. If work is not coordinated on the shop drawings, this will be a reason for the SER to reject the submittal.

8. Loads imposed on the base building structure and temporary conditions intended to accommodate construction means and methods are not explicitly considered in this design. The contractor shall advise the SER regarding construction loads and temporary conditions imposed on the building structure and shall compensate the SER for reviewing these conditions.

9. All work shall be continuously monitored and inspected by an independent testing agency, retained by the Owner. Submit all inspection reports to Architect/SER for review.

10. Contractor shall carefully check stability of all elements of the building before doing any work on existing structures. Brace or strengthen all portions of structure which may be weakened by removal of existing construction until new construction is in place. Contractor shall be responsible for the design of temporary bracing, shoring, and strengthening. Submit design and supporting calculations sealed by a Massachusetts Professional Engineer for review.

11. Structural scope comprises the new structural components and details in the specific area of the existing building as designated in the structural drawings. The existing structure outside of the scope of work shown is not part of this project.

12. The contractor shall be completely responsible for the safety of adjacent structures, property, his workmen, and the public, as affected by the construction of this project.

ELEVATIONS AND DIMENSIONS

1. All dimensions, elevations, and existing conditions shall be verified in the field by the contractors and any discrepancies shall be brought to the attention of the Structural Engineer of Record (SER) for clarification before proceeding with the affected part of the work. Dimensions and elevations noted in the contract documents as (±) and all field conditions shall be verified in the field (VIF) by the contractor prior to the submissions of shop drawings. Upon receipt of shop drawings, the SER has the right to assume that all field dimensions, elevations, and existing conditions have been verified by the contractors and that the shop drawings accurately reflect such verifications unless stated otherwise on the shop drawings.

2. Existing Dimensions: Existing dimensions are from the July 1999 permit architectural drawings by Tsoi Kobus Architects and structural drawings by McNamara/Salvia, Inc. and from the December 2021 site visit by SGH. All existing dimensions are to be verified in the field by the contractor as appropriate prior to fabrication of members.

BUILDING CODE

1. International Building Code 2015 (IBC) with Massachusetts Amendments (9th Edition; MSBC)

2. American Society of Civil Engineers ASCE / SEI 7-10, Minimum Design Loads for Buildings and Other Structures

3. International Existing Building Code 2015 with Massachusetts Amendments (9th Edition, MSBC Chapter 34). The following notes summarize the structural Building Investigation and Evaluation as required by Section 104.2.2.1 of the MSBC.

A. The project complies with the Work Area compliance method as defined by Section 301.1.2.

B. The project is classified as **ALTERATION – LEVEL 1** as it includes removal and replacement of existing roofing materials and elements in kind. Therefore, Section 707.2 (Addition or replacement of roofing or replacement of equipment) applies. MSBC Section 302.7.2 states that IEBC Section 707.3.2 (diaphragm evaluation) does not apply to this project because the building is not in Risk Category IV and the ultimate wind speed is less than 150 mph.

C. The project is classified as **ALTERATION – LEVEL 2** in accordance with Section 504 for: replacement of mechanical systems; and the installation of new equipment including condensing units and photovoltaic arrays and addition of an amenity roof deck with pedestal pavers at the existing Level 3 roof. This project complies with the following requirements of IEBC Chapter 8:
   1. Section 807.2 – New Structural Elements: New elements comply with the IBC.
   2. Section 807.4 – Existing Structural Elements Carrying Gravity Loads: Existing elements that carry additional gravity loads comply with the IBC load requirements.
   3. Section 807.5 – Existing Structural Elements Resisting Lateral Loads: The alterations to the building do not increase the demand-to-capacity ratios for load combinations that include wind by more than 10%. The new mechanical equipment and photovoltaic arrays increase the seismic mass of the building. Our analysis indicates that the moment frames have adequate capacity to resist the increased seismic forces required by IBC for new construction.

D. This project is NOT classified as **ALTERATION – LEVEL 3** in accordance with Section 505. The project does not include any significant reconfiguration of interior space.

E. This project is NOT classified as **CHANGE OF OCCUPANCY** in accordance with Section 506.

F. This project does not include work on **HISTORIC BUILDINGS**.

PROCEDURE

1. The Owner shall provide Special Inspections for all structural work as required by the Massachusetts State Building Code and in accordance with the Statement of Special Inspections. The Contractor shall provide full and ample means and assistance for testing materials and workmanship and proper facilities for inspection of the work in the shop and in the field.

2. Structural field conditions may occur where the existing condition differs from the reference plans or where existing conditions or obstructions require modification of the work as shown on these drawings. The Contractor shall document structural field conditions with applicable sketches and photos and shall provide this documentation to the Architect immediately if existing conditions vary from those shown on the drawings in a manner that precludes execution of the work as shown.

3. All elevations and dimensions shown for the new construction are based on the original architectural and structural drawings of the existing building, on field notes by SGH, and on basis of design product specifications. Verification and documentation of existing conditions and actual product specifications shall be completed prior to shop fabrication. Contractor is responsible for dimensions and fit.

4. Submit shop drawings for review by Architect and the SER. Do not fabricate until shop drawings are approved. Submit shop drawings at least 10 business days before the date when reviewed submittals will be needed. Shop drawings will bear the Contractor's stamp of approval which shall constitute certification that the Contractor has verified all field measurements, construction criteria, materials, and similar data, and has checked each drawing for completeness, coordination, and compliance with the Contract Documents. All submittals shall be made in accordance with Division 1 specifications and shall be submitted and returned in electronic (PDF) format.

5. For the work shown on these documents, submittals shall include:
   A. Weld electrode certificates
   B. Structural Steel Erection Drawings
   C. Structural Steel detail (piece) drawings. Include: details and dimensions of all pieces; steel material designations; surface preparation and finish; all welds; details of cuts, connections, fasteners, fittings, holes, and piece marks cross-referenced to the erection drawings
   D. Post-installed anchor and dowel materials
   E. Gage metal plates
   F. Mill certificates for structural steel
   G. Galvanizer's certificates
   H. Documentation demonstrating that personnel installing post-installed anchors in concrete have been trained in proper installation procedures by the anchor manufacturer
   I. Concrete screw anchors
   J. Concrete mix designs including test records substantiating mix design strength, all admixtures and dosage rates, aggregate gradation, and demonstration that aggregates are not susceptible to alkali silica reaction.
   K. Mill certificates for reinforcing steel
   L. Mill certificates for cement
   M. Steel reinforcement shop drawings including complete bending and placing details for all reinforcement including splice locations, bar supports, and all accessories
   N. Concrete curing materials
   O. Weldable roof anchor product
   P. Mechanical curb and equipment anchorage details

6. Approval of submittals is for general conformance with the Contract Documents and does not relieve the Contractor responsibility for dimensions, fabrications, and correct fit of structural members. The Contractor is wholly responsible for the conformity of dimensions and details of the shop drawings with the Contract Documents.

7. Unauthorized reproduction of any portion of the structural contact drawings for re-submittal as shop drawings is prohibited. Shop drawings produced in such a manner will be rejected and returned.

8. The Contractor is responsible for all construction means and methods, including maintaining temporary stability of the structure during erection. Protect the building and interior areas during the work from all risks associated with the work. All equipment used on the project shall comply with the applicable municipal and safety regulations, including OSHA guidelines. The Contractor shall provide for the safety of the general public in the vicinity of all work areas. Take adequate protection against fire during field welding, including, but not limited to, adequate fire watches. Developing and implementing job site safety and construction procedures are the sole responsibility of the Contractor.

9. In case of conflict between the General Notes and the details, the more stringent shall govern.

CONCRETE & REINFORCING STEEL

1. All concrete shall be ready-mix in accordance with ASTM C94.

2. Cement: ASTM C150 Type II.

3. Aggregate: ASTM C33.

4. Mixes are to be reviewed by Owner's testing lab and submitted to the Architect/SER for approval. Do not place concrete without approval by Architect/SER. Refer to table on this sheet for mix design properties

5. Inserts: All items to be cast in concrete, such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.

6. Pipes and electrical conduits shall not be embedded in structural concrete, except where specifically approved by the SER.

7. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may interfere. Coring in concrete is not permitted except as shown. Notify the Architect/SER in advance of conditions that are not shown on the drawings.

8. Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushammer, or other approved method. Location of construction joints shall be approved by the Architect/SER.

9. Rigid built-up insulation: Dow Corning Foamular 1000 (Min. Compressive Strength 100 psi) or approved product with equal or higher compressive strength and compressive modulus.

10. Reinforcing steel: ASTM A615 Grade 60.

11. All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.

12. Existing Surface Treatment:
    A. Roughen all existing concrete surfaces common with new concrete to amplitude of 1/4 inch. See requirements for construction joints.
    B. Existing concrete shall be considered concrete on this job at construction joints or where a secondary pour is required.

13. Curing Compounds:
    A. All curing compounds must be approved by the Architect and SER. See specifications for requirements. Do not use any curing compounds on flatwork.

14. Concrete Mortar for Shallow Thickness Placement:
    A. SIKAQUICK 1000, prepared in accordance with manufacturer's instructions

15. Structural Testing and Inspections:
    A. Structural tests and inspections are required for this project.
    B. Absolutely no concrete is to be placed prior to rebar being inspected and approved.
    C. Refer to the program of structural tests and special inspections on drawings S001.

16. Minimum clear concrete cover for reinforcement, unless otherwise noted:

    A. Mild Reinforced Concrete:
       Not exposed to earth or weather:
       Slabs, walls, and joists: 1 inch
       Beams, girders, and columns (to ties): 1-1/2 inches

    Clearances are to closest reinforcement to surface of concrete

STRUCTURAL STEEL & MISC. METALS

1. STRUCTURAL SHAPES:
   A. Wide Flange and WT Shapes: ASTM A992
   B. Angles: ASTM A36, UON
   C. Channels: ASTM A36, UON
   D. Plates: ASTM A36, UON
   E. Rectangular / Square HSS: ASTM A500 Gr. B (Fy=46 ksi) or ASTM A1085
   F. Stainless steel plates and shapes: ASTM A276 Type 316L (Fy = 35 ksi)

2. BOLTED CONNECTIONS:
   A. Connections to Structural Steel (Steel-to-Steel):
      a. ASTM F3125 Grade A325 Bolts, 3/4" min. diameter with ASTM A563 heavy hex steel nuts and ASTM F436 hardened steel washers UON. Provide lock washers where indicated. Finish to match finish of connected steel.
      b. All bolts snug-tight UON. Do not pretension threaded rods.
      c. All bolts shall be in standard holes UON. Where slotted holes are shown, slot is parallel to member axis UON.

3. WELDING ELECTRODES:
   A. Conform to AWS Specifications for electrodes based on welding process and the type and grade of steel. E70XX electrodes (70 ksi min.) for fillet welds.

2 4. STAINLESS STEEL WELDED CONNECTIONS:
   a. Shop weld all stainless-to-stainless steel and stainless-to-carbon steel joints.
   b. Welding electrodes for all complete joint penetration welds to provide minimum Charpy V-Notch toughness of 20 ft-lbs at 0°F.
      - Innershield NR-203Ni1, Innershield NR-232, Innershield NR-311Ni (for the corresponding application/position) as manufactured by Lincoln Electric.
      - Approved equal with same or higher notch toughness.
   c. For carbon steel to stainless steel:
      a. Provide E309L-16

5. FABRICATION:
   A. Shop fabricate to greatest extent possible by welding including beam stiffeners, column caps and bases, holes and connections.
   B. Submit complete shop drawings from field dimensions for the Architect's approval of all structural steel prior to fabrication.
   C. Cut, drill, or punch holes. Do not thermally cut holes or enlarge holes by burning.
   D. Load and store galvanized articles in accordance with accepted industry standards.

6. FRAMING:
   A. Beams are equally spaced, UON.
   B. Cantilever beams are same size as backspan, UON.
   C. Bolt patterns shown on details illustrate the concept of the connection and do not necessarily show the actual number and arrangement of the bolts in the connection.

7. ERECTION:
   A. Provide expansion anchors, steel shims, steel wedges as required to erect steel. Use templates for drilling for anchors. Do not field cut or field modify any structural steel without prior written approval by architect for each specific case.
   B. Provide continuous fire watch during all field welding.

8. FINISHES:
   A. Shop prime all Structural Steel not galvanized with a Zinc-Rich Primer
   B. All surfaces of slip critical connections shall be Class A

9. 7. HOT-DIP GALVANIZING:
   A. All steel, including but not limited to structural members, connection materials, and misc. metals, that is exposed to the exterior elements (weather) shall be hot-dip galvanized. All field welds, or areas where hot-dip galvanizing is damaged, shall be touched-up with a zinc-rich paint ("cold galvanizing") after steel is completely installed.
   B. Prepare steel to be galvanized using galvanizer's standard process for degreasing, pickling, and fluxing. Apply zinc coating by the hot-dip process to structural steel according to ASTM A123. Provide passivating chromate dip or similar treatment to prevent wet storage stains.
   C. Grind galvanizing from areas to be field welded and touch-up with cold galvanizing compound after welding.
   D. Seal weld all seams not otherwise welded.
   E. Load and store galvanized articles in accordance with accepted industry standards.
   F. All holes in steel members to facilitate galvanizing, including all vent holes and drain holes, shall be shown on the shop drawings. Holes shall not be cut prior to approval of shop drawings.

10. STANDARD SPECIFICATIONS AND REFERENCE STANDARDS
    A. AISC 360-10 Specification for Structural Steel Buildings
    B. AISC 303-10 Code of Standard Practice for Steel Buildings and Bridges
    C. AWS D1.1:2015 - Structural Welding Code - Steel
    D. Research Council on Structural Connections - Specification for Structural Joints Using High-Strength Bolts (2009).

POST-INSTALLED ANCHORS

1. Post-Installed anchors include all adhesive anchors (reinforcing bar dowels and threaded rods), expansion anchors, screw anchors, and undercut anchors set in holes drilled in existing concrete or masonry.

2. Installation of post-installed anchors shall conform to all requirements of the applicable code evaluation or IAPMO reports and manufacturers' recommendations.

3. Mark the location of all existing reinforcing in the substrate material within 12" of the proposed locations of all post-installed anchors. Notify the Architect/Engineer of any conflicts discovered between the proposed anchor locations and the existing reinforcing prior to fabrication of any steel and prior to any hole drilling, so as to avoid disturbing, cutting, or otherwise harming the existing reinforcing. Locate slab reinforcement using non-destructive means prior to drilling holes for anchors. Do not damage any existing reinforcement.

4. For expansion anchors, contractor shall arrange for representative of the anchor manufacturer to provide on-site anchor installation training for the anchors specified herein. The contractor shall submit documents confirming that all personnel installing anchors have received the required training prior to the start of work.

5. Drill holes for adhesive anchors in concrete. Cored holes are not permitted.

6. Do not install adhesive anchors in concrete if concrete strength is less than 2500 psi, age is less than 21 days, or temperature is less than 50 degrees Fahrenheit.

7. Adhesive Anchors in Concrete (reinforcing bar dowels or threaded rods):

   A. HILTI "HIT-RE 500 V3". ICC ESR-3814.

   B. HILTI "HIT-HY 200". ICC ESR-3187.

   C. Simpson "SET-XP" Epoxy Adhesive. ICC ESR-2508.

   D. Powers "Pure 110+" Epoxy Adhesive. ICC ESR-3298.

8. Expansion Anchors in Concrete:

   A. HILTI "Kwik-Bolt TZ". ICC ESR-1917.

   B. Simpson "Strong Bolt 2". ICC ESR-3037.

   C. Powers "Power-Stud+ SD2" ICC ESR-2502.

9. Anchors that fail the proof test shall be replaced by the contractor at no additional cost to the Owner.

10. Re-testing of replaced anchors that fail tests shall be paid for by the Contractor.

CONCRETE MIX PROPERTIES

Element	Equilibrium Dry Density	Strength (psi / days)	Max w/cm	Entrained Air Content	ACI 318 Exposure Class	Type F Flyash As Percentage of CM	Slag Cement as Percentage of CM	Silica Fume as Percentage of CM	Max. Nominal Aggregate Size	Special Notes
Interior:										
Roof Deck Ramp and Curb	115 pcf ± 3%	4000 / 28	0.45	0% (as mixed)	F0 / C0	20% max	20% max	5% max	3/8 in.	Do not air entrain

ABBREVIATIONS:

ABBREVIATION	WORD OR PHRASE
&	And
@	At
AB	Anchor Bolt
ACI	American Concrete Institute
ADD'L	Additional
AESS	Architectural Exposed Structural Steel
AISC	American Institute of Steel Construction
ALT.	Alternate
APPROX.	Approximate
ARCH.	Architect
ASD	Allowable Strength Design
ASTM	American Society for Testing and Materials
AWS	American Welding Society
BM	Beam
BN	Boundary Nail
BOT.	Bottom
BRG.	Bearing
BS	Both Sides
BTWN.	Between
C	Camber
CC	Center to Center
CJ	Control Joint
CIP	Cast-in-place
C.L., CL	Center Line
CLG.	Ceiling
CLR.	Clear
CMU	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONN.	Connection
CONT.	Continuous
CJP	Complete Joint Penetration
CSK.	Countersink
CTBR.	Counterbore
CTR.	Center
DBA	Deformed Bar Anchor
DBL.	Double
DC	Demand Critical (Weld)
DET., DTL.	Detail
DIA., ∅	Diameter
DIAG.	Diagonal
DL	Dead Load
DN.	Down
DO.	Ditto
DWG(S).	Drawing(s)
(E)	Existing
EA.	Each
EF	Each Face
EJ	Expansion Joint
ELEV., EL	Elevation
EMB., EMBED.	Embedment
EN	Edge Nail
EQ.	Equal
EQUIP.	Equipment
ES	Each Side
EW	Each Way
FDN.	Foundation
FF	Finish Floor
FG	Finish Grade
FIN.	Finish
FLR.	Floor
FOC	Face of Concrete
FOM	Face of Masonry
FOS	Face of Stud
FRMG.	Framing
FS	Far Side
FT.	Foot, Feet
FTG.	Footing
GA.	Gage
GALV.	Galvanized
G.L.	Grid Line
GLB	Glued Laminated Beam
GR.	Grade
HDG	Hot-dip Galvanized
HGR.	Hanger
HK	Hook
HORIZ.	Horizontal
HSB	High Strength Bolt
HSS	Hollow Structural Section
HT.	Height
IBC	International Building Code
ICC	International Code Council
IN. or "	Inch, Inches
INT.	Interior
INV.	Inverted

ABBREVIATIONS:

ABBREVIATION	WORD OR PHRASE
JST.	Joist
K	Kips
KSI	Kips per Square Inch
LBS.	Pounds
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LONG.	Longitudinal
LTWT.	Lightweight
LVL	Laminated Veneer Lumber
MAX.	Maximum
MB	Machine Bolt
MECH.	Mechanical
MFR.	Manufacturer
MI	Malleable Iron
MIL.	0.001 Inch
MIN.	Minimum
MISC.	Miscellaneous
M.O.	Masonry Opening
(N)	New
NO., #	Number
NS	Near Side
NTS	Not to Scale
NWT.	Normal Weight
OC	On Center
OD	Outside Diameter
OH	Opposite Hand
OPNG.	Opening
OPP.	Opposite
PAF	Powder-Actuated Fasteners
PART.	Partial
PCF	Pounds per Cubic Foot
PL	Plate
PLY.	Plywood
PP	Partial Penetration
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PW	Puddle Weld
RAD.	Radius
RD	Roof Drain
REINF.	Reinforcing
REQ.	Required
RF.	Roof
RO	Rough Opening
RND.	Round
RR	Remove & Replace
SAD	See Architectural Drawings
SCHED.	Schedule
SER	Structural Engineer of Record
SFRS	Seismic Force Resisting System
SHT.	Sheet
SHTG.	Sheathing
SIM.	Similar
SLRS	Seismic Load Resisting System
SOG	Slab on Grade
SS	Stainless Steel
STAGG'D., STG.	Staggered
STD.	Standard
STIFF.	Stiffener
STL.	Steel
STRUCT.	Structural
SYMM., SYM.	Symmetrical
T&B	Top and Bottom
TOC	Top of Concrete
TOD	Top of Deck
TOS	Top of Steel
TOW	Top of Wall
TS	Tube Steel (Hollow Structural Section)
TYP.	Typical
UON	Unless Otherwise Noted
VERT.	Vertical
VIF	Verify in Field
W/	With
W/O	Without
WP	Work Point
WHS	Welded Headed Stud
WTS	Welded Threaded Stud
WWR	Welded Wire Reinforcing

LATERAL LOAD DESIGN

2015 INTERNATIONAL BUILDING CODE / ASCE 7-10
MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION

WIND

DESCRIPTION	SYMBOL	VALUE
BASIC STRENGTH DESIGN WIND SPEED (3 SEC. GUST)	V_{ult}	128 MPH (MA)
DRIFT WIND SPEED (100-YR MRI)	V_{drift}	104 MPH
RISK CATEGORY	-	II
WIND LOAD EXPOSURE CATEGORY	-	B (TYP.) C (FROM SOUTH)
INTERNAL PRESSURE COEFFICIENT	GC_{pi}	±0.18

SEISMIC

DESCRIPTION	SYMBOL	VALUE
SEISMIC IMPORTANCE FACTOR	I_E	1.0
RISK CATEGORY	-	II
MAPPED SPECTRAL RESPONSE SHORT PERIOD ACCELERATION	S_S	0.201g (MA)
MAPPED SPECTRAL RESPONSE 1-SECOND ACCELERATION	S_1	0.067g (MA)
LONG-PERIOD TRANSITION PERIOD	T_L	6s
SITE CLASSIFICATION	-	D (ASSUMED)
DESIGN SPECTRAL RESPONSE SHORT PERIOD ACCELERATION	S_{DS}	0.213g
DESIGN SPECTRAL RESPONSE 1-SECOND ACCELERATION	S_{D1}	0.018g
SEISMIC DESIGN CATEGORY	SDC	D (ASSUMED)
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE	
BASE SHEAR	V_{base}	81.4 KIPS

FLOOR AND ROOF DESIGN LOADS

DEAD LOAD (SEE NOTE 1)

DESCRIPTION	VALUE (PSF)
SUPERIMPOSED DEAD LOADS ON TYPICAL FLOOR AREAS (SEE NOTE 2)	10
MEP AREAS	SEE PLANS FOR EQUIP. WEIGHTS
SUPERIMPOSED DEAD LOADS ON ROOFS (SEE NOTE 3)	10
SURCHARGE ON ROOFS FOR BALLASTED PHOTOVOLTAIC ARRAY (NOTE 4)	8 (average)
FACADE (ON VERTICAL SURFACE)	
CURTAIN WALL	15
COMPOSITE METAL PANELS	15
EIFS SCREEN WALLS	10
BRICK VENEER PLUS STUD BACKUP	55

LIVE LOAD

DESCRIPTION	VALUE (PSF)
ROOFS (MAINTENANCE ACCESS)	20; SEE SNOW LOADS
OFFICES	80 (NOTE 5)
PARTITIONS	20 (NOTE 5)
PUBLIC ENTRANCES AND STAIRS	100 (NOTE 5)
CORRIDORS AT GROUND FLOOR	100 (NOTE 5)
TENANT AMENITY ROOF DECK	100 (NOTE 6)

SNOW LOAD (NOTE 7)

DESCRIPTION	SYMBOL	VALUE
GROUND SNOW LOAD	P_g	40 PSF (MA)
RISK CATEGORY	-	II
IMPORTANCE FACTOR	I_s	1.0
EXPOSURE FACTOR	C_E	1
THERMAL FACTOR	C_T	1
SLOPE FACTOR	C_s	1
FLAT ROOF SNOW LOAD	P_f	35 PSF (MA)

RAIN LOADS

THE MAIN ROOF HAS ONLY PRIMARY ROOF DRAINS. THE SECONDARY MEANS OF DRAINAGE IS OVER THE ROOF EDGES. THE DESIGN IS BASED ON 1 IN. OF ACCUMULATED WATER (5 PSF) AT THE EDGES AND 9 IN. OF ACCUMULATED WATER (47 PSF) ALONG THE LINE OF DRAINS AT NEAR THE CENTER OF THE MAIN ROOF.

NOTES:
1. SELF-WEIGHT OF STRUCTURAL COMPONENTS IS INCLUDED SEPARATELY
2. SUPERIMPOSED DEAD LOAD ON FLOORS INCLUDES ALLOWANCES FOR: CEILINGS; FLOORING; AND SUSPENDED MECHANICAL, ELECTRICAL, AND PLUMBING DISTRIBUTION.
3. SUPERIMPOSED DEAD LOAD ON ROOFS INCLUDSE ALLOWANCES FOR: ROOFING ASSEMBLY (INCLUDING INSULATION); SUSPENDED MECHANICAL, ELECTRICAL, AND PLUMBING DISTRIBUTION; AND CEILINGS.
4. SURCHARGE FOR BALLASTED PHOTOVOLTAIC ARRAY IS IN ADDITION TO TYPICAL ROOF SUPERIMPOSED DEAD LOAD.
5. LIVE AND PARTITION LOADS ARE AS SHOWN ON ORIGINAL 1999 STRUCTURAL DRAWINGS BY MCNAMARA SALVIA AND HAVE NOT BEEN INDEPENDENTLY VERIFIED EXCEPT IN AREAS WHERE THESE DRAWINGS SHOW NEW WORK.
6. AT TENANT AMENITY ROOF DECKS, THE DESIGN CONSIDERS SNOW DRIFTS IN COMBINATION WITH 20 PSF MAINTENANCE ACCESS LIVE LOAD AND FLAT ROOF SNOW LOAD IN COMBINATION WITH 100 PSF ASSEMBLY LIVE LOAD. WHERE PLANTERS ARE SHOWN ON PLAN, LIVE LOAD DOES NOT OCCUR IN SAME LOCATION AS PLANTER LOAD.
7. THE DESIGN CONSIDERS SNOW DRIFTS ALONG MECHANICAL EQUIPMENT, PARAPEPTS, AND RISING WALLS. FOR PEAK SNOW DRIFT, USE 96 PSF MAXIMUM DRIFT TAPERING DOWN TO 35 PSF FLAT ROOF SNOW LOAD WITH A DRIFT WIDTH OF 12'-7".

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Notes

2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01

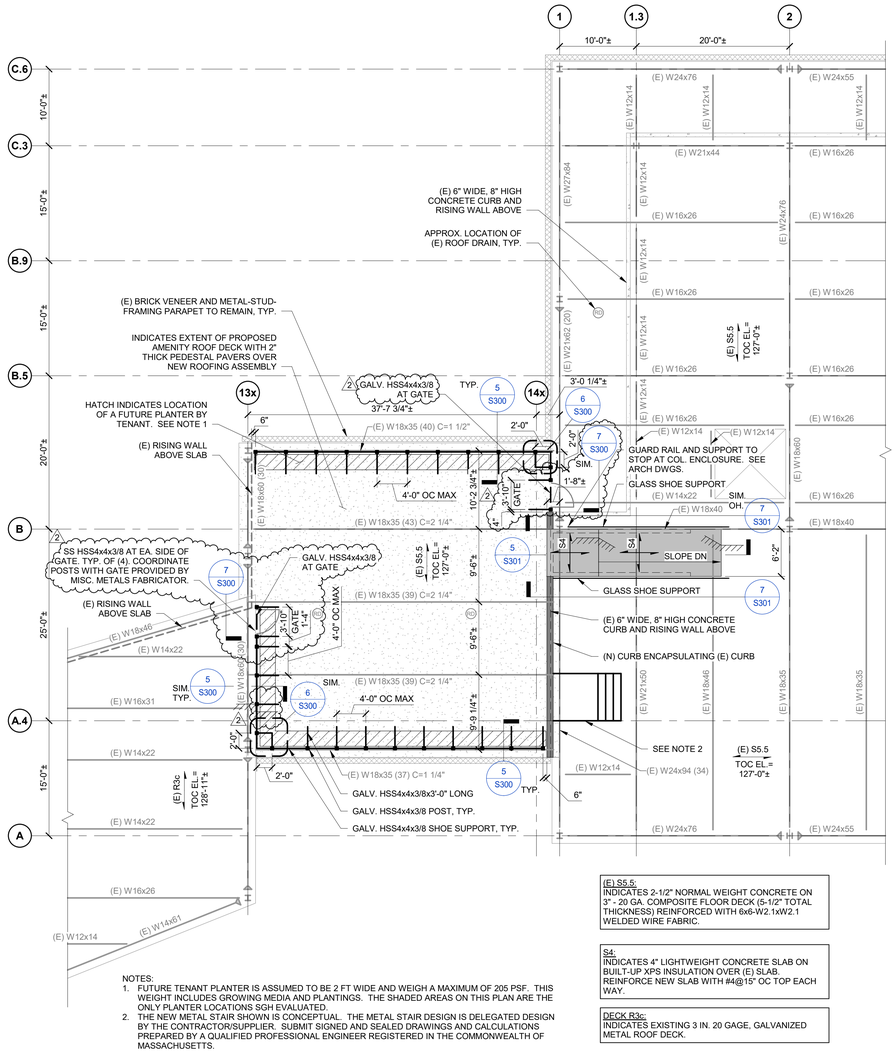
Issued/Revision YYYY.MM.DD

Permit/Seal

Scale As indicated
Project No. 218421397

STRUCTURAL GENERAL NOTES AND LOADS

S000



(E) S5.5:
INDICATES 2-1/2" NORMAL WEIGHT CONCRETE ON 3" - 20 GA. COMPOSITE FLOOR DECK (5-1/2" TOTAL THICKNESS) REINFORCED WITH 6x6-W2.1xW2.1 WELDED WIRE FABRIC.

S4:
INDICATES 4" LIGHTWEIGHT CONCRETE SLAB ON BUILT-UP XPS INSULATION OVER (E) SLAB. REINFORCE NEW SLAB WITH #4@15" OC TOP EACH WAY.

DECK R3c:
INDICATES EXISTING 3 IN. 20 GAGE, GALVANIZED METAL ROOF DECK.

NOTES:
1. FUTURE TENANT PLANTER IS ASSUMED TO BE 2 FT WIDE AND WEIGH A MAXIMUM OF 205 PSF. THIS WEIGHT INCLUDES GROWING MEDIA AND PLANTINGS. THE SHADED AREAS ON THIS PLAN ARE THE ONLY PLANTER LOCATIONS SGH EVALUATED.
2. THE NEW METAL STAIR SHOWN IS CONCEPTUAL. THE METAL STAIR DESIGN IS DELEGATED DESIGN BY THE CONTRACTOR/SUPPLIER. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS.

1 LEVEL 3 FRAMING PART PLAN

1/8" = 1'-0"

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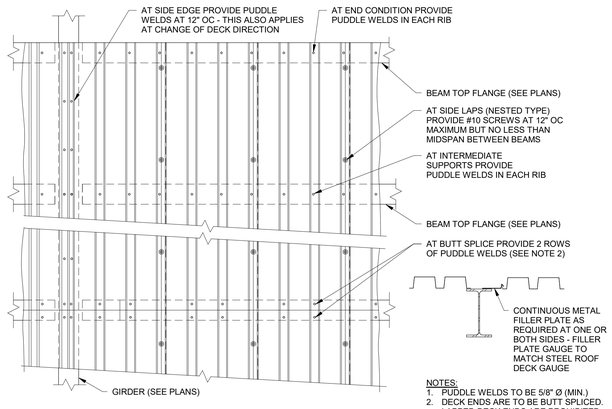
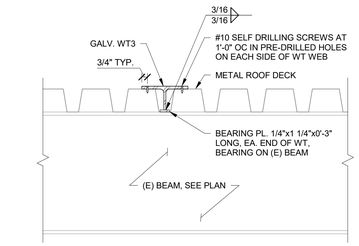
STRUCTURAL THIRD FLOOR PART PLAN

S201

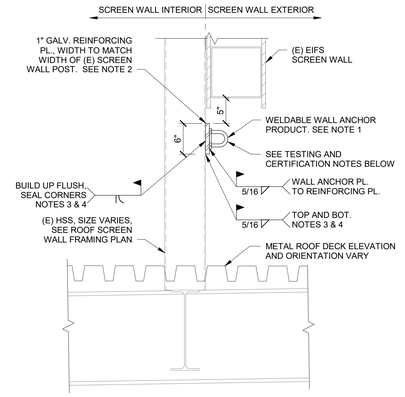


NOTES:
1. PUDDLE WELDS TO BE 5/8" Ø (MIN.)
2. DECK ENDS ARE TO BE BUTT SPLICED. LAPPED DECK ENDS ARE PROHIBITED.

1 FASTENING PATTERN FOR 3" METAL ROOF DECK
3/4" = 1'-0"



2 WT TOPSIDE DECK REINFORCEMENT
1 1/2" = 1'-0"

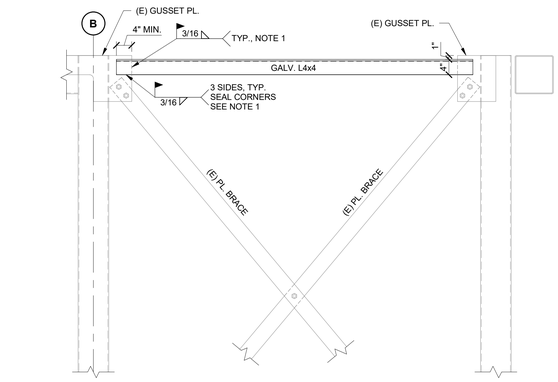


NOTES:
1. WELDABLE WALL ANCHOR PRODUCT AS CERTIFIED BY MANUFACTURER TO ACHIEVE 5,000 LB. LOAD APPLIED IN ANY DIRECTION WITHOUT FAILURE. MATERIAL MAY BE EITHER GALVANIZED OR STAINLESS STEEL AT MANUFACTURER'S DISCRETION.
2. PREPARE SURFACE OF REINFORCING PLATE TO RECEIVE PAINT TO MATCH EXISTING PAINT.
3. CLEAN ALL FIELD WELDS AND APPLY TWO COATS OF ZINC-RICH PAINT AFTER WELDING.
4. APPLY TWO COATS OF PAINT TO MATCH EXISTING PAINT. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.

3 (N) FALL ARREST ANCHOR AT SCREEN WALL POSTS
1" = 1'-0"

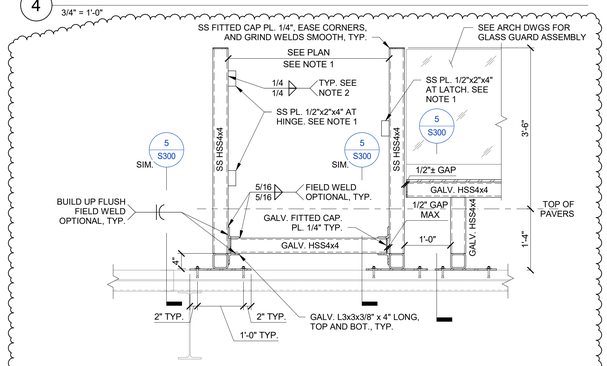
TESTING OF FALL ARREST LANCHORS
All new tie-off anchors must be tested by a qualified testing agency working under the supervision of a Professional Engineer (PE) licensed in the Commonwealth of Massachusetts. The testing agency may use any scientifically-valid testing criteria as defined by the certifying PE to determine whether an anchor is capable of supporting at least 5,000 lb per attached worker as required by OSHA. The proof load should be sustained for a minimum of 30 seconds. Monitor all components for deflection, and stop testing at any point before reaching the proof load if there is excessive deflection observed. Submit test results (signed and sealed by the PE who witnessed the test) for each anchor.

In the absence of a test procedure, we recommend that each personal fall arrest anchor be tested to 5,000 lb proof load in each direction of potential loading associated with a fall or anchor use.



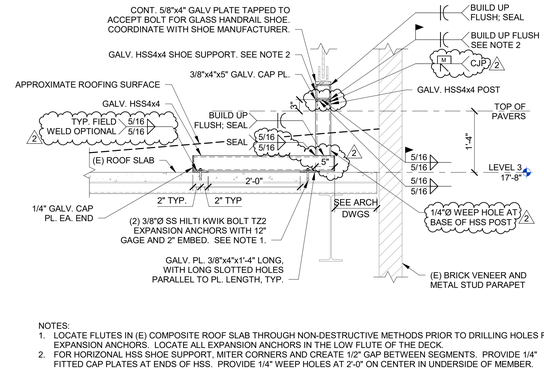
NOTES:
1. CLEAN ALL FIELD WELDS AND APPLY TWO COATS OF ZINC-RICH PAINT AFTER WELDING.

4 BRACE STIFFENING AT WEST SCREENWALL OPENING
3/4" = 1'-0"



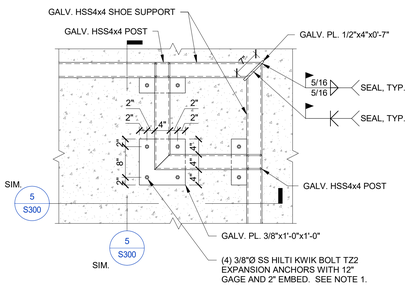
NOTES:
1. COORDINATE POSTS, LATCH PLATE, AND HINGE PLATES WITH GATE PROVIDED BY MISC. METALS FABRICATOR.
2. GRIND WELDS SMOOTH.

7 GUARD RAIL GATE SUPPORT FRAMING AND ANCHORAGE
3/4" = 1'-0"



NOTES:
1. LOCATE FLUTES IN (E) COMPOSITE ROOF SLAB THROUGH NON-DESTRUCTIVE METHODS PRIOR TO DRILLING HOLES FOR EXPANSION ANCHORS. LOCATE ALL EXPANSION ANCHORS IN THE LOW FLUTE OF THE DECK.
2. FOR HORIZONAL HSS SHOE SUPPORT, MITER CORNERS AND CREATE 1/2" GAP BETWEEN SEGMENTS. PROVIDE 1/4" FITTED CAP PLATES AT ENDS OF HSS. PROVIDE 1/4" WEEP HOLES AT 2'-0" ON CENTER IN UNDERSIDE OF MEMBER.

5 GUARD RAIL SUPPORT FRAMING AND ANCHORAGE
3/4" = 1'-0"



6 GUARD RAIL SUPPORT AT CORNERS
3/4" = 1'-0"

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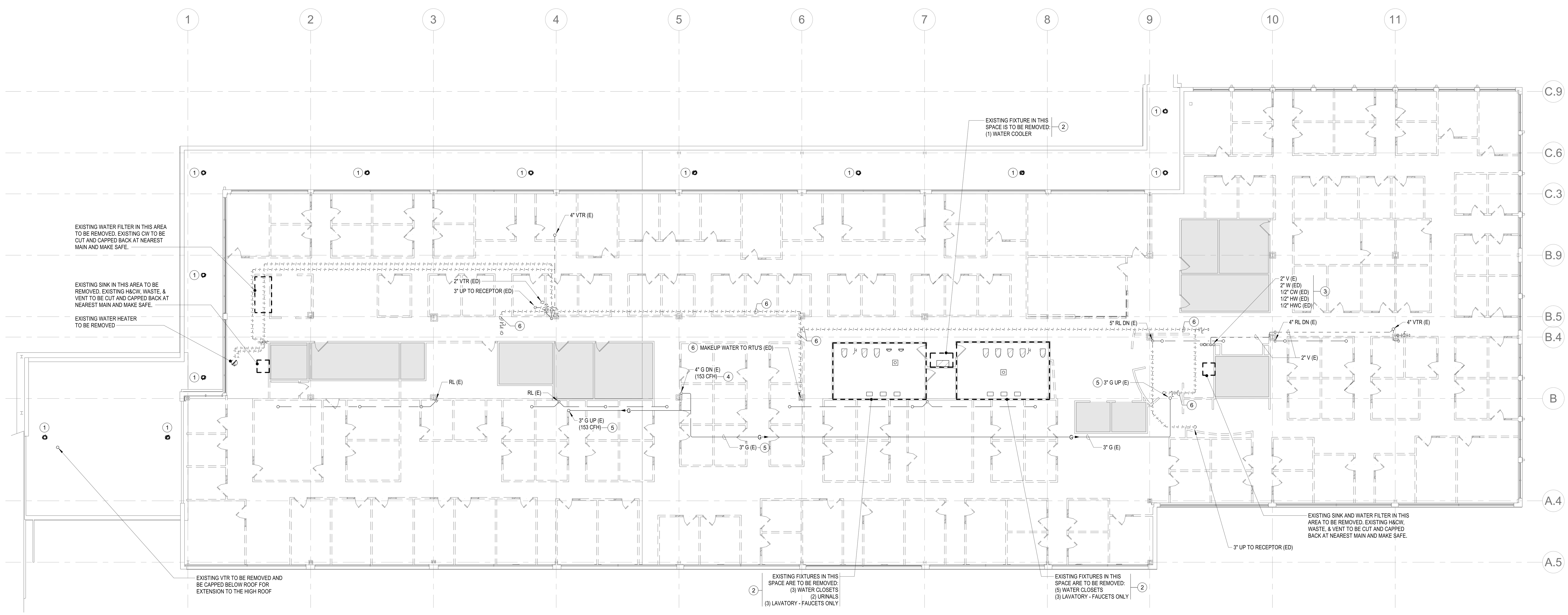
STRUCTURAL STEEL DETAILS

S300

KEY NOTE:

1. EXISTING ROOF DRAIN TO BE REMOVED AND REPLACED TO ALLOW FOR NEW INSULATION ABOVE CONCRETE ROOF DECK.
2. ASSOCIATED PLUMBING (WASTE, VENT, CW & HW) CONNECTIONS SHALL BE REMOVED AND BE CUT BACK FOR FUTURE RE-USE.
3. CUT AND CAP AT NEAREST ACTIVE MAIN AND MAKE SAFE.
4. THIS GAS LOAD DOES NOT INCLUDE THE 2,800 CFH BEING REMOVED.
5. THIS GAS LOAD DOES NOT INCLUDE THE 1,400 CFH BEING REMOVED.
6. MAKEUP WATER TO RTU'S (ED). EXACT ROUTING SHALL BE DETERMINED IN FIELD.



1 / PD103 **PLUMBING THIRD FLOOR DEMO**
3/32" = 1'-0"

<Pick location in Project Information>
3/31/2022 3:27:10 PM
ORIGINAL SHEET - ARCH E1

Stantec

Stantec Architecture Inc.
311 Summer Street
Boston, MA 02210-1723
Tel: (617) 234-3100
www.stantec.com

Consultant

BALA CONSULTING ENGINEERS, INC.
52 TEMPLE PLACE
BOSTON, MA 02111-1306
TEL: 617 357 6060 FAX: 617 357 5188
WWW.BALA.COM

BALA ENGINEERS
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STRUCTURAL | TECHNOLOGY | COMMISSIONING

bxp

140 KENDRICK

BUILDING A - CORE & SHELL NET ZERO ENERGY RENOVATIONS

Notes

Issued/Revision	YYYY.MM.DD
CONSTRUCTION DOCUMENTS	2022.04.01

Permit/Seal

Scale	3/32" = 1'-0"
Project No.	6021877

PLUMBING LEVEL 3 DEMOLITION FLOOR PLAN

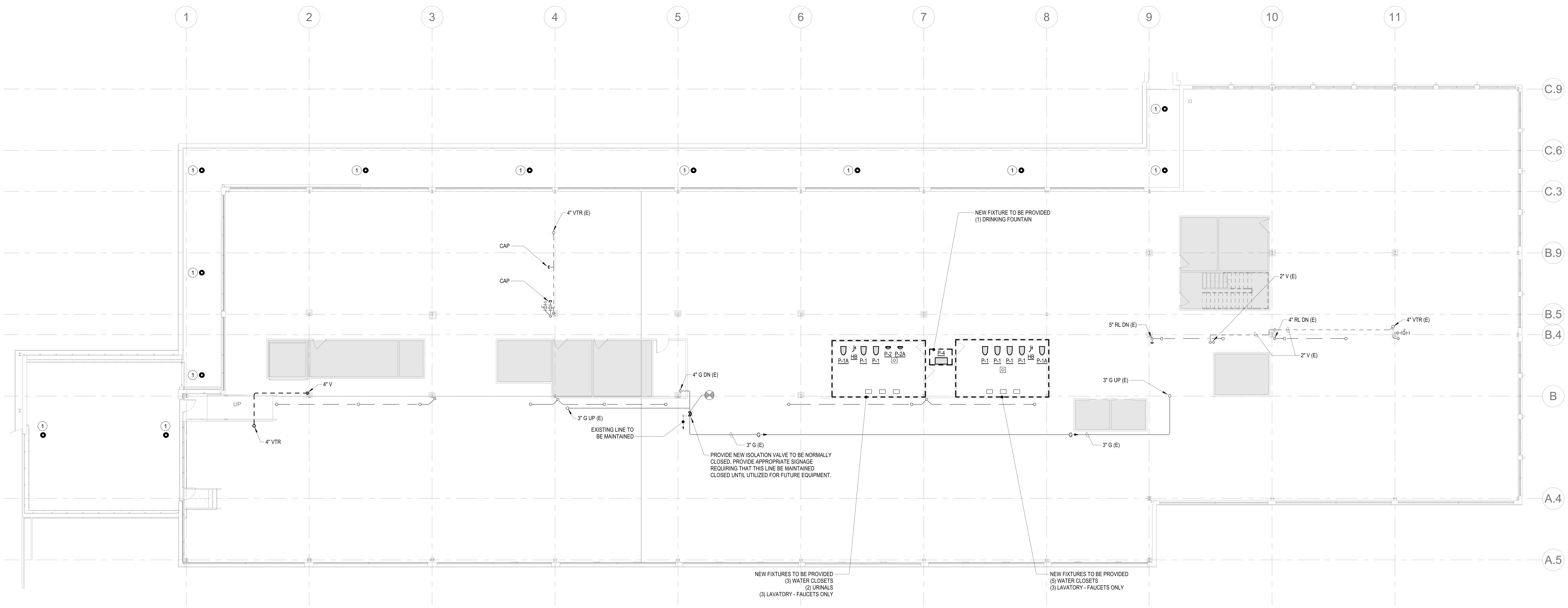
PD103

SCOPE NOTES:

1. INSTALLATION OF NEW FIXTURES IS TO ALSO INCLUDE THE FOLLOWING:
   - A. INSTALLATION OF ALL NEW FIXTURE ACCESSORIES, FLUSH VALVES, TRAPS, DRAINS, FAUCETS, SUPPLIES, & STOPS.
   - B. RECONNECTION TO FIXTURE CARRIERS, WASTE LINES, COLD WATER, & HOT WATER.
   - C. PROVIDE NEW HOSE BIBB TO REPLACE EXISTING.
   - D. EXISTING FLOOR DRAIN SHALL BE MAINTAINED AND PROTECTED AND SHALL BE THOROUGHLY CLEANED BY COMPLETION OF ALL WORK. RETROFIT WITH TRAP GUARD IF ACTIVE TRAP PRIMER DOES NOT EXIST.
   - E. INSTALLATION OF MIXING VALVES AT LAVATORIES.
   - F. PROVIDE ALL NECESSARY MODIFICATIONS TO DRAIN AND SUPPLY TO SATISFY NEW FIXTURE INSTALLATION.
   - G. MODIFY EXISTING SUPPLIES AND FIXTURE CARRIERS TO SUIT NEW FIXTURE HEIGHTS TO SUIT NEW COMFORT HEIGHT REQUIRED FOR WATER CLOSETS.
2. EXISTING PIPING AT PERIMETER COLUMNS WHERE DRYWALL IS TO BE REMOVED ARE TO BE MAINTAINED AND PROTECTED

KEY NOTE:

(1) NEW ROOF DRAIN TO BE PROVIDED WITH ELEVATOR EXTENSION TO ALLOW FOR NEW INSULATION ABOVE CONCRETE ROOF DECK.



1 / P103 **PLUMBING THIRD FLOOR**
3/32" = 1'-0"

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BUILDING A - CORE & SHELL
NET ZERO ENERGY
RENOVATIONS

Notes

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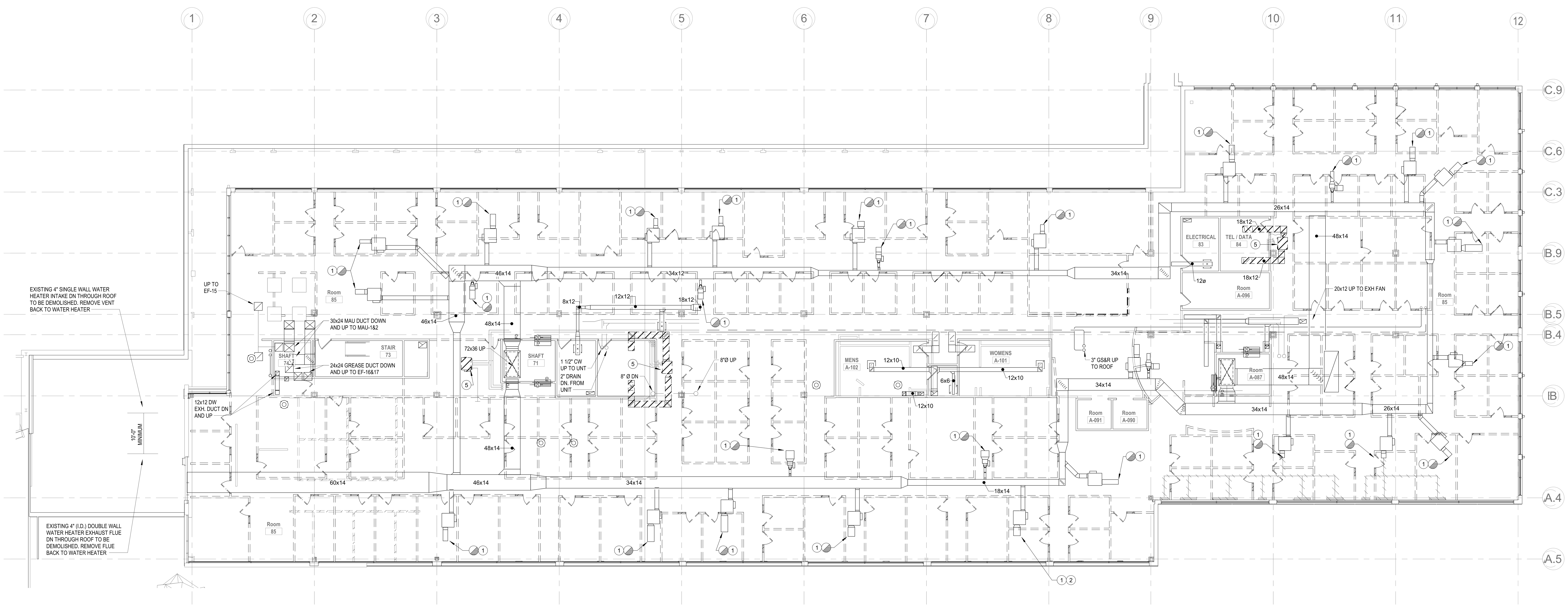
PLUMBING LEVEL 3 FLOOR PLAN

P103



1 MD103 MECHANICAL THIRD FLOOR DEMO

3/32" = 1'-0"

NOTES:

1. DEMOLISH ALL LOW PRESURE SUPPLY AIR DUCTWORK AND ASSOCIATED AIR DEVICES 3'-0" DOWNSTREAM OF THE VAV/FPB BOX.
2. ALL MEDIUM PRESSURE SUPPLY AIR DUCTWORK, RISERS HVAC UNITS AND THERMOSTATS ARE TO REMAIN. VERIFY LOCATIONS OF ALL THERMOSTATS AND RELOCATE TO NEAREST SUITABLE REMAINING WALL OR COLUMN WHICH WILL REMAIN.
3. MAINTAIN EXHAUST FANS AND TRANSFER AIR GRILLES ASSOCIATED WITH THE CORE RESTROOMS.
4. REFER TO ARCHITECTURAL DEMO PLANS FOR AREAS THAT ARE TO REMAIN. ALL ASSOCIATED HVAC SYSTEMS SERVING THAT AREA TO REMAIN.
5. EXISTING FCU SERVING THE TEL/DATA TO BE REMOVED AND ALL ASSOCIATED PIPING.

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140 KENDRICK

BUILDING A - CORE & SHELL NET ZERO ENERGY RENOVATIONS

Notes

Issued/Revision	YYYY.MM.DD
CONSTRUCTION DOCUMENTS	2022.04.01

Permit/Seal

Scale 3/32" = 1'-0"

Project No. 6021877

MECHANICAL DEMOLITION FLOOR PLAN

MD103

GENERAL NOTES:

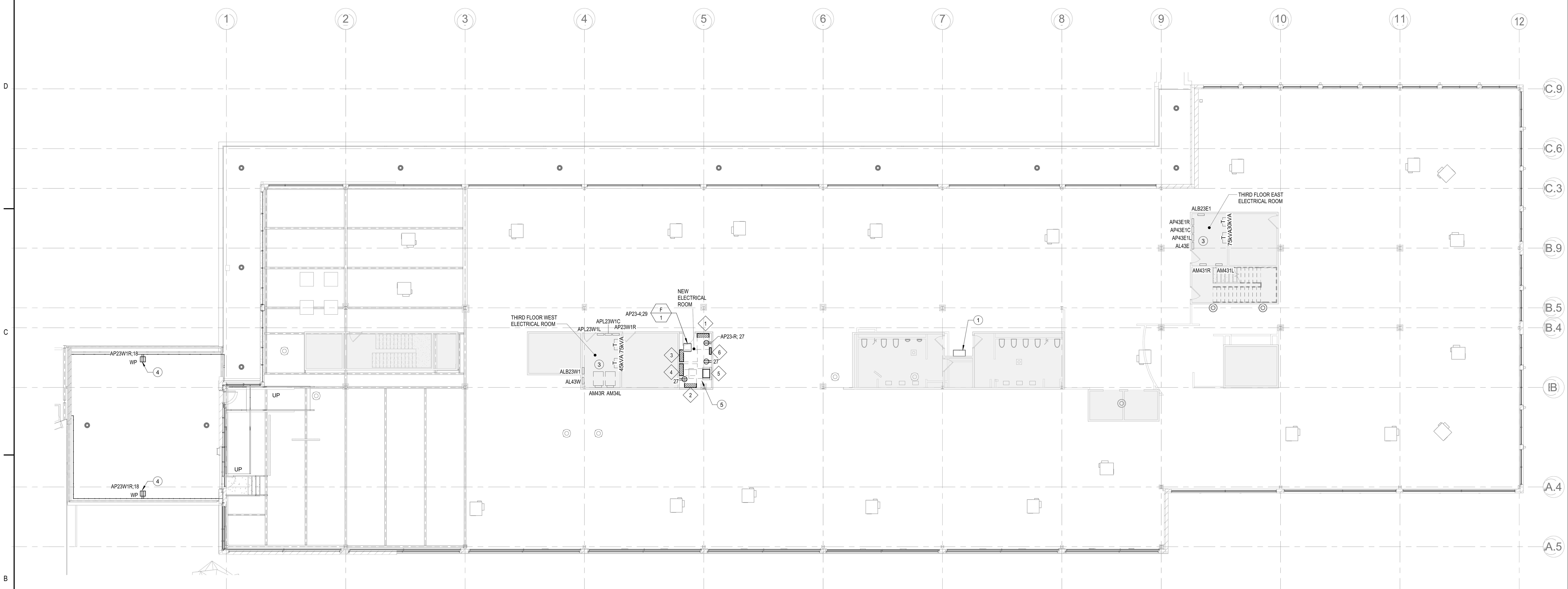
1. REVIEW DRAWINGS FOR THE OTHER TRADES AND COORDINATE AS REQUIRED.
2. ALL BRANCH CIRCUITS ON THE FLOOR SHALL BE FED FROM PANELBOARDS LOCATED IN THE RESPECTIVE FLOOR'S CORE STACKED ELECTRICAL ROOM, UNLESS OTHERWISE INDICATED.
3. PROVIDE FLEXIBLE CONNECTIONS FOR ALL MECHANICAL EQUIPMENT INDICATED ON PLANS, PROVIDE FUSIBLE DISCONNECT SWITCH(30A/ 60A/ 100A), WITH FUSES TO MATCH OVERCURRENT PROTECTION RATING RECOMMENDED BY MANUFACTURER, UNLESS DISCONNECT IS BEING PROVIDED PACKAGED WITH EQUIPMENT.
4. PROVIDE FLEXIBLE CONNECTIONS FOR ALL PLUMBING EQUIPMENT INDICATED ON PLANS. PROVIDE FUSIBLE DISCONNECT SWITCH, WITH FUSES TO MATCH OVERCURRENT PROTECTION RATING INDICATED ON PANEL SCHEDULE.

ELECTRICAL EQUIPMENT ID LIST:

1. FUTURE PV PANELBOARD BY OTHERS.
2. NEW PANELBOARD "AP43-RA" - 480/277V, 600A
3. NEW PANELBOARD "AP43-RB" - 480/277V, 600A
4. NEW PANELBOARD "AP43-RC" - 480/277V, 400A
5. NEW 30KVA TRANSFORMER - 480 - 120/208V
6. NEW PANELBOARD "AP23-R" - 208/120V, 100A

KEYED NOTES:

1. CONNECT NEW WATER COOLER TO EXISTING CIRCUIT. EXTEND CIRCUITRY AS REQUIRED.
2. LOCATION OF NEW AIR TRANSMITTER. PROVIDE NEW 20A, 1P CIRCUIT BREKAER IN EXISTING PANEL AP22W1R. NEW BREAKER SHALL MATCH EXISTING IN TYPE AND KAIC RATING. PROVIDE 3/4"C., 2#12+1#12G FOR AIR TRANSMITTER CIRCUIT.
3. PANELBOARDS WITHIN ROOM ARE EXISTING TO REMAIN.
4. PROVIDE RECEPTACLES AT ROOF DECK. FIELD COORDINATE RACEWAY ROUTING PROVIDE NEW 20A, 1P CIRCUIT BREKAER IN EXISTING PANEL AP22W1R. NEW BREAKER SHALL MATCH EXISTING IN TYPE AND KAIC RATING. PROVIDE 3/4"C., 2#10+ 1#10G FOR RECEPTACLE CIRCUIT.
5. PROVIDE FOUR CHECK METERS IN NEW ELECTRICAL ROOM. FIELD COORDINATE EXACT LOCATION. CHECK METERS SHALL BE VERIS MULTI-CIRCUIT METER, 3-PHASE, 14-METER, MODEL NUMBER E34E14. PROVIDE REQUIRED CONDUIT AND WIRE BETWEEN PANELBOARD AND METER TO METER EACH NEW CIRCUIT. PROVIDE CONNECTION TO BUILDING MANAGEMENT SYSTEM.
6. ALLOCATE SPACE FOR FUTURE PV PANELBOARD. COORDINATE DIMENSIONS WITH PV VENDOR.



1 E103 ELECTRICAL POWER THIRD FLOOR
3/32" = 1'-0"

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140 KENDRICK

BUILDING A - CORE & SHELL
NET ZERO ENERGY
RENOVATIONS

Notes

CONSTRUCTION DOCUMENTS	2022.04.01
Issued/Revision	YYYY.MM.DD

Permit/Seal

Scale	3/32" = 1'-0"
Project No.	6021877

ELECTRICAL POWER THIRD FLOOR PLAN

E103

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

Tel.781-455-7550 x 308

June 15, 2022

Planning Board
Town of Needham
500 Dedham Avenue.
Needham, MA. 02492

Re: 140 Kendrick Street

Dear Board Members,

Please be advised that I have reviewed the plans for the roof deck proposal to be constructed on the low-rise building located at 140 Kendrick Street and have the following comment. It was unclear from the plan submitted showing the proposed roof deck that two means of egress were going to be provided.

David A Roche
Building Department
Town of Needham

TOWN OF NEEDHAM
DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 140 Kendrick Street *Date:* May 25, 2022

Owner: BP Kendrick Street LLC

Address: c/o Boston Properties, Inc. (*Street*) Boston (*City*) MA (*State*) 02199 (*Zip*)

Telephone: (617)236-3333 (office) and (617)512-0319 (cell)

Applicant: BP Kendrick Street LLC

Address: c/o Boston Properties, Inc. (*Street*) Boston (*City*) MA (*State*) 02199 (*Zip*)

Telephone: (617)236-3333 (office) and (617)512-0319 (cell)

Designer/Installer: Stantech Architecture and Engineering PC

Address: 311 Summer Street (*Street*) Boston (*City*) MA (*State*) 02210 (*Zip*)

Telephone: (617)234-3100

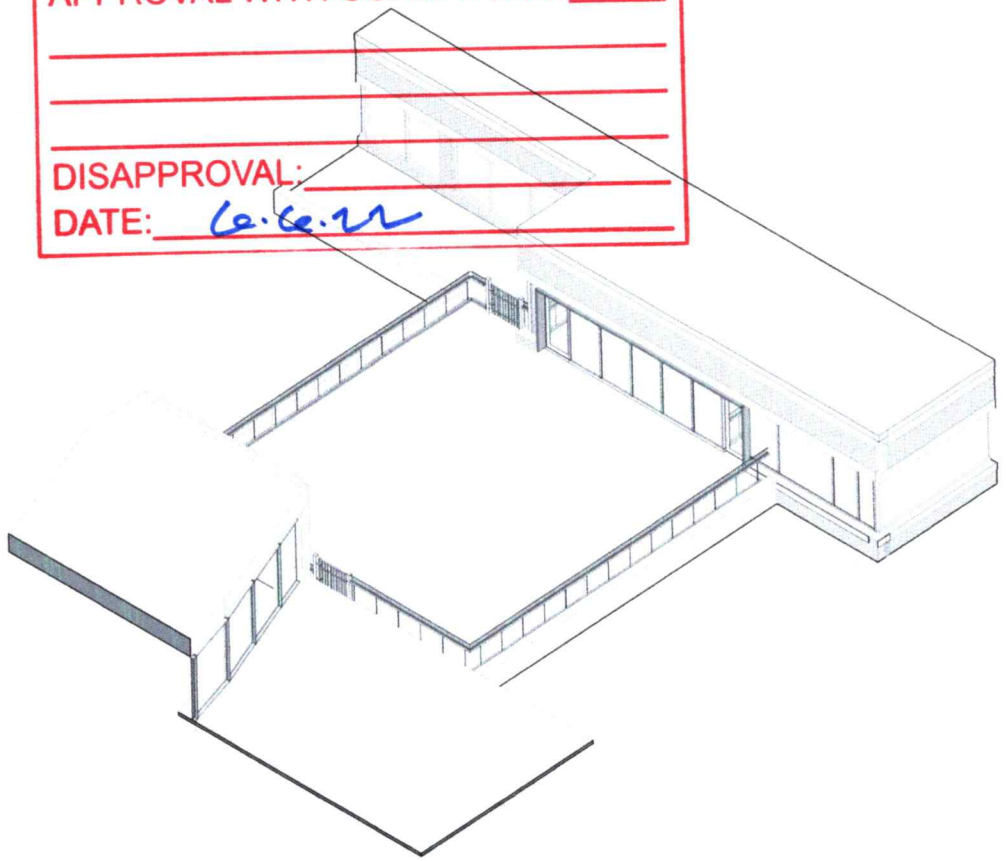
Type of Application	
	Sign
X	**Minor Project**
X	**Exterior Alterations**
	Major Project (Site Plan Review) **- preliminary** **- final**
	Flexible Subdivision
	Planned Residential Development
	Residential Compound

NEEDHAM
DESIGN REVIEW BOARD
• RECOMMENDED ACTION •
APPROVAL: M Greaney
APPROVAL WITH CONDITIONS:
DISAPPROVAL:
DATE: 6.16.22

Brief description of sign or project:

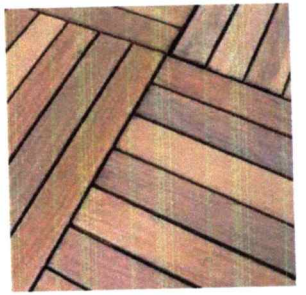
PRIOR PROCEEDINGS: The 140 Kendrick Street Project was originally approved and constructed pursuant to Special Permit/Site Plan Review issued by the Planning Board on June 15th 1999. The special Permit/Site Plan Review was amended by Amendment dated December 1, 2020 on Application No. 99-2. That Amendment approved the Owner's request to renovate the existing single tenant office space to allow multiple tenants to lease the buildings, including exterior improvements as shown on the Plans referred to in the Amendment consisting of adding entrance locations to the buildings, patio improvements, and accessible parking and landscape improvements at the new entrance locations.

NEEDHAM
DESIGN REVIEW BOARD
• RECOMMENDED ACTION •
APPROVAL: M Gluesing
APPROVAL WITH CONDITIONS:
DISAPPROVAL:
DATE: 6.6.22

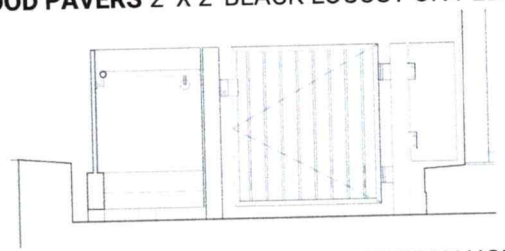


ROOF TERRACE 3D AXON

GLASS GUARDRAIL w/ STAINLESS STEEL HANDRAIL

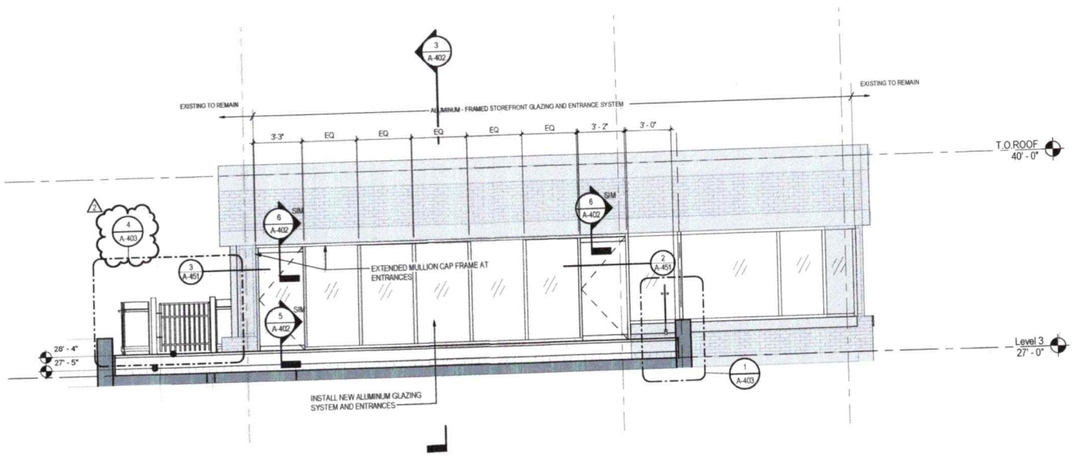


WOOD PAVERS 2' X 2' BLACK LOCUST ON PEDESTAL PAVERS

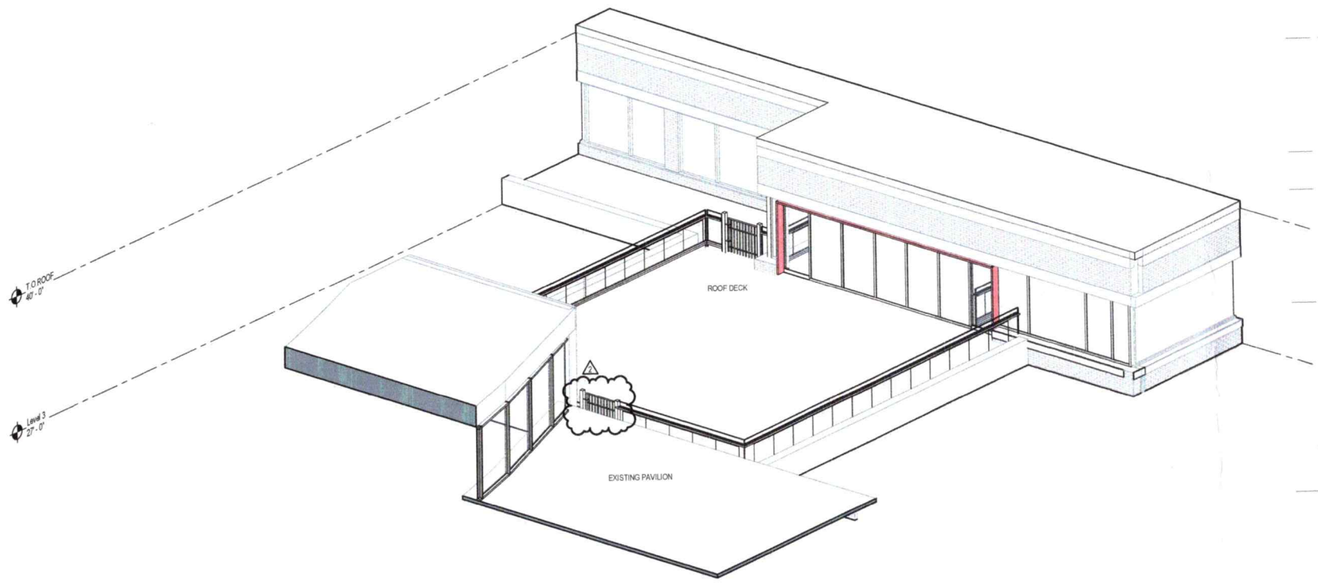


STAINLESS STEEL GATE ROOF MAINTENANCE ACCESS ONLY

EXISTING VIEW OF ROOF

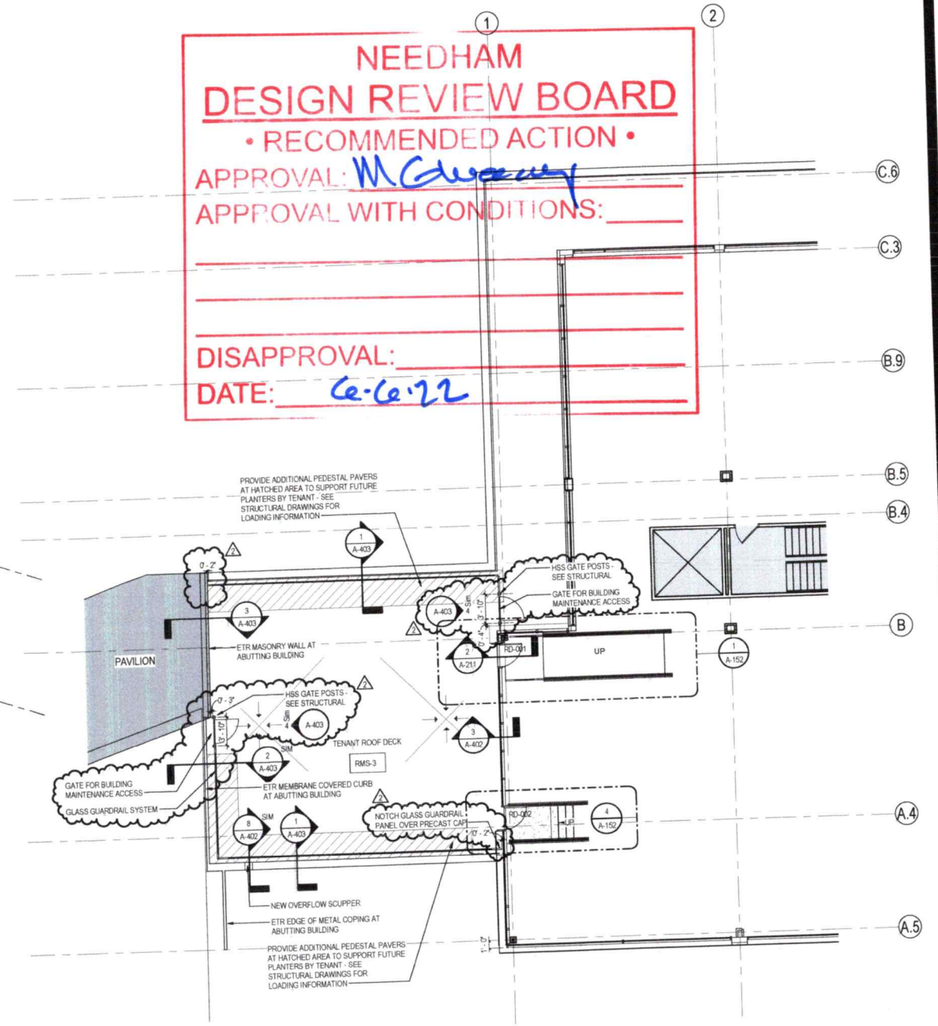


2 A-151 **ROOF DECK ELEVATION**
1/4" = 1'-0"



3D AXON - ROOF DECK

NEEDHAM
DESIGN REVIEW BOARD
• RECOMMENDED ACTION •
APPROVAL: M Gregory
APPROVAL WITH CONDITIONS:
DISAPPROVAL:
DATE: 6-6-22



1 **ROOF DECK PLAN - LEVEL 3**

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311 Summer Street
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Tel: (617) 234-3100
www.stantec.com
Consultant

bxp

140 KENDRICK

BUILDING A - CORE & SHELL
NET ZERO ENERGY
RENOVATIONS

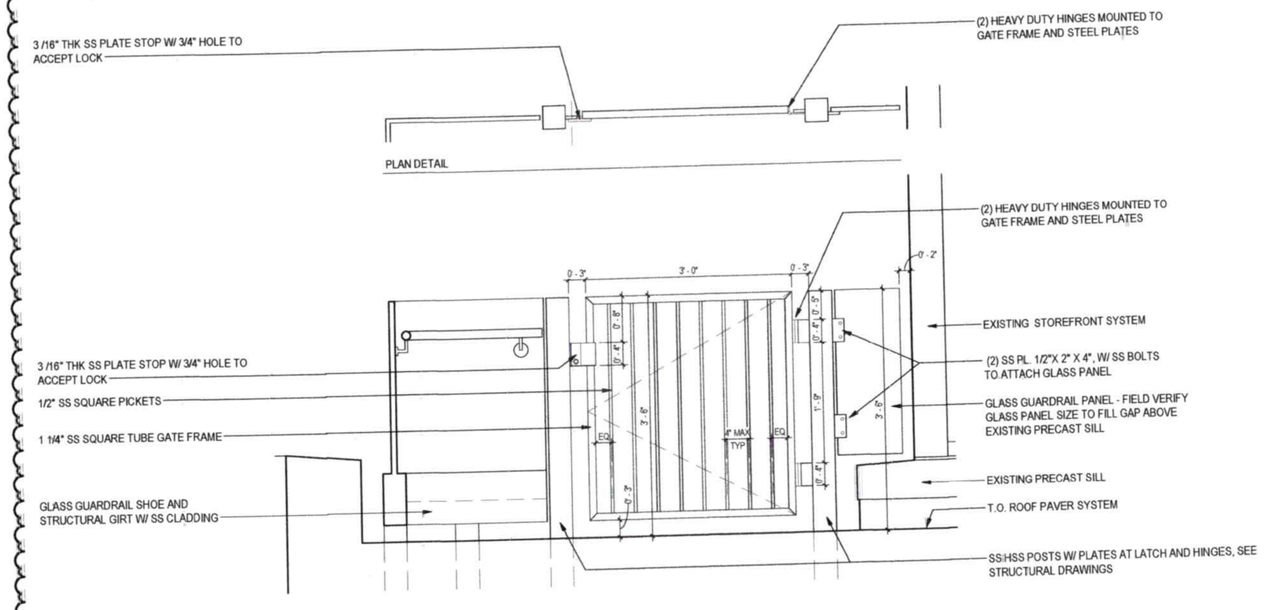
Notes

2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01
	Issued/Revision	YYYY.MM.DD

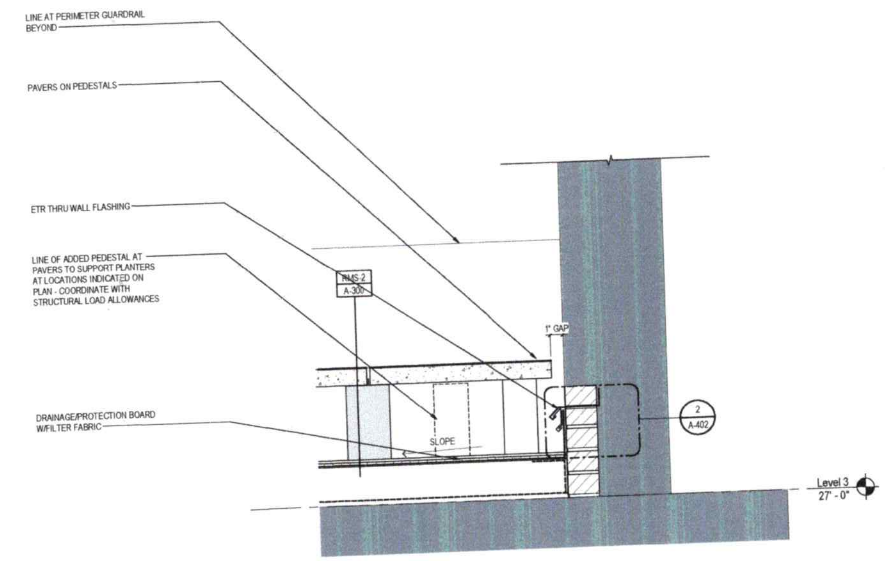
Permit/Seal

Scale	As indicated
Project No.	218421397

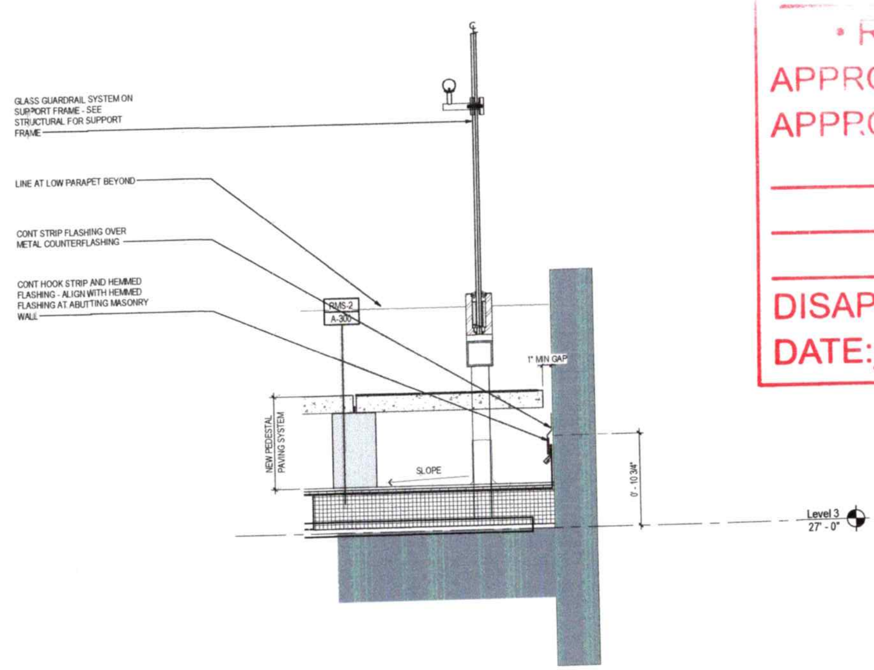
TENANT ROOF DECK



4 / A-403 **GATE & GUARDRAIL DETAIL ELEVATION**
1" = 1'-0"

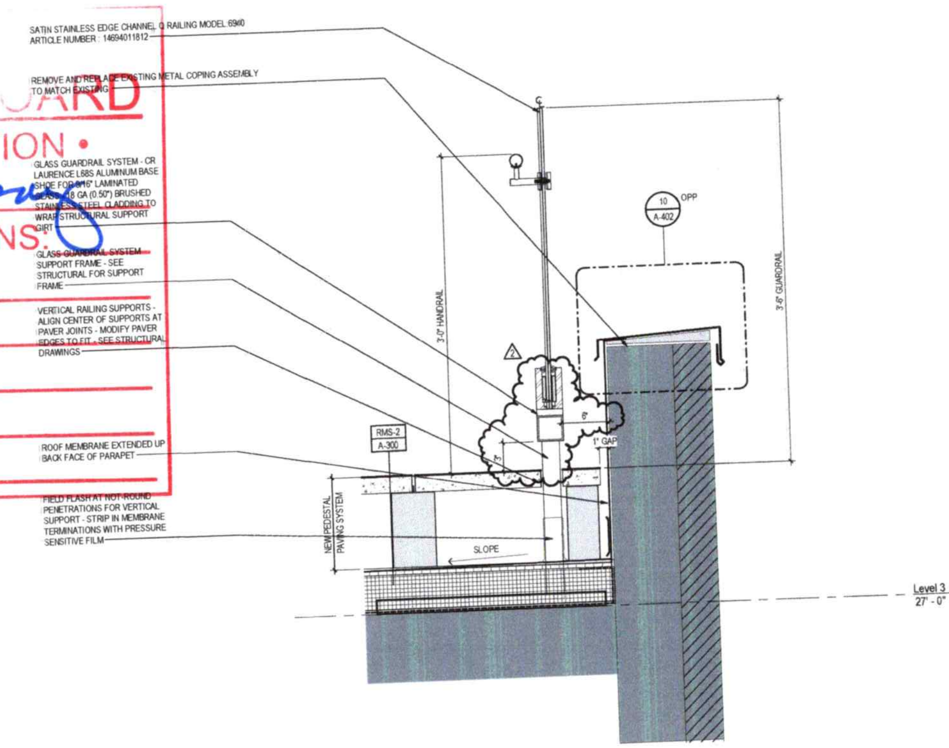


3 / A-403 **ROOF DECK AT MASONRY WALL/ABUTTING BLDG**
1 1/2" = 1'-0"



2 / A-403 **TERRACE RAILING AT MEMBRANE ROOF CURB**
1 1/2" = 1'-0"

• RECOMMENDED ACTION •
APPROVAL: M Gweeng
APPROVAL WITH CONDITIONS:
DISAPPROVAL:
DATE: 6·6·22



1 / A-403 **TYP A RAILING AT PERIMETER PARAPET**
1 1/2" = 1'-0"

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RENOVATIONS

Notes

2	ADDENDUM 1	2022.04.29
1	CONSTRUCTION DOCUMENTS	2022.04.01
	Issued/Revision	YYYY.MM.DD

Permit/Seal

Scale	As indicated
Project No.	218421397

TYPICAL EXTERIOR WALL DETAILS LEVEL 3

A-403

TOWN OF NEEDHAM
MASSACHUSETTS

PLANNING BOARD

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

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

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

To the Planning Board:

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

1. Name of Applicant Four Forty-Four Group, Inc.
   Address 444 Hillside Avenue, Needham, MA 02494
2. Name of Engineer or Surveyor Hancock Associates
   Address 185 Centre Street, Danvers, MA 01923
3. Deed of property recorded in Norfolk County Registry,
   Book 25527, Page 41
4. Location and description of property The two properties known and numbered 422 and 444 Hillside Avenue, Needham, MA 02494
5. Reasons approval is not required (check as applicable):

   X a) Every lot shown has the area and frontage required by the Zoning By-Law on a way, as defined by Section 81-L, Chapter 41 of the General Laws.

   b) Land designated _____ shall not be used as separate building lot(s) but only together with adjacent lots having the required area and frontage.

   c) Lot(s) having less than required frontage or area resulted from a taking for public purpose or have been recorded prior to 3/26/1925, no land is available to make up the deficiency and the frontage and land area of such lots are not being reduced by the plan.

   d) _____

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

Signature of Applicant Four Forty-Four Group, Inc.
By James P. O'Brien, Pres.

Address _____

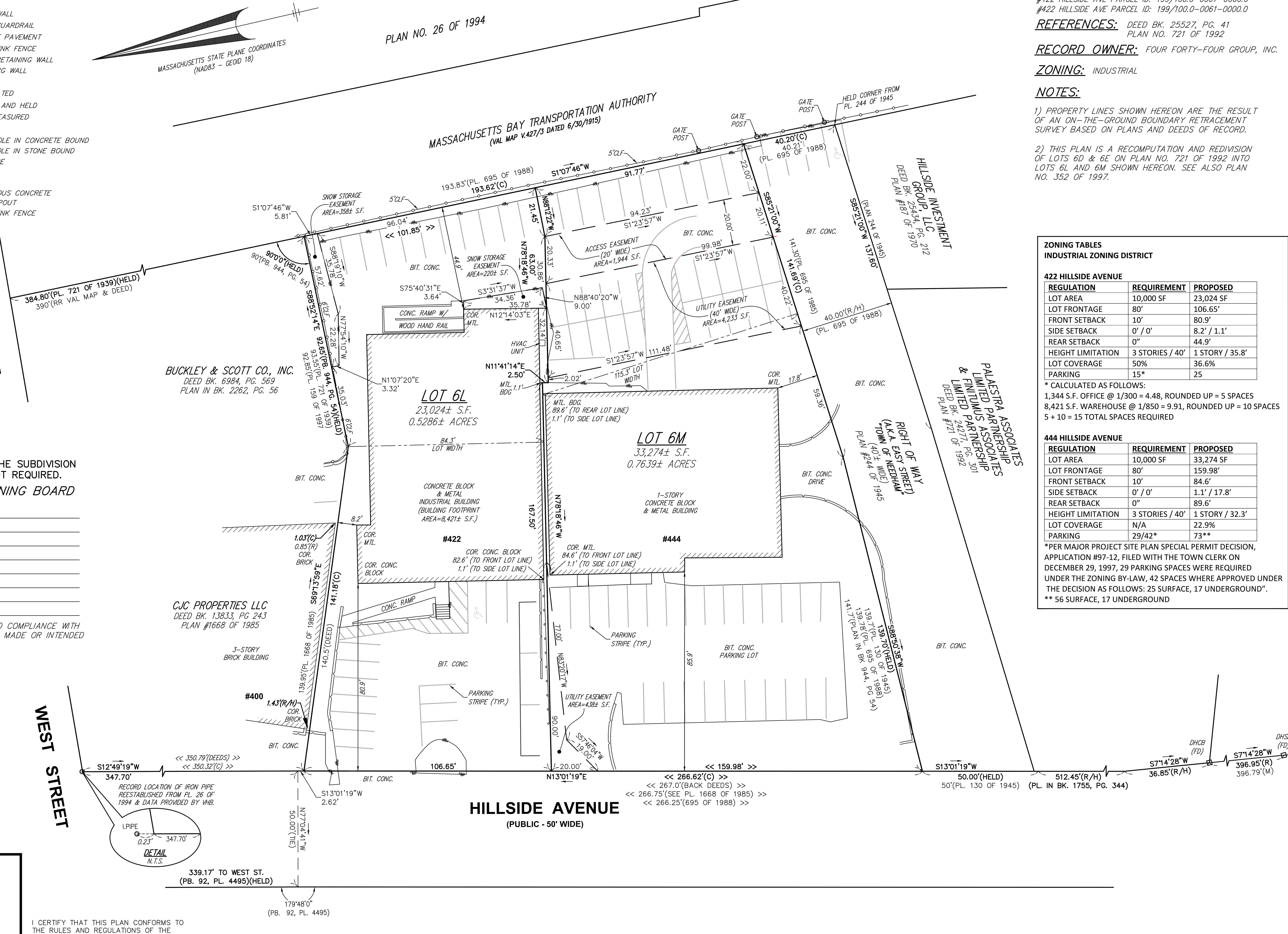
By _____ (agent)

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

By _____

LEGEND

(symbol)	STONE WALL
(symbol)	METAL GUARDRAIL
(symbol)	EDGE OF PAVEMENT
(symbol)	CHAIN LINK FENCE
(symbol)	STONE RETAINING WALL
(symbol)	RETAINING WALL
(R)	RECORD
(C)	CALCULATED
(R/H)	RECORD AND HELD
(M)	FIELD MEASURED
(FD)	FOUND
DHCB ▫	DRILL HOLE IN CONCRETE BOUND
DHSB ▫	DRILL HOLE IN STONE BOUND
I.PIPE o	IRON PIPE
COR.	CORNER
MTL.	METAL
BIT. CONC.	BITUMINOUS CONCRETE
DS	DOWN SPOUT
CLF	CHAIN LINK FENCE



SCALE: 1" = 20'

0 20 40 80

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

NEEDHAM PLANNING BOARD

DATE: ____________

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS IS MADE OR INTENDED

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE PROFESSIONAL LAND SURVEYOR

ASSESSORS:
#422 HILLSIDE AVE PARCEL ID: 199/100.0-0007-0000.0
#422 HILLSIDE AVE PARCEL ID: 199/100.0-0061-0000.0

REFERENCES: DEED BK. 25527, PG. 41
PLAN NO. 721 OF 1992

RECORD OWNER: FOUR FORTY-FOUR GROUP, INC.

ZONING: INDUSTRIAL

NOTES:

1) PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND BOUNDARY RETRACEMENT SURVEY BASED ON PLANS AND DEEDS OF RECORD.

2) THIS PLAN IS A RECOMPUTATION AND REDIVISION OF LOTS 6D & 6E ON PLAN NO. 721 OF 1992 INTO LOTS 6L AND 6M SHOWN HEREON. SEE ALSO PLAN NO. 352 OF 1997.

ZONING TABLES
INDUSTRIAL ZONING DISTRICT

422 HILLSIDE AVENUE

REGULATION	REQUIREMENT	PROPOSED
LOT AREA	10,000 SF	23,024 SF
LOT FRONTAGE	80'	106.65'
FRONT SETBACK	10'	80.9'
SIDE SETBACK	0' / 0'	8.2' / 1.1'
REAR SETBACK	0"	44.9'
HEIGHT LIMITATION	3 STORIES / 40'	1 STORY / 35.8'
LOT COVERAGE	50%	36.6%
PARKING	15*	25

* CALCULATED AS FOLLOWS:
1,344 S.F. OFFICE @ 1/300 = 4.48, ROUNDED UP = 5 SPACES
8,421 S.F. WAREHOUSE @ 1/850 = 9.91, ROUNDED UP = 10 SPACES
5 + 10 = 15 TOTAL SPACES REQUIRED

444 HILLSIDE AVENUE

REGULATION	REQUIREMENT	PROPOSED
LOT AREA	10,000 SF	33,274 SF
LOT FRONTAGE	80'	159.98'
FRONT SETBACK	10'	84.6'
SIDE SETBACK	0' / 0'	1.1' / 17.8'
REAR SETBACK	0"	89.6'
HEIGHT LIMITATION	3 STORIES / 40'	1 STORY / 32.3'
LOT COVERAGE	N/A	22.9%
PARKING	29/42*	73**

*PER MAJOR PROJECT SITE PLAN SPECIAL PERMIT DECISION, APPLICATION #97-12, FILED WITH THE TOWN CLERK ON DECEMBER 29, 1997, 29 PARKING SPACES WERE REQUIRED UNDER THE ZONING BY-LAW, 42 SPACES WHERE APPROVED UNDER THE DECISION AS FOLLOWS: 25 SURFACE, 17 UNDERGROUND".
** 56 SURFACE, 17 UNDERGROUND

422 & 444 HILLSIDE AVENUE

Needham, Massachusetts 02494

PREPARED FOR:

GENTLE GIANT MOVING CO., INC.

C/O Ron Zahn
29 Harding Street,
Somerville, Massachusetts 02143

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 6/15/22 DRAWN BY: EME
SCALE: 1"=20' CHECK BY: JMS

PLAN OF LAND IN NEEDHAM, MA

PLOT DATE: Jun 15, 2022 3:13 pm
PATH: F:\Civil 3D Projects\25460-Gentle Giant-Needham\Surv\DWG\

DWG: 25460anr.dwg
LAYOUT: ANR
SHEET: 1 OF 1
PROJECT NO.: 25460

George Giunta, Jr.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 449-8475

June 16, 2022

Lee Newman
Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

Re: Major Project Site Plan Amendment
Four Forty-Four Group, Inc.
422 & 444 Hillside Avenue, Needham, MA

Dear Lee,

As you are aware, the above referenced site plan amendment application of the Four Forty-Four Group, Inc. (hereinafter, "444 Group" and the "Applicant') was necessary to effectuate the contemplated division of the property at 422 Hillside Avenue in connection with the contemplated sale of the building thereon. The initial survey had indicated that there was insufficient width to comply with the minimum lot width requirement at Section 4.1.5 of the By-Law, and therefore, 444 Group had to seek alternative means to effectuate the transaction. However, a second survey has since determined that there is, in fact, sufficient width in the property at 422 Hillside Avenue to satisfy the lot width requirement. As a result, a new plan has been prepared and same has been submitted simultaneous herewith for endorsement as Approval Not Required.

Endorsement of such plan will obviate the need for the zoning relief requested in connection with the site plan amendment application and render such application moot. Therefore, please accept this letter as a request to withdraw the site plan amendment application, subject to and conditioned upon prior endorsement of the new plan as Approval Not Required.

Please do not hesitate to let me know if you have any questions, comments or concerns.

Sincerely,

George Giunta, Jr

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Section 7.4; and Special Permit No. 2005-02, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, June 21, 2022 at 7:20 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of Babson College, 231 Forest Street, Needham, Massachusetts, for a Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 0 Olin Way, Needham, MA, located in the Institutional District. The property is shown on Assessors Plan No. 309 as Parcel 17 containing a total of 7,097 acres. The requested Major Project Site Plan Special Permit Amendment, would, if granted, permit the Petitioner to construct a baseball batting building to be located at Govoni Field. The proposed structure would be 4,013 square feet and would support two (2) batting tunnels, two (2) restrooms, a storage and utility closet. The structure will have a rigid frame with a standing seam metal roof, perforated flat wall panels and steel lettering for branding. The restrooms shall be full enclosed. There will be a concrete slab for the floor surface with a non-infilled short pile synthetic turf carpet over the concrete in the batting tunnel area.

In accordance with the Zoning By-Law, Section 7.4 and Special Permit No. 2005-02, Section 4.2, a Site Plan Special Permit amendment is required.

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

The application may be viewed at this link: https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID= . Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (http://masspublicnotices.org/).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, June 2, 2022 and June 9, 2022.

2022 MAY 25 PM 1:22

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

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

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: 0 Olin Way, Needham, MA 02481
Name of Applicant: ~~Stephen Tolley, Assistant Director, Buildings & Grounds~~ Babson College
Applicant's Address: 231 Forest Street, Babson Park, MA 02457
Phone Number: 781-239-4253

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

Property Owner's Name: Babson College
Property Owner's Address: 231 Forest Street, Babson Park, MA 02457
Telephone Number: (781) 235-1200

Characteristics of Property: Lot Area ~~4.76A~~ 7.097A Present Use College
Map # 309 Parcel # ~~000~~ 17 Zoning District Institutional

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

Please refer to attached memorandum

Signature of Applicant (or representative) Stephen J Tolley Stephen Tolley, Assistant Director, Building + Grounds Babson College
Address if not applicant _____
Telephone # 781 239 4253
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION
Received by Planning Board Attendueller Date 5/26/22
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.

ACTIVITAS
landscape architecture | civil engineering

MEMORANDUM

Subject: Site Plan Review Narrative and Application Materials

Project: **Babson College**
Baseball Batting Building

Project No. 20006.00

Date: 17 May 2022

To: Town of Needham
Planning Board

By: Jonathan Charwick
Senior Associate

Delivery: Hand Delivered

Dear Planning Board Members,

On behalf of Babson College, we are pleased to provide you with this Application for Site Plan Review in regards to the college's proposal baseball batting building to be located at Govoni Field. Pursuant to the Major Site Plan Approval Decision issued on May 3, 2005, this project requires an amendment to the current Major Project Site Plan Review Special Permit. Activitas and BH+A presented to the Design Review Board on February 7, 2022 and will submit a copy of this application to them as well. Activitas also anticipates filing an 8M permit application with the Massachusetts Water Resources Authority due to the proposed utilities and access that will be required over the Sudbury Aqueduct.

Project Overview

The proposed project is on the Babson College property located at 0 Olin Way in Needham. The property is located in an Institutional Zone and is parcel 199. The parcel is 4.79 acres and is abutted by Olin College to the north and the Sudbury Aqueduct owned by the Commonwealth of Massachusetts. The proposed work is located outside of the twenty-five (25') side yard setbacks from each property noted above. The project proposes a 4,013 SF structure to support two (2) batting tunnels, two (2) restrooms, a storage and utility closet. The structure will have a rigid frame with a standing seam metal roof, perforated flat wall panels and steel lettering for branding. The restrooms shall be full enclosed. There will be a concrete slab for the floor surface with a non-infilled short pile synthetic turf carpet over the concrete in the batting tunnel area.

The entrances to the buildings with have concrete pads and stone dust will be installed flush to each entrance to match the existing stone dust south of the building area. The layout of the building requires the baseball field's left field fence, warning track, and bullpen to be relocated to keep the building footprint out of the setbacks and drainage easement. Stormwater from the roof will shed into a drip strip adjacent to the building. The drip strip will have a perforated pipe

that will tie into a new leaching basin. A proposed sewer force main will tie into an existing sewer manhole located northeast of the baseball field. The building's proposed water service will come from existing water service located behind the baseball backstop. The electrical service will be fed from the existing press box located south of the proposed building.

No new parking is proposed as part of this project The existing parking lot south of the baseball field will provide parking for people using the batting building.

Stormwater Management

The watershed area where the new facility is proposed is part of the overall watershed for the two field complex. Based on the NRCS Soil Survey, the soils in the area are Sudbury Fine Sandy Loam (Hydrologic Soil Group B). The area consists of lawn in good condition, gravel areas, and clay for the baseball diamond. The new facility will be placed on an area of existing gravel. When the watershed is evaluated for a weighted curve number, the addition of the facility building as impervious area results in no change to the weighted curve number. Therefore, any stormwater calculations will show no change in the quantity of runoff leaving the property. Watershed characteristics for both Existing and Proposed Conditions is as follows:

Watershed Area:	303,969 SF
Weighted Curve Number:	66

As a matter of best practice, a 4-foot diameter leaching basin is proposed to collect runoff from the new roof area and infiltrate it into the ground. This leaching basin provides the Required Recharge Volume per the MA Stormwater Management Standards as noted below:

Required Recharge Volume:

4,330 SF x 0.35 in = 126 CF required volume

Recharge Volume Provided:

4' diameter leaching basin set in 8'x8' stone bed (40% voids), 4-ft depth:
22 x 3.14 x 4 = 50 CF
8 x 8 x 4 x 0.4 = 102 CF
102 + 50 = 152 CF volume provided.

As the project only involves roof runoff, no water quality practices are required or proposed. In summary, the project will have no impact on the stormwater patterns in the area, but will provide additional groundwater recharge thereby improving existing conditions.

Needham Conservation Commission Review

On March 17, 2022, the Needham Conservation Commission provided Administrative Approval for the project. The Administrative Approval letter is attached to this application.

Closing

We hope that the submitted information is appropriate and considered complete for this Site Plan Review Application.

If you have any questions on the enclosed documentation, please do not hesitate to contact me directly at (781) 355-7046 or by email at jon@activitas.com.

Respectfully,

ACTIVITAS

Jonathan Charwick
Senior Associate
jon@activitas.com

Attachments: Application for Site Plan Review
Needham Conservation Commission Administrative Approval
Site Plan Approval Drawings (separate attachment)

TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
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PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

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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: 0 Olin Way, Needham, MA 02481
Name of Applicant: Babson College, Katherine Craven, CFO/COO
Applicant's Address: 231 Forest Street, Babson Park, MA 02457
Phone Number: (781) 235-1200

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

Property Owner's Name: Babson College
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Characteristics of Property: Lot Area 7.097A Present Use College
Map #309 Parcel # 17 Zoning District Institutional

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

Please refer to attached memorandum

Signature of Applicant (or representative) *Katherine P. Craven* Chief Administrative officer.
Address if not applicant ______________________________
Telephone # 781-235-1200
Owner's permission if other than applicant ______________________________

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 ________
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TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
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Telephone # 781 239 4253
Owner's permission if other than applicant ____

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ACTIVITAS
landscape architecture | civil engineering

MEMORANDUM

Subject: Site Plan Review Narrative and Application Materials

Project: **Babson College**
Baseball Batting Building

Project No. 20006.00

Date: 17 May 2022

To: Town of Needham
Planning Board

By: Jonathan Charwick
Senior Associate

Delivery: Hand Delivered

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ACTIVITAS

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Closing

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If you have any questions on the enclosed documentation, please do not hesitate to contact me directly at (781) 355-7046 or by email at jon@activitas.com.

Respectfully,

ACTIVITAS

Jonathan Charwick
Senior Associate
jon@activitas.com

Attachments: Application for Site Plan Review
Needham Conservation Commission Administrative Approval
Site Plan Approval Drawings (separate attachment)

NEEDHAM CONSERVATION COMMISSION

PUBLIC SERVICES ADMINISTRATION BUILDING
500 DEDHAM AVENUE
NEEDHAM, MA 02492
TELEPHONE: 781-455-7550; CONSERVATION@NEEDHAMMA.GOV

CONSERVATION COMMISSION ADMINISTRATIVE APPROVAL

A. Project Address: 0 Olin Way / Babson Athletic Fields **Applicant:** Jonathan Charwick, Activitas Inc

Proposed Approved Project: Placement of a pavilian structure within exisitng lawn and exising footprint of a bullpen area. A sewer connection will also be trenched through existing lawn. Work is within 100-feet of two stormwater basins. The Jurisdiction of the stormwater basins is not found conclusive by this approval.

Approved by: Clay Hutchinson, Conservation Specialist **Approved Date:** March 17, 2022

Signature: Clayton Hutchinson

B. According to available mapping, at least a portion of your property is within wetland or buffer zone protected by the Mass. Wetlands Protection Act (M.G.L. Ch. 131 S. 40) and/or the Town of Needham Wetlands Protection Bylaw (Article 6). Specifically, all or a portion of your property is:

- ☐ In Riverfront Area (land within 200 feet of the bank of a stream or river);
- ☐ In a Wetland Resource Area (wetland, marsh, pond, stream, or 100-year flood zone);
- ☑ In the Buffer Zone of a Resource Area (all land within 100' of a wetland, bank, vernal pool).

C. ☑ Your proposed project is within wetland or buffer zone, but has been allowed because of the following provisions.

Resource Area or Buffer Zone

- ☐ The proposed work has received an Order of Conditions or other approval from the Conservation Commission (DEP File #234-). Several conditions apply. Please review your permit and contact the Conservation Office prior to work, as necessary.
- ☐ Removal of hazard trees when the tree(s) have been deemed to be hazardous by a Certified Arborist. Preferably, a snag will be left to provide wildlife habitat. If leaving a snag is not feasible, the tree(s) may be cut flush with the ground but shall not be grubbed (roots shall remain). No equipment shall enter wetland resources (as reviewed and approved by Conservation staff). The top of the tree may be dropped and remain on site (though not in or across any water body) or may be removed from the site.
- ☐ Work involves maintaining, repairing, or replacing an existing structure. No excavation, filling or grading is proposed.

Buffer Zone or Riverfront Area

- ☐ Installation of pervious (unpaved, wood-chipped, or gravel) pedestrian walkways for private use, in accordance with WPA and Bylaw regulations.
- ☐ Fencing, stonewalls, or stacks of cord-wood that do not bar wildlife movement.
- ☐ Vista pruning, located more than 75 feet from the limits of Bank or Bordering Vegetated Wetlands.
- ☐ Planting of native, non-cultivar species of trees, shrubs, or herbaceous species in accordance with WPA and Bylaw regulations.
- ☐ Individual tree removals where evidence has been submitted by a Certified Arborist showing that the tree is in poor health and/or poses a hazard.
- ☐ Treatment and/or removal of invasive plant species in accordance with current methods approved by the Conservation Commission.

☑ The conversion of lawn to uses accessory to residential structures such as decks, sheds, and patios, where no excavation/grading using machinery is necessary. Activity shall be located > 75 feet from edge of wetland, stream, pond, etc.

☐ Conversion of impervious surfaces to vegetated surfaces such as lawn, shrubs, and trees.

☐ Exploratory borings, test wells, and soil tests if conducted within the Buffer Zone, in accordance with WPA and Bylaw regulations;

☐ Installation of above-ground or underground utilities, in accordance with WPA and Bylaw regulations;

☐ Vegetation cutting for road safety maintenance, in accordance with WPA and Bylaw regulations;

☐ Installation, repair, replacement or removal of roadway signage and signals, in accordance with WPA and Bylaw regulations;

☐ Pavement repair, resurfacing, and reclamation, but not expansion, of existing roadways and driveways, in accordance with WPA and Bylaw regulations;

☐ Treatment and/or removal of invasive plant species in accordance with current methods approved by the Conservation Commission.

Buffer Zone, Riverfront Area, or 100-year Flood Plain

☐ Replacement of sonotubes under existing decks, sunrooms, sheds, etc.

☐ Removal of 1-2 trees from a landscaped/lawn area, if no equipment enters a wetland and the tree is removed from the site and the *Needham Conservation Commission Guidelines for Reviewing Tree Removal Projects* is followed. Grinding of the stump is allowed if the grinding area is compacted and seeded the same day.

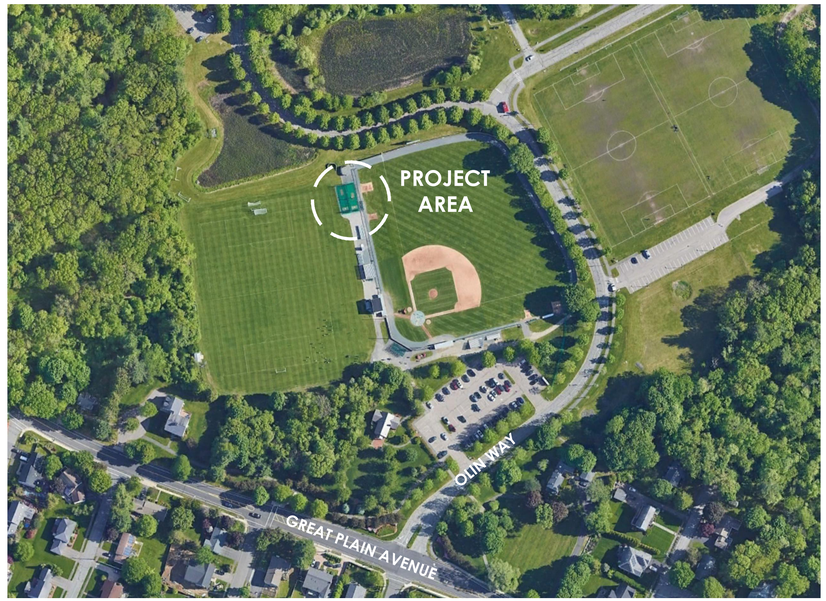
☐ On _____, the Conservation Commission discussed your proposed activity and determined that the project will not alter an Area Subject to Protection (wetland, river, pond, marsh, etc.) The following conditions apply:_____

_____

D. ☐ According to our maps, the work you propose is not within wetlands or buffer zone, but these exist on your property. If you intend to **expand or change the scope or nature of your project (e.g. regrading, cutting of vegetation, construction, etc.), consult the Conservation Commission, as a permit may be required.**

If your project involves **cutting vegetation, grading, filling**, etc., please contact the Conservation Department since you may need a permit.

IT IS YOUR RESPONSIBILITY TO ENSURE THAT PROPER EROSION CONTROLS ARE INSTALLED PRIOR TO AND DURING CONSTRUCTION AND ARE PROPERLY DISPOSED OF AFTER THE PROJECT IS FINISHED.



LOCUS MAP N.T.S.

LIST OF DRAWINGS

MAJOR PROJECT SITE PLAN APPROVAL | MAY 17, 2022

BABSON COLLEGE

BASEBALL BATTING BUILDING

BABSON PARK, MASSACHUSETTS 02457

LOT AREA: 4.79 ACRES | MAP# 309 | PARCEL# 199 | ZONING DISTRICT: INSTITUTIONAL

OWNER

Babson College
231 Forest Street
Babson Park, MA 02457
(781) 239-4253

ARCHITECT

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350-0450

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas
70 Milton Street
Dedham, MA 02026-2915
(781) 326-2600

SURVEY

Reed Land Surveying, Inc.
109 Rhode Island Road, Suite 4A
Lakeville, MA 02347
(508) 923-1181

GEOTECHNICAL ENGINEER

Haley & Aldrich, Inc.
465 Medford Street, Suite 220
Boston, MA 02129-1400
(617) 886-7312

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER

NV5 Engineers
200 Brickstone Square, Suite 201
Andover, MA 01810-1488
(978) 475-0298

BABSON COLLEGE
BASEBALL BATTING BUILDING

SITE PLAN APPROVAL | MAY 17, 2022

REVISIONS: PROJECT NO. 20006.00

NO.	DATE	SHEETS REVISED	NOTES

ACTIVITAS
landscape architecture | civil engineering

LEGEND

THESE STANDARD SYMBOLS & ABBREVIATIONS MAY BE FOUND IN THE DRAWING

	STREET SIGN
	FIRE HYDRANT
E	CABLE MANHOLE
D	DRAIN MANHOLE
E	ELECTRIC MANHOLE
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
W	WATER MANHOLE
CB	CATCH BASIN
E	ELECTRIC BOX/MTR
T	TELEPHONE BOX
G	GAS METER
MW	MONITORING WELL
GG	GAS GATE
WG	WATER GATE
WH	WATER HAND HOLE
EH	ELECTRIC HAND HOLE
GH	GAS HAND HOLE
CH	CABLE HAND HOLE
TH	TELEPHONE HAND HOLE
	UTILITY POLE
	LIGHT POLE
	BOULDER
	POST/BOLLARD
	BUSH/SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	PIPE CONTINUATION UNKNOWN
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
C.I.	CAST IRON
CONC.	CONCRETE
DH	DRILL HOLE
D12	12" DECIDUOUS (SIZE VARIES)
C12	12" CONIFEROUS (SIZE VARIES)
EP	EDGE OF PAVEMENT
(FD)	FOUND
GW	GUY WIRE
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
RCP	REINFORCED CONCRETE PIPE
RET.	RETAINING
TC	TOP OF CURB
TW	TOP OF WALL
UP	UTILITY POLE

UTILITY LINE LEGEND

DRAINAGE	D D
SEWER	S S
WATER	W W
GAS	G G
CABLE	C C
TELEPHONE	T T
FIRE ALARM	F F
STEAM	STM STM
OVERHEAD WIRES	OHW OHW
UNDERGROUND ELECTRIC	UE UE

LOT CORNER N:2931175.44 E:719529.94

A=385.31' R=2674.93' Δ=8°15'11" B=S 74°34'53" W C=384.97'

PARCEL ID 19930900002 N/F FRANKLIN W. OLIN COLLEGE BOOK 14048 PAGE 571

ACCESS EASEMENT "G" BOOK 14049 PAGE 1

N 70°27'17" E 121.99'

TOWN ON NEEDHAM SEWER, WATER AND CONDUIT EASEMENT BOOK 14227 PAGE 596

ACCESS EASEMENT "M-2" BOOK 14049 PAGE 6

DRAINAGE EASEMENT "H" BOOK 14049 PAGE 18

TBM B

N:2931281.66 E:720057.57

A=57.81' R=60.00' Δ=55°12'06" B=S 48°21'16" E C=55.60'

N:2931336.25 E:720132.02 STONE BOUND & DRILL HOLE (FOUND)

STONE BOUND & DRILL HOLE (FOUND) N:2931325.11 E:720134.63

A=100.76' R=125.02' Δ=46°10'46" B=N 52°51'56" W C=98.06'

RECORDED LAND REGISTERED LAND

LOT 2

LOT 11

PARCEL ID 19930900017 N/F BABSON COLLEGE BOOK 1652 PAGE 104 BOOK 2128 PAGE 147 BOOK 2877 PAGE 489

LOT 1

A=986.09' R=2824.93' Δ=20°00'00" B=N 80°27'17" E C=981.09'

S 29°46'33" E 16.12'

STONE BOUND & DRILL HOLE (FOUND) N:2931222.52 E:720135.72

LOT CORNER N:2931208.49 E:720143.75

S 70°27'17" W 99.87'

80.48'

80.25'

PARCEL ID 19908100033 N/F COMMONWEALTH OF MASSACHUSETTS SUDBURY AQUEDUCT M.W.R.A. BOOK 805 PAGE 121

SUDBURY AQUADUCT LOCATION FROM GPR

LOT CORNER N:2930907.76 E:719292.04

LOT CORNER N:2931138.63 E:720183.72

N 70°27'17" E 99.87'

OLIN WAY (PRIVATE - 50' WIDE)

LOT 12

SMH RIM=154.13 IN=147.78 OUT=1147.61

A=704.61' R=2904.93' Δ=13°53'51" B=N 77°24'13" E C=702.88'

HUB & TACK #4 N:2931044.50 E:719996.86 ELEVATION:150.30

A=120.05' R=1677.28' Δ=4°06'03" B=N 68°24'16" E C=120.02'

S 29°46'33" E 131.33'

STONE BOUND & DRILL HOLE (FOUND) N:2931049.64 E:720292.35

LOT CORNER N:2930817.22 E:719417.49

PARCEL ID 19930900019 N/F BABSON COLLEGE BOOK 2877 PAGE 489 BOOK 5327 PAGE 599 L.C. CERT. NO. 7356 & 39994

LOT 6

LOT 7

N 69°54'46" W 281.35'

HUB & TACK #2 N:2930813.84 E:719631.47 ELEVATION:149.09

STONE BOUND & DRILL HOLE (FOUND) N:2931024.77 E:720248.87

A=169.09' R=225.00' Δ=43°03'34" B=S 08°14'46" E C=165.14'

RECREATION EASEMENT "L" BOOK 14049 PAGE 6

POINT OF TANGENCY N:2930629.39 E:719348.80

IRON ROD (FOUND) N:2930629.75 E:719346.96

PARCEL ID 19930900015 N/F FRANKLIN W. OLIN COLLEGE OF ENGINEERING, INC BOOK 14048 PAGE 571

S 76°36'53" W 607.40'

PARCEL ID 19930900013 N/F FRANKLIN W. OLIN COLLEGE BOOK 785 PAGE 59 L.C.C. # 156859

GREAT PLAIN AVENUE (PUBLIC - 50' WIDE) (1898 COUNTY LAYOUT)

S 69°54'46" E 367.02'

UTILITY EASEMENT "I" BOOK 14049 PAGE 37

HUB & TACK #3 N:2930809.78 E:719924.92 ELEVATION:148.65

TBM C

DRAINAGE EASEMENT "F" BOOK 14049 PAGE 18

LOT CORNER N:2930861.20 E:720272.63

ACCESS EASEMENT "P" BOOK 14049 PAGE 32

HUB & TACK #5 N:2930784.36 E:720110.07 ELEVATION:151.23

ACCESS EASEMENT "M-2" BOOK 14049 PAGE 6

TOWN ON NEEDHAM SEWER, WATER AND CONDUIT EASEMENT BOOK 14227 PAGE 596

STONE BOUND & DRILL HOLE (FOUND) N:2930736.92 E:720193.83

STONE BOUND & DRILL HOLE (FOUND) N:2930697.81 E:720224.99

TBM A

HUB & TACK #1 N:2930541.77 E:719574.10 ELEVATION:149.31

POINT ON STREET LINE N:2930503.34 E:719693.49

LOT 8

PARCEL ID 19930900014 N/F FRANKLIN W. OLIN COLLEGE OF ENGINEERING, INC BOOK 14048 PAGE 571 L.C.C.#156859

RECORDED LAND REGISTERED LAND

LOT 10

PARCEL ID 19930900013 N/F FRANKLIN W. OLIN COLLEGE OF ENGINEERING, INC L.C.C.#156859

PARCEL ID 19911500032 N/F MICHAEL J. MALONEY & JANIS H. MALONEY BOOK 11971 PAGE 576

PARCEL ID 19911500031 N/F PETER C. WONG & SOYUK WONG BOOK 35270 PAGE 435

STOCKDALE ROAD

PLAN REFERENCES:

PLAN BOOK	PLAN NO.
20	923 C
20	923 D
469	699
472	109ET
475	320

DEED BOOK	PAGE
4343	379

LAND COURT PLANS: 10030 A - E

NOTES:

1. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). THE ELEVATIONS WERE DERIVED FROM GPS MEASUREMENTS SUBMITTED TO THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (O.P.U.S.).
2. THE COORDINATES SHOWN HEREON AND BASIS OF THE BEARINGS ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND – NORTH AMERICAN DATUM OF 1983). THE COORDINATES WERE DERIVED FROM GPS MEASUREMENTS SUBMITTED TO THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (O.P.U.S.).
3. THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN TOWN OF NEEDHAM ZONING DISTRICT INSTITUTIONAL AND PARTIALLY IN TOWN OF NEEDHAM ZONING DISTRICT SINGLE RESIDENCE B AS SHOWN ON THE ZONING DISTRICT MAP DATED MAY, 2015 REVISED APRIL 1, 2018.
4. ACCORDING TO THE TOWN ENGINEER'S RECORDS; OLIN WAY IS A PRIVATE WAY. NO LAYOUT OR ACCEPTANCE COULD BE FOUND BY REED LAND SURVEYING, INC. AT THE TOWN CLERKS AND THE CITY ENGINEERS OFFICE.
5. ACCORDING TO THE TOWN ENGINEER'S RECORDS; THE PORTION OF GREAT PLAIN AVE AS SHOWN HEREON IS A PUBLIC WAY.
6. THE AREA SURVEYED LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR NORFOLK COUNTY, MASSACHUSETTS PANEL 17 OF 430 (PANEL NUMBER 0017E) WITH AN EFFECTIVE DATE OF JULY 17, 2012.
7. THE REFERENCES SHOWN HEREON REFER TO INSTRUMENTS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
8. THE FIELD SURVEY FOR THIS PROJECT WAS CONDUCTED BETWEEN JANUARY 27, 2020 AND FEBRUARY 25, 2020. ADDITIONAL AREA OF TOPOGRAPHIC SURVEY WAS SURVEYED ON MARCH 10, 2022. THE AREAS PREVIOUSLY SURVEYED WERE NOT INSPECTED/UPDATED AT THE TIME OF THE SURVEY.
9. THE UNDERGROUND UTILITY LOCATIONS AND SIZES AS SHOWN HEREON ARE BASED ON AVAILABLE RECORD DATA AND FIELD EVIDENCE AND ARE APPROXIMATE. DIG SAFE SHOULD BE CALLED PRIOR TO ANY EXCAVATIONS.

VERTICAL CONTROL FOR SITE – TEMPORARY BENCHMARKS (TBM)
TBM "A" ~ SPINDLE SET IN UTILITY POLE #11-71 ELEVATION=151.57 (NAVD88)
TBM "B" ~ CUT MARK IN METAL OF SCOREBOARD BASE ELEVATION=154.01 (NAVD88)
TBM "C" ~ CHISELED SQUARE IN CONCRETE STAIRWAY ELEVATION=150.57 (NAVD88)

COMMONWEALTH OF MASSACHUSETTS GLEN D. REED # 40766 PROFESSIONAL LAND SURVEYOR

Glen D. Reed

GLEN D. REED, P.L.S. LICENSE NO. 40766 AS AGENT FOR REED LAND SURVEYING, INC. NOT INDIVIDUALLY

FILE: REV.1 ADDITIONAL AREA 3/15/22

Reed Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX. (508) 923-1191

30 0 30 60

SCALE: 1"=30'

EXISTING CONDITIONS SURVEY
BABSON COLLEGE
GOVONI BASEBALL FIELD
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
ACTIVITAS INC.

FILE: 20001 ECS FEBRUARY 29, 2020

ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

ARCHITECT -
BH+A

STRUCTURAL ENGINEER -
BOLTON & DiMARTINO

MEP ENGINEER -
NV5

GEOTECHNICAL ENGINEER -
HALEY & ALDRICH

SURVEYOR -
REED LAND SURVEYING

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:	1"=30'-0"
PROJECT NO.:	20006.00
FILE:	20006-L1.1-SITE_PLAN.dwg
DRAWN:	JJC
CHECKED:	JJC

SEAL:

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. POWER
CIVIL
No. 40906
REGISTERED PROFESSIONAL ENGINEER

Civil Engineer for
PVI Site Design, LLC

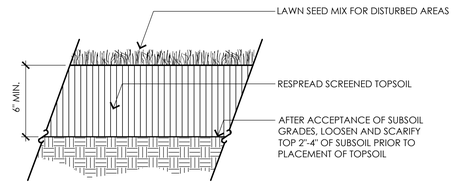
SHEET TITLE:

PROPOSED SITE PLAN

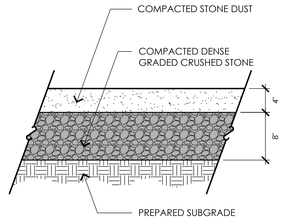
SHEET NO:

L1.1

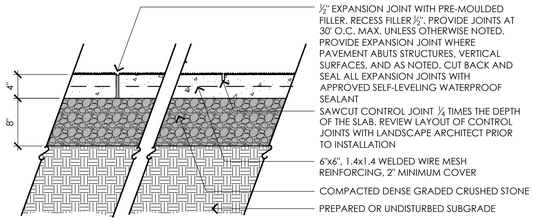
CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



1 LOAM AND SEED
NOT TO SCALE



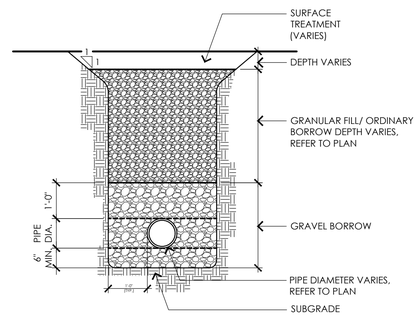
2 STONE DUST PAVING
NOT TO SCALE



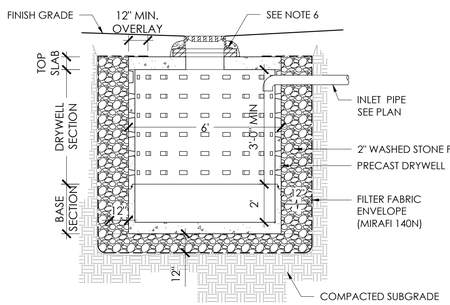
3 CEMENT CONCRETE PAVING
NOT TO SCALE

NOTES:

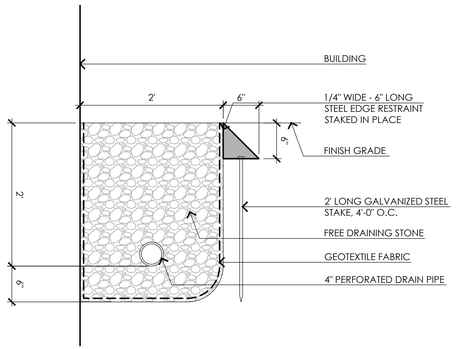
1. PROVIDE APPROPRIATE CAUTION TAPE AS REQUIRED PER CODE



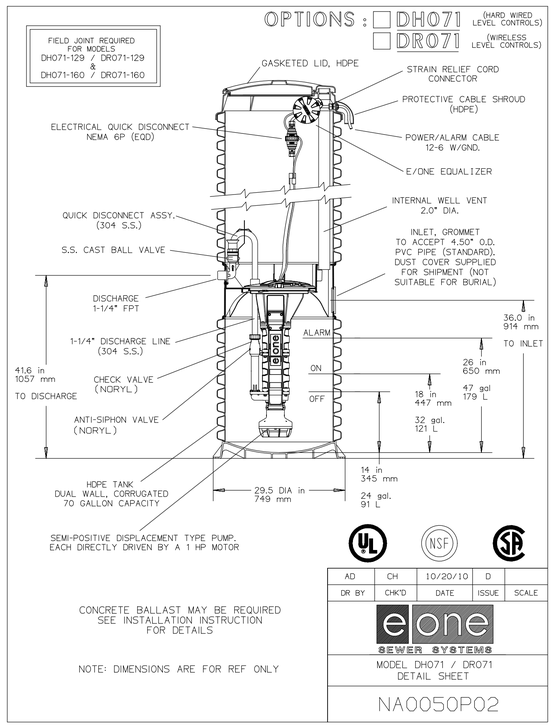
4 UTILITY TRENCH
NOT TO SCALE



5 LEACHING BASIN
NOT TO SCALE



6 DRIP STRIP
NOT TO SCALE



7 PUMP STATION
NOT TO SCALE

PUMP NOTES:

1. PUMP SYSTEM SHALL BE ENVIRONMENTAL ONE MODEL DH071 GRINDER PUMP UNIT. EACH UNIT SHALL BE COMPLETE PUMPS, GRINDERS, LEVEL CONTROLS, SIPHON BREAKERS, CHECK VALVES, 1 HP 240 VOLT SINGLE PHASE ELECTRIC MOTORS, FLEXIBLE DISCHARGE CONNECTOR, TWO ELECTRICAL SUPPLY CABLES AND 150 GAL. TANK. THE UNIT SHALL BE EQUIPPED WITH QUICK DISCONNECT ASSEMBLIES FOR EASY REMOVAL OF THE CORE UNITS.
2. PROVIDE ENVIRONMENTAL ONE ALARM PANEL COMPLETE WITH CIRCUIT BREAKERS, MANUAL PUSH TO RUN, PUMP INDICATOR LIGHTS, ALARM INDICATOR LIGHTS, RUN INDICATOR LIGHTS, AUDIBLE & VISUAL ALARM AND "PROTECT PLUS FEATURES".
3. PROVIDE SENTRY ADVISE MONITORING SYSTEM WITH BATTERY BACK-UP.

PUMP CALCULATIONS:

DH152 EONE PUMP SYSTEM:
7.8 GPM AT 80 PSI
11 GPM AT 40PSI
15 GPM AT 0 PSI

HEADLOSS:

OUTLET ELEVATION:	148.0
DISCHARGE ELEVATION:	153.3
STATIC HEAD =	5.3'
FRICTION HEAD =	8.53'
TOTAL DYNAMIC HEAD (TDH) =	13.8'
TOTAL HEADLOSS =	7± PSI

ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

ARCHITECT - BH+A

STRUCTURAL ENGINEER - BOLTON & DIMARTINO

MEP ENGINEER - NV5

GEOTECHNICAL ENGINEER - HALEY & ALDRICH

SURVEYOR - REED LAND SURVEYING

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

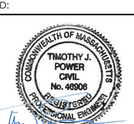
Site Plan Approval
May 17, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:	AS NOTED
PROJECT NO.:	20006.00
FILE:	20006-L2.1-DETAILS.dwg
DRAWN:	JJC
CHECKED:	JJC

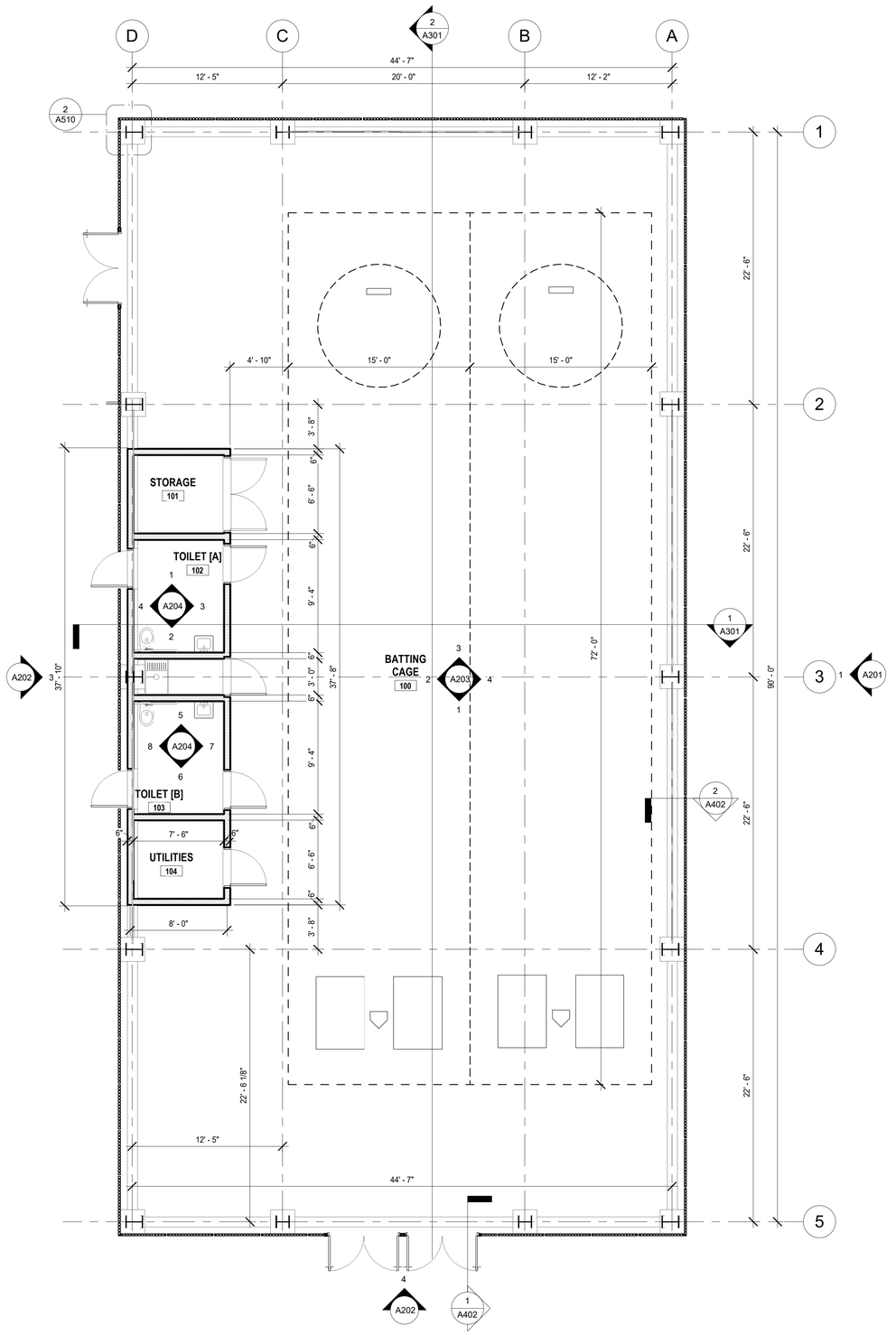
SEAL:



Civil Engineer for
PVI Site Design, LLC

SHEET TITLE:
DETAIL SHEET

SHEET NO:
L2.1



1 FLOOR PLAN
3/16" = 1'-0"

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

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Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:

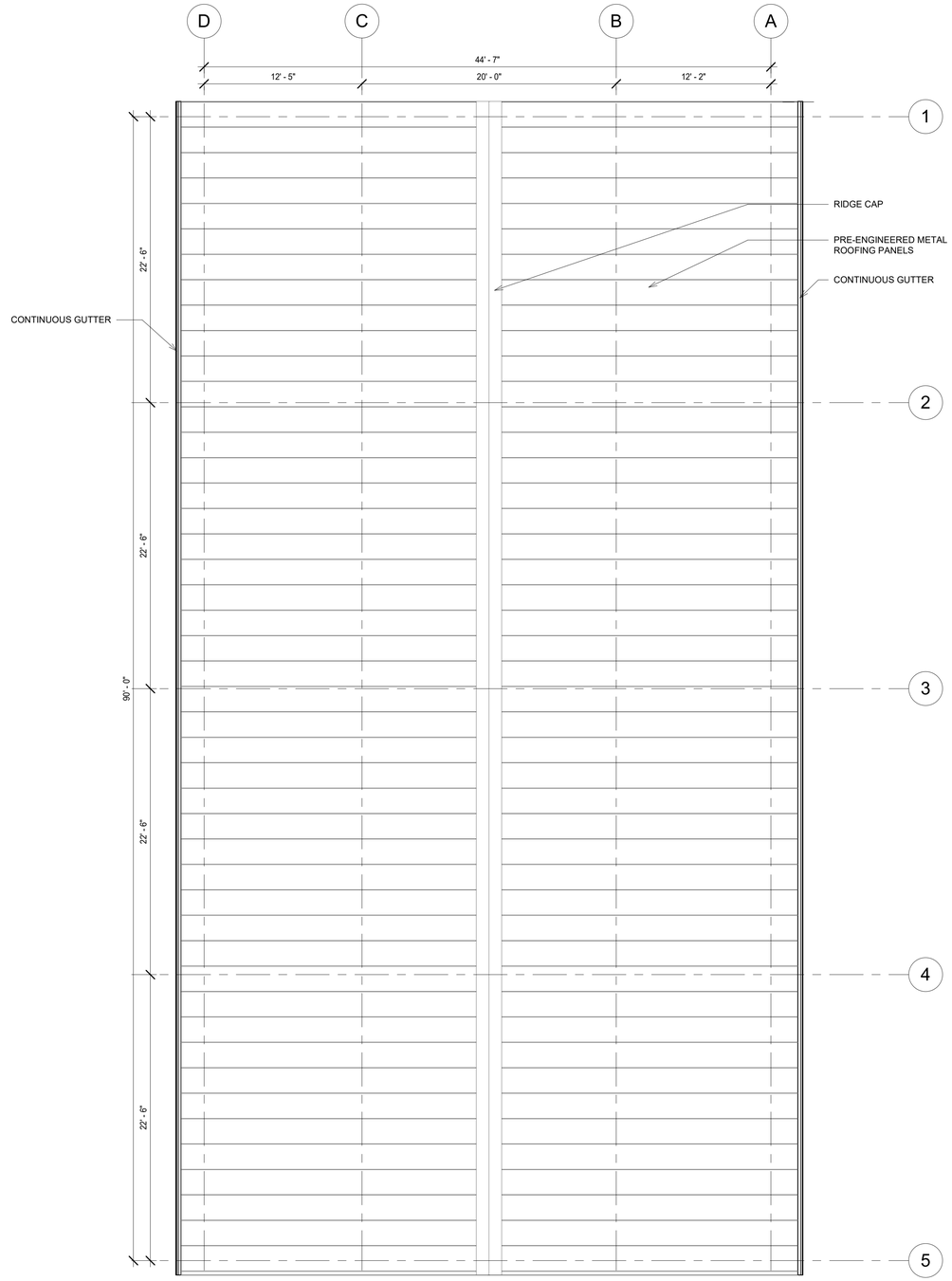
NO.	DATE	DESCRIPTION

SCALE:	3/16" = 1'-0"
PROJECT NO.:	20006.00
FILE:	C:\Local Revit\3410 Babson College Cage Facility_Central 620_Open Bldg Option w Panels_MDellSoccaro.rvt
DRAWN:	CC
CHECKED:	Checker

SEAL:

SHEET TITLE:
FLOOR PLAN

SHEET NO:
A101



1 ROOF PLAN
3/16" = 1'-0"

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MEP ENGINEER -
NV5

GEOTECHNICAL ENGINEER -
HALEY & ALDRICH

SURVEYOR -
REED LAND SURVEYING

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:

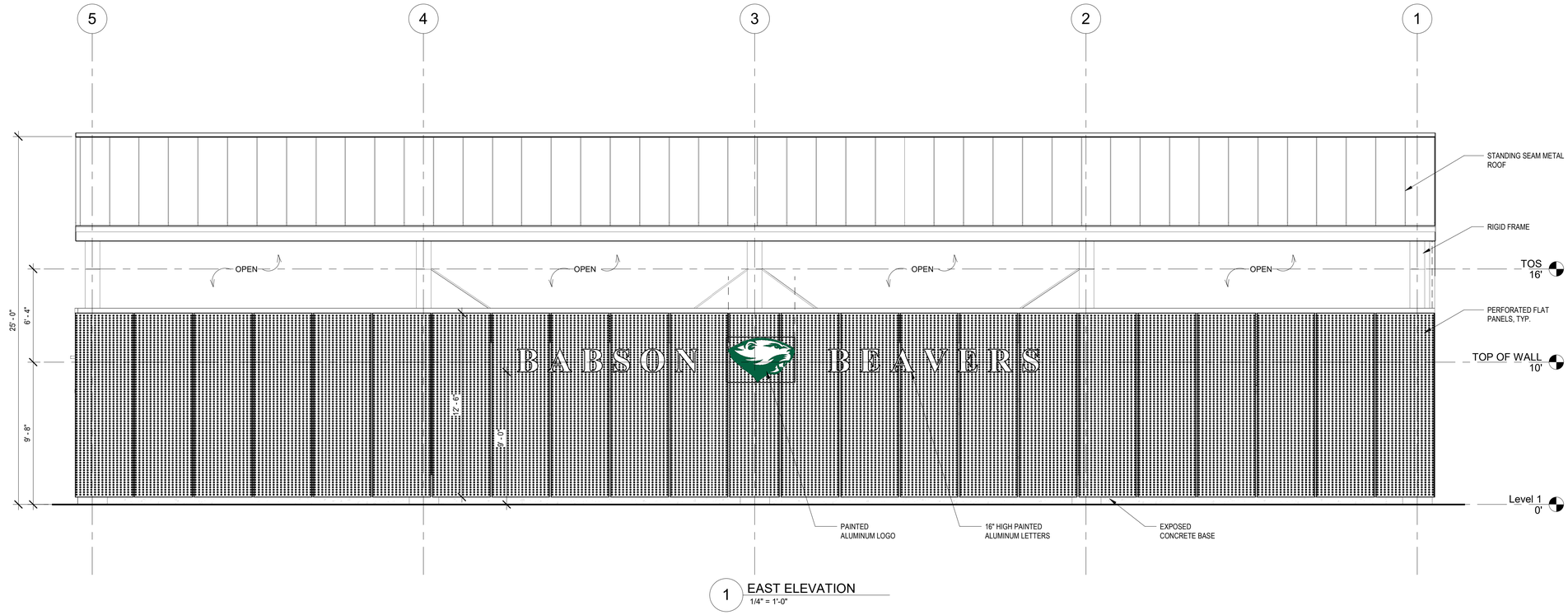
NO.	DATE	DESCRIPTION

SCALE: 3/16" = 1'-0"
PROJECT NO.: 20006.00
FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDellSocorro.rvt
DRAWN: Author
CHECKED: Checker

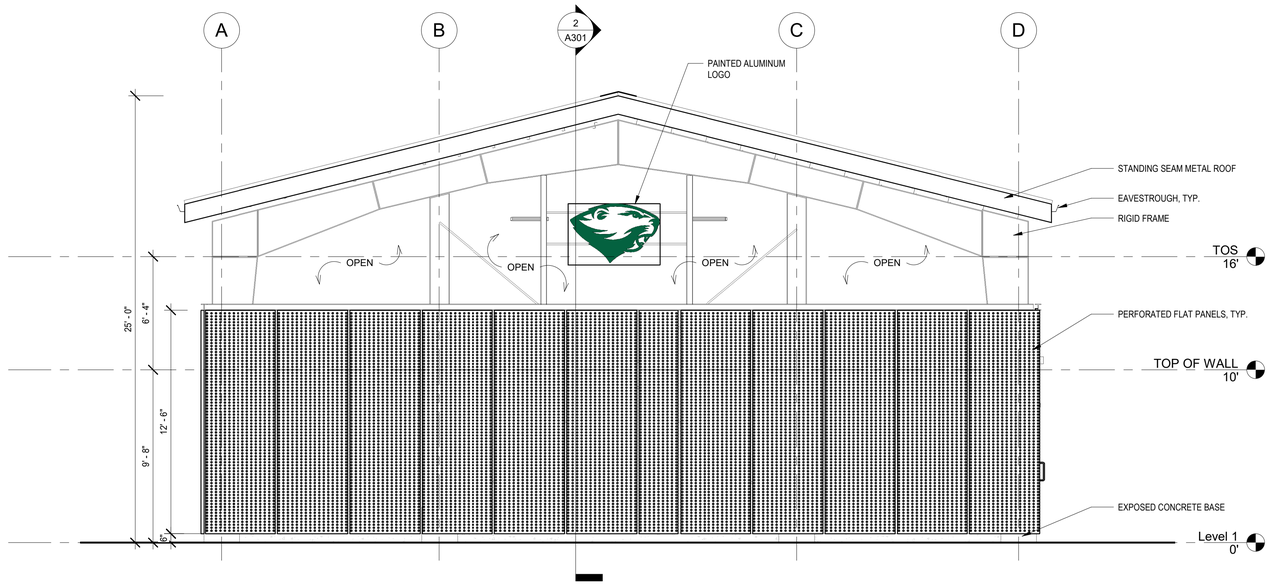
SEAL:

SHEET TITLE:
ROOF PLAN

SHEET NO:
A103



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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SURVEYOR -
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Babson Park, Massachusetts
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Site Plan Approval
May 17, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

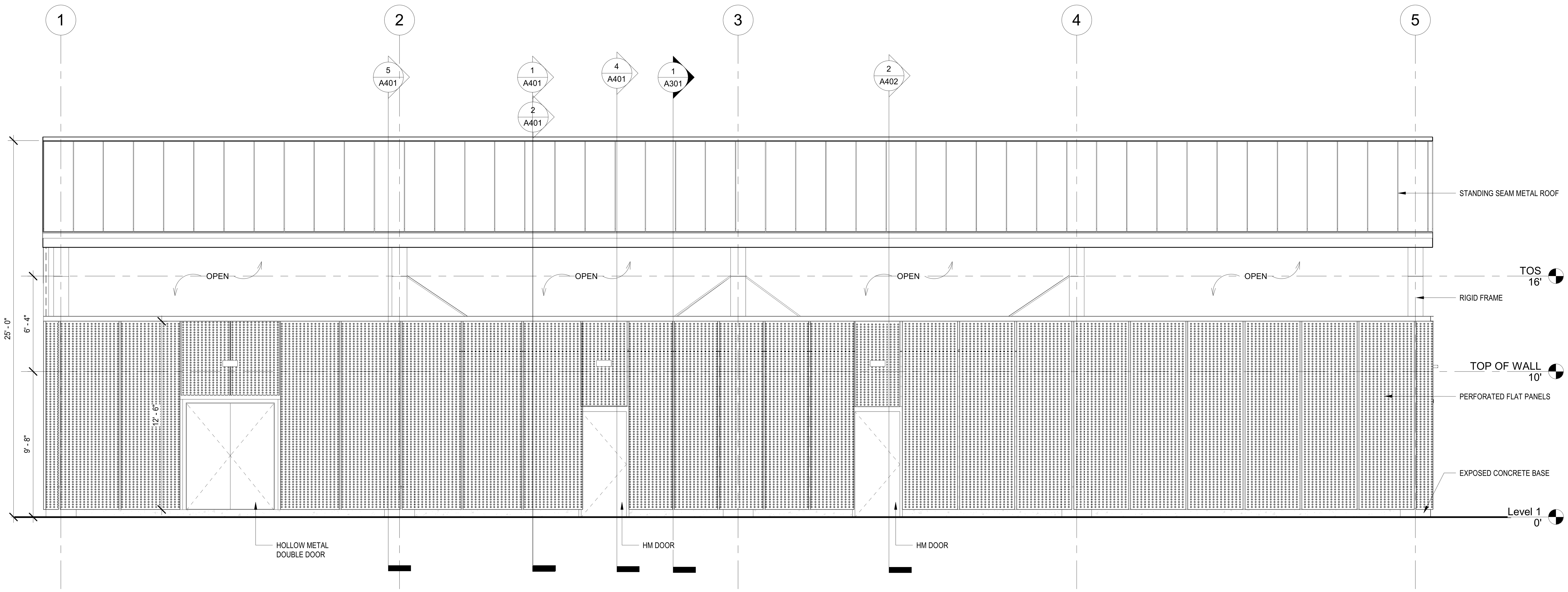
SCALE:	1/4" = 1'-0"
PROJECT NO.:	20006.00
FILE:	C:\Local Rev\R3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDellSocorro.rvt
DRAWN:	CC
CHECKED:	Checker

SEAL:

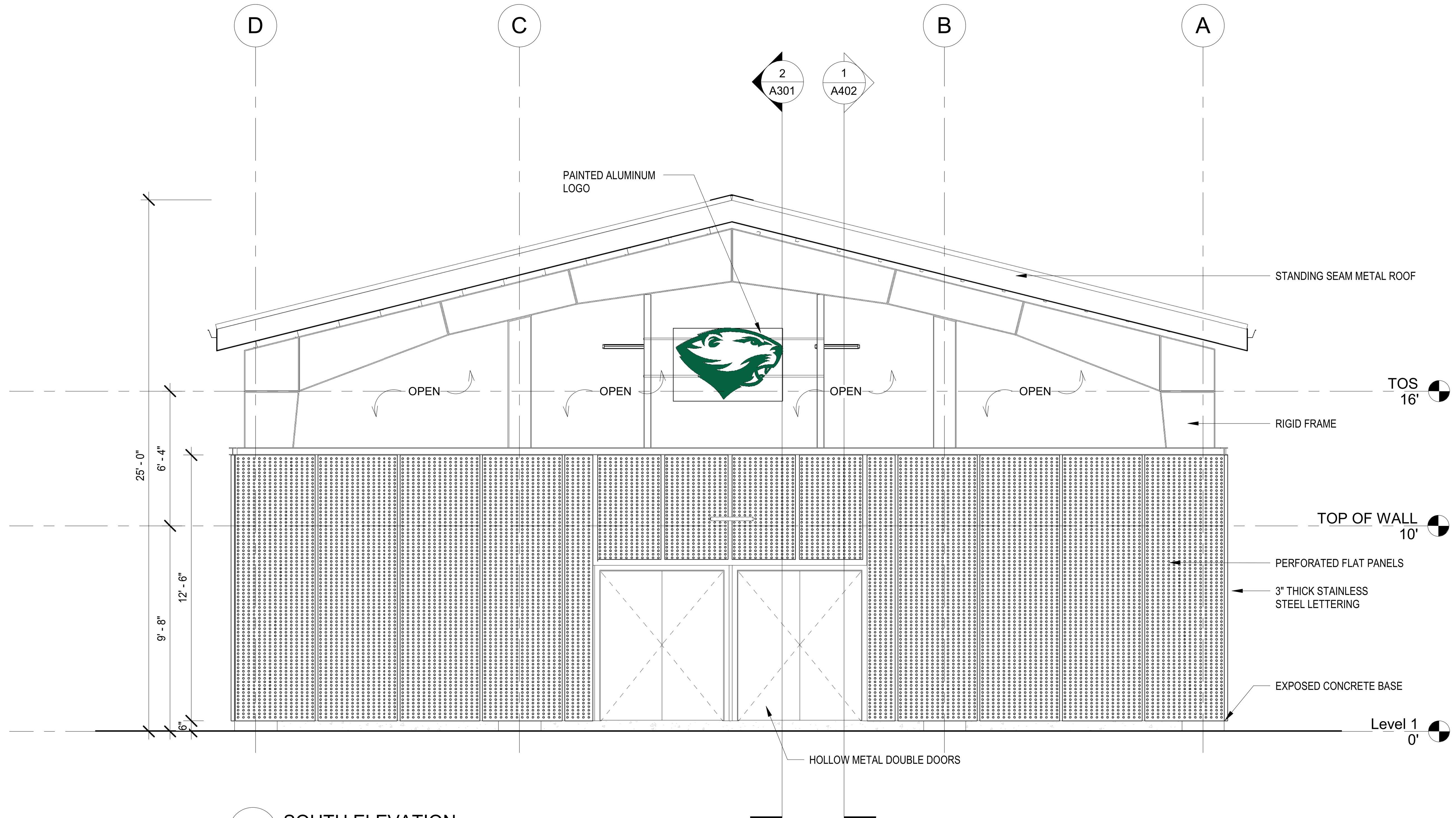
REGISTERED ARCHITECT
THOMAS ANTHONY SCAMLATA
No. 6632
BOSTON MA
COMMONWEALTH OF MASSACHUSETTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A201



3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS, PHONE DIGSAFE 1-888-344-7233.

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70 Milton Street | Dedham, MA 02026-2915
(781) 326-2800 | activitas.com

CONSULTANTS

ARCHITECT -
BH+A

STRUCTURAL ENGINEER -
BOLTON & DIMARTINO

MEP ENGINEER -
NV5

GEOTECHNICAL ENGINEER -
HALEY & ALDRICH

SURVEYOR -
REED LAND SURVEYING

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:

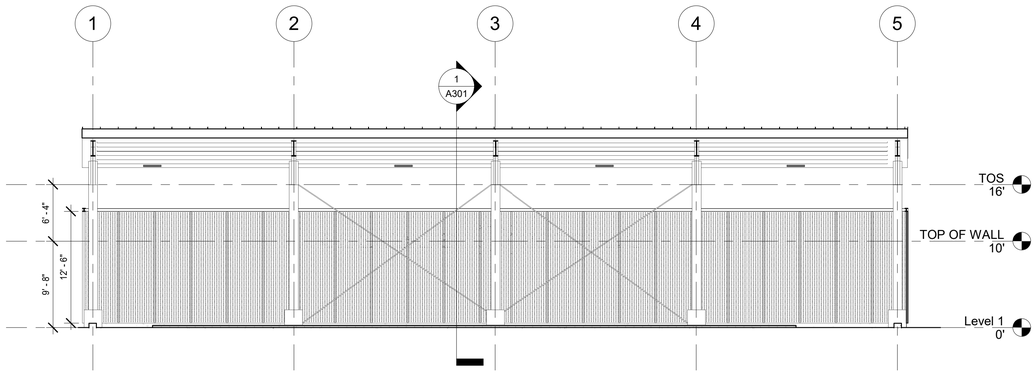
NO.	DATE	DESCRIPTION

SCALE:	1/4" = 1'-0"
PROJECT NO.:	20006.00
FILE:	C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt
DRAWN:	CC
CHECKED:	Checker

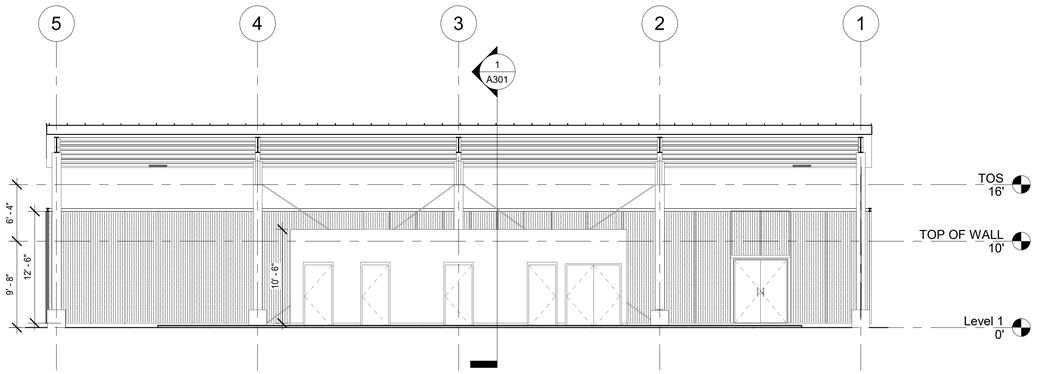
SEAL:

SHEET TITLE:
EXTERIOR ELEVATIONS

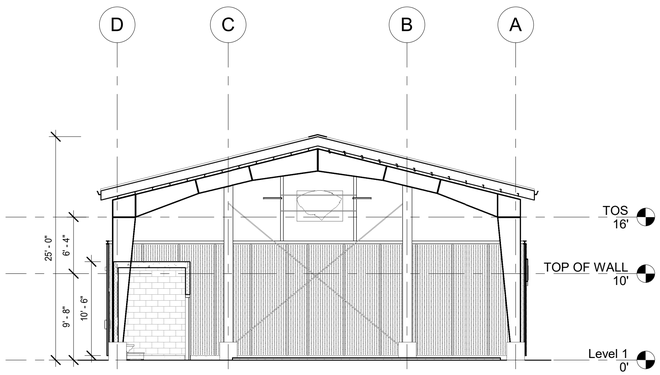
SHEET NO:
A202



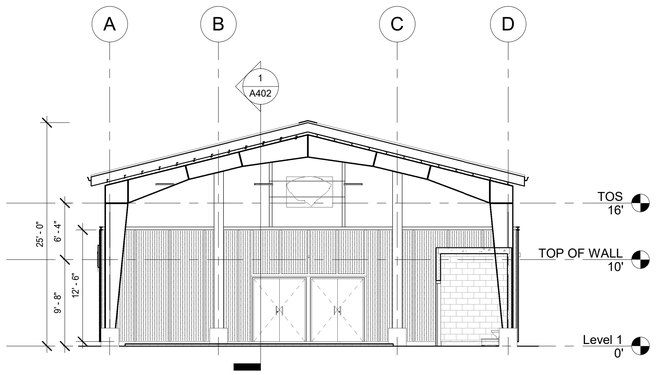
4 ELEVATION - BATTING CAGE - EAST
1/8" = 1'-0"



2 ELEVATION - BATTING CAGE - WEST
1/8" = 1'-0"



3 ELEVATION - BATTING CAGE - NORTH
1/8" = 1'-0"



1 ELEVATION - BATTING CAGE - SOUTH
1/8" = 1'-0"

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

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MEP ENGINEER -
NV5

GEOTECHNICAL ENGINEER -
HALEY & ALDRICH

SURVEYOR -
REED LAND SURVEYING

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
PROJECT NO.:	20004.00
FILE:	C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDellSocorro.rvt
DRAWN:	Author
CHECKED:	Checker

SEAL:

REGISTERED ARCHITECT
THOMAS ANTHONY IDARLATA
No. 6632
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SHEET TITLE:
INTERIOR ELEVATION

SHEET NO:
A203

TOWN OF NEEDHAM
TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

Memo: Site Plan review, Babson College baseball structure, 0 Olin way

February 7, 2022

The Board reviewed the design drawings for the new batting/pitching facility adjacent to the existing baseball field.

The Board discussed the siting of the structure, interior and exterior lighting, pedestrian pathways, exterior finishes, and overall building design. There is no exterior lighting other that pedestrian lighting at doorways. The exterior finishes and design are appropriate for the use, and the Board approved the design.

The Board asked about storm water management design. The applicant has not developed that plan, but the latest storm water management regulations will be enforced by the DPW review and the Building Commissioner when they apply for their building permit.

The structure is located along the entrance drive to Olin College main parking lot. The applicant will discuss the issue of screening with Olin. The Board does not see any need to require screening given the distances and topography of the area.

> The project was approved in total as presented, the Board presents these comments for the Planning Boards consideration.

End of Notes

From: John Schlittler
To: Alexandra Clee
Subject: Re: Request for comment - Babson College batting building
Date: Wednesday, May 25, 2022 2:57:56 PM
Attachments: Babson Batting Building Amend 2022.pdf

No issue with this, I am away and will look at the other when I get back

Sent from my iPhone

> On May 25, 2022, at 1:46 PM, Alexandra Clee <aclee@needhamma.gov> wrote:
>
> Dear all,
>
> We have received the attached application materials for the proposal at Babson College. The proposal is to permit the Petitioner to construct a baseball batting building to be located at Govoni Field. The proposed structure would be 4,013 square feet and would support two (2) batting tunnels, two (2) restrooms, a storage and utility closet. The structure will have a rigid frame with a standing seam metal roof, perforated flat wall panels and steel lettering for branding. The restrooms shall be full enclosed. There will be a concrete slab for the floor surface with a non-infilled short pile synthetic turf carpet over the concrete in the batting tunnel area.
>
> More information can be found in the attachments.
>
> The Planning Board has scheduled this matter for June 21, 2022. Please send your comments by Wednesday June 15, 2022 at the latest.
>
> The documents attached for your review are as follows:
>
> 1. Application for the Amendment to Major Project Special Permit No. 2005-02.
>
> 2. Memorandum to Needham Planning Board, from Jonathan Charwick, Activitas, dated May 17, 2022.
>
> 3. Conversation Commissioner Administrative Approval, dated March 17, 2022.
>
> 4. Plan entitled “Babson College, Baseball Batting Building,” prepared by Activitas, 70 Milton Street, Dedham, MA, 02026, Reed Land Surveying, Inc., consisting of 9 sheets: Sheet 1, Cover Sheet, dated May 17, 2022; Sheet 2, entitled “Existing Conditions Survey,” dated February 29, 2020, revised March 15, 2022; Sheet 3, entitled “Proposed Site Plan,” dated May 17, 2022; Sheet 4, entitled “Detail Sheet,” dated May 17, 2022; Sheet 5, entitled “Floor Plan,” dated May 17, 2022; Sheet 6, entitled “Roof Plan,” dated May 17, 2022; Sheet 7, entitled “Exterior

Elevations," dated May 17, 2022; Sheet 8, entitled "Exterior Elevations," dated May 17, 2022; Sheet 9, entitled "Interior Elevation," dated May 17, 2022.

Thank you, alex.

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

From:	Dennis Condon
To:	Alexandra Clee
Subject:	RE: Request for comment - Babson College batting building
Date:	Wednesday, May 25, 2022 3:12:39 PM
Attachments:	image001.png image002.png

Hi Alex,
The Fire dept. has no objections to this plan.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov

Follow on Twitter: Chief Condon@NeedhamFire

Watch Needham Fire Related Videos on YouTube @ Chief Condon

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, May 25, 2022 1:46 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 - Babson College batting building

Dear all,

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Thank you, alex.

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

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

June 2, 2022

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

RE: Amendment Major Project Site Plan Special Permit No. 2005-02
Olin College Way – Babson College

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced amendment to the Major Project Site Plan Special Permit. The applicant proposes to construct a baseball batting building at their Govoni Field.

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 Major Project Special Permit No. 2005-02.

2. Memorandum to Needham Planning Board, from Jonathan Charwick, Activitas, dated May 17, 2022.

3. Conversation Commissioner Administrative Approval, dated March 17, 2022.

4. Plan entitled "Babson College, Baseball Batting Building," prepared by Activitas, 70 Milton Street, Dedham, MA, 02026, Reed Land Surveying, Inc., consisting of 9 sheets: Sheet 1, Cover Sheet, dated May 17, 2022; Sheet 2, entitled "Existing Conditions Survey," dated February 29, 2020, revised March 15, 2022; Sheet 3, entitled "Proposed Site Plan," dated May 17, 2022; Sheet 4, entitled "Detail Sheet," dated May 17, 2022; Sheet 5, entitled "Floor Plan," dated May 17, 2022; Sheet 6, entitled "Roof Plan," dated May 17, 2022; Sheet 7, entitled "Exterior Elevations," dated May 17, 2022; Sheet 8, entitled "Exterior Elevations," dated May 17, 2022; Sheet 9, entitled "Interior Elevation," dated May 17, 2022.

Our comments and recommendations are as follows:

- In accordance with the Town of Needham Stormwater Bylaw, the proposed new structure requires a minimum combined volumetric capacity of 1 inch over the entire impervious area be recharged; a proposed ½-inch is proposed. We have

no objections to a plan revision, prior to receiving a building permit, showing an increase to the volumetric capacity of the stormwater mitigation system to meet this requirement.

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

Truly yours,

Thomas Ryder
Town Engineer

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) (Major Project) Minor Project
* DEMINIMIS CHANGE

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	1471 Highland Avenue
Name of Applicant	Town of Needham Select Board
Applicant's Address	1471 Highland Avenue
Phone Number	(781) 455-7500

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

Property Owner's Name	Town of Needham
Property Owner's Address	1471 Highland Avenue
Telephone Number	(781) 455-7500

Characteristics of Property: Lot Area 1.36 acres Present Use Town Common
Map #51 Parcel #1 Zoning District Center Business

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

The Town of Needham Select Board seeks approval of a *de minimis* change to the Amendment to Decision dated December 21, 2021 (of Major Project Site Plan Review Special Permit No. 2009-06) which authorized the renovation of the Town Common, for the purpose of accepting minor plan changes presented during Design Review.

Signature of Applicant (or representative) _____
Address if not applicant: 40 Grove Street Suite 190, Wellesley MA 02482
Telephone # (617) 804-2422
Owner's permission if other than applicant _____

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.

MiyaresHarrington

J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

June 15, 2022

BY EMAIL (lnewman@needhamma.gov)
Planning Board
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Town Common Renovation—Request for De Minimis Change
1471 Highland Avenue, Needham

Dear Planning Board members:

On behalf of the applicant Town of Needham Select Board (the "Applicant"), I hereby request that the Planning Board approve a *de minimis* change to the Amendment to Decision dated December 21, 2021 (which amended Major Project Site Plan Review Special Permit No. 2009-06). As the Board members may recall, this Amendment Decision approved the comprehensive redesign and renovation of the Town Common located at 1471 Highland Avenue.

The proposed changes are a product of additional design detail conducted during preparation of construction documents, recent comments from the Design Review Board, and value engineering that has been performed during the procurement process. The two salient changes to the plans are as follows:

- The Applicant will install concrete pavers by Ideal in lieu of the previously-proposed aggregate concrete walking paths. This change is intended to be more aesthetically pleasing than simple concrete, and to visually tie the walking paths to the existing streetscape. The walking paths will remain ADA accessible, and the new materials are designed for high traffic areas, and are both low-maintenance and more easily repaired than exposed aggregate concrete. In addition to the change in materials noted above, the plan was revised at the request of the Design Review Board so that the oval walking path retains its curvilinear shape where it meets the walkway leading from Garrity Way. Sheet 4 from the revised plan set (as revised 6/10/2022) showing the new detail for the walking path pavers is attached to this letter as Exhibit A.

- The Applicant will reduce the caliper of the new trees to be planted. The Applicant notes that the trees shown on the revised landscaping plan are readily available to be sourced, and the reduction will not visually impact the final project. Sheet 11 from the revised plan set showing the changes to the planting schedule is attached as Exhibit B, and a color rendering of the revised planting plan is attached as Exhibit C.

The proposed changes are shown on the full revised plan set titled "Needham Town Common Renovation" dated October 2021, as revised November 2021 and May 2022, which is being submitted to the Board in connection with this application. Sheet 4, as revised 6/10/2022 to include the curvilinear meeting of the oval walkway and the entrance from Garrity Way (attached as Exhibit A), is the current version of this sheet and is intended to supplant the page contained in the full set.

Thank you very much for your consideration of this request, and please let me know if I can provide any additional information prior to the Board's meeting on June 21, 2022.

Sincerely,

Christopher H. Heep

cc: K. Fitzpatrick
E. Olsen
J. Savignano

Exhibit A

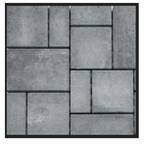
LANDSCAPE LEGEND:

HARDSCAPE

- MILL & OVERLAY
- CONCRETE PAVERS WITH SOLDIER COURSE BORDER
- CEM. CONC. WALKWAY WITH 16" PAVER BAND
- PAVERS
- SAFETY SURFACE
- EXPANSION JOINT
- CONTROL JOINT (SAWCUT)
- LANDSCAPE WALL
- EDGE OF PAVEMENT
- LANDSCAPE CURB
- BENCH PROVIDED BY OTHERS
- LITTER AND RECYCLE RECEPTACLES (NIC - BYOTHERS)
- TENT ANCHOR
- SHADE STRUCTURE WITH SWING BENCH
- PICNIC TABLE PROVIDED BY OTHERS
- BUS SHELTER WITH BENCH (NIC - BY OTHERS)
- RELOCATED SCULPTURE #1 "CIRCLE OF PEACE"
- RELOCATED SCULPTURE #2 "CHILDREN ON BENCH"

Example of Concrete walkway with 16" paver band to match streetscape

Gray concrete pavers for the border course pattern



Gray concrete pavers for the infill pattern

TOWN HALL

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

CHAPEL STREET (PUBLIC – VARIABLE WIDTH)

PROP. CEMENT CONC. PAVING

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

PROP. CONC. PAVERS (TYP.)

PROP. SHADE STRUCTURE

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. SWING

PROP. BENCH (TYP.)

MILL AND 1-1/2" OVERLAY

RESET EXIST CURB

PROP. RECESSED WALKWAY LIGHT (TYP.)

PROP. BENCH (TYP.)

PROP. BRICK MASONRY PILLAR w/ STORAGE

PROP. TENT GUYING BLOCK (TYP. OF 12)

PROP. TENT FOOTING BLOCK (TYP. OF 5)

RELOCATED SCULPTURE #2

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

PROP. SOLAR POWERED WASTE & RECYCLING SYSTEM (TYP.)

PROP. BENCH (TYP.)

PROP. LAWN

RAMP WITH DETECTABLE WARNING PANEL

PROP. BRICK MASONRY WALL w/ GRANITE CAP

PROP. BRICK MASONRY PILLAR

PROP. CONC. PAVERS (TYP.)

RESET EXIST CURB

PROP. BENCH (TYP.)

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

RELOCATED SCULPTURE #1

PROP. BENCH (TYP.)

PROP. BROOM FINISH CONCRETE WALKWAY WITH 16" BRICK PAVER BAND TO MATCH STREETSCAPE

PROP. PARKING SPACE STRIPING

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. BENCH (TYP.)

PROP. SHADE STRUCTURE

PROP. SOLAR POWERED WASTE & RECYCLING SYSTEM (TYP.)

PROP. SWING

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. SAFETY SURFACING

ADD ALT. NO. 1: PROP. BENCH (TYP.)

ADD ALT. NO. 1: PROP. BUS STOP

R&R POST TOP LIGHT - CONCERT TO LED & PAINT (TYP. FOR 4)

PROP. CONC. PAVERS (TYP.)

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

NOTE:
Benches and picnic tables, trash and recycling recepticals, bus stop, and Festoon lights will be provided by others as part of a separate contract.

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR & NS	Value Engineering and Final Construction Details
2	6/10/2022	ESM	MLR & NS	Paver extents modified

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RICCIS
CIVIL
No. 48400
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE

10 0 10 20
SCALE IN FEET: 1"=10'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

LAYOUT & MATERIALS PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE May 25, 2022

SHEET NO. 4

Exhibit B

PLANT LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS

PERENNIAL

N

TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B&B
CO	2	Chamaecyparis obtuse	Hinoki Falsecypress	8'-9'	B&B
LS	2	Liquidambar styriciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal.	B&B
MP	4	Malus prairifire	Prairifire Crabapple	2" Cal.	B&B
SR	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal.	B&B
UAP	4	Ulmus americana 'Princeton'	Princeton Elm	2" Cal.	B&B
UAV	2	Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B&B
ZSM	2	Zelkova serrata 'Musashino'	Musashino Zelkova	2" Cal.	B&B
SHRUBS					
ADVW	20	Azalea 'Delaware Valley White'	Delaware Valley White Azalea	#3 Cont.	
CA	3	Clethra alnifolia	Summersweet	#3 Cont.	
CONG	4	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	#3 Cont.	
CSAF	7	Cornus sericea 'Farrow Arctic Fire'	Arctis Fire Red-Osier Dogwood	#3 Cont.	
TBR	6	Taxus baccata repandens	Spreading English Yew	18"-24"	B&B
GRASSES, PERENNIALS AND BULBS					
CKF	19	Calamagrostis 'Karl Foerster'	Feather Reed Grass	#1 Cont.	
EP	3	Echinacea purpurea	Ehinacea	#1 Cont.	
PALB	90	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 Cont.	
RG	25	Rudbeckia grandiflora	Coneflower	#1 Cont.	
SAJ	25	Sedum 'Autumn Joy'	Stonecrop	#1 Cont.	
SSTB	31	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#1 Cont.	

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

TOWN HALL

LOAM AND SOD TYP.

HIGH USE LOAM WITH FIBER REINFORCING.

ADD ALT. NO. 1

PROTECT AND MAINTAIN EXISTING PLANTINGS

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Planting Size Change

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: 10 0 10 20 — SCALE IN FEET: 1"=10'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

PLANTING PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

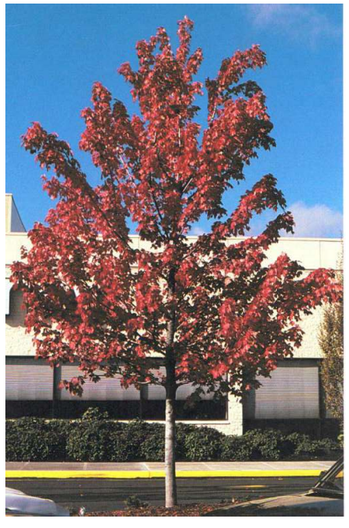
ISSUE DATE NOV. 4, 2021

SHEET NO. 11

3/9/2022 12:31 PM O:\7100s\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 PLANTING.DWG (BETA STB BW STB)

Exhibit C


Highland Avenue
Town Hall
Great Plain Ave
Chapel Street
Prairifire Crabapple
Ivory Silk Tree Lilac
Musashino Zelkova
Ivory Silk Tree Lilac
Prairifire Crabapple
October Glory Red Maple
Valley Forge American Elm
Hinoki Flasecypress
Princeton American Elm
Slender Silhouette Sweetgum
Princeton American Elm
Blue Tree
Slender Silhouette Sweetgum
Hinoki Flasecypress
Princeton American Elm
Princeton American Elm
October Glory Red Maple
Valley Forge American Elm
Prairifire Crabapple
Ivory Silk Tree Lilac
Musashino Zelkova
Ivory Silk Tree Lilac
Prairifire Crabapple



Acer rubrum ‘October Glory’
October Glory Red Maple

Ulmus americana ‘Valley Forge’
Valley Forge American Elm

Ulmus americana ‘Princeton’
American Elm

Ulmus parvifolia’Allee’
Allee Chinese Elm

Liquidambar styriciflua ‘Slender Silhouette’
Slender Silhouette Sweetgum

Zelkova serrata ‘Musashino’
Musashino Japanese Zelkova

Malus Prairifire
Prairifire Crabapple

Syringa reticulata ‘Ivory Silk’
Japanese Tree Lilac

Chamaecyparis obtuse
Hinoki Falsecypress

TOWN OF NEEDHAM, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

NEEDHAM TOWN COMMON RENOVATION

OCTOBER 2021

REV. NOVEMBER 2021
REV. MAY 2022

COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RECOS
CIVIL
No. 45400
REGISTERED PROFESSIONAL ENGINEER
5/25/22

SELECT BOARD

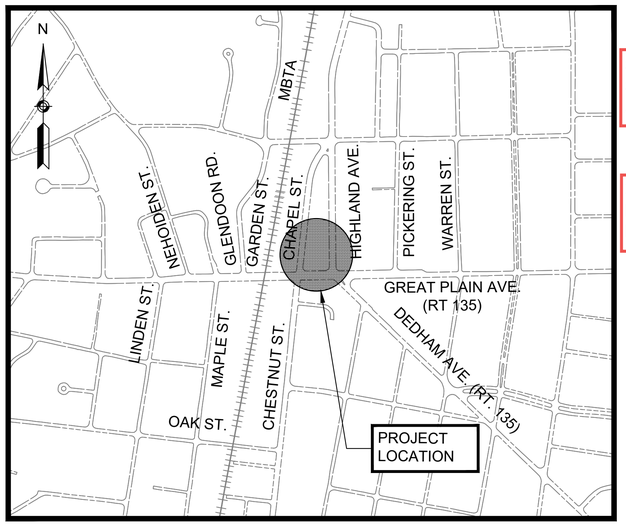
MATTHEW BORRELLI, CHAIRMAN
MARIANNE COOLEY, VICE CHAIRMAN
DANIEL P. MATTHEWS, MEMBER
MARCUS NELSON, MEMBER
KEVIN KEANE, MEMBER

TOWN MANAGER

KATHLEEN P. FITZPATRICK

DEPARTMENT OF PUBLIC WORKS

CARYS LUSTIG, DIRECTOR
ROBERT A. LEWIS, ASSISTANT DIRECTOR
EDWARD OLSEN, SUPERINTENDENT PARKS & FORESTRY



PROJECT LOCATION

LOCATION MAP
1"=500'

PLAN INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	GENERAL NOTES
3	EXISTING CONDITIONS & SITE PREPARATION PLAN
4	LAYOUT & MATERIALS PLAN
5	GRADING & DRAINAGE PLAN
6	ELECTRICAL SYMBOL LIST
7	PROPOSED ELECTRICAL SITE LIGHTING AND POWER PLANS
8	PROPOSED ELECTRICAL SITE DETAILS
9	IRRIGATION LAYOUT PLAN
10	IRRIGATION DETAILS
11	PLANTING PLAN
12	DETAILS
13	DETAILS
14	DETAILS
15	ELECTRICAL DETAILS
16	ELECTRICAL DETAILS
17	ELECTRICAL DETAILS
18	ELECTRICAL DETAILS
19	DETAILS
20	DETAILS

SHEETS REVISED SINCE NOV. 2021 APPROVED PLAN SET

2 SHEETS ADDED, PROCEEDING SHEETS RE-NUMBERED

SHEET REVISED SINCE NOV. 2021 APPROVED PLAN SET

PREPARED BY:

BETA
www.BETA-Inc.com

PERMIT SET

MASSACHUSETTS SCOTT T. RIDDER No. 893 REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS ROBERT T. MACKIE CIVIL No. 36007 REGISTERED PROFESSIONAL ENGINEER

Scott Ridder — Bob Mackie — 11-4-2021

REGISTERED PROFESSIONAL — DATE

GENERAL NOTES:

1. THE LOCATION OF SUBSURFACE UTILITIES SHOWN IS APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITY LINES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO ANY EXCAVATION, DEMOLITION OR EXPLOSION WORK IN PUBLIC OR PRIVATE WAYS OR UTILITY COMPANY RIGHT-OF-WAY OR EASEMENT.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR THE RESOLUTION OF THE CONFLICT.
3. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE AND SANITARY STRUCTURES AS NECESSARY FOR THE CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE. REQUIRED NEW MASONRY SHALL BE CLAY BRICK CONFORMING TO M4.05.2.
4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE TV, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES. ALL UTILITY CASTING AND FIRE ALARM BOXES SHALL BE ADJUSTED TO FINISH GRADE BY THEIR RESPECTIVE OWNERS.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
6. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET" (R&R).
7. ALL DRAINAGE STRUCTURES SHALL BE RETAINED UNLESS NOTED OTHERWISE.
8. ALL FRAMES AND GRATES FOR PROPOSED DRAINAGE STRUCTURES SHALL BE MUNICIPAL STANDARD.
9. UNLESS OTHERWISE NOTED EXISTING DRAINAGE LINES TO BE REPLACED SHALL BE ABANDONED IN PLACE. IF THEY CONFLICT WITH THE PROPOSED DRAINAGE LINES THEY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
10. WHERE DRAINAGE PIPES OR STRUCTURES ARE ABANDONED IN PLACE THE CONTRACTOR SHALL MAKE SURE THAT ALL CONNECTING PIPES, INLETS AND OUTLETS ARE PLUGGED. ALL LIVE CONNECTIONS SHALL BE CONNECTED TO THE NEW SYSTEM.
11. ALL CURB TIE DIMENSIONS ARE TO THE FACE OF THE CURB.
12. PROPOSED SIDEWALKS AND WHEELCHAIR RAMPS SHALL BE CONSTRUCTED TO THE NEAREST SCORE LINE OR EXPANSION JOINT IN THE EXISTING ADJACENT WALK SURFACE AS DIRECTED BY THE ENGINEER.
13. PROPOSED SIDEWALK AT SIGNS, POLES AND OTHER FEATURES SHALL BE BOXED AND PROVIDED FLEXIBLE JOINT FILLER.
14. THE PROPOSED SIDEWALK GRADE SHALL MEET THE EXISTING GRADE AT ALL ADJOINING PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLAN.
15. PROPOSED SIDEWALK AND WHEELCHAIR RAMPS SCORE LINES AND EXPANSION JOINTS ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER DURING CONSTRUCTION.
16. WHEN WORKING NEXT TO EXISTING PAVEMENT, WALLS, BERMS, AND OTHER STRUCTURES, CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO DISTURB THE EXISTING STRUCTURES. ANY DAMAGE TO THE EXISTING STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
17. ORNAMENTAL STREET LIGHTING LAYOUTS ARE SHOWN ON ELECTRICAL PLANS. THE DETAILS ARE SHOWN ON DETAIL SHEETS.
18. DUE TO THE PROJECT IN DOWNTOWN AREA, CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO DISTURB EXISTING SIDEWALK. THE CONTRACTOR SHALL MEET ALL EXISTING GRADES AT THESE LOCATIONS UNLESS OTHERWISE SHOWN ON THE PLAN.
19. SAFETY CONTROLS FOR CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH MASSDOT REQUIREMENTS AND THE LATEST VERSION OF THE MUTCD.
20. SURVEY BASE PLAN BY CHAPPELL ENGINEERING ASSOCIATES, LLC ON OCTOBER 2018.
21. THE SURVEY BASE PLAN ARE IN U.S. SURVEY FEET IN THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983.
22. ELEVATIONS, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
23. PROPOSED TREE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE TREES IN THE FIELD PRIOR TO INSTALLATION FOR APPROVAL BY THE ENGINEER.
24. LOCATION OF PROPOSED SHRUB PLANTINGS ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO INSTALLATION.
25. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A MINIMUM LEVEL OF GENERAL STREET LIGHTING EQUIVANENT TO THE EXISTING CONDITION OVER THE COURSE OF THE PROJECT EITHER BY TEMPORARILY RETAINING SOME OF THE EXISTING LIGHTS AND/OR ACTIVATING PORTIONS OF THE NEW LIGHTING SYSTEMS. THE CONTRACTOR SHALL BE REQUIRED TO IDENTIFY HIS APPROACH IN HIS POST BID SCHEDULE.

WHEELCHAIR RAMP NOTES:

1. ALL WHEELCHAIR RAMPS SHALL CONFORM TO THE REQUIREMENTS OF THE ARCHITECTURAL ACCESS BOARD (A.A.B.) AND THE AMERICANS WITH DISABILITIES ACT (A.D.A.). AND THE TOWN OF NEEDHAM STANDARDS.
2. THE LOCATION OF PROPOSED WHEELCHAIR RAMP ARE SHOWN ON LAYOUT PLAN AND THE DETAILS, EXACT LOCATION MAY BE ADJUSTED, IF NECESSARY, BY THE ENGINEER IN THE FIELD.
3. PROPOSED WHEELCHAIR RAMPS SHALL HAVE DETECTABLE WARNING PANELS INSTALLED IN ACCORDANCE WITH AAB AND ADA STANDARDS. THE PANEL SHALL BE VARIED TO MEET OPENINGS OF THE RAMP AS SHOWN. THE PANEL SHALL BE GRANITE AND COLORED CALEDONIA.
4. IN INSTANCES WHERE AN EXISTING MANHOLE, HANDHOLE OR OTHER "SURFACE" TYPE STRUCTURE THAT CANNOT BE REMOVED OR RESET, IS WITHIN THE ACTUAL WHEELCHAIR RAMP PATH, THE STRUCTURE SHALL BE CAREFULLY ADJUSTED SUCH THAT THE TOPMOST SURFACES OF THE STRUCTURE COVER SHALL BE FLUSH WITH THE RAMP SURFACE AND SHALL MATCH THE SLOPE OF THE NEW WHEELCHAIR RAMP AS DIRECTED BY THE ENGINEER.

PAVEMENT NOTES:

PAVEMENT MILLING AND OVERLAY

SURFACE COURSE: 1 ½" CLASS I BITUMINOUS CONCRETE TOP COURSE

PAVEMENT MILLING: 1 ½" PAVEMENT MILLING

NOTE: 1.5" MAX LIFT BINDER COURSE FOR LEVELING IN AREAS NOT ABLE TO BE SHAPED WITH MILLING.

CONCRETE SIDEWALK , WHEELCHAIR RAMPS, AND DRIVEWAYS

SURFACE COURSE: 5" CEMENT CONCRETE

SUB BASE: 8" GRAVEL BORROW TYPE C (MIN.) OR COMBINATION OF EXISTING SUITABLE SUB BASE AS APPROVED BY THE ENGINEER.

HMA SIDEWALK

SURFACE COURSE: 3" HOT MIX ASPHALT (HMA) PAVEMENT PLACED IN TWO LAYERS, 1" TOP COURSE MATERIAL OVER 2" BINDER COURSE MATERIAL

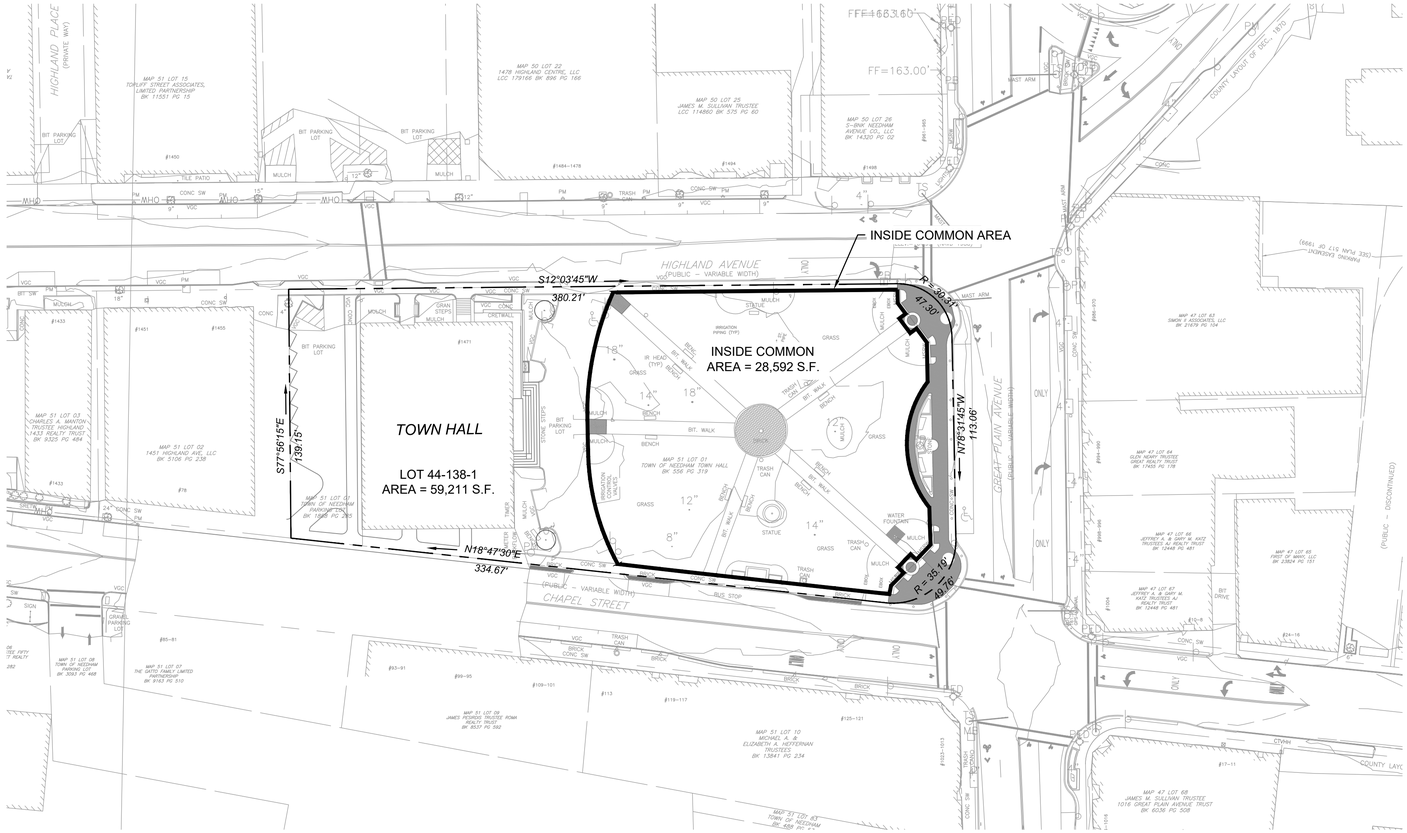
BASE COURSE: 8" GRAVEL BORROW TYPE C (MIN.)

INSIDE COMMON AREA

COMMON AREA	Existing	Area %	PROPOSED	Area %
Paths and Walkways	4,121 s.f.	14.5 %	8,239 s.f.	28.8 %
Planted Areas	617 s.f.	2.1 %	1586 s.f.	5.5 %
Lawn Area	23,844 s.f.	83.4 %	18,767 s.f.	65.7 %
TOTAL	28,592 s.f.	100.0 %	28,592 s.f.	100.0 %

ENTIRE LOT

LOT AREA %	EXISTING
Building	16.54%
Paved Areas	34.0%
Open Space	49.46%



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PLAN REFERENCE

1. "1471 HIGHLAND AVENUE ZONING AS-BUILT PLAN OF LAND IN NEEDHAM, MA.", PREPARED BY JOHN A. HAMMER III, PLS, BILLERICA, MA., DATED SEPTEMBER 30, 2011, SHEETS 1 AND 2. NOTED AS BUILDING PERMIT No. B120100159.

PROPERTY INFORMATION

SCALE: 1" = 40'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS, MELISSA L. RECOS, CIVIL, No. 45400, REGISTERED PROFESSIONAL ENGINEER, 5/25/22

PREPARED BY: BETA, www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE: **TOWN COMMON RENOVATION**

GENERAL NOTES

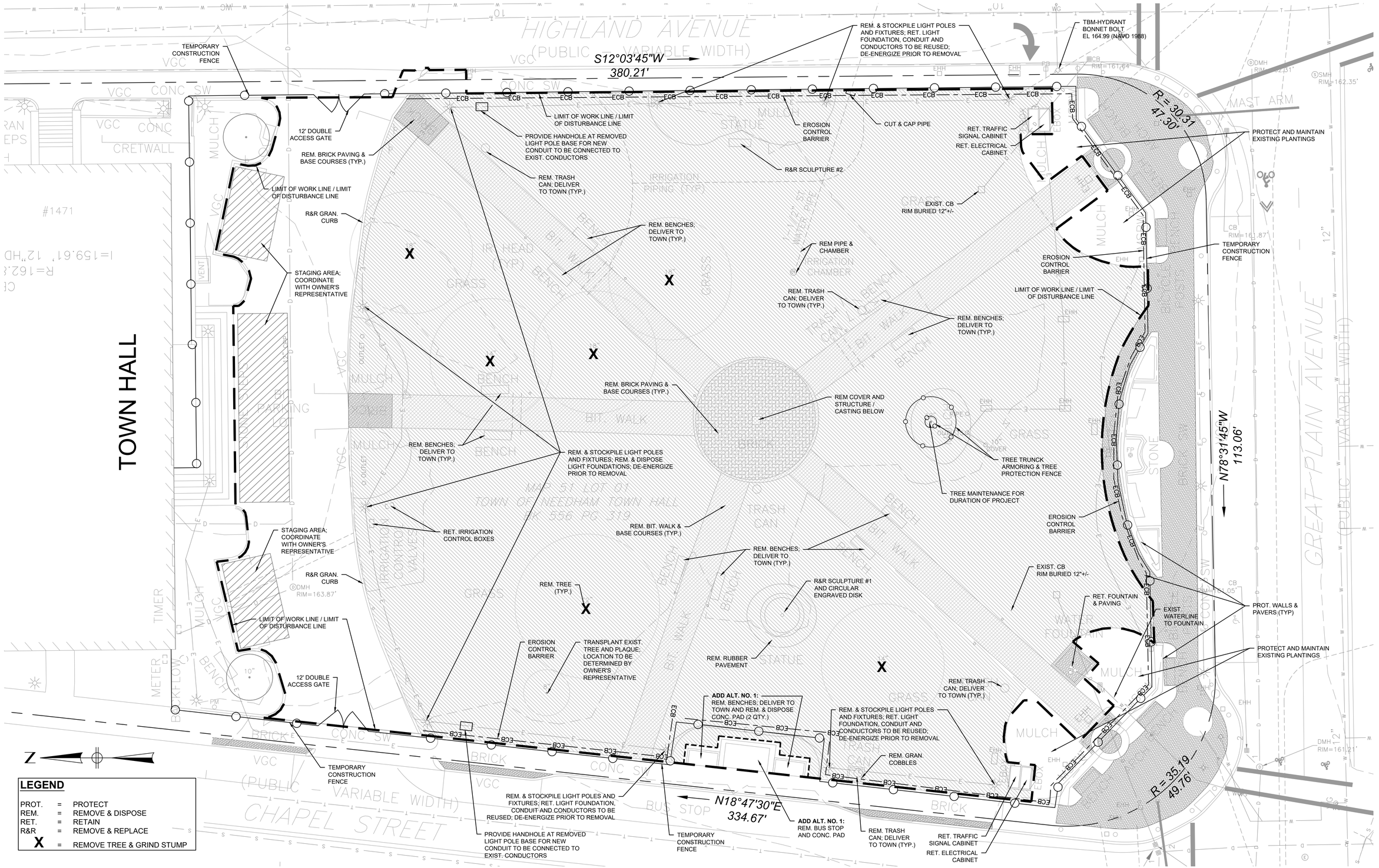
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 2

11/4/2021 9:26 AM O:\7100\ST7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 NOTES.DWG (BETA STB BW STB)



NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/22	NS	MR	Additional design detail added for construction

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL
COMMONWEALTH OF MASSACHUSETTS — MELISSA L. RECOS — CIVIL — No. 49400 — REGISTERED PROFESSIONAL ENGINEER
5/25/22

PREPARED BY
BETA
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SUBCONSULTANT

SCALE
10 0 10 20
SCALE IN FEET: 1"=10'
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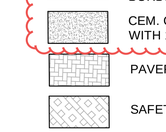
TITLE
TOWN COMMON RENOVATION
EXISTING CONDITIONS & SITE PREPARATION PLAN
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 3

LANDSCAPE LEGEND:

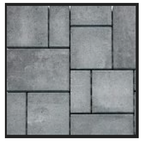
HARDSCAPE

- MILL & OVERLAY
- CONCRETE PAVERS WITH SOLDIER COURSE BORDER
- CEM. CONC. WALKWAY WITH 16" PAVER BAND
- PAVERS
- SAFETY SURFACE
- EXPANSION JOINT
- CONTROL JOINT (SAWCUT)
- LANDSCAPE WALL
- EDGE OF PAVEMENT
- LANDSCAPE CURB
- BENCH PROVIDED BY OTHERS
- LITTER AND RECYCLE RECEPTACLES (NIC - BYOTHERS)
- TENT ANCHOR
- SHADE STRUCTURE WITH SWING BENCH
- PICNIC TABLE PROVIDED BY OTHERS
- BUS SHELTER WITH BENCH (NIC - BY OTHERS)
- RELOCATED SCULPTURE #1 "CIRCLE OF PEACE"
- RELOCATED SCULPTURE #2 "CHILDREN ON BENCH"



Example of Concrete walkway with 16" paver band to match streetscape

Gray concrete pavers for the border course pattern



Gray concrete pavers for the infill pattern

TOWN HALL

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

CHAPEL STREET (PUBLIC – VARIABLE WIDTH)

GREAT PLAIN AVENUE

PROP. CEMENT CONC. PAVING

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

PROP. CONC. PAVERS (TYP.)

PROP. SHADE STRUCTURE

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. SWING

PROP. BENCH (TYP.)

MILL AND 1-1/2" OVERLAY

RESET EXIST CURB

PROP. RECESSED WALKWAY LIGHT (TYP.)

PROP. BENCH (TYP.)

PROP. BRICK MASONRY PILLAR w/ STORAGE

PROP. TENT GUYING BLOCK (TYP. OF 12)

PROP. TENT FOOTING BLOCK (TYP. OF 5)

RAMP WITH DETECTABLE WARNING PANEL

PROP. BRICK MASONRY WALL w/ GRANITE CAP

PROP. BRICK MASONRY PILLAR

PROP. CONC. PAVERS (TYP.)

PROP. LAWN

RELOCATED SCULPTURE #2

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

PROP. SOLAR POWERED WASTE & RECYCLING SYSTEM (TYP.)

PROP. BENCH (TYP.)

PROP. BENCH (TYP.)

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

RELOCATED SCULPTURE #1

PROP. BENCH (TYP.)

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. BROOM FINISH CONCRETE WALKWAY WITH 16" BRICK PAVER BAND TO MATCH STREETSCAPE

PROP. PARKING SPACE STRIPING

PROP. BENCH (TYP.)

PROP. SHADE STRUCTURE

PROP. SOLAR POWERED WASTE & RECYCLING SYSTEM (TYP.)

PROP. SWING

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. SAFETY SURFACING

ADD ALT. NO. 1: PROP. BENCH (TYP.)

ADD ALT. NO. 1: PROP. BUS STOP

R&R POST TOP LIGHT - CONCERT TO LED & PAINT (TYP. FOR 4)

PROP. CONC. PAVERS (TYP.)

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

NOTE:
Benches and picnic tables, trash and recycling recepticals, bus stop, and Festoon lights will be provided by others as part of a separate contract.

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR & NS	Value Engineering and Final Construction Details

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RECOS
CIVIL
No. 49480
REGISTERED PROFESSIONAL ENGINEER

5/25/22

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE

10 0 10 20
SCALE IN FEET: 1"=10'

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TITLE

TOWN COMMON RENOVATION

LAYOUT & MATERIALS PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE Nov 4, 2021

SHEET NO. 4

5/25/2022 1:46 PM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LAYOUT & MATERIALS.DWG (BETA STB BW.STB)

GRADING LEGEND:

- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- 164.25 PROP. SPOT GRADE
- PROP. MANHOLE
- PROP. CATCH BASIN
- PROP. 8" HDPE

TOWN HALL

EARTHEN MOUND

PROP. (AD-3)
TOF EL. 163.25:
PROVIDE 2' SUMP

EXIST. 12"
DRAIN

EXIST. CB
ADJUST TO FINISH GRADE &
PROVIDE FRAME AND COVER
I = 158.05 (EX. 12" OUT)

(P-1) 35' - 8" HDPE
S=0.01
INV. EL. DN 158.05
INV. EL. UP 158.45

PROP. CATCH BASIN
(TYP.)

43' - 8" HDPE

53' - 8" HDPE

35' - 8" HDPE

(P-4) 43' - 8" HDPE
S=0.01
INV. EL. DN 159.12
INV. EL. UP 159.55

(P-3) 53' - 8" HDPE
S=0.01
INV. EL. DN 158.59
INV. EL. UP 159.12

(P-2) 9' - 8" HDPE
S=0.01
INV. EL. DN 158.31
INV. EL. UP 158.59

PROP. (AD-2)
TOF EL. 162.75;
PROVIDE 2' SUMP

PROP. (AD-4)
TOF EL. 163.25;
PROVIDE 2' SUMP

PROP. (AD-1)
TOF EL. 162.0;
PROVIDE 2' SUMP

5' LEVEL
LANDING 2%
SLOPE MAX.

MAINTAIN EXIST.
GRADE AT TREE
PROTECTION FENCE

(P-7) 40' - 8" HDPE
S=0.02
INV. EL. DN 158.80
INV. EL. UP 159.60

(P-5) 18' - 8" HDPE
S=0.02
INV. EL. DN 157.90
INV. EL. UP 158.26

PROP. (AD-7)
TOF EL. 163.3;
PROVIDE 2' SUMP

PROP. (AD-6)
TOF EL. 162.5:
PROVIDE 2' SUMP

(P-6) 54' - 8" HDPE
S=0.01
INV. EL. DN 158.26
INV. EL. UP 158.80

40' - 8" HDPE

54' - 8" HDPE

18' - 8" HDPE

ADD ALT.
NO. 1

PROP. (AD-5)
TOF EL. 162.0;
PROVIDE 2' SUMP

EXIST. CB
ADJUST TO FINISH GRADE
I = 156.30 (EX. 12" OUT)

EXIST. 12"
DRAIN

EARTHEN MOUND

HIGHLAND AVENUE
(PUBLIC – VARIABLE WIDTH)

CHAPEL STREET
(PUBLIC – VARIABLE WIDTH)

GREAT PLAIN AVENUE

N

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Drainage Plan Modified

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL
COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RICCIS
CIVIL
No. 46400
REGISTERED PROFESSIONAL ENGINEER
5/25/22

PREPARED BY
BETA
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SCALE
10 0 10 20
SCALE IN FEET: 1"=10'
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TITLE
TOWN COMMON RENOVATION
GRADING & DRAINAGE PLAN
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 5

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LIGHTING FIXTURES

SYMBOL	DESCRIPTION	NOTES
FP 1a; FP 1a; FP 1a; FP 1a; FP 1a; FP 1a	WALL OR CEILING MOUNTED LIGHTING FIXTURE	UPPER CASE LETTERS INDICATE FIXTURE TYPE. REFER TO FIXTURE SCHEDULE FOR MANUFACTURER SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH CONTROL ASSOCIATIONS FR 1a FP 1a SHADING OF FIXTURES THUS: FR FP FP FP INDICATES FIXTURE ON NIGHT/EMERGENCY CIRCUIT OR EMERGENCY BATTERY BACK UP BALLAST WHERE APPLICABLE, CONTRACTOR SHALL CONFIRM LOCATION OF REMOTE EMERGENCY BALLAST WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. EMERGENCY BALLAST SHALL BE SIMILAR TO BODINE B30ST OR B30 WITH INTEGRAL INDICATOR LIGHT TEST SWITCH. PROVIDE 2 LAMP APPLICATION WHERE APPLICABLE.
	EXTERIOR POLE MOUNTED FIXTURE	CONTRACTOR SHALL FURNISH AND INSTALL EMERGENCY TRANSFER RELAY ON ALL SWITCHED EMERGENCY FIXTURES
		CONTRACTOR SHALL PROVIDE ALL MOUNTING HARDWARE APPLICABLE TO CEILING, WALL, AND FLOOR TYPE INTO WHICH FIXTURE IS INSTALLED CONTRACTOR SHALL COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL INTERIOR/EXTERIOR ELEVATIONS CONTRACTOR SHALL COORDINATE AND CONFIRM K RATING OF LAMPS TO ACHIVE COLOR AS DESIRED PER ARCHITECT AND OWNER/TENANT CONTRACTOR SHALL FURNISH AND SUPPLY ANY STEP DOWN TRANSFORMERS FOR ANY LOW VOLTAGE LIGHTING CONTRACTOR SHALL FURNISH AND INSTALL 0-10V DIMMING BALLAST FOR LED FIXTURES

EXIT/EMERGENCY LIGHTING

SYMBOL	DESCRIPTION	NOTES
EB	EMERGENCY LIGHTING WITH BATTERY UNIT	ALL EMERGENCY BATTERY PACKS SHALL HAVE REMOTE HEAD CAPABILITY UNLESS NOTED OTHERWISE
	DUAL REMOTE EMERGENCY LIGHTING HEAD	
	CEILING MOUNTED EXIT SIGN	ALL EXIT SIGNS SHALL BE FURNISHED WITH INTERNAL, 90 MINUTE BATTERY UNLESS NOTED OTHERWISE
	WALL MOUNTED EXIT SIGN	APPLICATION OF SHADED QUADRANTS AND ARROWS THUS: INDICATE LETTERED FACE AND DIRECTIONAL CHEVRONS AS REQUIRED

SWITCHING/LIGHTING/DEVICE CONTROL

SYMBOL	DESCRIPTION	NOTES	
S_{WP}	SINGLE POLE SWITCH	20A 120-277V AC "WP" - INDICATES WEATHER PROOF	SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH CONTROL ASSOCIATIONS SUBSCRIPT UPPER CASE LETTERS DENOTE SWITCH TYPE AS LISTED IN NON-STANDARD SWITCHES UNLESS NOTED OTHERWISE SWITCHES SHALL BE MOUNTED 48" TO CENTER LINE AFF
SP	SINGLE POLE SWITCH WITH PILOT LIGHT		
S2	DOUBLE POLE SWITCH		
S3	THREE-WAY SWITCH		
S4	FOUR-WAY SWITCH		
ST	SPRING WOUND INTERVAL TIME SWITCH WITHOUT HOLD	TORK OR EQUAL 30 MIN MAX	PROVIDE 0-10V DIMMER WHERE REQUIRED FOR LED LIGHTING FIXTURES POWER PACK WHERE REQUIRED: LEVITON MODEL# OPP20-D2 OR EQUAL
KS	KEY SWITCH LINE VOLTAGE	LEVITON OR EQUAL	
D	UNIVERSAL VOLTAGE SLIDE DIMMER	FLUORESCENT/INC: LEVITON RENOIR SERIES OR EQUAL 120V - 1500W 277V - 3463W	LED 0-10V: LEVITON LUMINA SERIES OR EQUAL 120V - 960W 277V - 1385W
OS 1	CEILING MOUNTED CORRIDOR OCCUPANCY SENSOR (50' oc)	WATT STOPPER: W-2000H LEVITON: OSC20-RUW OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL APPROPRIATE POWER PACKS, RELAYS, CABLES, CONTROL MODULES, AND CONTACTORS TO COMPLETE SYSTEM INSTALLATION SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH LEG CONTROL CONTRACTOR SHALL COORDINATE AND CONFIRM ALL SENSOR SETTING AND TIME DELAYS WITH OWNER OR TENANTS REPRESENTATIVE
OS 2	CEILING MOUNTED DUAL TECHNOLOGY SENSOR (1,600 sf)	WATT STOPPER: DT-300 LEVITON: OSC10-RMW OR EQUAL	
OS 3	CEILING MOUNTED OCCUPANCY SENSOR WHEATHERPROOF	WATT STOPPER: HB300 HB-L2W LEVITON: OSFHP-ILW OR EQUAL	
OS	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR	WATT STOPPER: DSW-301 LEVITON: OSSMT-MD OR EQUAL	
OS ab	WALL MOUNTED DUAL TECHNOLOGY DUAL RELAY SENSOR	WATT STOPPER: DSW-302 LEVITON: OSSMD-MD OR EQUAL	
RF 1	CEILING MOUNTED WIRELESS RECEPTACLE TRANSMITTER	WATT STOPPER: WRC-TX SERIES	
OS D	WALL MOUNTED DIMMABLE OCCUPANCY SENSOR	WATT STOPPER: (0-10V) PW-311 (120/277) PW-100D LEVITON: OSD10-IOW OR EQUAL	FURNISH AND INSTALL BALLAST COMPATIBLE WITH DIMMABLE SENSOR
DS 1	CEILING MOUNTED ON/OFF DAYLIGHT HARVEST SENSOR	WATT STOPPER: LS-102 LEVITON: ODCOP-SOW OR EQUAL	
TR	SELF POWERED TRANSFER RELAY	ILC TR SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL RELAYS AND MODULES TO COMPLETE SYSTEM INSTALLATION
TC	7 DAY ASTRONOMICAL PROGRAMMABLE TIME CLOCK	TORK OR EQUAL LEVITON: 8 RELAY EZ MAX R08BD-L08	CONTRACTOR SHALL COORDINATE AND CONFIRM PROGRAMMING SCHEDULE WITH OWNER
LV	LOW VOLTAGE 1, 3, AND 4 WAY MOMENTARY SWITCH	WATT STOPPER: DCC2 SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY POWER PACKS, RELAY PANELS, CABLES, CONTROL MODULES, WIRING, AND CONTACTORS TO COMPLETE SYSTEM INSTALLATION
LCRP	LIGHTING CONTROL RELAY PANEL	WATT STOPPER: LP8 SERIES OR EQUAL	
MS	GUEST ROOM CARD KEY SWITCH	WATT STOPPER: HS SERIES OR EQUAL	

TELECOMMUNICATION SYSTEMS

SYMBOL	DESCRIPTION	NOTES
MHNC	MODULAR HOME NETWORK CENTER PROVIDE (1) DEDICATED 120V CIRCUIT	REFER TO DIVISION 27 FOR MAKE AND MODEL OF NETWORKING PANEL. PANEL SHALL BE A MINIMUM 14"X30" PLASTIC WITH HINGED DOOR
	WALL MOUNTED DATA OUTLET	4"x4" SQUARE OUTLET BOX WITH 1"C, PULL STRING AND PROTECTIVE BUSHING TO ABOVE ACCESSIBLE CEILING
	WALL MOUNTED COMBINATION TEL/DATA OUTLET	P - DENOTES PUBLIC PAY PHONE W - DENOTES POWER FEED F - DENOTES MODULAR FURNITURE BEZEL (2)VOICE,(2)DATA OUTLETS BY OTHERS
	WALL MOUNTED TEL OUTLET	
T	FIRE RATED FURNITURE FEED POKE THROUGH DEVICE FOR TEL/DATA CONNECTIONS TO ELECTRIFIED FURNITURE	
HT	4" SQUARE OUTLET BOX WITH 1 1/2" GROMMETTED HOLE COVERPLATE FOR TEL/DATA CONNECTION TO ELECTRIFIED FURNITURE PARTITIONS, MOUNTED 8" AFF	
TV	WALL MOUNTED CABLE TV OUTLET	4"x4" SQUARE OUTLET BOX WITH 1" CONDUIT STUBBED 6" ABOVE ACCESSIBLE CEILING SEE ARCH PLAN FOR MOUNTING HEIGHT

WIRING DEVICES - RECEPTACLES

SYMBOL	DESCRIPTION	NOTES
1	WALL DUPLEX CONVENIENCE OUTLET MTD 18" AFF	20A/125V, 2P, 3W, GNDG., NEMA 5-20R SHADING OF SYMBOL THUS: INDICATES RECEPTACLE WITH EACH HALF SEPARATELY WIRED. (HALF CONSTANT HALF SWITCH CONTROLLED.) "1"- INDICATES CIRCUIT NUMBER SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH CONTROL ASSOCIATIONS SHADING OF SYMBOL THUS: INDICATES RECEPTACLE MTD 6" ABOVE COUNTER TO CENTER LINE OR 48" AFF UNLESS NOTED OTHERWISE. CONFIRM DEVICE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATION PLANS AND/OR CMR 521 9.5.6 AND 39.3.1 'WP' - INDICATES WEATHER PROOF 'GFI' DENOTES GROUND FAULT INTERRUPTING TYPE RECEPTACLE ALL POWER OUTLET FACEPLATES SHALL BE LABELED WITH CIRCUIT NUMBER AND PANEL DESIGNATION FEEDING OUTLET
	CEILING MOUNTED DUPLEX CONVENIENCE OUTLET	
IG	ISOLATED GROUND DUPLEX CONVENIENCE OUTLET	
	WALL DOUBLE DUPLEX CONVENIENCE OUTLET	
	WALL MTD SINGLE CONVENIENCE OUTLET	
	HOSPITAL GRADE DUPLEX CONVENIENCE OUTLET	PASS & SEYMOUR 2095-HGTR OR EQUAL
USB	DUPLEX RECEPTACLE WITH (2) USB PORTS	HUBBELL: USB20A5 OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT
	PLUG LOAD (WIRELESS) CONTROLLABLE RF DUPLEX RECEPTACLE DUAL CONTROL	HUBBELL HBL5362RFC2 OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT
	PLUG LOAD (WIRELESS) CONTROLLABLE RF DUPLEX RECEPTACLE HALF CONTROL	HUBBELL HBL5362RFC1 OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT FURNISH AND INSTALL PLUG LOAD POWER PACK AND WIRELESS RECEPTACLE CONTROL TRANSMITTERS
9	WALL MOUNTED SPECIAL PURPOSE POWER RECEPTACLE	NUMERAL WITHIN SQUARE DENOTES RECEPTACLE TYPE AS LISTED IN SCHEDULE OF NON-STANDARD RECEPTACLES CONFIRM NEMA PLUG CONFIGURATION WITH OWNER AND TENANTS REPRESENTATIVE
P	FIRE RATED FURNITURE FEED POKE THRIUGH DEVICE FOR POWER CONNECTIONS TO ELECTRIFIED FURNITURE	
HP	4" SQUARE OUTLET BOX TO OUTLETS LOCATED IN FURNITURE PARTITIONS (SEE FLOOR PLANS)	

WIRING DEVICES - MISCELLANEOUS

SYMBOL	DESCRIPTION	NOTES
PP	2 CHANNEL PWR/DATA POWER POLE WITH ELEC DEVICES AND PLATES	LEGRAND TELE-POWER SERIES OR EQUAL
	2 PIECE SURFACE MTD RACEWAY WITH 20A DUPLEX RECEPTACLES CONFIRM SPACING WITH ARCHITECT	HUBBELL HBL4750 SERIES OR EQUAL
	2 PIECE MULTI-CHANNEL RACEWAY WITH 20A DUPLEX RECEPTACLES AND DATA OUTLETS CONFIRM SPACING WITH ARCHITECT	HUBBELL HBL4750 SERIES OR EQUAL
	FLUSH FLOOR MOUNTED POWER/DATA CONVIENCE RECEPTACLES	POKE THRU APPLICATION: 2 HOUR RATED. HUNNELL S1R6PT SERIES OR EQUAL. COORDINATE FINAL POWER AND TEL/DATA TERMAINTIONS WITH TENANT FLOOR TRENCH APPLICATION: HUBBELL CFB6G30CR SEIRES OR EQUAL. PROVIDE 1"C FROM TEL/DATA TO 6" ABOVE ACCESSIBLE CEILING. CONTRACTOR SHALL SUPPLY ALL COVERS AND PLATES TO COMPLETE INSTALLATION

JUNCTION BOXES

SYMBOL	DESCRIPTION	NOTES
J	CEILING MOUNTED JUNCTION BOX	HT - DENOTES HEAT TRACE FC - DENOTES FIRE CURTAIN (REQUIRES FIRE ALARM TIE-IN)
J	WALL MOUNTED JUNCTION BOX	HT - DENOTES HEAT TRACE FC - DENOTES FIRE CURTAIN (REQUIRES FIRE ALARM TIE-IN)
J	SURFACE MOUNTED JUNCTION BOX	
J	FLUSH FLOOR MOUNTED JUNCTION BOX	
J	JUNCTION BOX WITH FLEXIBLE CONNECTION TO EQUIPMENT	P - DENOTES POWER FEED C - DENOTES COMMUNICATIONS FEED

MOTORS AND CONTROLS

SYMBOL	DESCRIPTION	NOTES	
	MOTOR	COMPLETE INFO. FOR MOTOR IS INDICATED BY APPLICATION OF INDEXING SYMBOLS REFERENCE TO SCHEDULE OF MECHANICAL EQUIPMENT	
	MAGNETIC MOTOR STARTER COMPLETE W/ THERMAL OVERLOAD PROTECTION	SUBSCRIPT INDICATES NEMA SIZE	COMPLETE INFORMATION FOR CONTROL ITEMS IS INDICATED BY THE APPLICATION OF INDEXING SYMBOL REFERENCE APPLIED TO ASSOCIATED EQUIP.
	MANUAL MOTOR STARTER (THERMAL OVERLOAD SWITCH)		
VFD	VARIABLE FREQUECY DRIVE	REFER TO HVAC SCHEDULE FOR MOTOR LOAD HORSEPOWER SIZE	
CP	CONTROL PANEL (MECHANICAL EQUIP)	FURNISHED AND INSTALLED BY OTHERS. WIRED BY THE ELECTRICAL CONTRACTOR	
MD	MOTORIZED DAMPER (MECHANICAL EQUIP)	FURNISHED AND INSTALLED BY OTHERS. WIRED BY THE ELECTRICAL CONTRACTOR	
FSD	FIRE SMOKE DAMPER (MECHANICAL EQUIP)	FURNISHED AND INSTALLED BY OTHERS. WIRED BY THE ELECTRICAL CONTRACTOR	

DISTRIBUTION EQUIPMENT

SYMBOL	DESCRIPTION	NOTES
	SURFACE MOUNTED PANEL	
	FLUSH MOUNTED PANEL	
TVSS	SURGE SUPPRESSION	PROVIDE PER SPECIFICATIONS
SPD	SURGE PROTECTION DEVICE	PROVIDED AT SERVICE DISCONNECT PER SPECIFICATIONS
T	TRANSFORMER	SEE ELECTRICAL PLANS FOR KVA RATING
DS	GENERATOR DOCKING STATION	PROVIDE PER SPECIFICATIONS
M	METER SOCKET AND METER	METER SOCKET PROVIDED BY CONTRACTOR PROVIDED BY LOCAL UTILITY CO.
M	CHECK METER	E-MON/D-MON CLASS 2000 OR EQUAL. MATCH BUILDING STANDARD
	OVERCURRENT AND/OR SWITCHING DEVICE "WP" - INDICATES WEATHER PROOF	COMPLETE INFORMATION FOR DEVICES IS INDICATED BY APPLICATION OF TAG SYMBOLS 30 — INDICATES UNFUSED SWITCH 30 - FRAME SIZE 30/15 — INDICATES FUSED SWITCH 30 - FRAME SIZE 15 - FUSE SIZE CB — INDICATES ENCLOSED CIRCUIT BREAKER

BRANCH CIRCUITRY

SYMBOL	DESCRIPTION	NOTES
	LIGHTING AND APPLIANCE BRANCH CIRCUITRY CONCEALED ABOVE	ARROW HEAD INDICATES HOME RUN CIRCUITRY TO 20A-1P CIRCUIT BREAKER (UNLESS NOTED OTHERWISE) NUMBER OF ARROW HEADS INDICATE NUMBER OF BRANCH POLES REQUIRED IN PANEL
	LIGHTING AND APPLIANCE BRANCH CIRCUITRY CONCEALED BELOW	CROSS MARKS INDICATE NUMBER OR NO. 12 WIRES IN 3/4" CONDUIT PLUS GROUND. ABSENCE OF CROSSMARKS INDICATES 2#12, 1#12 GROUND
	LIGHTING AND APPLIANCE BRANCH RUN EXPOSED	HOME RUNS ARE INDICATED THUS: LL2 - 1, 3, 5
	INDIVIDUAL RUN TURNING UP	"LL2" DENOTES PANEL DESIGNATION. "1,3,5" DENOTES CIRCUIT NO'S 1,3,5 CONTAINING 20A. 1P. CB'S IN PANELBOARD
	INDIVIDUAL RUN TURNING DOWN	CONDUIT RUNS REQUIRING CIRCUIT BREAKER GREATER THAN 20A-1P WIRE SIZE GREATER THAN NO. 12 AND CONDUIT SIZE GREATER THAN 3/4" ARE NOTED NOTED THUS: LL2-1, 3, 5 50A 3P 4 #4, 1 #8 GROUND 1-1/4" CONDUIT
	INDIVIDUAL RUN TURNING UP&DOWN	

GENERAL CIRCUITRY

SYMBOL	DESCRIPTION	NOTES
	BUSWAY	
	CIRCUIT BREAKER BUS PLUG, BREAKERS AS INDICATED	
	BUSWAY FEED/ LUG CONNECTION	
PE	IDENTIFICATION OF INDIVIDUAL RUN OTHER THAN BRANCH CIRCUITRY OR SECONDARY FEEDERS	PE - PRIMARY ELECTRIC SE - SECONDARY ELECTRIC TEL - TELEPHONE TV - TELEVISION CATV - CABLE TELEVISION E - EMERGENCY

SECONDARY FEEDERS

SYMBOL	DESCRIPTION	NOTES
	FEEDER RUN CONCEALED ABOVE	ARROW HEAD INDICATES HOME RUN TO PANEL BOARD
	FEEDER RUN CONCEALED BELOW	FEEDER SIZING SHOWN ON POWER RISER DIAGRAM
	FEEDER RUN AS PER SPECIFIC NOTATION	

TAG SYMBOLS

SYMBOL	DESCRIPTION	NOTES
	INDEX SYMBOL	HEXAGONAL SYMBOLS CONTAINING TWO UPPER CASE LETTERS INDICATE REFERENCE TO A SCHEDULE OF SPECIAL EQUIPMENT HEXAGONAL SYMBOLS CONTAINING UPPER CASE LETTERS AND NUMERICALS INDICATE REFERENCE TO SCHEDULE OF MECHANICAL EQUIPMENT HEXAGONAL SYMBOLS CONTAINING NUMERICALS ONLY INDICATE REFERENCE TO AN EXPLANATION OF ELECTRICAL WORK REQUIREMENT
	GANGING CROSS REFERENCE	THE NOTED INDICATION ADJACENT TO A DEVICE DENOTES THAT THE DEVICE IS TO BE GANGED IN A BOX WITH ANOTHER DEVICE SIMILARLY NOTED AT THE SAME LOCATION ON ANOTHER DRAWING
( )	SPECIAL MOUNTING HEIGHT INDICATIONS	DIMENSION NOTED IN PARENTHESIS ADJACENT TO ANY ITEM OF THE DRAWINGS INDICATES THE HEIGHT OF IT'S HORIZONTAL CENTERLINE ABOVE FINISHED FLOOR

EXISTING ELECTRICAL EQUIPMENT

SYMBOL	DESCRIPTION	NOTES
ETR	EXISTING TO REMAIN	ALL EXISTING TO REMAIN LIGHTING SHALL BE CLEANED AND RELAMPED
X	EXISTING EQUIPMENT TO BE REMOVED	CONTRACTOR SHALL VERIFY THAT ALL EXISTING TO REMAIN ELECTRICAL DEVICES ARE OPERATIONAL & FUNCTIONAL. IF ETR DEVICES ARE NOT OPERATIONAL, IT SHALL BE REPLACED WITH A NEW DEVICE OF THAT TYPE. ALL REPLACED DEVICES SHALL MATCH EXISTING
XR	EXISTING EQUIPMENT TO BE REMOVED AND RELOCATED	CONTRACTOR SHALL EXTEND AND CONNECT EXISTING WIRING TO NEW LOCATION OF RELOCATED EQUIPMENT. CONTRACTOR SHALL REPLACE EXISTING WIRING BACK TO SOURCE IF NECESSARY IF EXISTING WIRING DOES NOT REACH RELOCATED EQUIPMENT. CONTRACTOR SHALL EVALUATE CONDITION OF EXISTING WIRING AND REPLACE IF NECESSARY.
RX	NEW LOCATION OF RELOCATED EXISTING EQUIPMENT	
RR	REMOVE EXISTING DEVICE AND REINSTALL NEW DEVICE IN SAME LOCATION	
	DOTTED DENOTES EXISTING ELECTRICAL EQUIPMENT	

NURSE / EMERGENCY CALL SYSTEMS

SYMBOL	DESCRIPTION	NOTES
NC	NURSE CALL PATIENT PULL CHORD	
NC	NURSE CALL PATIENT DOME LIGHT	
NC	NURSE CALL DUTY STAFF STATION	
NCAP	NURSE CALL ANNUNCIATOR PANEL	
EC	EMERGENCY CALL PULL CHORD	
EC	EMERGENCY CALL DOME LIGHT	
EC	EMERGENCY CALL REMOTE STATION	
ECCP	EMERGENCY CALL COMMUNICATION PANEL	
AED	AUTOMATIC EXTERNAL DEFIBRILLATOR POWER CONNECTION	PROVIDE DEDICATED 120V POWER CONNECTION. CONFIRM LOCATION AND QUANTITY WITH ARCHITECT AND TENANT REPRESENTATIVE

AREA OF RESCUE/REFUGE SYSTEM

SYMBOL	DESCRIPTION	NOTES	
ARCU	VANDAL RESISTANT AREA OF RESCUE MAIN CONTROL PANEL	CORNELL: A-4204 SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY POWER PACKS AND EXPANSION SWITCHES TO COMPLETE SYSTEM. PROVIDE 120V POWER AT EACH DEVICE CONFIRM ARCU ZONE QUANTITY WITH RB STATION QUANTITIES ON FLOOR PLANS POWER PACK: CORNELL: B-5248A WITH BATTERY OR P-512243A WITH LIFE SAFETY CIRCUIT OR EQUAL
ARA	AREA OF RESCUE INDICATOR LIGHT WITH BATTERY BACKUP	CORNELL: SN-B SERIES OR EQUAL	
RB	VANDAL RESISTANT AREA OF RESCUE CALL STATION	CORNELL: 4201B/V SERIES OR EQUAL	

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION	NOTES
F	MANUAL FIRE ALARM PULL STATION	
	VISUAL ONLY FIRE ALARM DEVICE	
F	COMBINATION AUDIO AND VISUAL FIRE ALARM DEVICE	
F C	CEILING MOUNTED AUDIO AND VISUAL FIRE ALARM DEVICE	
S	WALL MOUNTED FIRE ALARM SPEAKER	
S	WALL MOUNTED FIRE ALARM SPEAKER AND STROBE	
M	WALL MOUNTED MINI-HORN	
M	WALL MOUNTED FIRE ALARM MINI-HORN/STROBE	
LF	LOW FREQUENCY ALARM 520HZ IN ALL ROOMS USED FOR SLEEPING	
F	FIRE ALARM MASTER BOX	
K	KNOX BOX	
B	ROTATING FIRE ALARM BEACON LIGHT	
EB	ELECTRIC BELL PROVIDE (1) DEDICATED 120V CIRCUIT	
FF	FIRE FIGHTER FIRE EMERG PHONE	
BS	LOW FREQUENCY ALARM GENERATOR AND BED SHAKER IN EACH HEARING IMPARED UNIT SIMILAR TO LIFETONE HL PLUG IN MODEL OR EQUAL	
CO	CEILING MOUNTED CARBON MONOXIDE DETECTOR	
FACP	FIRE ALARM CONTROL PANEL	(S) CO — COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE VISUAL ALARM FOR HEARING IMPAIRED. BRK MODEL SL177 OR EQUAL
FAA	FIRE ALARM ANNUNCIATOR PANEL	(S) — COMBINATION SMOKE DETECTOR/ VISUAL ALARM FOR HEARING IMPAIRED.
RTS	REMOTE TEST STATION	
RI	REMOTE INDICATOR ALARM DEVICE	(H) — COMBINATION HEAT DETECTOR/ VISUAL ALARM FOR HEARING IMPAIRED.
S	SMOKE DETECTOR	DETECTOR TYPE SUBSCRIPT: L LOCAL 120V DETECTOR WITH INTEGRAL BATTERY BACKUP R RECEIVER UNIT T TRANSMITTER UNIT D IN DUCT DETECTOR E ELEVATOR RECALL B BEAM TYPE PHOTOELECTRIC SA SUPPLY AIR DUCT DETECTOR RA RETURN AIR DUCT DETECTOR CO COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
H	HEAT DETECTOR	
S H CO	WALL MOUNTED: SMOKE DETECTOR HEAT DETECTOR CARBON MONOXIDE	
FS TS PS	SPRINKLER SYSTEM MONITOR FS WATER FLOW TS TAMPER SWITCH PS DRY ALARM PRESSURE SWITCH	MONITOR TYPE: MM MONITORING MODULE CM CONTROL MODULE
DH	MAGNETIC DOOR HOLDER	PROVIDE CONNECTION TO DOOR HARDWARE INTEGRAL HOLDERS
SK	SMOKE EXHAUST FAN KEY SWITCH	
I	ADDRESSABLE CONTROL OR MONITOR MODULE	MODULE SUBSCRIPT TYPE: C CONTROL MODULE M MONITOR MODULE

SECURITY/INTERCOM/ACCESS SYSTEMS

SYMBOL	DESCRIPTION	NOTES
DB PB	ILLUMINATED DOOR BELL PUSH BUTTON	EDWARDS C200 SERIES KIT OR EQUAL
DB C	DOOR BELL CHIME/BELL	CONTRACTOR SHALL PROVIDE 120V AT CHIME/BELL LOCATION
	HEARING IMPAIRED INTERCOM STROBE	WHEELOCK RSSG-24110-NW OR EQUAL
	HEARING IMPAIRED PHONE STROBE	WHEELOCK UTA-WH-VPS OR EQUAL
	HEARING IMPAIRED DOORBELL STROBE	WHEELOCK RSSG-24110-NW OR EQUAL
CR	PROXIMITY CARD READER	UNLESS NOTED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL BACKBOX AT DEVICE LOCATION AND 1" CONDUIT ABOVE NEAREST ACCESSIBLE CEILING
KP	KEY PAD	
DC	DOOR CONTACT	
ES	ELECTRIC DOOR STRIKE	
LA	LOCAL DOOR ALARM	
MD	WALL MOUNTED MOTION DETECTOR	
MD	CEILING MOUNTED MOTION DETECTOR	
SP	CEILING MOUNTED PUBLIC ADDRESS SPEAKER	
CCTV	CLOSED CIRCUIT TELEVISION CAMERA	
HC	HANDICAP ACCESS PUSH BUTTON	
SCP	SECURITY CONTROL PANEL	CONTRACTOR SHALL PROVIDE 120V AT ALL MAIN SYSTEM PANEL LOCATIONS
IAP	INTRUSION ALARM PANEL	
INTP	MAIN VIDEO INTERCOM PANEL	REFER TO SPECIFICATIONS
IS	VIDEO INTERCOM STATION TALK/ACCESS	
VC	INTERCOM SPEAKER VOLUME CONTROL	

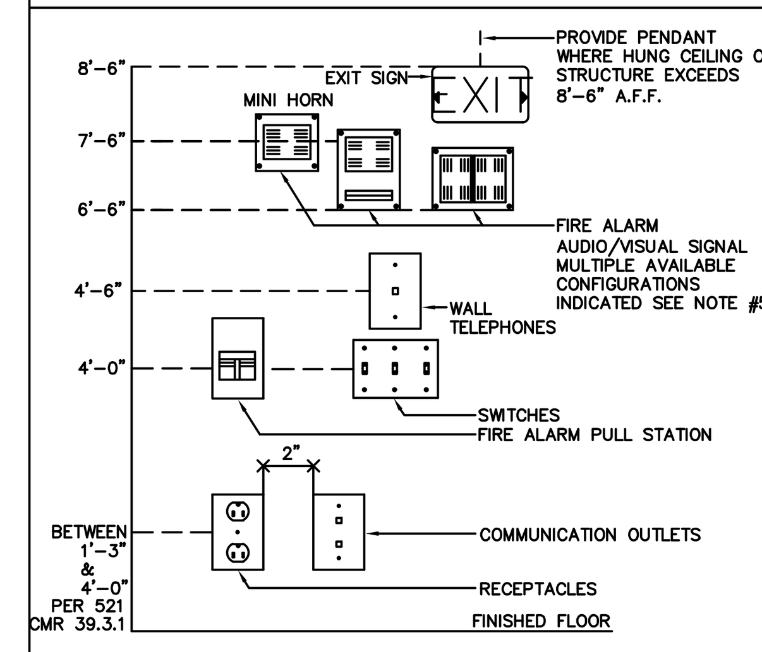
GENERAL NOTES

1. ALL CONDUITS AND EQUIPMENT SHALL BE INSTALLED AND GROUND IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE APPLICABLE LOCAL AND NATIONAL CODES.
2. CONDUIT RUNS ARE SHOWN DIAGRAMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. EXPOSED CONDUITS SHALL BE INSTALLED PARRALEL TO BEAMS AND WALLS. EMPTY CONDUITS SHALL HAVE NYLON PULL LINE
3. CONDUITS SHALL BE TERMINATED SO AS TO PERMIT NEAT CONNECTIONS TO MOTORS AND OTHER EQUIPMENT.
4. NO CONDUIT SMALLER THAN 3/4", NOR WIRE SIZE SMALLER THAN NO. 12 A.W.G. FOR POWER SHALL BE USED UNLESS OTHERWISE NOTED.
5. THE WIRING DIAGRAMS, QUANTITY AND SIZE OF THE WIRES AND CONDUIT REPRESENT A SUGGESTED ARRANGEMENT BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE CONSTRUCTION MANAGER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE EQUIPMENT ACTUALLY PURCHASED. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS.
6. SWITCHES SHALL BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. RECEPTACLES SHALL BE MOUNTED 18" AFF
7. ALL SURFACE MOUNTED PANELS AND PANELBOARDS ON THE INSIDE OF EXTERIOR WALLS ABOVE GRADE OR IN OTHER LOCATIONS CONSIDERED AS DAMP, SHALL BE MOUNTED SO AS TO MAINTAIN A 1/4" AIR SPACE BETWEEN THE ENCLOSURE AND THE WALL.
8. ALL PANELBOARDS SHALL BE MOUNTED SO THAT THE DISTANCE FROM THE TOP CIRCUIT BREAKER OPERATING HANDLE TO THE FLOOR SHALL NOT EXCEED 6'-6"
9. LIGHTING FIXTURES SHALL BE MOUNTED ACCORDING TO THE MOUNTING HEIGHT GIVEN ON THE DRAWINGS, WITH THE DISTANCE BEING MEASURED FROM THE BOTTOM OF THE LIGHTING FIXTURE TO THE FINISHED FLOOR.
10. FOR LOCATION OF HVAC, PLUMBING, FIRE PROTECTION, AND MISCELLANEOUS EQUIPMENT SEE RESPECTIVE TRADE DRAWINGS.
11. ALL CONDUIT RUNS CROSSING EXPANSION JOINTS SHALL HAVE EXPANSION OR EXPANSION AND DEFLECTION TYPE FITTINGS AS REQUIRED. FOR EXACT LOCATIONS OF EXPANSION JOINTS SEE STRUCTURAL DRAWINGS.
12. ALL MOTOR STARTER CONTROL TRANSFORMERS SHALL BE SIZED TO PROVIDE SUFFICIENT VOLT-AMPERE CAPACITY FOR OPERATING ALL ELECTRICAL DEVICES ASSOCIATED WITH CONTROL OF THE MOTOR, IN ADDITION TO THE STARTER COIL. IT SHALL INCLUDE RELAYS, TIMERS, MOTOR HEATERS, INDICATING LIGHTS, ETC.
13. CONDUIT AND WIRE (NOT SHOWN) FOR FIXTURES, SWITCHES AND/OR RECEPTACLES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND SHALL BE:
    a. 3/4" (MIN.) CONDUIT RUN
    1. EXPOSED IN UNFINISHED AREAS.
    2. CONCEALED ABOVE HUNG CEILINGS AND IN WALLS IN FINISHED AREAS.
    b. NO.12 (MIN.) Cu WIRE (MIN.) TYPE "THWN/THNN" NO. OF WIRES AS REQUIRED.
14. FOR EQUIPMENT PAD CONSTRUCTION DETAILS SEE STRUCTURAL DRAWINGS.
15. ALL 120V BRANCH CIRCUITS GREATER THAN 100 LINEAR FEET SHALL BE #10AWG MIN.
16. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LAYOUTS FOR ALL ELECTRICAL ROOMS BASED ON ACTUAL EQUIPMENT OF MANUFACTURER SELECTED, SUBMIT FOR REVIEW PRIOR TO INSTALLATION.
17. PROVIDE ELECTRICAL OUTLET PLATE GASKET SEALS AT RECEPTACLES, SWITCHES AND OTHER ELECTRICAL BOXES ON EXTERIOR WALLS AND ON INTERIOR WALLS BETWEEN CONDITIONED AND NON-CONDITIONED SPACES.
18. THE ELECTRICAL CONTRACTOR SHALL SUBMIT A PLAN FOR APPROVAL SHOWING ALL ELECTRICAL TELEPHONE, SECURITY, FIRE ALARM, COMMUNICATION AND OTHER SYSTEMS CONDUITS IN SLAB AND ABOVE CEILING ETC.. COORDINATE WITH OTHER TRADES AND BUILDING'S STRUCTURE TO AVOID ANY CONFLICT.
19. ALL TERMINATION LUGS SHALL BE SIZED ACCORDINGLY TO ACCOMMODATE INDICATED CONDUCTORS.
20. THE ELECTRICAL CONTRACTOR SHALL SUBMIT PLANS FOR APPROVAL SHOWING ALL COMMUNICATIONS EQUIPMENT AND DEVICES THROUGHOUT THE BUILDING. THE ELECTRICAL CONTRACTOR SHALL ALSO LABEL AND IDENTIFY ALL CONDUITS THAT SERVE DIFFERNT SYSTEMS.
21. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES.
22. COORDINATE LOCATIONS OF ALL LIGHT FIXTURES IN MECHANICAL AND ELECTRICAL ROOMS WITH LAYOUT OF EQUIPMENT, PIPING AND DUCTWORK.
23. ALL EXIT SIGNS SHALL BE UNSWITCHED.
24. ALL SWITCHED LIGHT FIXTURES CIRCUITED TO A NORMAL/EMERGENCY CIRCUIT ARE TO BE WIRED WITH AN EMERGENCY BY-PASS RELAY.
25. ALL 20 AMPERE, SINGLE POLE CIRCUITS SHALL BE PROVIDED WITH A SEPARATE FULL SIZE NEUTRAL CONDUCTOR.
26. CONFIRM EXACT POWER REQUIREMENTS AND CONNECTION LOCATIONS FOR ALL EQUIPMENT WITH THE PLUMBING, FIRE PROTECTION, HVAC AND GENERAL CONTRACTOR
27. PROVIDE AN SOU KIT FOR ALL MECH EQUIPMENT RATED LESS THAN 1/2HP (TYP)
28. CERTAIN SYMBOLS IN THE SYMBOL LIST DO NOT APPEAR ELSEWHERE IN THE DRAWINGS. SUCH SYMBOLS ARE INCLUDED TO PERMIT INTERPRETATIONS TO BE MADE IN THE EVENT OF DESIGN CHANGES.
29. ELECTRICAL CONTRACTOR SHALL MAINTAIN RATING OF ANY CEILING, WALL, FLOOR OR ANY BUILDING STRUCTURE THAT ANY ELECTRICAL SYSTEM PENETRATES. SEE ARCHITECTURAL PLAN FOR RATINGS.
30. ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL SUBMITTED LED DRIVERS ARE FCC COMPLIANT AND THAT ALL SUBMITTED LIGHTING FIXTURES ARE UL LISTED.

ABBREVIATIONS

ABBR	ABBREVIATIONS	L	LENGTH
A/AMP	AMPERE	LA	LIGHTNING ARRESTOR
AC	ALTERNATING CURRENT	LP	LIGHTING PANEL
A/C	AIR CONDITIONING	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	LV	LOW VOLTAGE
AFG	ABOVE FINISHED GRADE	M	METER
ARCH	ARCHITECTURAL	MM	MILLIMETER
ATC	AUTOMATIC TEMPERATURE CONTROL	MCB	MAIN CIRCUIT BREAKER
ATS	AUTOMATIC TRANSFER SWITCH	MEC	MASS ELECTRIC COMPANY
AUTO	AUTOMATIC	MECH	MECHANICAL
BAT	BATTERY	MFR	MANUFACTURER
BIS	BYPASS ISOLATOR SWITCH	MLO	MAIN LUG ONLY
C	CONDUIT	MISC	MISCELLANEOUS
CATV	CABLE TELEVISION	MTD	MOUNTED
CAB	CABINET	N	NEUTRAL
CB	CIRCUIT BREAKER	N/C	NORMALLY CLOSED
CCTV	CLOSED CIRCUIT TELEVISION	NEC	NATIONAL ELECTRIC CODE
CKT	CIRCUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
CL	CENTERLINE	NIC	NOT IN CONTRACT
CM	CENTIMETER	NL	NIGHT LIGHTING CKT
CLG	CEILING	N/O	NORMALLY OPEN
CO	COMPANY	NO	NUMBER
COL	COLUMN	OC	ON CENTER
C/T	CURRENT TRANSFORMER	O/C	OVERCURRENT
CW	COOL WHITE	OL	OVERLOAD
DET	DETAIL	PB	PULL BOX
DIA	DIAMETER	PH	PHASE
DISC	DISCONNECT	PNL	PANEL
DN	DOWN	PP	PUMP
DP	DISTRIBUTION PANEL	PRI	PRIMARY
DPDT	DOUBLE POLE DOUBLE THROW	P/T	POTENTIAL TRANSFORMER
DPST	DOUBLE POLE SINGLE THROW	PVC	POLYVINYL CHLORIDE
DT	DUST TIGHT	PWR	POWER
DWG	DRAWING	RECEPT	RECEPTACLE
EA	EACH	REC	RECESSED
EC	ELECTRICAL CONTRACTOR	RPA	RELAY PANEL
EL	ELEVATION	SEC	SECONDARY
ELEC	ELECTRIC	SP	SPARE
ELEV	ELEVATOR	SPECS	SPECIFICATIONS
ES	ENERGY SAVING	SPKLR	SPRINKLER
EX	EXISTING	SW	SWITCH
FDR	FEEDER	TB	TERMINAL BOARD
FLR	FLOOR	TEL	TELEPHONE
FLUO	FLUORESCENT	TV	TELEVISION
GEN	GENERATOR	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GFP	GROUND FAULT PROTECTOR	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	V	VOLTS
HC	HUNG CEILING	VA	VOLT AMPERAGE
HGT	HEIGHT	VAC	VACUUM
HID	HIGH INTENSITY DISCHARGE LAMP	VENT	VENTILATING
HO	HIGH OUTPUT	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSE POWER	VT	VAPOR TIGHT
HPS	HIGH PRESSURE SODIUM	W	WATT ON WIRE
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	W/	WITH
HZ	HERTZ	WP	WEATHERPROOF
HV	HIGH VOLTAGE		
IN	INCHES		
INCAND	INCANDESCENT		
JB	JUNCTION BOX		
KV	KILOVOLT		
KVA	KILOVOLT-AMPERES		
KW	KILOWATT		

MOUNTING HEIGHTS



NOTES

1.) ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS

2.) DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.

3.) ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED.

4.) REFER TO THE ARCHITECTS ELEVATION DETAILS FOR EXACT HEIGHT AND LENGTH OF SURFACE RACEWAYS.

5.) WALL MOUNTED VISUAL APPLIANCE THE ENTIRE LENS OF A/V SIGNAL OR VISUAL-ONLY SIGNAL IS NOT LESS THAN 80" AND NOT GREATER THAN 96" A.F.F. CONTRACTOR SHALL CONTACT ENGINEER IF PERFORMANCE BASED ALTERNATIVE (NFPA 72 7.5.4.5) IS REQUIRED DUE TO CEILING HEIGHTS.

6.) ALL LOAD CENTERS LOCATED WITHIN GROUP I & GROUP II UNITS SHALL BE MOUNTED WITH BREAKER A MAXIMUM OF 48" A.F.F. AND 18" FROM INTERIOR CORNER.

7.) ALL WALL MOUNTED AUDIBLE NOTIFICATION APPLIANCES SHALL HAVE THEIR TOPS ABOVE THE FINISHED FLOORS AT HEIGHTS OF NOT LESS THAN 90" (7'6") AND BELOW THE FINISHED CEILINGS AT DISTANCES NOT LESS THAN 6".

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Electrical Plans Detail sheet Added

DRAWN BY: PMG

DESIGNED BY: PMG

CHECKED BY: SJ

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS STEVEN P. JANUSKIS ELECTRICAL No. 40629 REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

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SCALE

10 0 10 20
SCALE IN FEET: 1"=10'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL SYMBOL LIST

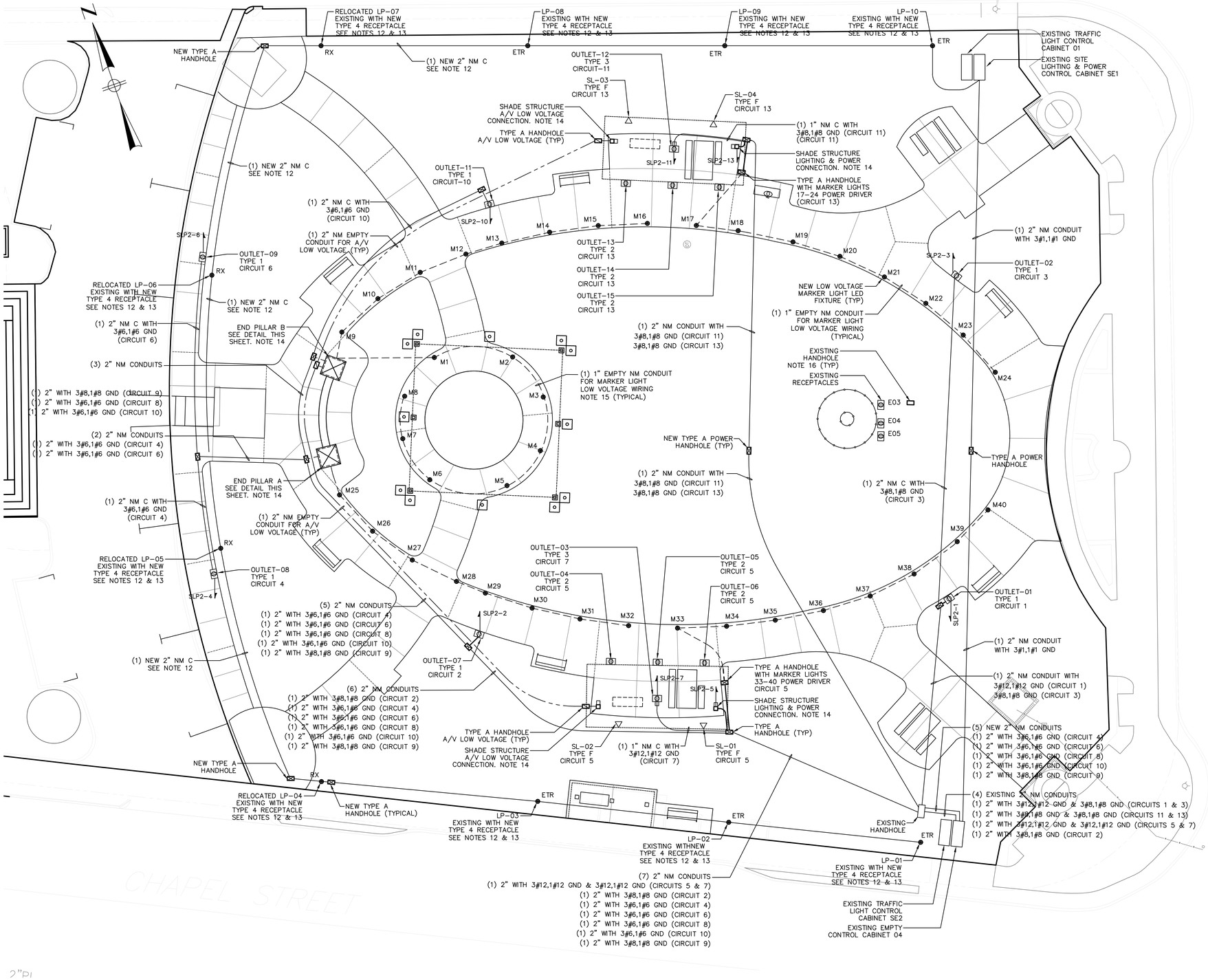
NEEDHAM, MASSACHUSETTS

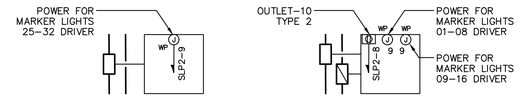
BETA JOB NO. 6385

ISSUE DATE MARCH 10, 2022

SHEET NO. 6

3/8/2022 4:16 PM





NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE NATIONAL ELECTRICAL CODE, THE COMMONWEALTH OF MASSACHUSETTS ROADWAY STANDARDS AND SPECIFICATIONS AND THE REQUIREMENTS FOR THE TOWN OF LEXINGTON.
2. ALL WORK SHALL BE COORDINATED WITH LOCAL PUBLIC UTILITIES. NO WORK SHALL COMMENCE UNTIL THE CONTRACTOR HAS NOTIFIED DIG-SAFE AND ALL EXISTING UTILITIES HAVE BEEN PROPERLY NOTIFIED. CONTRTACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE INSTALLATION OF RACEWAY, HANDHOLES, LIGHTING FIXTURES AND POLE BASES. ANY DAMAGE TO THE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. UNLESS NOTED OTHERWISE, ALL RACEWAY CONDUITS SHALL BE 2" PVC SCHEDULE 80 NM (NON-METALLIC). INSTALL NYLON PULL STRING IN ALL CONDUITS FOR PULLING WIRING.
4. ALL RACEWAY SHALL BE INSTALLED AT A MIN DEPTH OF 30", UNLESS DIRECTED BY THE ENGINEER. WHEN MULTIPLE CONDUITS ARE INSTALLED IN THE SAME TRENCH THE CONTRACTOR SHALL INSTALL RACEWAY SPACES AS INCIDENTAL TO THE WORK. ALL RACEWAY CROSSING ROAD SHALL BE ENCASED IN CONCRETE.
5. PROVIDE LUG/CONDUCTOR REDUCERS, IN-LINE FUSE SPLICE KITS AND TERMINATING STUDS AS REQUIRED.
6. CONTRACTOR SHALL FURNISH AND INSTALL NYLON PULL STRING IN ALL EMPTY RACEWAY
7. CONTRACTOR SHALL PROVIDE ENOUGH SLACK (CABLE) AT THE HANDHOLES AND PULLBOXES TO ALLOW FOR SPLICING AND REPAIRS TO BE MADE.
8. CONTRACTOR SHALL FURNISH AND INSTALL INDUSTRUCTIBLE, NUMBERING, PLASTIC TAGS ON ALL CIRCUITS AT ALL HANDHOLES AS PER CIRCUITS NOTED ON PLANS.
9. PRIOR TO REMOVING ANY EXISTING ELECTRICAL WIRING AND RACEWAY, CONTRACTOR SHALL CONFIRM AND COORDINATE WITH TOWN OF NEEDHAM THE EXISTING WIRING & RACEWAY THAT FEEDS ANY EXISTING ELECTRICAL DEVICES OUTSIDE OF PROJECT SCOPE. ALL EXISTING DEVICES, OUTSIDE OF PROJECT SCOPE, SHALL REMAIN ACTIVE DURING AND AFTER COMPLETION OF PROJECT.
10. CONTRACTOR SHALL CONFIRM AND COORDINATE REMOVAL OF ALL EXISTING LIGHTING FIXTURE POLES AND LUMINARES, WITHIN THE PROJECT LIMITS, WITH THE TOWN OF LEXINGTON PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL STOCKPILE AS DIRECTED.
11. ALL TYPE 1 & TYPE 3 RECEPTACLES SHALL BE WIRED CONSTANT ON. ALL TYPE 2 RECEPTACLES SHALL BE CONTROLLED VIA TIME CLOCK EXCEPT (1) TYPE 2 OUTLET-10 LOCATED IN END PILLAR B.
12. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND RECONNECT EXISTING LIGHTING FIXTURE IN SAME OR RELOCATED LOCATION AFTER EXISTING FIXTURE HAS BEEN RESTORED. CONFIRM LOCATION OF RELOCATED FIXTURE WITH SITE/CIVIL ENGINEER. ELECTRICAL CONTRACTOR SHALL EXTEND AND CONNECT EXISTING WIRING AND RACEWAY TO NEW LOCATION OF RELOCATED LIGHTING FIXTURE. CONTRACTOR SHALL EVALUATE CONDITION OF EXISTING WIRING AND RACEWAY, REPLACE BACK TO SOURCE IF NECESSARY. CONTRACTOR SHALL MATCH EXISTING WIRING AND RACEWAY ELECTRICAL CHARACTERISTICS. EXISTING AND RELOCATED FIXTURES SHALL BE CONTROLLED VIA EXISTING PHOTOCELL CURRENTLY CONTROLLING FIXTURES.
13. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING GFI RECEPTACLE AND COVER. CONTRACTOR SHALL FURNISH AND INSTALL (1) NEW, BLACK, HEAVY DUTY GRADE GFI RECEPTACLE HUBBELL: GFRST15BK IN LOCATION OF EXISTING RECEPTACLE. NEW DEVICE SHALL BE INSTALLED IN AN EXTRA DUTY, BLACK, WEATHERPROOF, PLASTIC BOX AND COVER. ENCLOSURE SHALL MAINTAIN WEATHERPROOF RATING WHILE IN USE. INTERMATIC: WP500BL SERIES. NEW RECEPTACLE SHALL BE WIRED AND CONTROLLED TO EXISTING WIRING CURRENTLY FEEDING POLE. FIELD VERIFY AND CONFIRM EXISTING WIRING. CONTRACTOR SHALL EVALUATE CONDITION OF EXISTING WIRING AND REPLACE BACK TO SOURCE IF NECESSARY. CONTRACTOR SHALL MATCH EXISTING WIRING ELECTRICAL CHARACTERISTICS.
14. ELECTRICAL CONTRACTOR SHALL CONFIRM AND COORDINATE ROUTING OF ALL WIRING AND RACEWAY IN AND ON NEW SHADE STRUCTURES AND PILLARS WITH SITE ARCHITECT AND STRUCTURE MANUFACTURER.
15. ELECTRICAL CONTRACTOR SHALL CONFIRM AND COORDINATE MARKER LIGHT WIRING FROM DRIVER TO FIXTURES WITH LIGHTING CONSULTANT. CONTRACTOR SHALL CONFIRM IF WIRING SHALL BE DIRECT BURIAL OR BE INSTALLED IN 1" NM RACEWAY.
16. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY AND CONFIRM QUANTITY AND LOCATION OF ALL EXISTING, ACTIVE HANDHOLES ON SITE – REMOVE ALL INACTIVE HANDHOLES. CONTRACTOR SHALL ADJUST AND REINSTALL ALL EXISTING TO REMAIN HANHOLES TO NEW GRADES. IF REQUIRED, EXTEND AND CONNECT EXISTING RACEWAY AND CONDUCTORS TO NEW GRADE ELEVATION. MATCH EXISTING ELECTRICAL CHARACTERISTICS OF EXISTING RACEWAY AND CONDUCTORS.
17. ALL CONDUCTORS SHALL BE COPPER

EXTERIOR RECEPTACLE LEGEND:

TYPE 1: RECESSED IN GROUND RECEPTACLE
EXTERIOR GRADE, RECESSED, LOCKABLE, RECEPTACLE POWER OUTLET ENCLOSURE. LEGRAND: XB814C515BK SERIES. CONFIRM COLOR, MOUNTING, AND EXACT LOCATIONS WITH SITE CIVIL ARCHITECT

TYPE 2: DUPLEX RECEPTACLE TO BE INSTALLED ON SHADE STRUCTURES FOR FESTOON LIGHTING (BY OTHERS) HEAVY DUTY GRADE, NEMA 5-15R, BLACK RECEPTACLE HUBBELL: HBL2152BK WITH EXTRA DUTY, WEATHERPROOF ENCLOSURE. ENCLOSURE SHALL MAINTAIN WEATHERPROOF RATING WHILE IN-USE. INTERMATIC: WP500BL SERIES. CONFIRM COLOR, QUANTITY, MOUNTING, AND EXACT LOCATIONS WITH SITE CIVIL ARCHITECT

TYPE 3: COMBINTAION DUPLEX/USB RECEPTACLE TO BE INSTALLED ON SHADE STRUCTURE HEAVY DUTY GRADE, USB/NEMA 5-15R, BLACK RECEPTACLE HUBBELL: USB15A5BK WITH EXTRA DUTY, WEATHERPROOF ENCLOSURE. ENCLOSURE SHALL MAINTAIN WEATHERPROOF RATING WHILE IN-USE. INTERMATIC: WP500BL SERIES. CONFIRM COLOR, QUANTITY, MOUNTING, AND EXACT LOCATIONS WITH SITE CIVIL ARCHITECT. RECEPTACLE CIRCUIT SHALL BE SCHEDULED TO BE ON 24/7.

TYPE 4: DUPLEX RECEPTACLE TO BE INSTALLED ON EXISTING/REFURBISHED SITE LIGHTING POLE HEAVY DUTY GRADE, GFCI/NEMA 5-15R, BLACK RECEPTACLE HUBBELL: GFRST15BK WITH EXTRA DUTY, WEATHERPROOF ENCLOSURE. ENCLOSURE SHALL MAINTAIN WEATHERPROOF RATING WHILE IN-USE. INTERMATIC: WP500BL SERIES. CONFIRM COLOR, QUANTITY, MOUNTING, AND EXACT LOCATIONS WITH SITE CIVIL ARCHITECT

EXTERIOR RECEPTACLE NOTES:

1. ALL EXTERIOR RECEPTACLES SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT BREAKER INSTALLED WITHIN NEW SITE PANEL WITH THE EXCEPTION OF THE NEW RECEPTACLES BEING INSTALLED ON EXISTING/RELOCATED SITE LIGHTING POLES. THESE POLES SHALL HAVE INTEGRAL GFCI MATCHING EXISTING.
2. ALL EXTERIOR RECESSED AND SURFACE MOUNTED RECEPTACLES SHALL BE GROUNDED AS PER MANUFACTURERS RECOMMENDATIONS. CONFIRM EXACT MOUNTING LOCATIONS, QUANTITY, AND HEIGHTS WITH SITE CIVIL ARCHITECT.

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Electrical layout modified, detail added

DRAWN BY: PMG
DESIGNED BY: PMG
CHECKED BY: SJ

REGISTERED PROFESSIONAL: STEVEN P. JANUARIS, ELECTRICAL, No. 40855, COMMONWEALTH OF MASSACHUSETTS, REGISTERED PROFESSIONAL ENGINEER

PREPARED BY: BETA, www.BETA-Inc.com

SUBCONSULTANT: WB&A Wozny/Barbar & Associates, Inc. CONSULTING ENGINEERS
1076 Washington Street, Hanover, MA 02339, Tel: (781) 826-4144, Fax: (781) 924-5792, www.wbengineers.com
161 Exchange Street, 3rd Floor, Pawtucket, RI 02860

SCALE: 10 0 10 20 — SCALE IN FEET: 1"=10'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

PROPOSED ELECTRICAL SITE LIGHTING AND POWER PLANS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 6335
ISSUE DATE MARCH 10, 2022
SHEET NO. 7

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS		INPUT		REMARKS
			NUMBER	TYPE	VOLTS	WATTS	
F	SURFACE MOUNTED SHADE STRUCTURE FLOOD LIGHT	ECOSENSE: FO80 SERIES – –	1	LED	120	10	SEE NOTES BELOW
M	RECESSED IN GROUND MARKER LIGHTING	ZANEEN: L91545–NANO FULL INOX ROLL OVER 1W LED 3000K/4000K 50LM	1	LED	120	1	SEE NOTES BELOW
LP	EXISTING SINGLE HEAD SITE FIXTURE TO BE REMOVED, REFINISHED, AND REINSTALLED WITH NEW GFCI RECEPTACLE	CONFIRM STYLE AND LAMPING WITH SITE CIVIL ARCHITECT AND LIGHTING CONSULTANT	1	LED	–	–	SEE NOTES BELOW

FIXTURE SCHEDULE NOTES:

1. ELECTRICAL CONTRACTOR SHALL CONFIRM LAMP COLOR, FIXTURE COLOR/FINISH WITH SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL CONFIRM QUANTITY AND LOCATION OF FIXTURES WITH SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL CONFIRM ROUTING OF FIXTURE TYPE F POWER FEEDS FROM NEW HANDHOLE TO FIXTURES MOUNTED ON SHADE STRUCTURE. CONFIRM IF POWER FEEDS SHALL BE RUN INTEGRAL OF SHADE STRUCTURE HOUSING OR SURFACE MOUNT WITH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
4. ELECTRICAL CONTRACTOR SHALL CONFIRM AND COORDINATE CONDUCTOR SIZE AND INSTALLATION FROM FIXTURE TYPE M DRIVER AND FIXTURES WITH LANDSCAPE ARCHITECT. CONFIRM LOCATION, MOUNTING, AND QUANTITY OF DRIVERS WITH SITE CIVIL ARCHITECT ND LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL FURNISH AND SUPPLY 15A, TAMPER AND WEATHER RESISTANT GFCI RECESSED RECEPTACLE IN RENOVATED FIXTURE TYPE LP. SEE PROPOSED PLAN FOR ADDITIONAL INFORMATION.

EXISTING PANEL SCHEDULE – SLP1 LOCATED IN SE1

PHASE: 1 WIRES: 3 VOLTAGE: 120/240 MAINS: 200A MCB

CIRCUIT	BREAKER FRAME	BREAKER POLES(N–NEUTRAL)	BREAKER TRIP	DESCRIPTION OF LOAD	CABLE	CONDUIT	COMMENTS
M	200	2P	200	EXISTING MAIN CIRCUIT BREAKER			
1	100	2P	100	NEW FEED TO PANEL SLP2 IN EXISTING ENCLOSURE SE2	SEE PLANS	SEE PLANS	NOTE 1

SCHEDULE NOTES:

1. FEED TO NEW PANEL SLP2 IN ENCLOSURE SE2 SHALL NOT BE CONTROLLED BY EXISTING TIME CLOCK OR PHOTOCELL

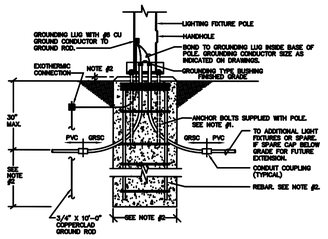
NEW PANEL SCHEDULE – SLP2 LOCATED IN SE2

PHASE: 1 WIRES: 3 VOLTAGE: 120/240 MAINS: 100A MCB POLES: 30

CIRCUIT	BREAKER FRAME	BREAKER POLES(N–NEUTRAL)	BREAKER TRIP	DESCRIPTION OF LOAD	CABLE	CONDUIT	COMMENTS
M	100	2P	100	MAIN CIRCUIT BREAKER	SEE PLANS	SEE PLANS	
1	20	1P	20	SITE OUTLET #1	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
3	20	1P	20	SITE OUTLET #2	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
5	20	1P	20	SHADE STRUCTURE #1 LTG, PWR, MARKER LTG M33–M40	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
7	20	1P	20	SHADE STRUCTURE #1 USB RECEPTACLE	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
9	20	1P	20	MARKER LTG M25–M32 IN END PILLAR A & B	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
11	20	1P	20	SHADE STRUCTURE #2 USB RECEPTACLE	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
13	20	1P	20	SHADE STRUCTURE #2 LTG, PWR, MARKER LTG M17–M24	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
15	20	1P	20	SPARE	–	–	
17	20	1P	20	SPARE	–	–	
19	20	1P	20	SPARE	–	–	
2	20	1P	20	SITE OUTLET #7	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
4	20	1P	20	SITE OUTLET #8	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
6	20	1P	20	SITE OUTLET #9	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
8	20	1P	20	SITE OUTLET #10 FOR AV EQUIPMENT IN END PILLAR B	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
10	20	1P	20	SITE OUTLET #11	SEE PLANS	SEE PLANS	SEE NOTES 1 & 2
12	20	1P	20	SPARE	–	–	
14	20	1P	20	SPARE	–	–	
16	20	1P	20	SPARE	–	–	
18	20	1P	20	RECEPTACLE IN CABINET	2#@12 AWG & @12 GND	3/4" EMT	
20	20	1P	20	ON/OFF/AUTO CONTROL IN CABINET	2#@12 AWG & @12 GND	3/4" EMT	
22	20	1P	20	TIMECLOCK IN CABINET	2#@12 AWG & @12 GND	3/4" EMT	

SCHEDULE NOTES:

1. ELECTRICAL CONTRACTOR SHALL CONFIRM WHICH NEW CIRCUITS SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL WITH SITE CIVIL ARCHITECT AND TOWN OF NEEDHAM FACILITIES DEPARTMENT.
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL GFC1 TYPE BREAKER

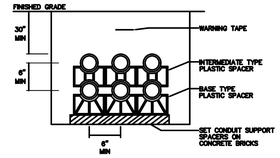


NOTES:

1. BOLT PATTERN SHOWN IS TYPICAL AND NOT FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE BOLT PATTERN DETAILS BASED ON SELECTED MANUFACTURER.
2. REFER TO SHOP DRAWINGS FOR POLE BASE HEIGHT, SIZE AND REBAR REQUIREMENTS.
3. COORDINATE EXACT ANCHOR BOLT REQUIREMENTS WITH LIGHTING MANUFACTURER AND SHOP DRAWINGS.

3 Site Lighting Pole Base Detail

Scale: None

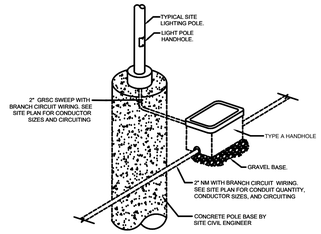


NOTES:

1. ALL RACEWAY CROSSING STREETS SHALL BE ENCASED IN CONCRETE.

4 Typical Conduit Section Detail

Scale: None

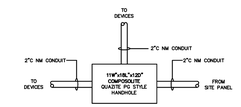


NOTES:

1. INSTALLATION TYPICAL FOR LANDSCAPED OR PAVED SIDEWALK AREAS. HANDHOLE SHALL NOT BE LOCATED IN TRAFFIC AREAS. COORDINATE COVER AND FRAME COLOR OF HANDHOLE WITH ARCHITECT.
2. PROVIDE IN-LINE, WATERPROOF FUSE HOLDER-BUSS "TRON", TYPE HEB OR HEX, AS REQUIRED.
3. REFER TO TYPICAL LIGHT POLE BASE DETAIL.
4. PROVIDE LUG / CONDUCTOR REDUCERS AS REQUIRED

5 Lighting Handhole Detail

Scale: None

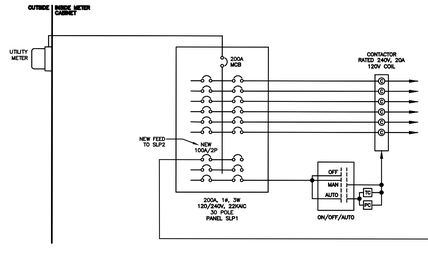


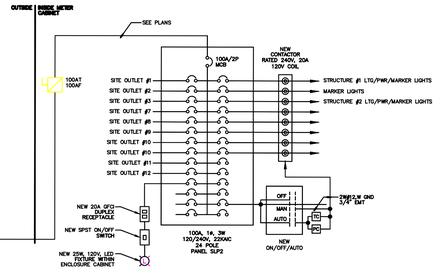
NOTES:

1. CONTRACTOR SHALL CONFIRM LOCATION AND INSTALLATION OF NEW HANDHOLE WITH LANDSCAPE ENGINEER.

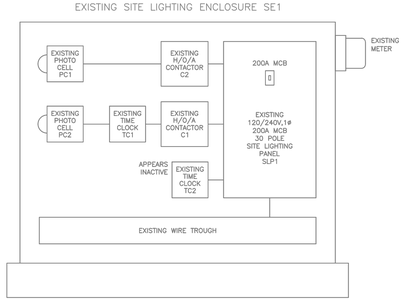
6 Type A Handhole

Scale: None





EXISTING SITE LIGHTING ENCLOSURE SE1



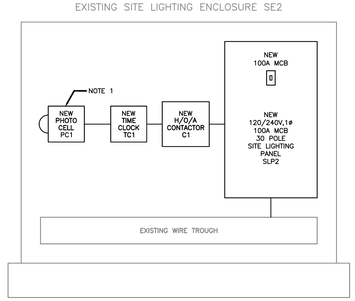
1 Existing Panel SLP1 in Existing Enclosure SE1 Detail

Scale: None

NOTES:

1. FEED TO NEW PANEL SLP2 IN ENCLOSURE SE2 SHALL NOT BE CONTROLLED BY EXISTING TIMECLOCK

EXISTING SITE LIGHTING ENCLOSURE SE2



2 New Panel SLP2 in Existing Enclosure SE2 Detail

Scale: None

NOTES:

1. CONTRACTOR SHALL CUT AND INSTALL EXISTING ENCLOSURE SE2 WITH WINDOW FOR NEW PHOTOCELL. CONFIRM METHOD AND INSTALLATION AS INSTALLED IN EXISTING ENCLOSURE SE1.
2. 365 DAY, PROGRAMMABLE, ASTRONOMICAL TIME CLOCK CONTROLLER/RELAY (TORK OR EQUAL) WITH MOMENTARY OVERRIDE SWITCH. FURNISH AND INSTALL REMOTE PHOTOCELL. CONFIRM MOUNTING AND LOCATION OF PHOTOCELL WITH ENGINEER AND TOWN OF NEEDHAM. CONTRACTOR SHALL CONFIRM AND COORDINATE PROGRAMMING OF TIMECLOCK/CONTROLLER WITH TOWN OF NEEDHAM.
3. CONFIRM AND COORDINATE WITH SITE ARCHITECT AND TOWN FACILITIES WHICH NEW CIRCUITS SHALL NE CONTROLLED ON NEW PHOTOCELL AND TIMECLOCK

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Electrical Plans Detail sheet Added

DRAWN BY: PMG
DESIGNED BY: PMG
CHECKED BY: SJ

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS STEVEN P. JANUSKIS ELECTRICAL No. 40823 REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

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161 Exchange Street, 3rd Floor, Pawtucket, RI 02860

SCALE

10 0 10 20
SCALE IN FEET: 1"=10'

TITLE

TOWN COMMON RENOVATION

PROPOSED ELECTRICAL SITE DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 8385
ISSUE DATE MARCH 10, 2022
SHEET NO. 8

3/30/2022 4:10 PM

GENERAL IRRIGATION STRATEGY

Valve Number
Program Letter
Valve Size (Inches)
A26-M8 13.3 / 1"
Zone Assigned Soil Moisture Sensor Number
Flow (gpm)

Lawn

6-Inch Pop-Up Sprinklers with Head-to-Head Coverage. Use spray nozzles for short distances, rotary nozzles for medium to long distances.

Planting Beds

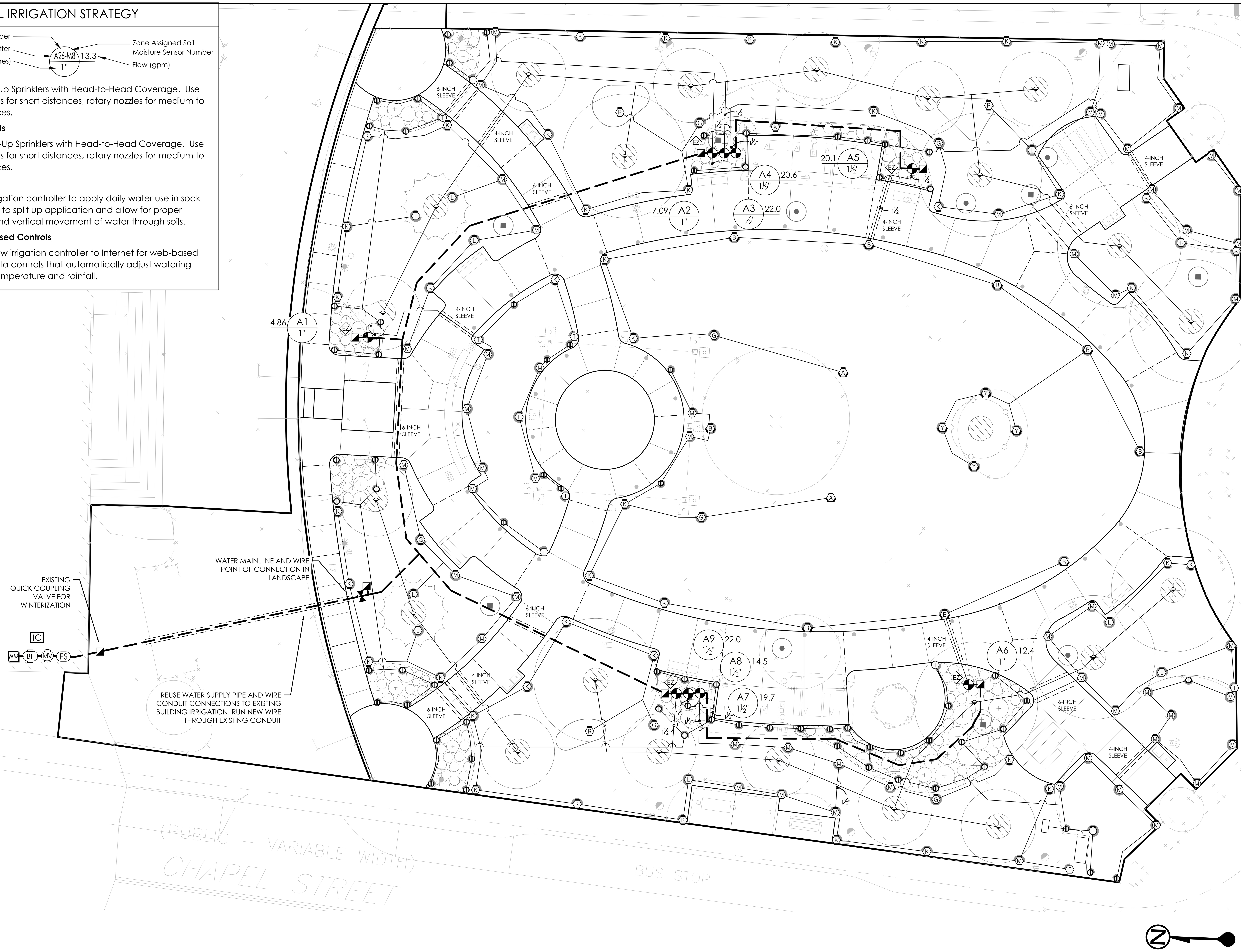
12-Inch Pop-Up Sprinklers with Head-to-Head Coverage. Use spray nozzles for short distances, rotary nozzles for medium to long distances.

Cycle-Soak

Program irrigation controller to apply daily water use in soak cycles as as to split up application and allow for proper horizontal and vertical movement of water through soils.

Weather-Based Controls

Connect new irrigation controller to Internet for web-based weather data controls that automatically adjust watering based on temperature and rainfall.



IRRIGATION NOTES

1. SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION 328400 FOR ADDITIONAL REQUIRED INFORMATION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. COORDINATE FINAL LOCATION OF IRRIGATION AND VALVE BOXES WITH FINAL APPROVED LANDSCAPE. IN GENERAL, PLACE ALL VALVE BOXES WITHIN PLANTER BEDS TO MAXIMUM EXTENT PRACTICABLE FOR AT-GRADE LANDSCAPE.
3. ALL PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC FOR CLARITY: CONTRACTOR SHALL FIELD VERIFY.
4. SPECIFIED VALVE BOX LOCATIONS AND COLORS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
5. ALL CONTROL WIRE SHALL BE 14/2 AWG TWO-WIRE INSTALLED PARALLEL TO MAINLINE DIRECT BURIAL WITH DBY/R-6 WIRE SPLICE KITS.
6. IRRIGATION SYSTEM IS DESIGNED FOR DOMESTIC SUPPLY AT 30 GPM MAXIMUM. SYSTEM TO PRODUCE 60-PSI DYNAMIC PRESSURE MINIMUM AT EACH AT-GRADE IRRIGATION POINT OF CONNECTION. CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK AND REPORT ANY DEVIATION TO THE OWNER'S REPRESENTATIVE BEFORE CONTINUING.
7. REPLACE EXISTING CONTROLLER WITH NEW WALL-MOUNTED ENCLOSURE AS LOCATED APPROXIMATELY ON PLANS, AS DIRECTED BY OWNER'S REPRESENTATIVE. CONNECT TO 120 VOLT, DEDICATED 20-AMP CIRCUIT. PROVIDE INTERNET ACCESS.
8. ALL ABOVE GROUND WIRING SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
9. GROUND IRRIGATION CONTROLLER TO APPROVED BUILDING EARTH GROUND. COORDINATE WITH SITE ELECTRICAL CONTRACTOR.
10. GROUND ALL DECODERS IN THE FIELD BY CONNECTING SURGE ARRESTORS TO BARE COPPER 6AWG WIRE BACK TO GROUNDING RODS AS REQUIRED BY MANUFACTURER.
11. COORDINATE LOCATION OF ALL EXISTING AND FUTURE UTILITIES ON SITE, CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
12. FLUSH ALL LATERAL LINES BEFORE INSTALLING SPRINKLER IRRIGATION.
13. CONTRACTOR MUST SUBMIT PRODUCT CUT SHEETS AS PER THE WRITTEN SPECIFICATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
14. MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
15. ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. OWNER'S REPRESENTATIVE MUST BE NOTIFIED 7 DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.

IRRIGATION MATERIAL LIST

SYMBOL	MANUFACTURER/MODEL	DETAIL # (IR-2.0)
IC	HCC Controller	1
EZ	1-Station EZ Decoder (1 per Zone Valve)	3
	Commercial Electric Zone Valve w/Sentry/Scrubber	3
	Quick Coupler Valve	4
	Isolation Gate Valve with Cross Handle	5
	Irrigation Lateral Line: PVC Schedule 40 Size as Noted, Unlabled Pipe = 1-Inch Irrigation Mainline: 1.5-Inch PVC Schedule 40	6
4"	Pipe Sleeve: PVC SDR 35 Solvent Weld (with Size)	7
T	6" Pop-Up Rotary Sprinkler w/CV PR40 (Corner)	8
	6" Pop-Up Rotary Sprinkler w/CV PR40 (Large)	
	6" Pop-Up Rotary Sprinkler w/CV PR40 (Mid)	
	6" Pop-Up Rotary Sprinkler w/CV PR40 (Small)	
LST RST SST	6" Pop-Up Rotary Sprinkler w/CV PR40 (Strip)	
	6" Pop-Up Rotary Sprinkler w/CV PR40 (X-Large)	
ADJ. 360	6" Pop-Up Rotary Sprinkler w/CV PR40 (X-Small)	
T	12" Pop-Up Rotary Sprinkler w/CV PR40 (Corner)	9
LST RST SST	12" Pop-Up Rotary Sprinkler w/CV PR40 (Strip)	
	12" Pop-Up Rotary Sprinkler w/CV PR40 (Small)	
	12" Pop-Up Rotary Sprinkler w/CV PR40 (Mid)	
	12" Pop-Up Rotary Sprinkler w/CV PR40 (Large)	
	12" Pop-Up Rotary Sprinkler w/CV PR40 (X-Large)	
ADJ. 360	12" Pop-Up Rotary Sprinkler w/CV PR40 (X-Small)	
	Hunter AFB Flood Bubblers	10
MV	Master Valve	
FS	Flow Sensor	
WM	Existing Water Meter	
BF	Existing Backflow Preventer	

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/52/22	EM	MR	Additional design detail added for construction

DRAWN BY: TL
DESIGNED BY: TL
CHECKED BY: MI

REGISTERED PROFESSIONAL

PREPARED BY

Aqueous
AQUEOUS CONSULTANTS, LLC
2 Dundee Park Drive, Suite 301B
Andover, MA 01810
(978) 470-1695

SUBCONSULTANT

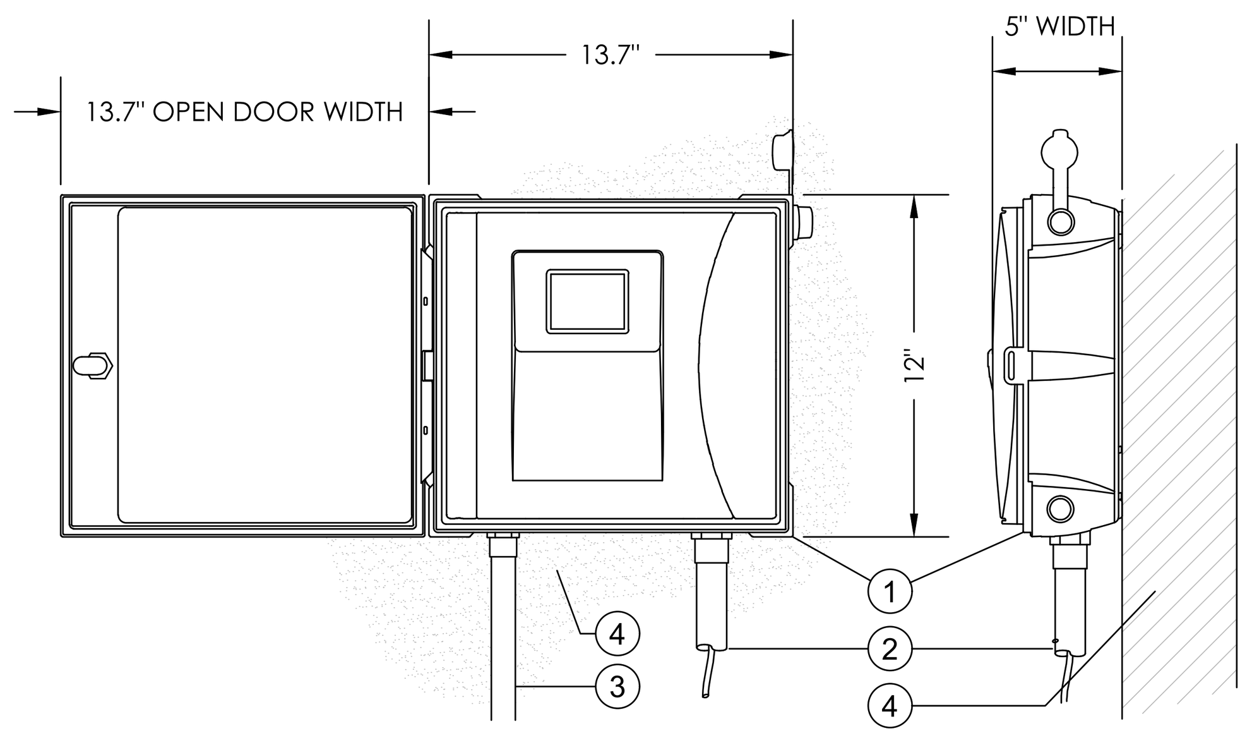
SCALE
10 0 10 20
SCALE IN FEET: 1"=10'
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS

IRRIGATION LAYOUT PLAN

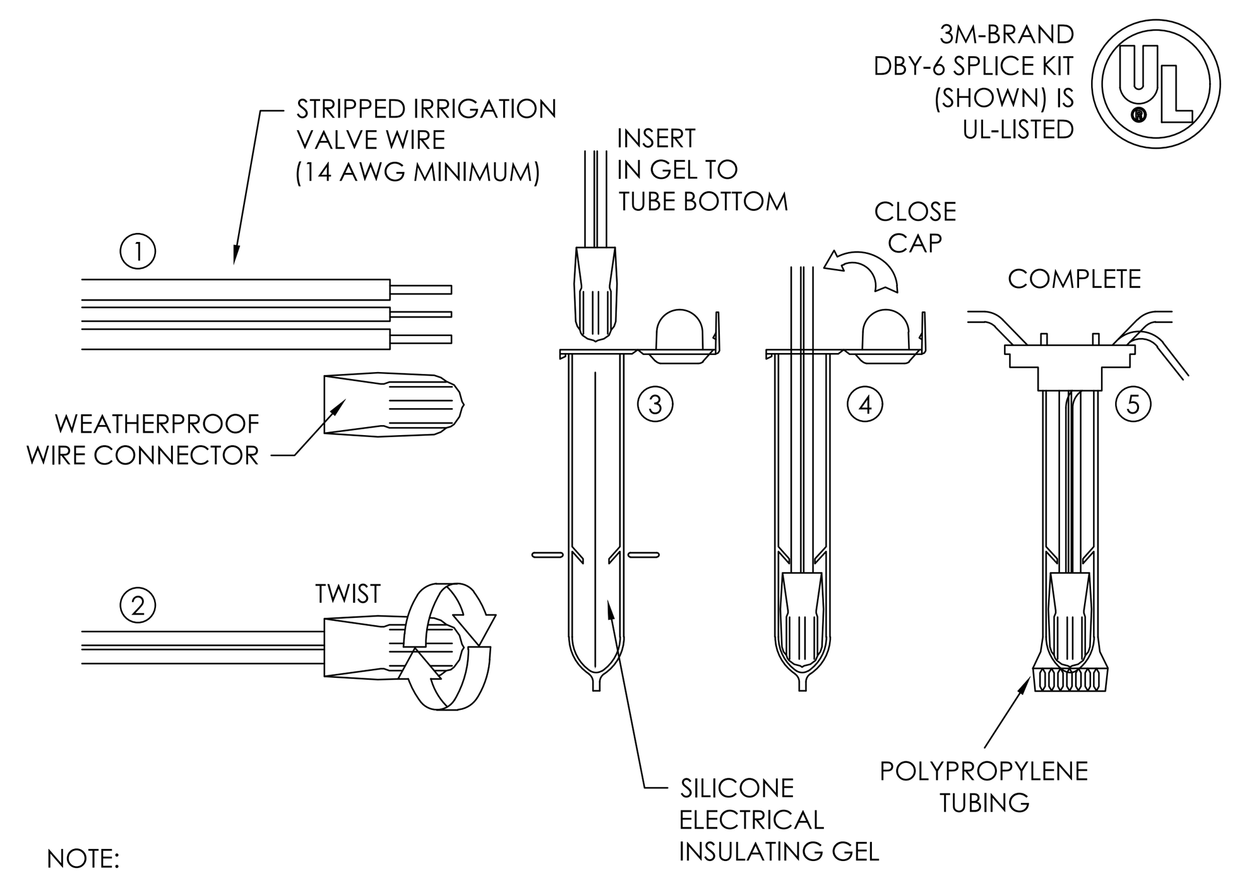
BETA JOB NO. 7185
ISSUE DATE MARCH 2022
SHEET NO. 9



1. IRRIGATION CONTROLLER
2. WIRE IN CONDUIT
3. ELECTRICAL SUPPLY CONDUIT
4. ADJACENT SURFACE

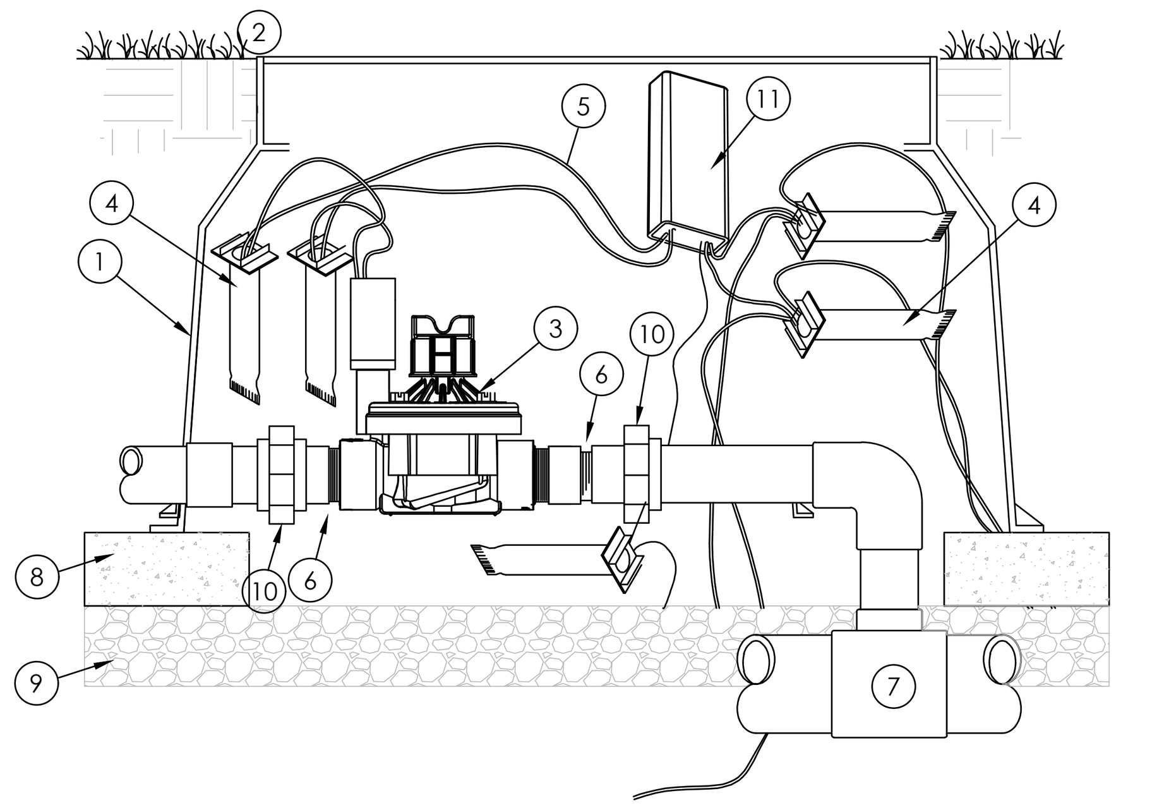
NOTES:
1. AS SHOWN IS HUNTER HCC CONTROLLER
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL
3. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110VAC POWER SOURCE.
4. USE CONDUIT PER LOCAL CODE.

1 (IR-2.0) HUNTER HCC WI-FI IRRIGATION CONTROLLER DETAIL
NOT TO SCALE



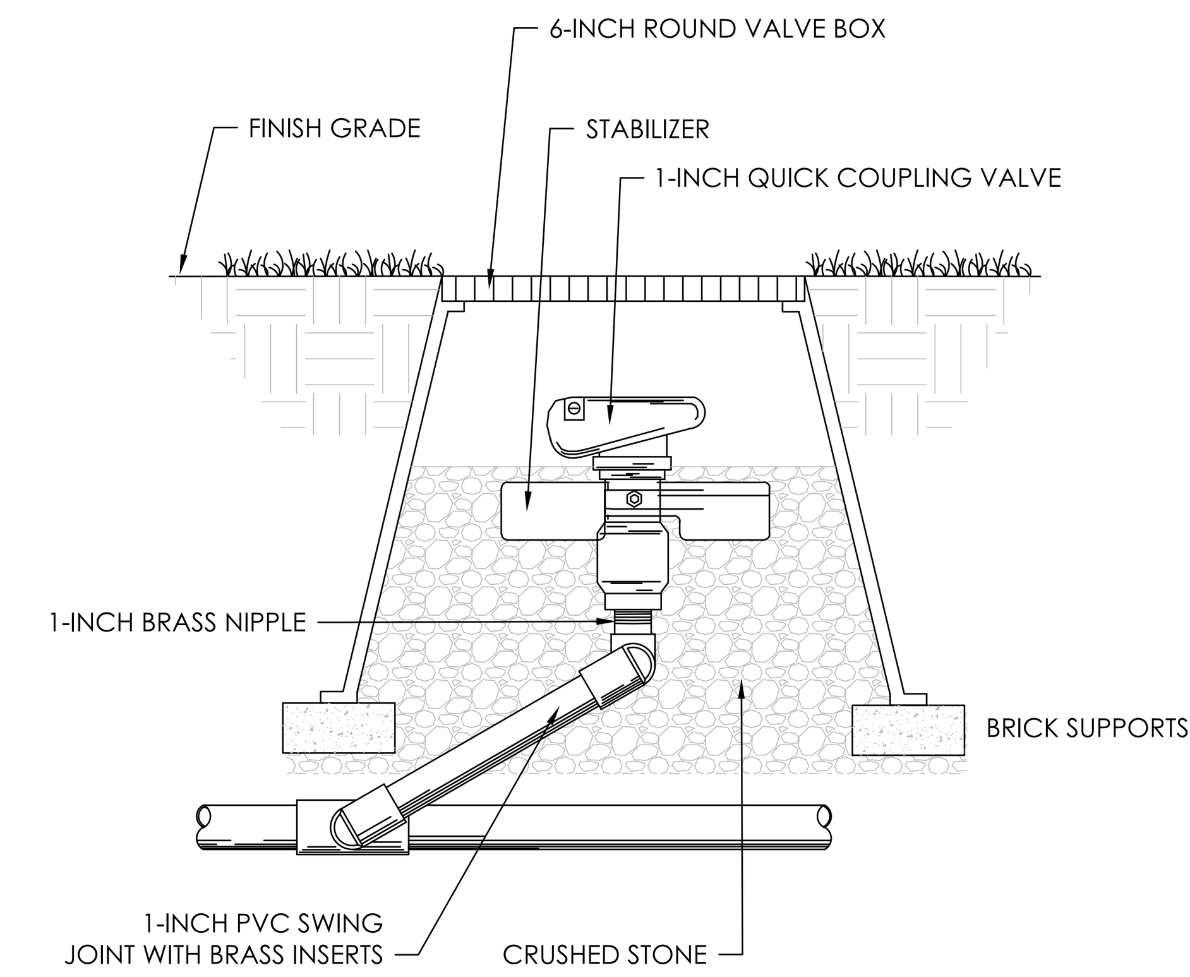
NOTE:
1. DO NOT STORE ABOVE 120°F
2. VOLTAGE RATING = 600 VOLTS
3. DO NOT USE IN DIRECT ULTRAVIOLET (UV) EXPOSURE
4. FOR USE WITH UNDERGROUND CONDUCTORS
5. DIRECT BURY SPLICE KIT SHALL BE UL-LISTED

2 (IR-2.0) WIRE SPLICE KIT
NOT TO SCALE

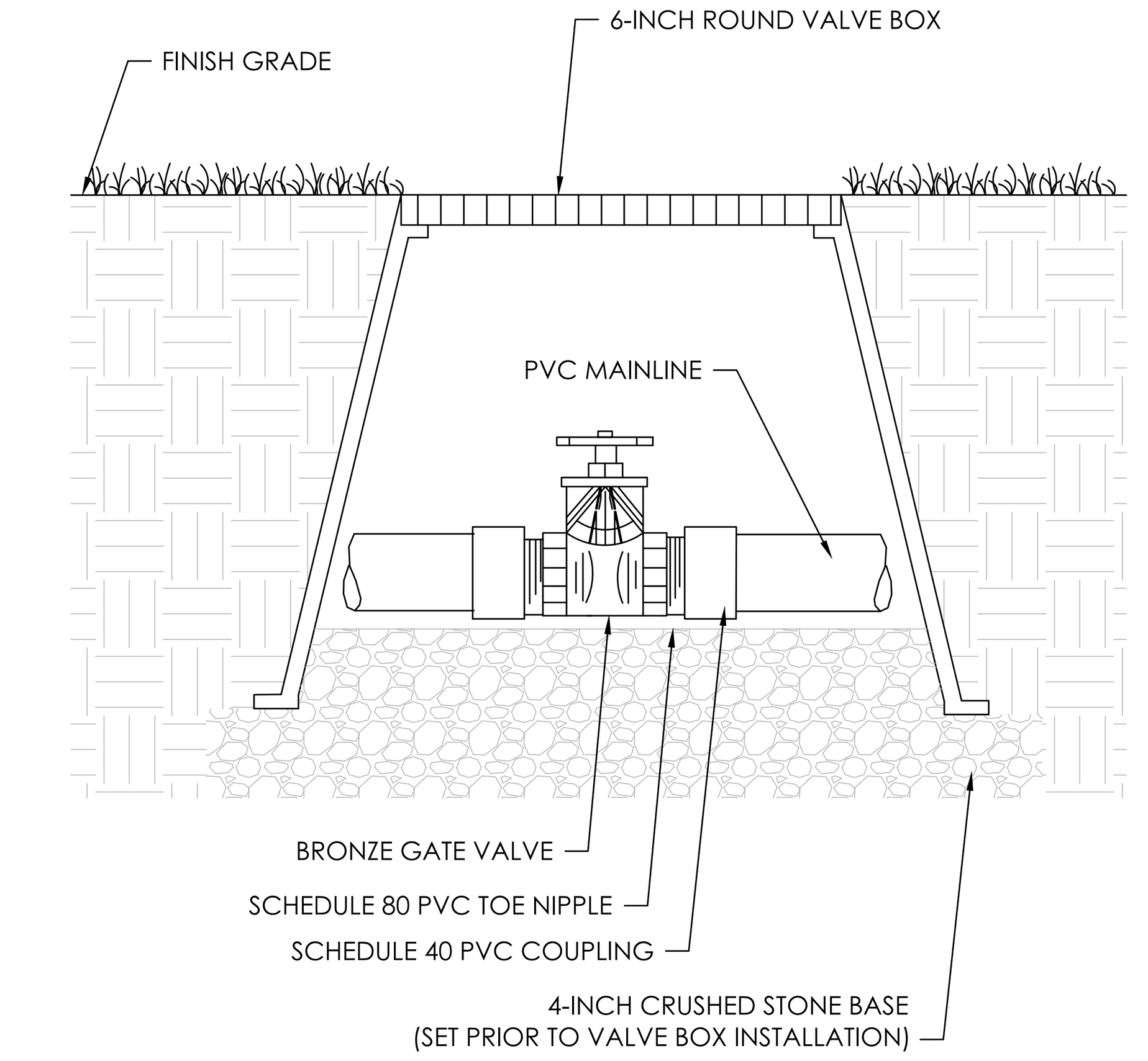


1. VALVE BOX (SEE SPECIFICATIONS)
2. FINISH GRADE IN PLANTER BED
3. ELECTRIC CONTROL VALVE
4. WATERPROOF DBY-6 CONNECTORS
5. TWO WIRE
6. SCH 80 TOE NIPPLE
7. MAINLINE SERVICE TEE
8. BRICK SUPPORTS (4)
9. 4" WASHED 3/4" GRAVEL
10. PVC SLIP UNIONS
11. DECODER

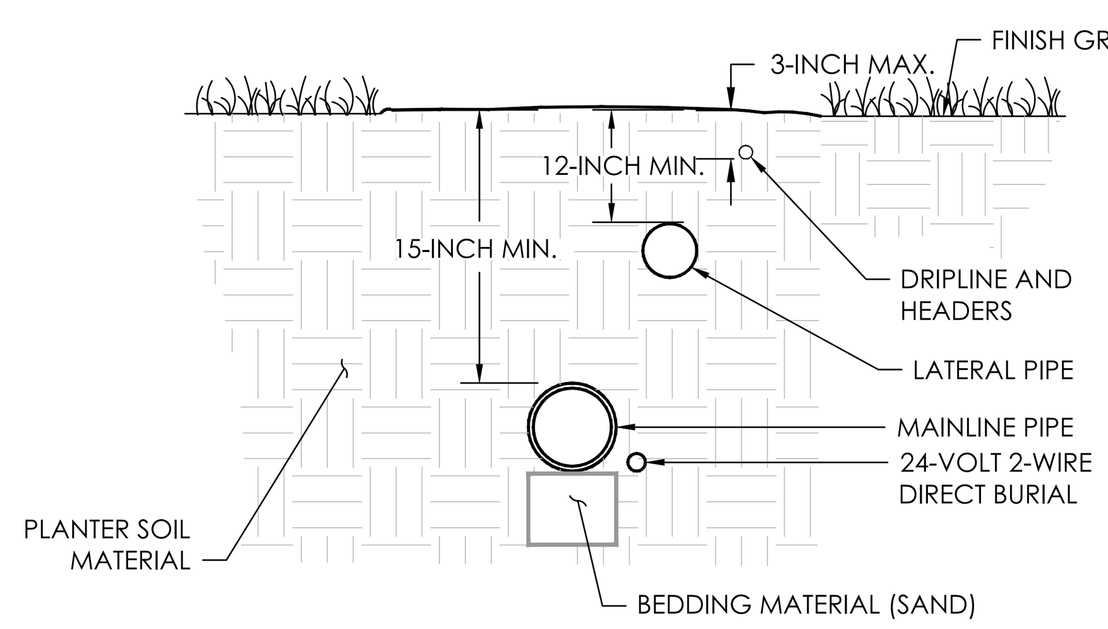
3 (IR-2.0) SPRINKLER ZONE VALVE WITH DECODER
NOT TO SCALE



4 (IR-2.0) QUICK COUPLING VALVE
NOT TO SCALE



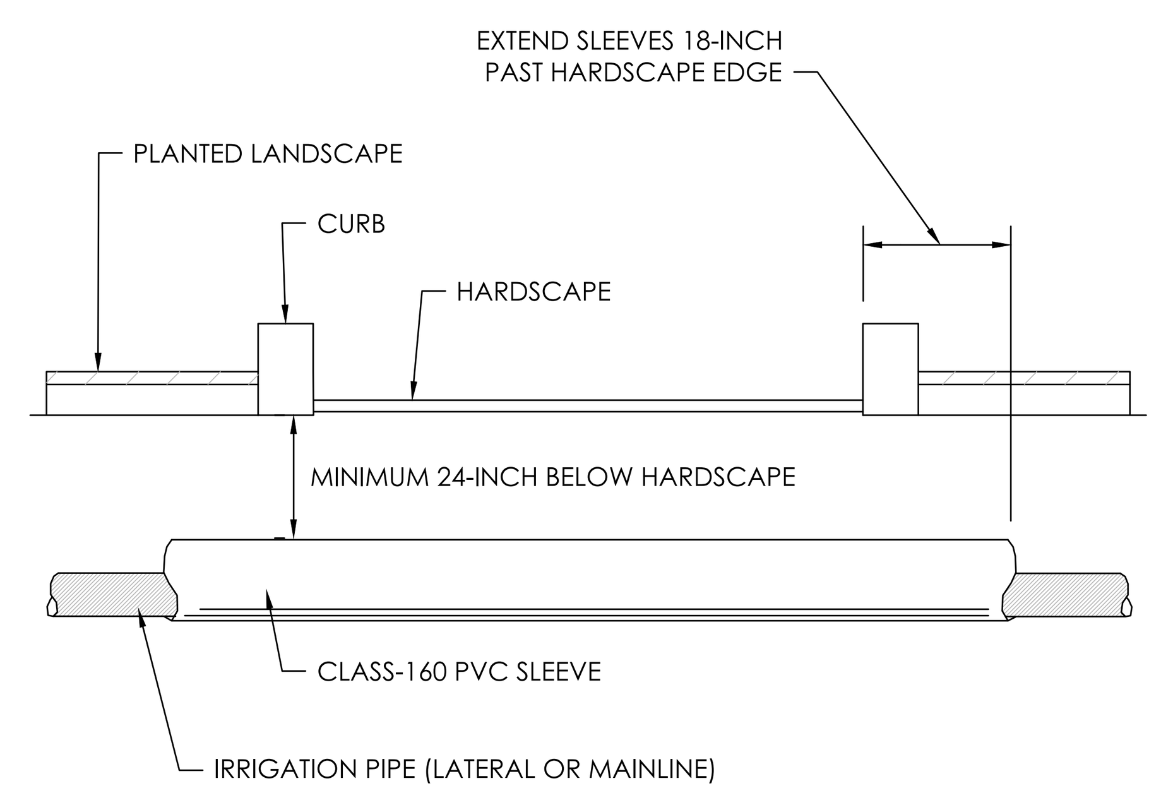
5 (IR-2.0) ISOLATION VALVE DETAIL
NOT TO SCALE



NOTES:
1. WIRE SHALL BE TAPED AT 10' INTERVALS
2. TIE LOOSE LOOP OF WIRE AT CHANGES OF DIRECTION
3. HAND DIG FOR ALL IRRIGATION PIPE IN PLANTER BEDS.

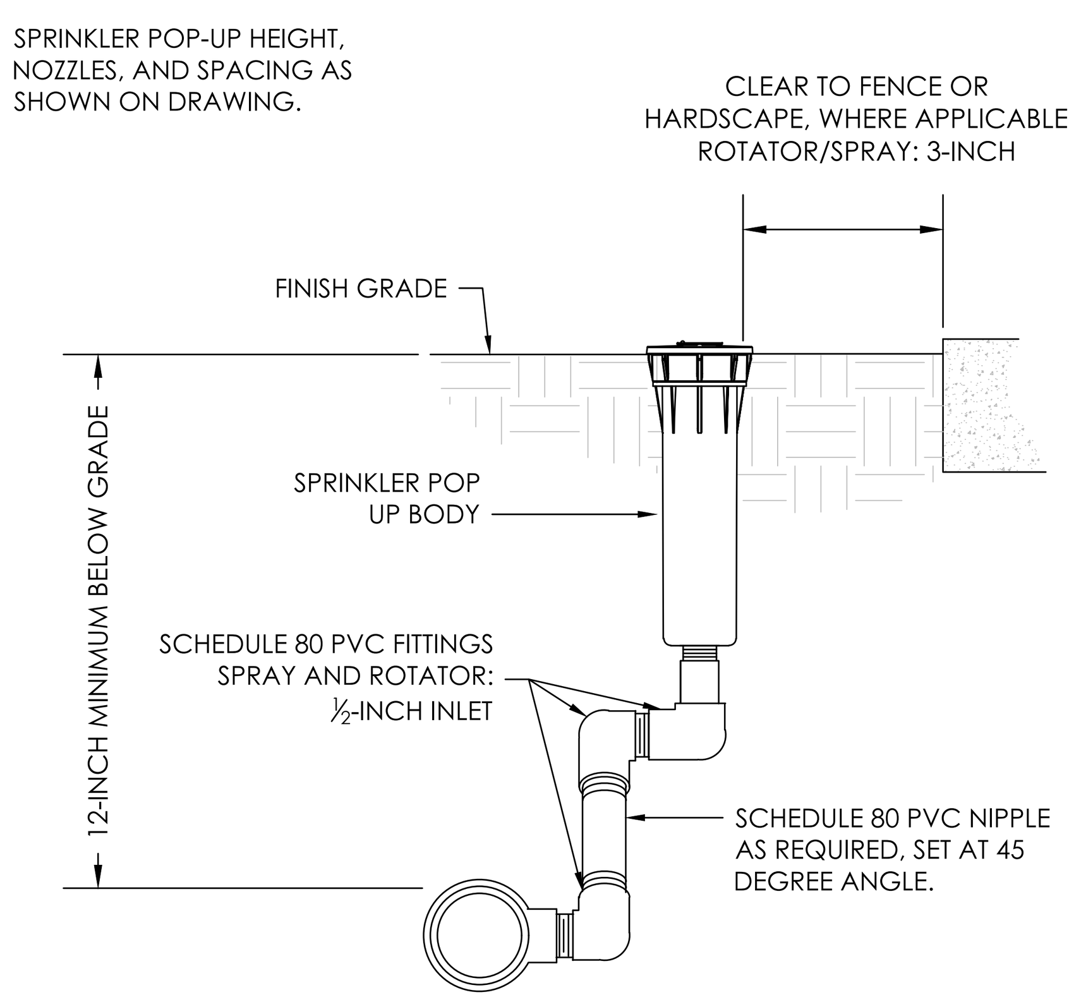
6 (IR-2.0) AT-GRADE IRRIGATION TRENCH
NOT TO SCALE

NOTE: PIPE AND WIRE REQUIRE SEPARATE AND ADJACENT SLEEVES



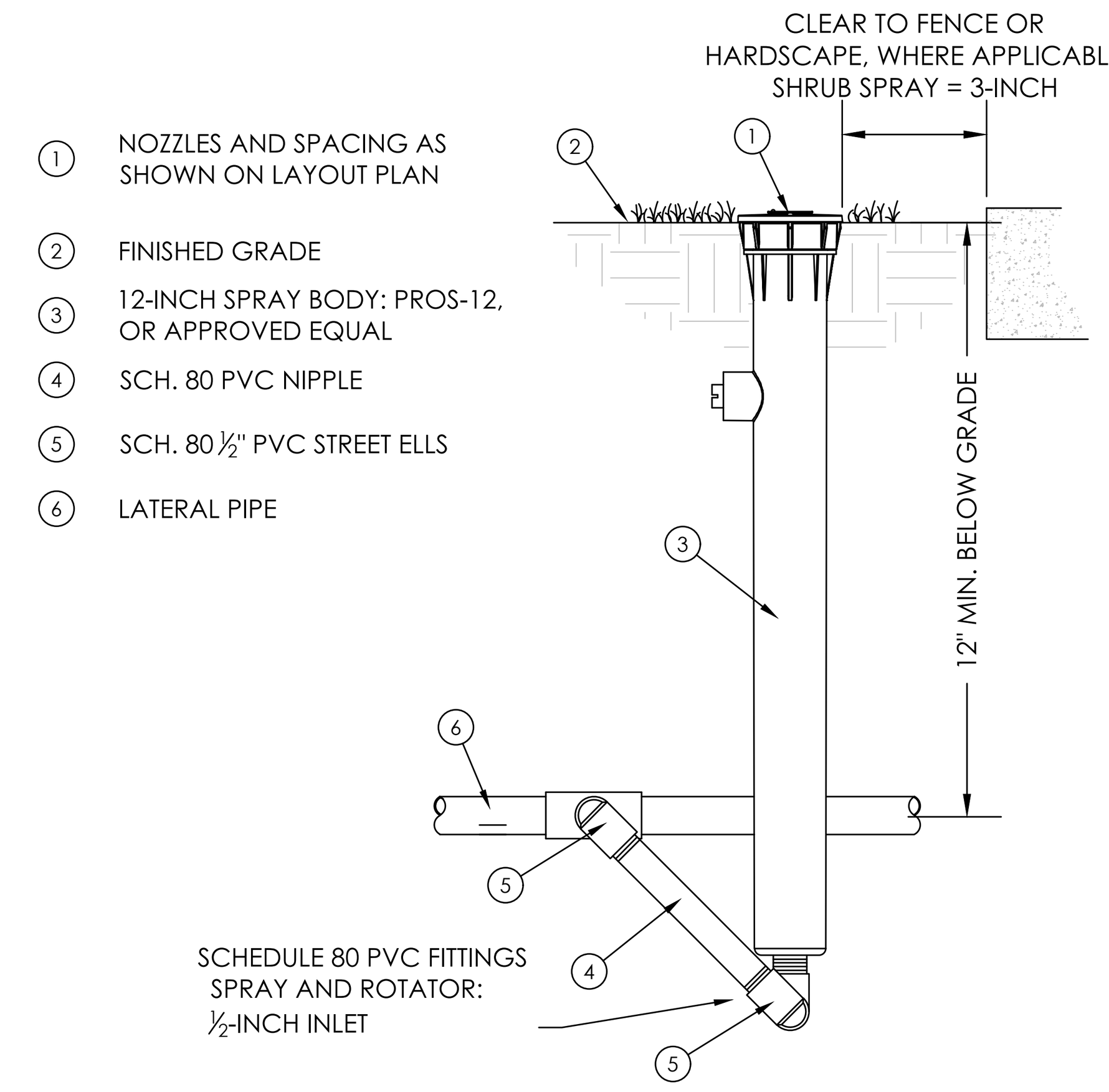
7 (IR-2.0) SLEEVE UNDER PAVEMENT
NOT TO SCALE

SPRINKLER POP-UP HEIGHT, NOZZLES, AND SPACING AS SHOWN ON DRAWING.



8 (IR-2.0) 6-INCH POP-UP SPRINKLER
NOT TO SCALE

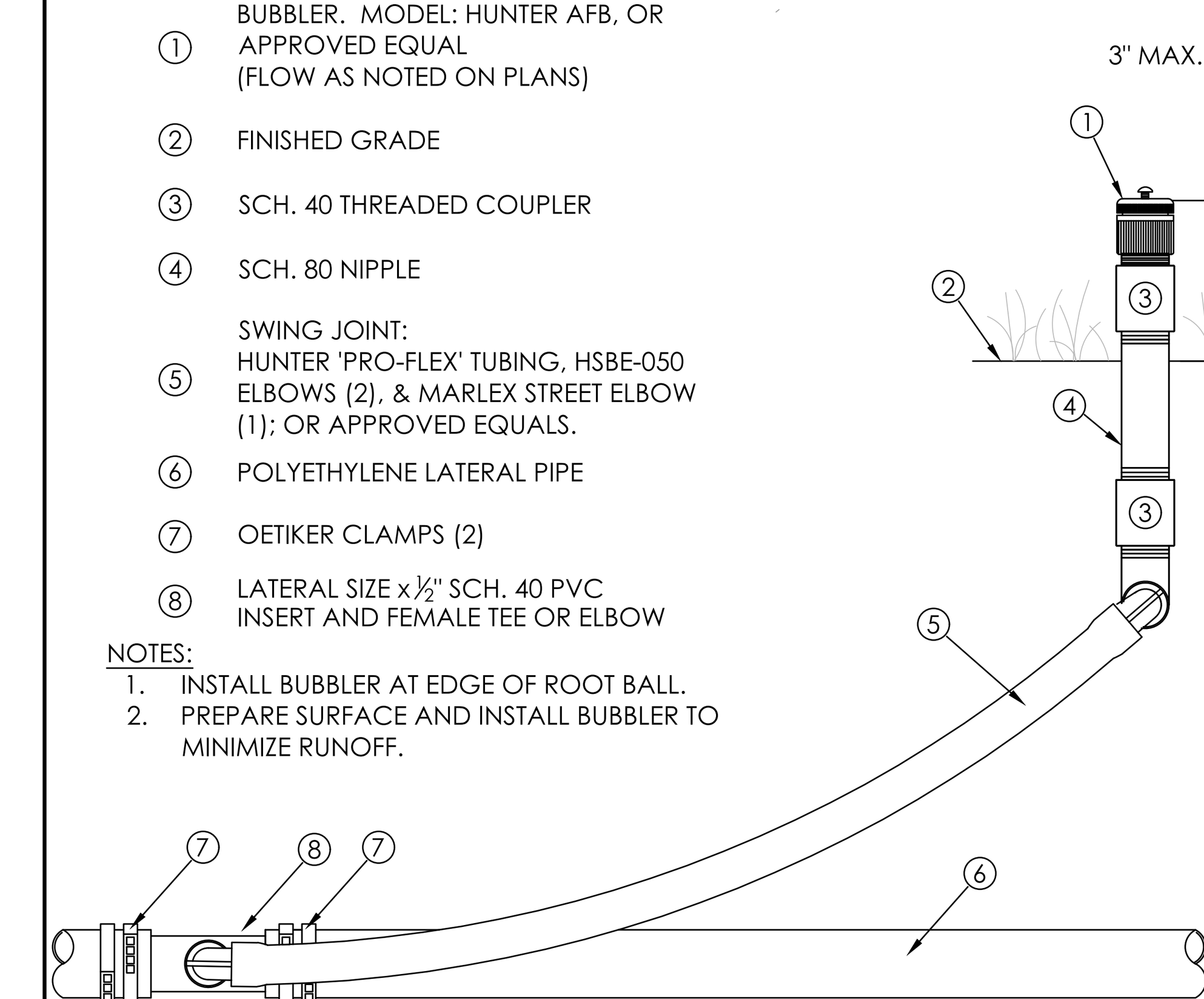
1. NOZZLES AND SPACING AS SHOWN ON LAYOUT PLAN
2. FINISHED GRADE
3. 12-INCH SPRAY BODY: PROS-12, OR APPROVED EQUAL
4. SCH. 80 PVC NIPPLE
5. SCH. 80 ½" PVC STREET ELLS
6. LATERAL PIPE



9 (IR-2.0) 12-INCH POP-UP SPRINKLER
NOT TO SCALE

1. BUBBLER. MODEL: HUNTER AFB, OR APPROVED EQUAL (FLOW AS NOTED ON PLANS)
2. FINISHED GRADE
3. SCH. 40 THREADED COUPLER
4. SCH. 80 NIPPLE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1); OR APPROVED EQUALS.
6. POLYETHYLENE LATERAL PIPE
7. OETIKER CLAMPS (2)
8. LATERAL SIZE x ½" SCH. 40 PVC INSERT AND FEMALE TEE OR ELBOW

NOTES:
1. INSTALL BUBBLER AT EDGE OF ROOT BALL.
2. PREPARE SURFACE AND INSTALL BUBBLER TO MINIMIZE RUNOFF.



10 (IR-2.0) FLOOD BUBBLER DETAIL
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/52/22	EM	MR	Additional design detail added for construction

DRAWN BY: TL
DESIGNED BY: TL
CHECKED BY: MI

REGISTERED PROFESSIONAL

PREPARED BY

Aqueous
AQUEOUS CONSULTANTS, LLC
2 Dundee Park Drive, Suite 301B
Andover, MA 01810
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SUBCONSULTANT

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TITLE
TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS
IRRIGATION DETAILS

BETA JOB NO. 7185
ISSUE DATE MARCH 2022
SHEET NO. 10

PLANT LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS

PERENNIAL

N

TREE LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	2"-2.5" Cal.	B&B
CO	2	Chamaecyparis obtuse	Hinoki Falsecypress	8'-9'	B&B
LS	2	Liquidambar styriciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2"-2.5" Cal.	B&B
MP	4	Malus prairifire	Prairifire Crabapple	2"-2.5" Cal.	B&B
SR	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2"-2.5" Cal.	B&B
UAP	4	Ulmus americana 'Princeton'	Princeton Elm	2"-2.5" Cal.	B&B
UAV	2	Ulmus americana 'Valley Forge'	Valley Forge Elm	2"-2.5" Cal.	B&B
ZSM	2	Zelkova serrata 'Musashino'	Musashino Zelkova	2"-2.5" Cal.	B&B
SHRUBS					
ADVW	20	Azalea 'Delaware Valley White'	Delaware Valley White Azalea	#3 Cont.	
CA	3	Clethra alnifolia	Summersweet	#3 Cont.	
CONG	4	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	#3 Cont.	
CSAF	7	Cornus sericea 'Farrow Arctic Fire'	Arctis Fire Red-Osier Dogwood	#3 Cont.	
TBR	6	Taxus baccata repandens	Spreading English Yew	18"-24"	B&B
GRASSES, PERENNIALS AND BULBS					
CKF	19	Calamagrostis 'Karl Foerster'	Feather Reed Grass	#1 Cont.	
EP	3	Echinacea purpurea	Ehinacea	#1 Cont.	
PALB	90	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 Cont.	
RG	25	Rudbeckia grandiflora	Coneflower	#1 Cont.	
SAJ	25	Sedum 'Autumn Joy'	Stonecrop	#1 Cont.	
SSTB	31	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#1 Cont.	

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

TOWN HALL

L STREET (VARIABLE WIDTH)

LOAM AND SOD TYP.

HIGH USE LOAM WITH FIBER REINFORCING.

ADD ALT. NO. 1

PROTECT AND MAINTAIN EXISTING PLANTINGS

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Planting Size Change

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: MELISSA L. RICCIS, CIVIL, No. 45400, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS, 5/25/22

PREPARED BY: BETA, www.BETA-Inc.com

SUBCONSULTANT

SCALE: 10 0 10 20, SCALE IN FEET: 1"=10'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

PLANTING PLAN

NEEDHAM, MASSACHUSETTS

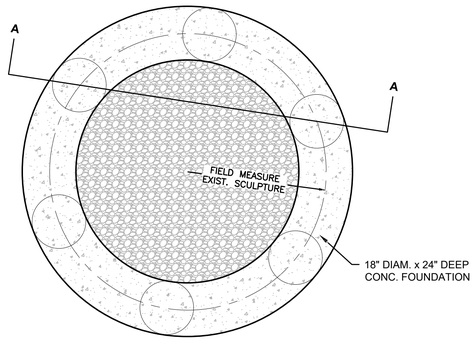
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

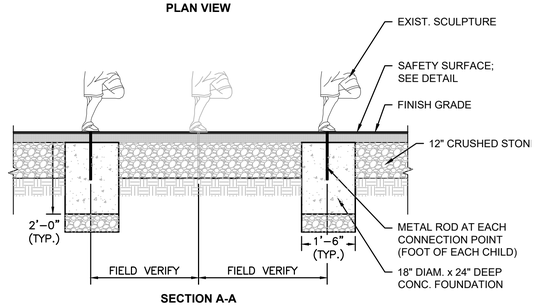
SHEET NO. 11

O:\7100\ST7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 PLANTING.DWG (BETA STB BW,STB)

3/9/2022 12:31 PM



PLAN VIEW

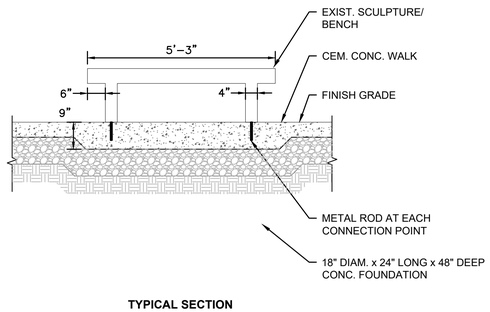


SECTION A-A

SCULPTURE #1 - CIRCLE OF PEACE

SCALE: 1/2"=1'–0"

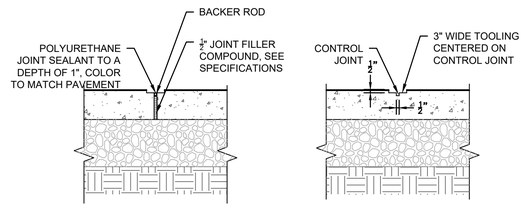
PLAN VIEW



TYPICAL SECTION

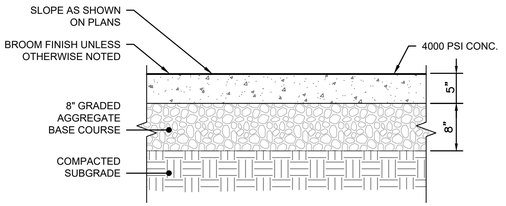
SCULPTURE #2 - CHILDREN ON BENCH

SCALE: 1/2"=1'–0"



EXPANSION JOINT

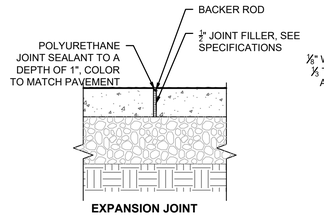
CONTROL JOINT



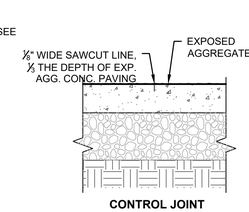
NOTES:
1. EXPANSION JOINTS SHALL BE 20' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTROL JOINTS SHALL BE 5' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.

CONCRETE PAVING - 5" THICK

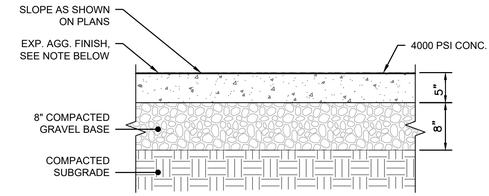
SCALE: 1"=1'



EXPANSION JOINT



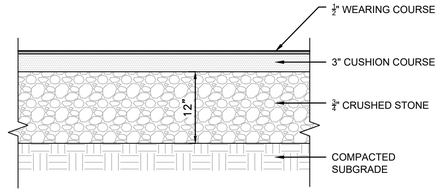
CONTROL JOINT



NOTES:
1. AGGREGATE SIZE, COLOR, AND SHAPE SHALL BE CONSISTANT THROUGHOUT THE PROJECT AREA.
2. EXPANSION JOINTS SHALL BE 20' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.
3. THOROUGHLY WASH AND CLEAN ALL SURFACES AND REMOVE ALL DEBRIS AFTER POWERWASHING AND SAWCUTTING.
4. SAWCUT CONTROL JOINTS SHALL BE AS NOTED ON THE PLANS.

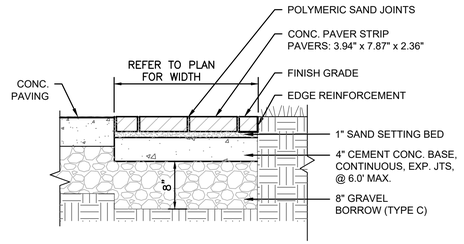
EXPOSED AGGREGATE CONCRETE PAVING

SCALE: 1"=1'



POLYURETHANE SAFETY SURFACING AT 'CIRCLE OF PEACE' SCULPTURE

SCALE: 1"=1'–0"



CONCRETE PAVER SIDEWALK

SCALE: 1"=1'–0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RECOS
CIVIL
No. 49400
REGISTERED PROFESSIONAL ENGINEER
5/25/22

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

DETAILS

NEEDHAM, MASSACHUSETTS

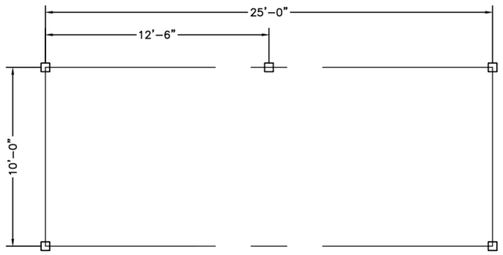
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

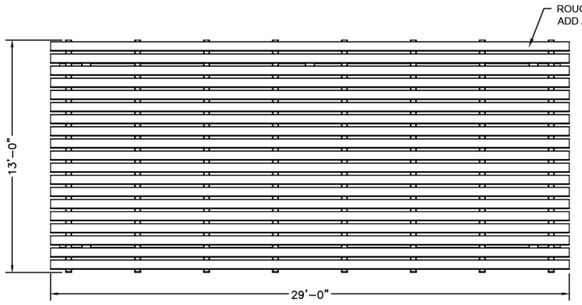
SHEET NO. 12

11/4/2021 9:43 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)

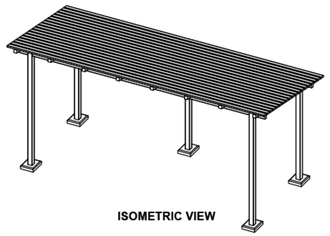
ANCHOR BOLT LAYOUT NOTES:
1. ENGINEERING WILL DETERMINE REQUIRED ANCHOR BOLT LAYOUT AFTER ENGINEERING PACKAGE ORDERED.
2. CUSTOMER MAY SUGGEST PREFERRED ANCHOR BOLT LAYOUT.



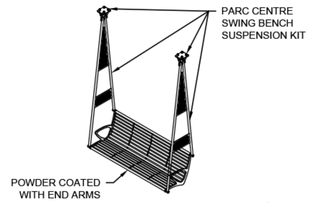
ANCHOR BOLT LAYOUT



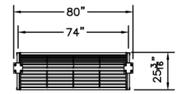
TOP VIEW



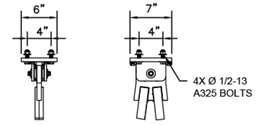
ISOMETRIC VIEW



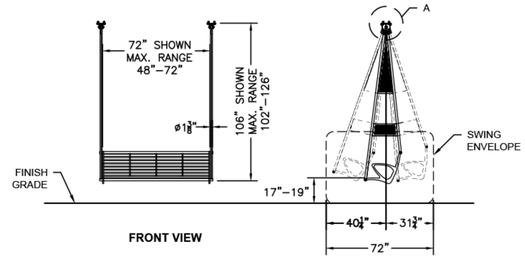
ISOMETRIC VIEW



PLAN VIEW



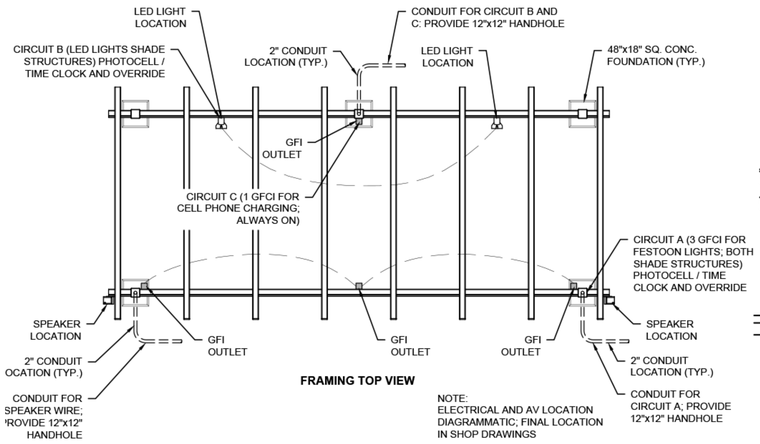
DETAIL A - VERTICAL BOLT CLAMP
NOT TO SCALE



FRONT VIEW

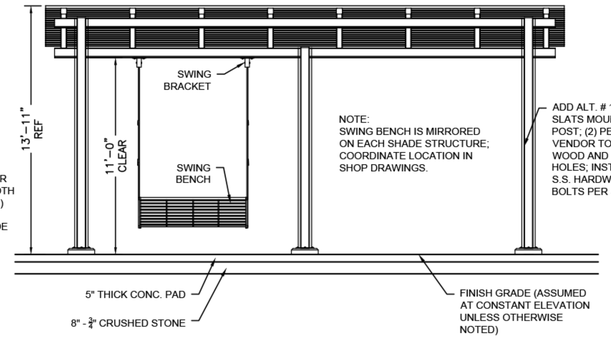
SIDE VIEW

SWING BENCH
SCALE: 1/4"=1'–0"

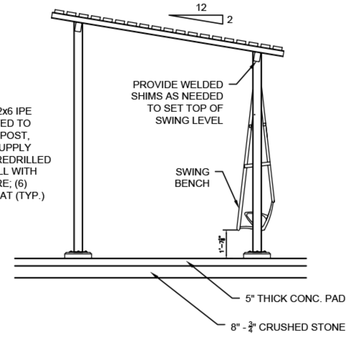


FRAMING TOP VIEW

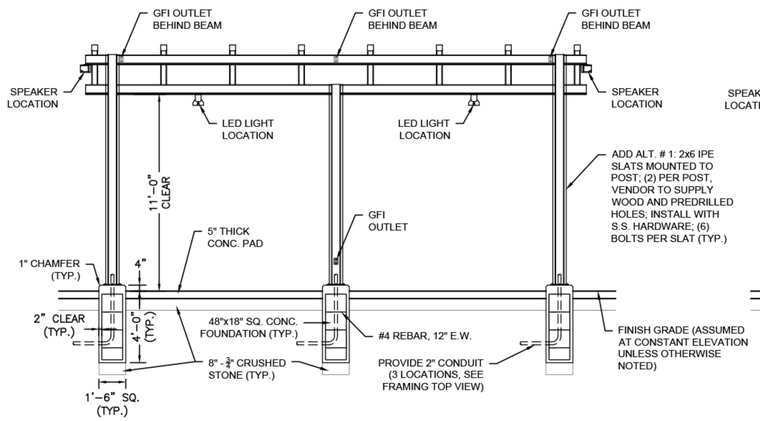
NOTE:
ELECTRICAL AND AV LOCATION DIAGRAMMATIC; FINAL LOCATION IN SHOP DRAWINGS



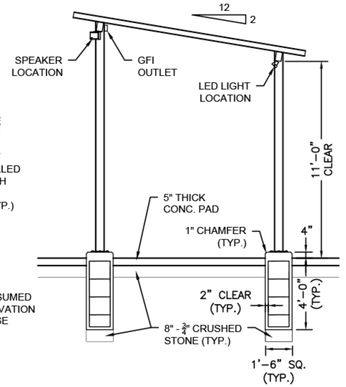
FRONT VIEW



SIDE VIEW

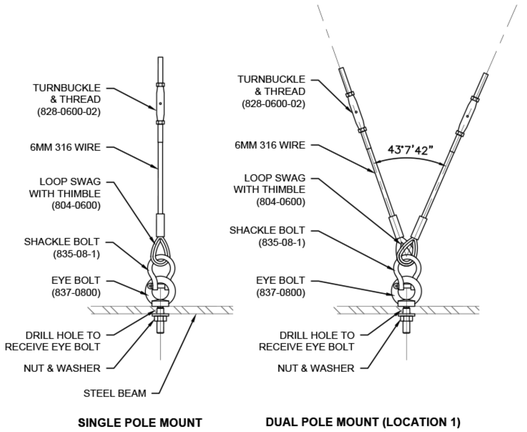


FRAMING FRONT VIEW



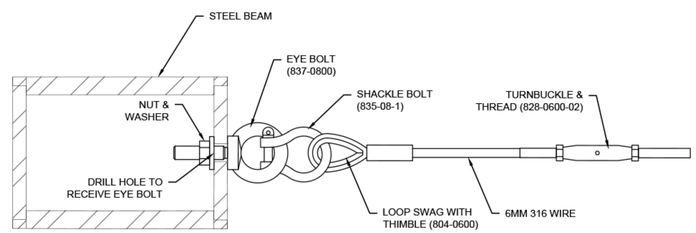
FRAMING SIDE VIEW

SHADE STRUCTURE
SCALE: 1/4"=1'–0"



SINGLE POLE MOUNT **DUAL POLE MOUNT (LOCATION 1)**

MOUNTING TAB LOCATION
SCALE: 3" = 1'



CABLE MOUNTING TAB AT SHADE STRUCTURE
SCALE: 6" = 1'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/22	NS	MR	Additional design detail added for construction

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — MELISSA L. RECOS — CIVIL — No. 49480 — REGISTERED PROFESSIONAL ENGINEER — 5/25/22

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT:

SCALE: AS SHOWN

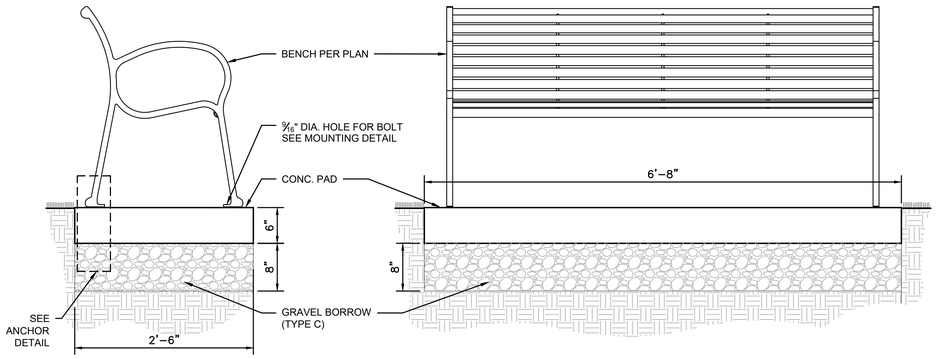
TITLE:

TOWN COMMON RENOVATION

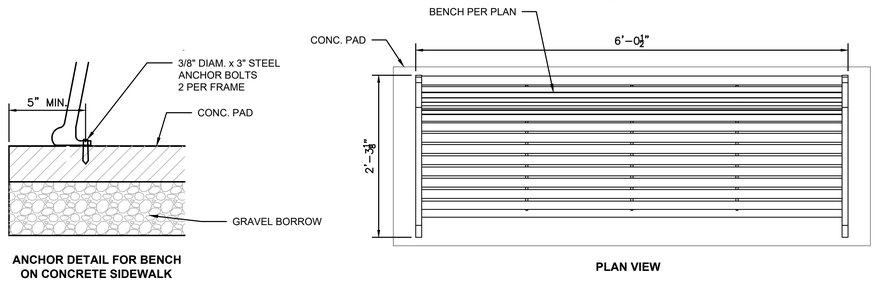
DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 13



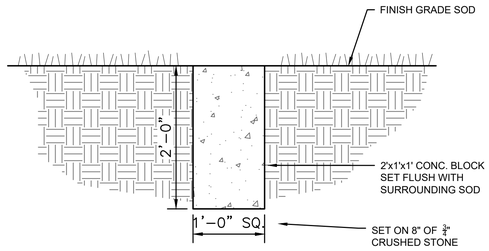
SECTION **ELEVATION**



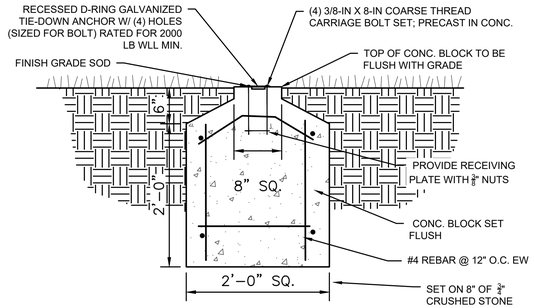
ANCHOR DETAIL FOR BENCH ON CONCRETE SIDEWALK

PLAN VIEW

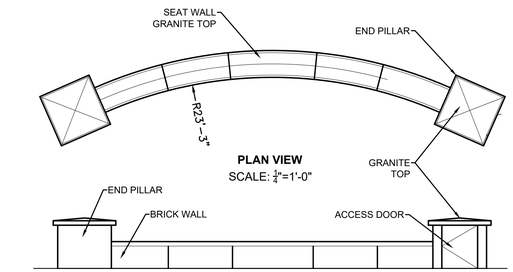
BENCH
SCALE: NOT TO SCALE



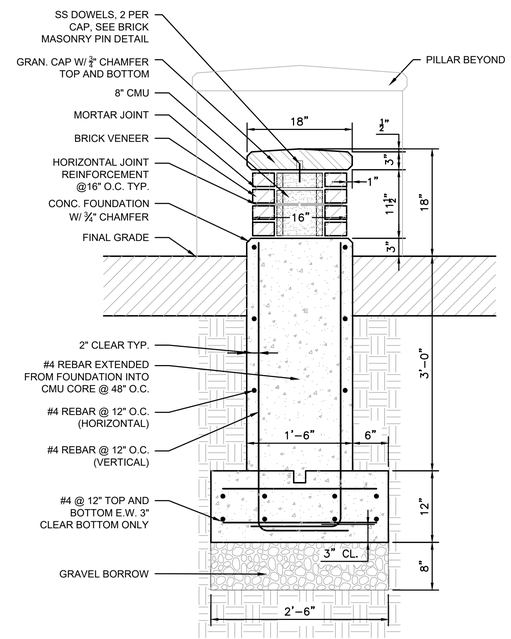
TENT FOOTING BLOCK
SCALE: 1"=1'–0"



TENT GUYING BLOCK
SCALE: 1"=1'–0"



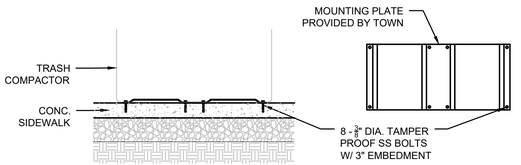
ELEVATION VIEW
SCALE: ¼"=1'-0"



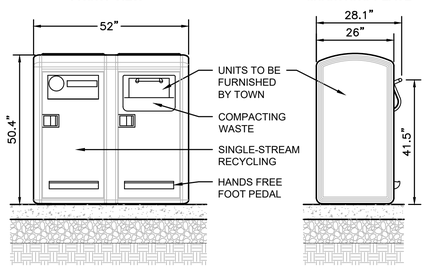
NOTE:
ALLOW FOR MOISTURE REMOVAL SYSTEM BETWEEN CMU AND BRICK FACING MATERIALS THAT ALLOWS FOR MOISTURE ENTERING TO DRAIN THROUGH WEEP HOLES, TYP. FOR BRICK MASONRY PIER AND WALL.

TYPICAL SECTION

BRICK MASONRY WALL
SCALE: 1"=1'–0"



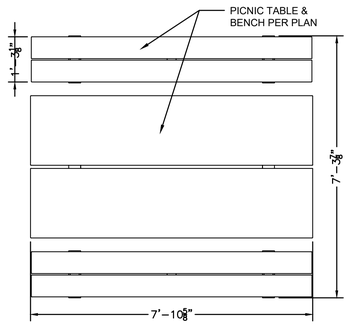
FRONT VIEW **MOUNTING PLATE**



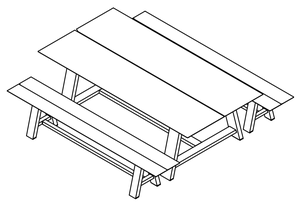
FRONT VIEW **SIDE VIEW**

NOTES:
1. RECEPTACLES SHALL BE SURFACE MOUNTED AT LOCATION SHOWN ON PLANS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. RECEPTACLES SHALL BE FURNISHED TO CONTRACTOR BY TOWN.
4. RECEPTACLES SHALL HAVE CUSTOMIZED GRAPHIC WRAP.

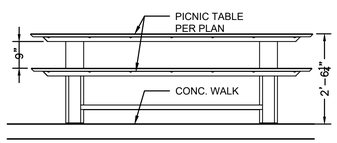
SOLAR POWERED WASTE & RECYCLING SYSTEM
SCALE: ½"=1'–0"



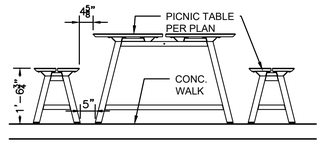
PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PICNIC TABLE
SCALE: NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — MELISSA L. RECOS — CIVIL — No. 49480 — REGISTERED PROFESSIONAL ENGINEER — 5/25/22

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

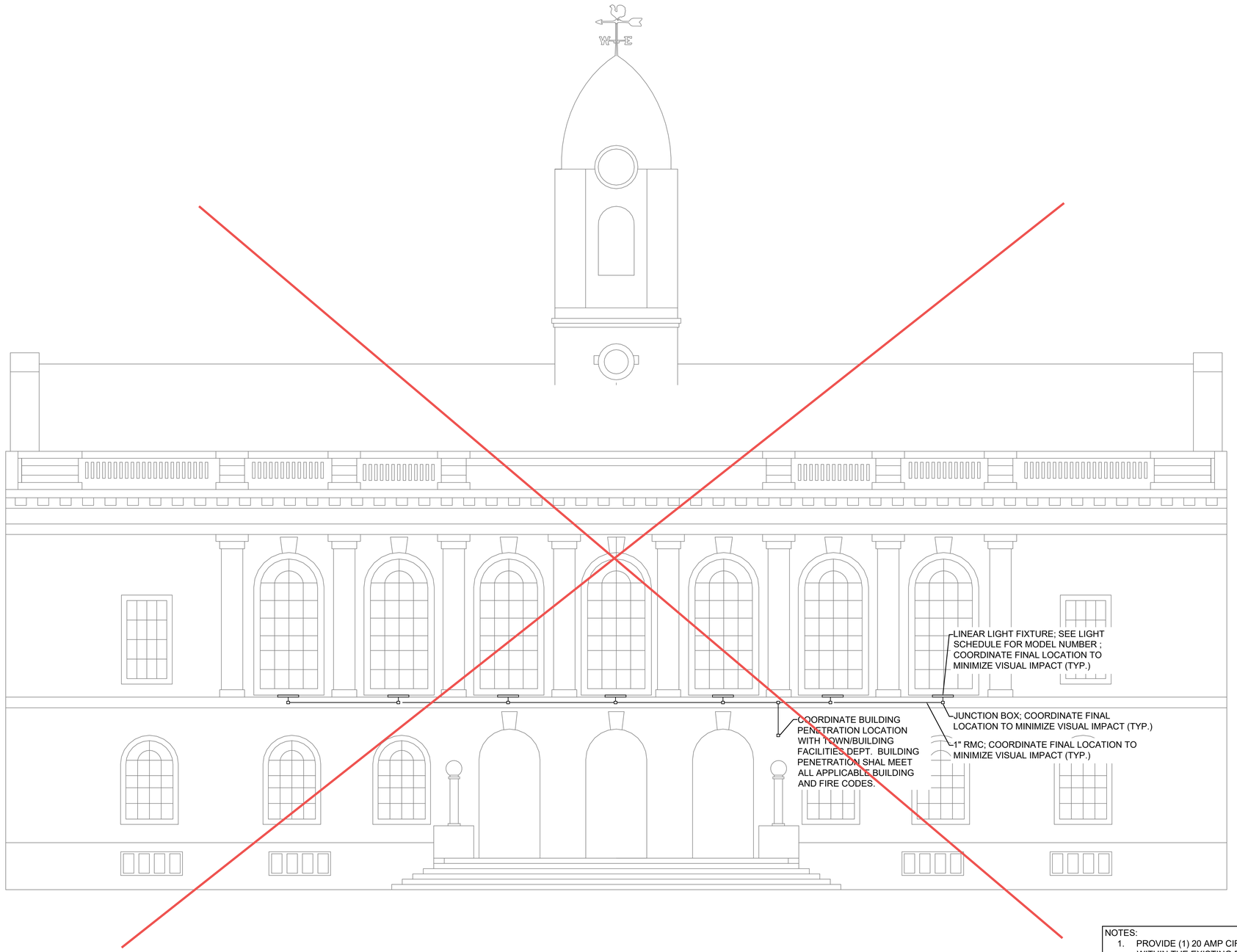
TITLE: **TOWN COMMON RENOVATION**

DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 14

NOTE: REMOVED FROM CONTRACT



NOTES:
1. PROVIDE (1) 20 AMP CIRCUIT AND INSTALL A NEW BREAKER WITHIN THE EXISTING ELECTRICAL PANEL.
2. COORDINATE ROUTING OF THE NEW CIRCUIT TO A TOUCH LED LIGHTING CONTROLLER; CAPABLE OF CHANGING COLORS, CREATING ZONES, DIMMING AND TIMER FUNCTIONS.

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/2022	ESM	MLR	Value Engineering, Removed from Contract

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 15

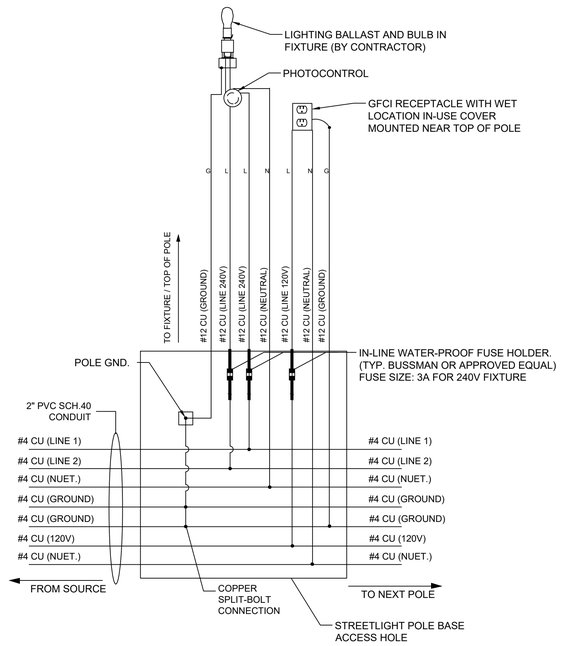
ELECTRICAL NOTES:

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS OF ANSI, NEMA, UL, NFPA–70, AND THE NATIONAL ELECTRICAL CODE WITH REGARDS TO MATERIAL, DESIGN, AND CONSTRUCTION.
2. THIS DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, DEVICES, MATERIALS, AND EQUIPMENT, PRIOR TO THE START OF ANY WORK.
3. CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE, AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
4. PVC CONDUIT AND FITTINGS SHALL CONFORM TO ANSI/NEMA SPECIFICATIONS, TC–2, TC–3 AND UL–651.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS AND COORDINATE ALL WORK WITH THE OWNER AND THE TOWN OF NEEDHAM. TRENCHES SHALL BE INSPECTED PRIOR TO BACKFILLING.
6. LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY.
7. CONTRACTOR TO BALANCE THE NUMBER OF LIGHTING FIXTURES ON EACH CIRCUIT
8. CONTRACTOR TO LOCATE ALL ELECTRICAL EQUIPMENT AS DIRECTED BY THE OWNER, ARCHITECT & ENGINEER.

NEW DISTRIBUTION PANEL SCHEDULE – P1

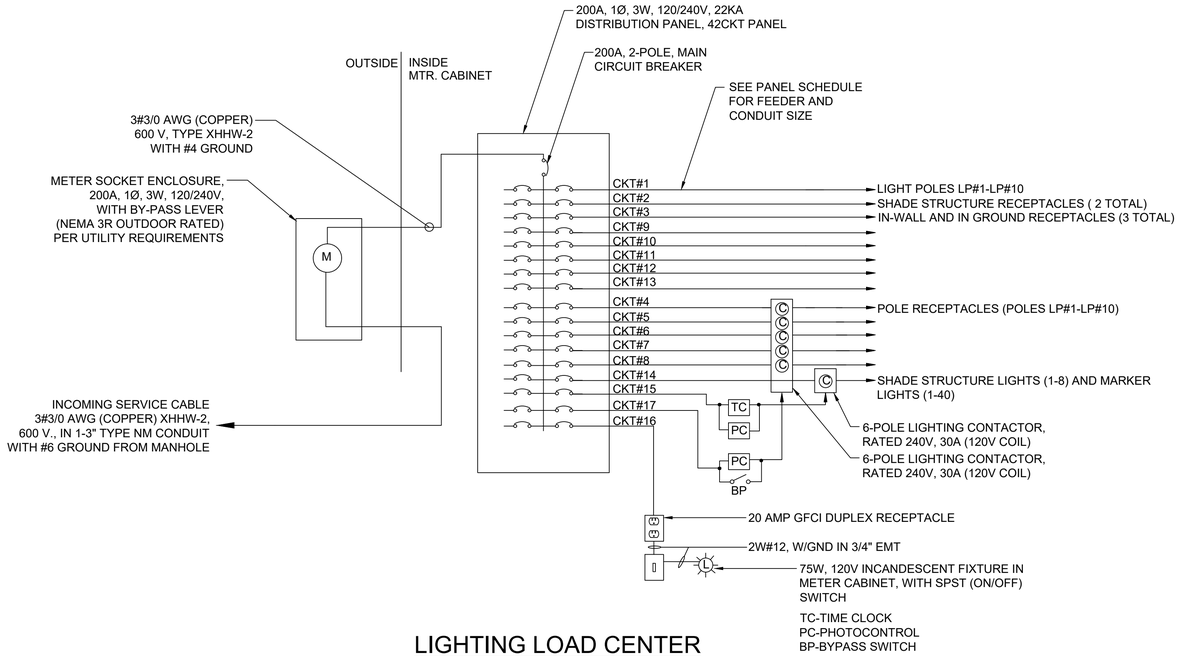
PHASE: 1 WIRES: 3 VOLTAGE: 120/240V MAINS: 200A. MAIN C.B. 42 CIRCUIT

CIRCUIT	BREAKER FRAME	BREAKER POLES(N-NEUTRAL)	BREAKER TRIP	DESCRIPTION OF LOAD	CABLE	CONDUIT	REMARKS
M	200	2P	200	MAIN CIRCUIT BREAKER	3W#3/0AWG & #6AWG GND	1-3"NM SCH80	
1	30	2P	30	LIGHTING CIRCUIT #1 (POLES LP#1-LP#10,)	3W#4AWG & #4 GND	1-2"NM SCH80	CONTROLLED BY PHOTOCELL IN EACH POLE
2	30	2P	30	SHADE STRUCTURE RECEPTACLES (2 TOTAL)	2W#8AWG & #10 GND	1-2"NM SCH80	CONTROLLED BY BREAKER (ALWAYS ON)
3	30	2P	30	IN WALL AND IN GROUND RECEPTACLES (3 TOTAL)	2W#8AWG & #10 GND	1-2"NM SCH80	CONTROLLED BY BREAKER (ALWAYS ON)
4	30	2P	30	POLE RECEPTACLES (POLES LP#11-LP#21)	2W#4AWG & #4 GND	1-2"NM SCH80	CONTROLLED BY PHOTOCELL W/BYPASS IN CABINET
5	30	2P	30				
6	30	1P	30				
7	30	1P	30				
8	30	1P	30				
9	20	1P	20				
10	20	1P	20				
11	20	1P	20				
12	20	1P	20				
13	30	2P	30				
14	20	1P	20	FLAG AND ARCH UPLIGHTS (6 LIGHTS)	2W#8AWG & #10 GND	1-2"NM SCH80	CONTROLLED BY TIMECLOCK & PHOTOCELL IN CABINET
15	20	1P	20	TIME CLOCK POWER	2W#12AWG & #12 GND	1-1"NM SCH80	
16	20	1P	20	RECEPTACLE IN CABINET	2W#12AWG & #12 GND	1-1"NM SCH80	
17	20	1P	20	PHOTOCONTROL CONTACTOR POWER	2W#12AWG & #12 GND	1-1"NM SCH80	



TYPICAL STREETLIGHT WIRING DETAIL

NOT TO SCALE



LIGHTING LOAD CENTER ELECTRICAL RISER DETAIL

NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

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UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

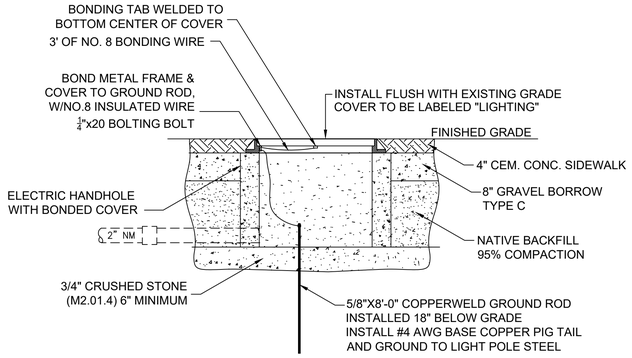
TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 16



HANDHOLE INSTALLATION NOTES:

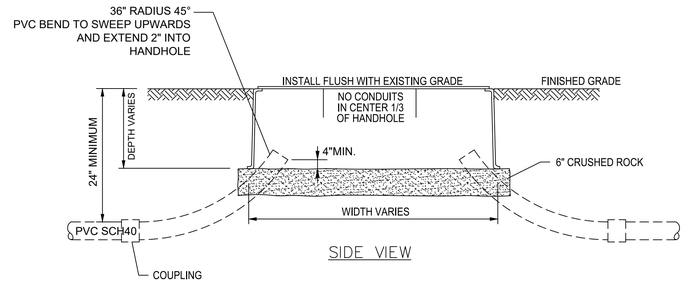
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

INSTALLATION DETAIL
PRECAST ELECTRIC HANDHOLE
NOT TO SCALE

NOTES:

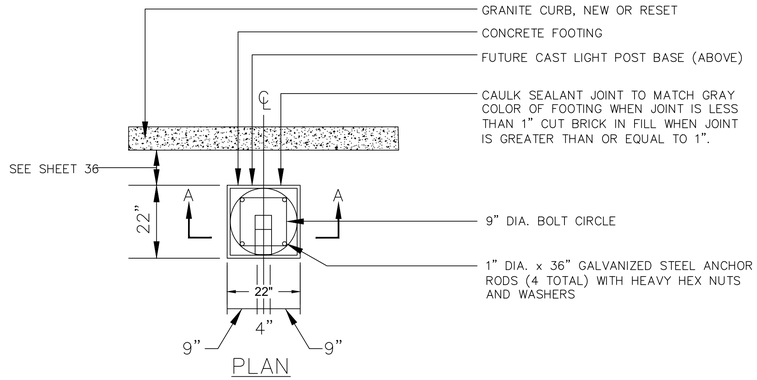
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

PLAN VIEW

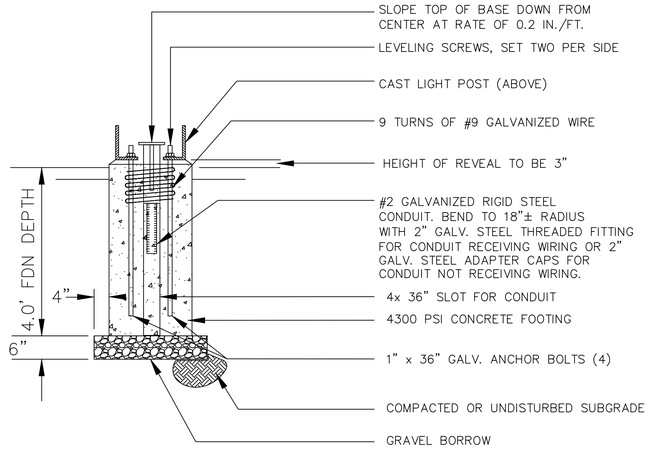


SIDE VIEW

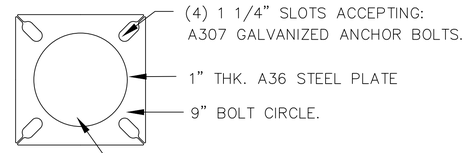
INSTALLATION DETAIL
COMPOSITE ELECTRIC HANDHOLE
NOT TO SCALE



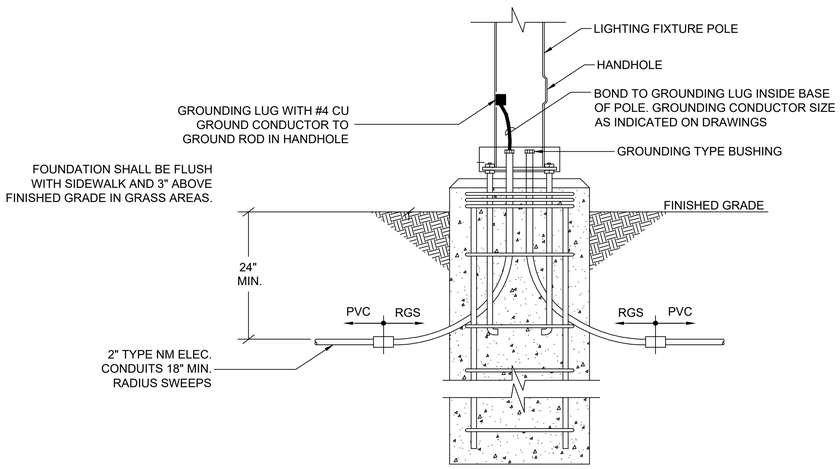
PLAN



SECTION A–A



STD. BASE PLATE



LIGHT POLE FOUNDATION NOTES:

1. BOLT PATTERN SHOWN IS TYPICAL AND NOT FOR CONSTRUCTION CONTRACTOR TO PROVIDE BOLT PATTERN DETAILS BASED ON SELECTED MANUFACTURER.
2. PROVIDE REBAR DETAIL FROM PRECAST CONCRETE VENDOR FOR APPROVAL.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

LIGHT POLE FOUNDATION CONDUIT DETAIL
NOT TO SCALE

LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — MELISSA L. RECOS — CIVIL — No. 49480 — REGISTERED PROFESSIONAL ENGINEER — 5/25/22

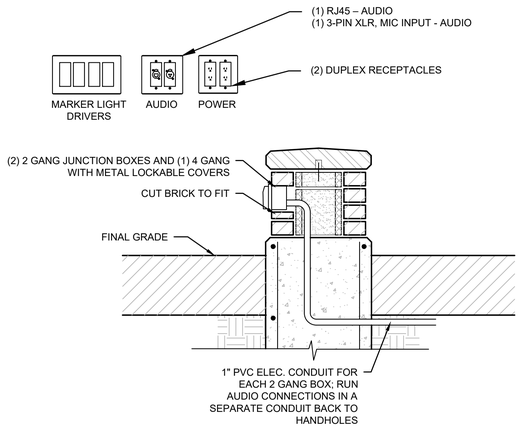
PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

TITLE: **TOWN COMMON RENOVATION**
ELECTRICAL DETAILS
NEEDHAM, MASSACHUSETTS

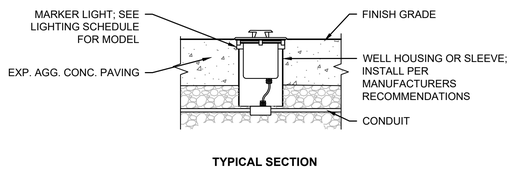
BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 17



TYPICAL SECTION

WALL MOUNTED DRIVERS, AUDIO AND GFCI RECEPTACLES

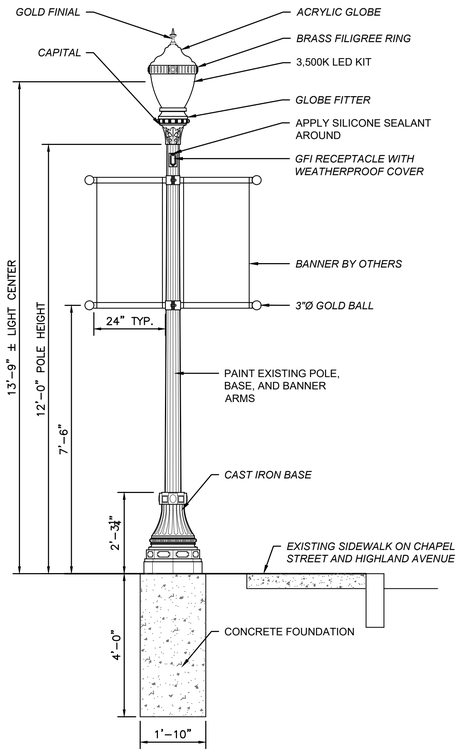
SCALE: 1"=1'-0"



TYPICAL SECTION

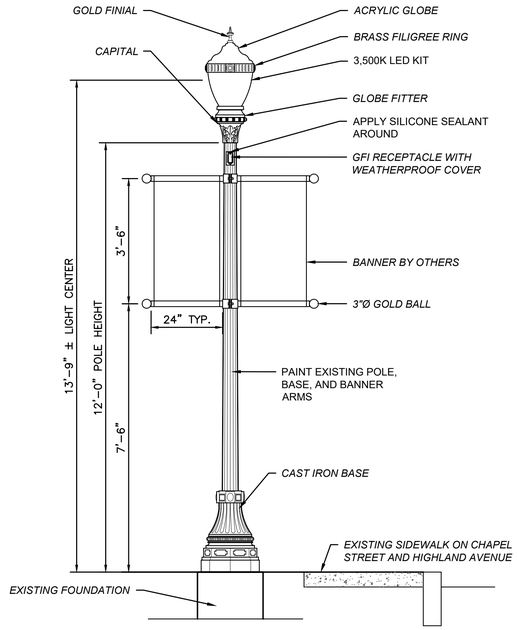
RECESSED WALKWAY LIGHT

SCALE: NTS



EXISTING POST TOP LIGHT ON NEW FOUNDATION

SCALE: ½"=1'-0"



EXISTING POST TOP LIGHT

SCALE: ½"=1'-0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — MELISSA L. RECOS — CIVIL — No. 45400 — REGISTERED PROFESSIONAL ENGINEER — 5/25/22

PREPARED BY: BETA — www.BETA-Inc.com

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TITLE

TOWN COMMON RENOVATION

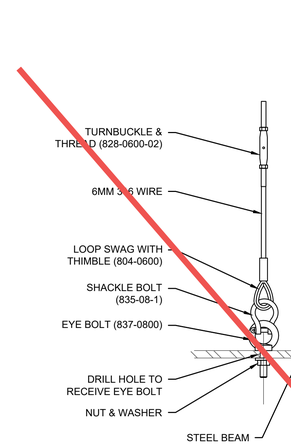
ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

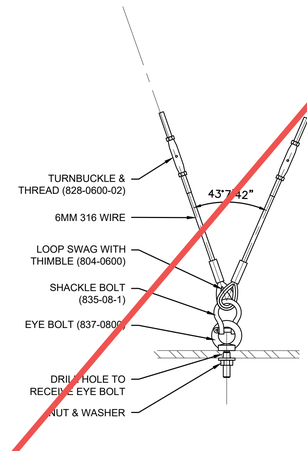
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 18

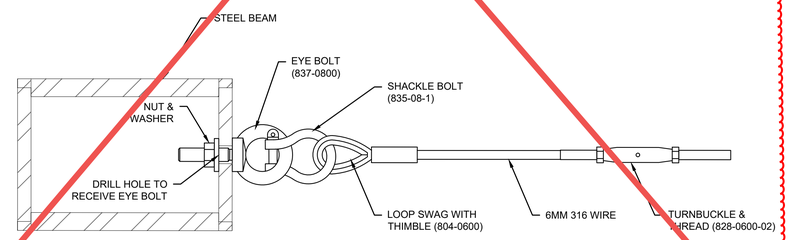


SINGLE POLE MOUNT



DUAL POLE MOUNT (LOCATION 1)

MOUNTING TAB LOCATION
SCALE: 3" = 1'



CABLE MOUNTING TAB
SCALE: 6" = 1'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS
1	5/25/22	NS	MR	Details moved to Sheet 13

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

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SUBCONSULTANT

SCALE: AS SHOWN

TITLE

TOWN COMMON RENOVATION

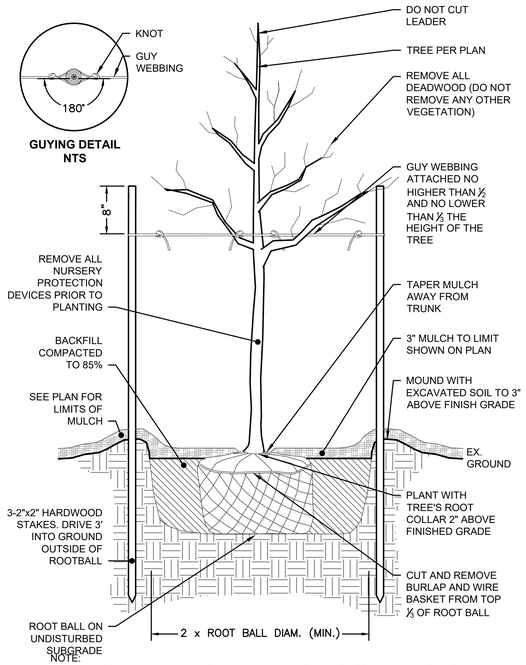
DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

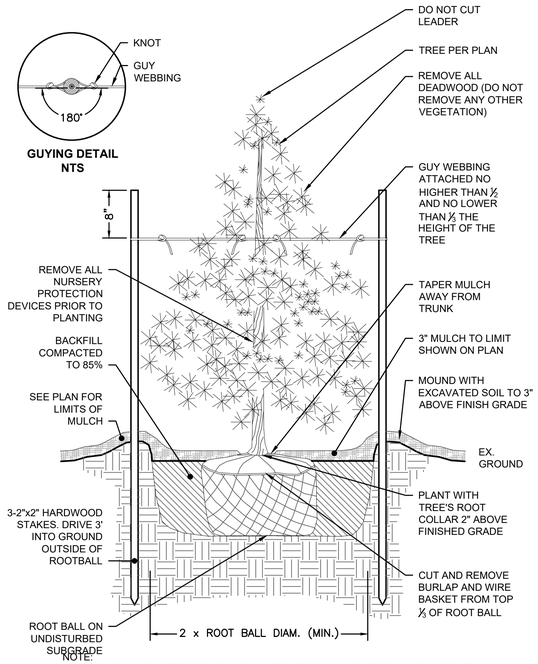
ISSUE DATE NOV. 4, 2021

SHEET NO. 19



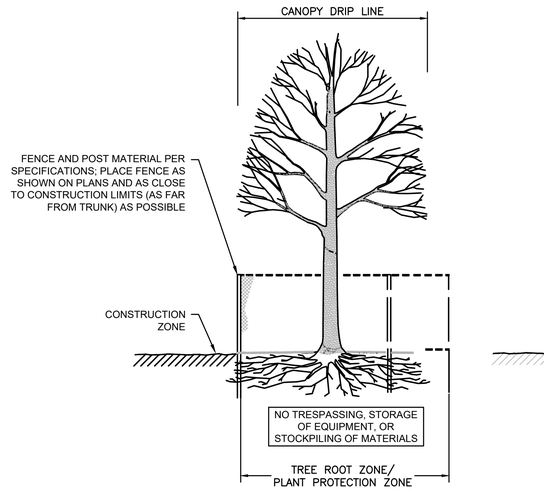
NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING & PLANTING
NOT TO SCALE

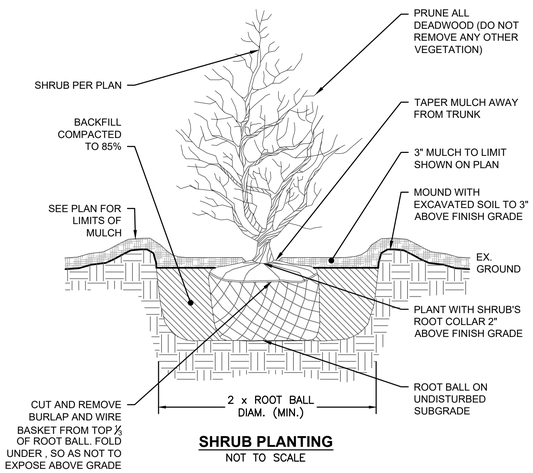


NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

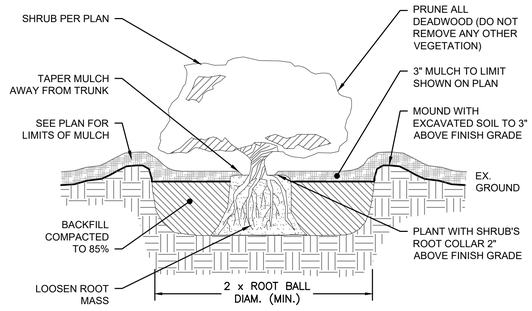
EVERGREEN TREE STAKING & PLANTING
NOT TO SCALE



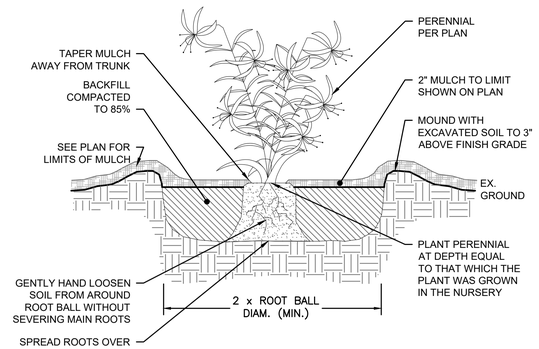
TREE PROTECTION FOR 'BLUE TREE'
SCALE: NOT TO SCALE



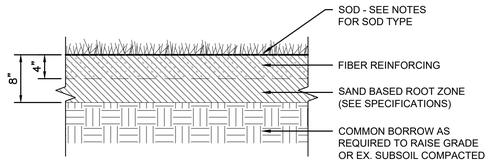
SHRUB PLANTING
NOT TO SCALE



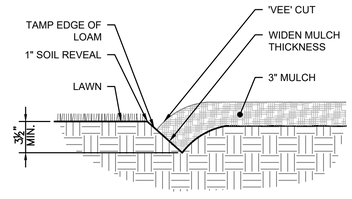
CONTAINER GROWN TREE & SHRUB PLANTING
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE



SAND BASED ROOT ZONE AND SOD
NOT TO SCALE



NOTE:
LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC
DESIGNED BY: SR/NS
CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS, MELISSA L. RECOS, CIVIL, No. 49400, REGISTERED PROFESSIONAL ENGINEER, 5/25/22

PREPARED BY: BETA, www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE
TOWN COMMON RENOVATION
DETAILS
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 20

TOWN OF NEEDHAM
TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

June 6, 2022

Memo: Project Review: Town Common Renovations 6-6-2022

The Town presented proposed changes to paving materials and some of the tree plantings for the project.

Due to budget limitations the Town proposes changing from exposed aggregate concrete walks to square concrete pavers. They also presented the selection for accent areas, which is a concrete paver in a red brick pattern color mix.

The Board asked what the substrate would be, concrete, compacted gravel, or other? The pavers will be installed on compacted gravel. Areas with benches and other furniture will have concrete substrate so they can anchor the furniture. The Board approved that choice as it has some pervious surface qualities.

The design of the walks is not rectilinear, but a large oval curve. This is easily accomplished with concrete, the pavers are rectilinear units and the Board was concerned about cut pieces forming the edge against grass areas. The Town stated a border is planned and the cut pieces will finish against that border.

There is a walk along Garrity Way that will be concrete with brick paver bands to match the streetscape improvements design. The paved area between that walk and the oval interior path has a material change in the center of the space. The Board suggested the transition occur either at the walk along Garrity, or against the interior oval. Alternatively, they could install an accent square pattern, like was shown in the color rendering that was in the information submitted.

The tree caliper reduction will result in slightly shorter trees and is necessary for both cost and availability issues. The Board agreed the change should not be significant.

The DRB approved the change in materials and plantings proposed.

End of Notes
Needham Design Review Board

ROBERT T. SMART, JR., ESQ.
ATTORNEY AT LAW
399 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242
E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

June 7, 2022

BY HAND DELIVERY, AND ELECTRONIC MAIL

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman, Planning Director

Re: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.
Application for Amendments to June 13, 2017 Special Permit
29-37 Franklin Street, Needham, MA

Dear Members of the Board:

I represent Sira Naturals, Inc., d/b/a Ayr (hereinafter "Sira), of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. (hereinafter "Sage"), which is currently operating a medical marijuana facility at 29-37 Franklin Street, Needham, MA. Sira intends to file an application in July of 2022 to amend the 2017 special permit which was granted by Planning Board.

The amendments to be proposed will include several operational changes: (a) removal of the "appointment only" limitation, (b) allowing sales of marijuana products in addition to those cultivated and processed at Sira's Milford facility, (c) allowing an increase in the maximum number of sales stations from five to seven, and (d) allowing delivery vans to be garaged overnight in a locked building at the Needham facility, rather than requiring them to be garaged in Milford.

Members of the Sira team and I met in April of 2022 with Lee Newman and Alexandra Clee, to discuss the upcoming application. They suggested that we conduct a traffic and parking analysis, to determine the parking demand which the revised operations would generate. Further, they suggested that the analysis be submitted by June 7, 2022, so the Board could obtain input from the Department of Public Works, in advance of the Board's meeting on June 21st. Finally, they suggested that the Board could consider and vote on the applicable parking demand standard at its June 21, 2022 meeting.

Accordingly, I enclose two copies of a June 7, 2022 letter from Scott Thornton, of Vanasse and Associates, Inc., which provides the required traffic and parking analysis. Scott's letter includes copies of the Sira data which he reviewed in order to conduct his analysis.

Please let me know if any additional materials are needed from Sira, and confirm that Sira's parking demand determination will be conducted by the Planning Board at its June 21, 2022 meeting.

Thank you for your consideration.

Very truly yours,

RTS

Robert T. Smart, Jr.

Cc: Sira Naturals, Inc.
Scott Thornton

Vanasse & Associates inc
Transportation Engineers & Planners

35 New England Business Center Drive
Suite 140
Andover, MA 01810

Ref: 9320

June 7, 2022

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: Proposed Operations Changes to Sira Naturals
Needham, Massachusetts

Dear Members of the Board:

As requested by Sira Naturals, Vanasse & Associates, Inc. (VAI) has prepared this traffic and parking assessment of proposed operations changes for the Sira Naturals facility located at 29-37 Franklin Street in Needham. These operations changes consist of the following:

- removal of the appointment-based system for patients,
- expansion to provide an increase in the number of sales positions from 5 to 7, and
- expanded delivery service.

To assess the traffic and parking implications of these changes, VA I conducted parking counts and a review of transaction data from the existing Needham facility as well as from the Sira facility located at 240 Elm Street in Somerville, Massachusetts. Our findings are that the proposed removal of the appointment basis for patients is likely to result in a modest increase in transaction activity; however, there exists sufficient parking on site to accommodate this increase. In addition, we have assumed an increase in sales activity based on the additional sales positions to provide a conservative treatment of the analysis, although this is likely to speed processing time of transactions rather than increase the number of transactions. Finally based on information provided by Sira, a 10% reduction in on-site transactions is expected with the expansion of home deliveries. The net result of these changes is that while an increase in activity is expected on-site, the on-site parking capacity can accommodate the anticipated increase. Should additional parking be required, a review of on-street parking demand on Franklin Street that was also conducted indicates that there are sufficient spaces on Franklin Street to provide additional parking capacity if required.

PROJECT DESCRIPTION

The Sira Naturals site is a Medical Cannabis Facility. The facility is open seven (7) days a week from 10:00 AM to 8:00 PM and currently operates on an appointment basis only. Based upon information provided by the proponent, the site can accommodate up to 200 patients per day but typically services half or less on a given weekday, with fewer patients typically on Saturday and Sunday. Currently the number of employees on site total eight (8) including five (5) sales associates, two (2) security officers, and one manager. The project site is situated on the east side of Franklin Street, north of Highland Avenue. Access to the project site is provided by way of Wexford Street that intersects Highland Avenue from the north while Franklin Street intersects Wexford Street from the west. A total of 18 parking spaces are on-site and accommodate eight (8) staff spaces and ten (10) patient spaces. In addition, Franklin Street permits on-street parking, with approximately 18 available spaces not reserved by other entities on Franklin Street.

PREVIOUS TRAFFIC STUDY

VAI prepared a traffic study in 2017 for the facility which reviewed traffic generation and parking impacts of the proposed project. Additional items of study included area intersection counts, projections of future conditions, and level-of-service (LOS) analyses of the following locations:

1. Highland Avenue at Wexford Street
2. Wexford Street at Franklin Street

The 2017 study estimated traffic at the proposed facility by counting The Garden Remedies facility located at 697 Washington Street in Newton. At that time, Garden Remedies was a similar appointment only facility, which could service up to five (5) patients at a time. The Garden Remedies facility was monitored for customer counts on Wednesday, December 21, 2016 between the hours of 11:00 AM and 2:00 PM and 5:00 and 8:00 PM to determine midday and evening traffic generation. A summary of the peak counts is presented in Table 3. The project was expected to result in the vehicle trips noted in Table 1 below.

Table 1
INITIAL TRIP-GENERATION SUMMARY

Time Period/Direction	Trips Generated
Evening Peak Hour:	
Entering	11
Exiting	11
Total	22
Midday Peak Hour:	
Entering	15
Exiting	15
Total	30

In general, operations at these locations were not expected to change as a result of the project traffic, with no changes in LOS due to the addition of the project trips.

In addition, the 2017 study included a parking accumulation survey of Franklin Street conducted during a typical weekday in December between the hours of 11:00 AM and 2:00 PM and between 5:00 and 8:00 PM, as these were expected to be the peak time periods of the facility. The survey indicated that the peak demand was 14 spaces (12:15 PM, 12:30 PM and 2:00 PM) between 11:00 AM and 2:00 PM and seven spaces (5:00 PM) between 5:00 and 8:00 PM with on-street spaces available throughout the study period. This survey indicated that sufficient on-street parking supply was available on Franklin Street should it be occasionally required, but the on-site supply was expected to provide sufficient capacity for the project.

It should be noted that currently, the U-Do-It Electronics store has reserved 6 spaces for their customer parking across from the Sira Naturals site. This reduces the available 24 space total on-street supply to 18 spaces.

CURRENT STATUS

Removal of Appointment-Only Basis

Sira is proposing changes to their Needham operations in order to make them consistent with other area medical cannabis facilities. With the increase in the number of medical facilities, as well as in the number of adult retail cannabis facilities, demand at individual facilities and Sira's Needham facility in particular has declined. Most facilities have eliminated appointment-only operations. This system was required at many locations in order to manage the expected customer traffic and not overwhelm a store's capacity to process patient demand. However, Sira has determined that this system is no longer necessary and may in fact hamper their ability to compete with other similar stores that do not have a similar requirement and are easier for patients to do business with.

To address concerns raised during the COVID pandemic, Sira voluntarily operated its Somerville facility under an appointment-only basis for a limited time. This facility was able to return to a non-appointment basis in July 2021. This experience allows Sira to provide transaction data with both appointment-based operations and post-appointment-based operations. This data indicates a minor increase in transactions with the removal of the appointment system. Sira provided data to VAI for the month of April for both 2021 (appointment) and 2022 (non-appointment) for a review of the most recent time period comparison. This data is summarized in Table 2 below.

Table 2
NON-APPOINTMENT/APPOINTMENT TRANSACTION COMPARISON[a]

Time Period	April 2021 Data (Appointment)	April 2022 Data (Non-Appointment)	Increase (Decrease), percent
Weekday Total	6,124	7,049	15.1
Weekend Total	2,307	2,169	(6.0)

[a]Based on data provided by Sira for their Somerville store.

As shown in Table 2, the data indicates an increase in weekday transactions for the non-appointment basis operations compared to the appointment-only operations. Although a decrease was noted in the weekend operations, this is not pertinent to this discussion as the Needham facility has a higher activity during the weekday conditions than weekends; therefore, the weekend data above is not being used in future analysis.

Additional Sales Clerks

Sira is also proposing up to two additional sales clerks at their Point of Sale (POS) locations. Currently the facility has a maximum of five (5) sales clerks on site in order to accommodate the existing demand. However, to accommodate an expected increase in demand and to increase the pace of transactions so that duration of parking space use is minimized, the two additional POS locations are proposed. With a total of 7 POS locations and assuming 15 minutes per transaction, approximately 28 transactions per hour could be processed. However, Sira indicates that transactions take at most 15 minutes, with most requiring between 5 and 10 minutes. Transaction data from May 25, 2022 at the Needham facility indicated approximately 8 minutes between transactions over the course of the day. The additional sales clerks can accommodate additional transactions as needed and are not expected to create an increase in business. However, an

increase due to the additional clerks was in fact assumed, to provide a conservative treatment of project traffic changes.

Increased Home Deliveries With Change in Van Storage Requirement

Sira's special permit allows home deliveries, but contemplates only one delivery van, and requires that delivery van to be housed overnight in Milford. These requirements make home delivery from the Needham facility impractical. Sira is proposing to house up to two delivery vans overnight in its garage in Needham. There is ample room in the garage for this. Based on its experience at other facilities, Sira expects that the proposed changes will account for up to a 10 percent decrease in on-site transactions. These transactions would be made through online order with vehicles making deliveries to patients. The vehicles would be loaded at the beginning of the day for deliveries and could return in the off-peak times between 2:00 PM and 5:00 PM or at the close of business after 8:00 PM. These vehicles would result in fewer patients' vehicles coming to the store. Accordingly, a 10 percent reduction in on-site transactions was incorporated into site traffic calculations.

Trip Calculations

Trip estimates were calculated based on the proposed changes to the Needham facility. The starting point was the transactional data provided by Sira for a representative weekday (May 25, 2022) at the Needham facility for the midday (11:00 AM to 2:00 PM) period and the evening (5:00 to 8:00 PM) period. This data was then adjusted as follows:

- Increased 35 percent to account for an average weekday number of transactions based on April 2022 data,
- Increased 15.1 percent to account for removal of appointment basis,
- Increased by 40 percent to account for additional POS positions,
- Adjusted the three-hour data to average hour and then incorporated a 40 percent peaking factor to account for peak-hour parking demands within the three-hour window of transactions provided,
- Decreased by 10 percent to account for reductions in on-site transactions due to delivery service.

For simplicity of calculations, no sharing of vehicles or reduction due to mode split was assumed, so that the transactions were assumed to equal vehicle trips. The resulting trips are shown in Table 3.

Table 3
TRIP-GENERATION SUMMARY

Time Period/Direction	5/25/2022 Current Transactions	Adjusted to Monthly Weekday Average[a]	Adjusted for Removal of Appointment Basis[b]	Adjusted for Increase in Sales Positions[c]	Average Hourly Distribution[d]	Peak Hour Distribution[e]	Reduction due to Delivery[f]
Weekday Midday 11AM-2PM (3 hours)							
Entering	19	26	30	42	14	20	18
Exiting	19	26	30	42	14	20	18
Total	38	52	60	84	28	40	36
Weekday Evening 5PM-8PM (3 hours)							
Entering	26	36	42	59	20	28	26
Exiting	26	36	42	59	20	28	26
Total	52	72	84	118	40	56	52
Daily							
Entering	75	101	117	164	--	--	--
Exiting	75	101	117	164	--	--	--
Total	150	202	234	328	--	--	--

[a]Based on transaction data for Needham month of April 2022 indicating 101 average transactions per weekday.

[b]Based on review of Somerville data indicating a 15% increase in transactions following lifting of appointment basis (1.15 factor applied)

[c]Based on increase from 5 positions to 7 positions (140 percent increase)

[d]Divided 3-hour ranges by 3 to derive average hour over period.

[e]Assumed peaking based on difference between average parking demand and 85th percentile parking demand (140 percent increase)

[f]Based on 10% reduction as noted by Sira staff

As shown in Table 3, the proposed changes have the net result of transactions/trips similar to what was identified in the 2017 traffic study. This is shown in Table 4.

Table 4
TRIP-GENERATION COMPARISON

Time Period/Direction	Initial Trips Estimated (2017)	Current Trips Estimated (2022)
Midday Peak Hour:		
Entering	15	18
Exiting	15	18
Total	30	36
Evening Peak Hour:		
Entering	11	26
Exiting	11	26
Total	22	52

Increases are expected during both time periods, with the weekday evening peak hour time period expected to experience a higher increase than the weekday midday peak hour period. However, this is expected over a one-hour basis, and with transactions likely to average 10 minutes or less, parking supply is expected to meet demand, as shown in the following section.

PARKING ANALYSIS

Parking counts were conducted at the Needham facility on May 25, 2022. Counts were conducted during the periods identified previously (11:00 AM to 2:00 PM and 5:00 to 8:00 PM) and accounted for parking on-site and on-street. A total of 18 parking spaces are on-site and accommodate staff and patient parking, while Franklin Street accommodates 24 parking spaces. However, 6 of the Franklin Street spaces are signed for U-Do-It Electronics customer use only; therefore, these spaces were not included in calculations. These spaces are shown on Figure 1.

The results of the parking accumulation survey are shown in Figure 2 for on-site spaces and Figure 3 for off-site spaces. Figure 2 indicates the maximum parking demand during the midday time period was 9 spaces or 50 percent utilization while the maximum parking demand during the evening time period was 7 spaces, or 39 percent utilization. This included staff vehicles.

Figure 3 indicates the maximum parking demand on Franklin Street was 14 spaces during the midday time period or 78 percent utilization while the maximum parking demand during the evening time period was 10 spaces or 56 percent utilization, without including the 6 U-Do-It spaces. It should be noted that the maximum utilization was observed between 5:00 and 5:15 and after that interval the maximum demand decreased to 8 spaces or 50 percent.

The transaction data from May 25, 2022 indicated approximately 8 minutes between transactions over the course of the day. A 10-minute transaction time would allow each of the 10 spaces reserved for patients to turn over 6 times, for an average capacity of 60 vehicles to be parked. Since a maximum of 26 transactions are expected during the evening peak hour time period, this would leave sufficient capacity for the patients

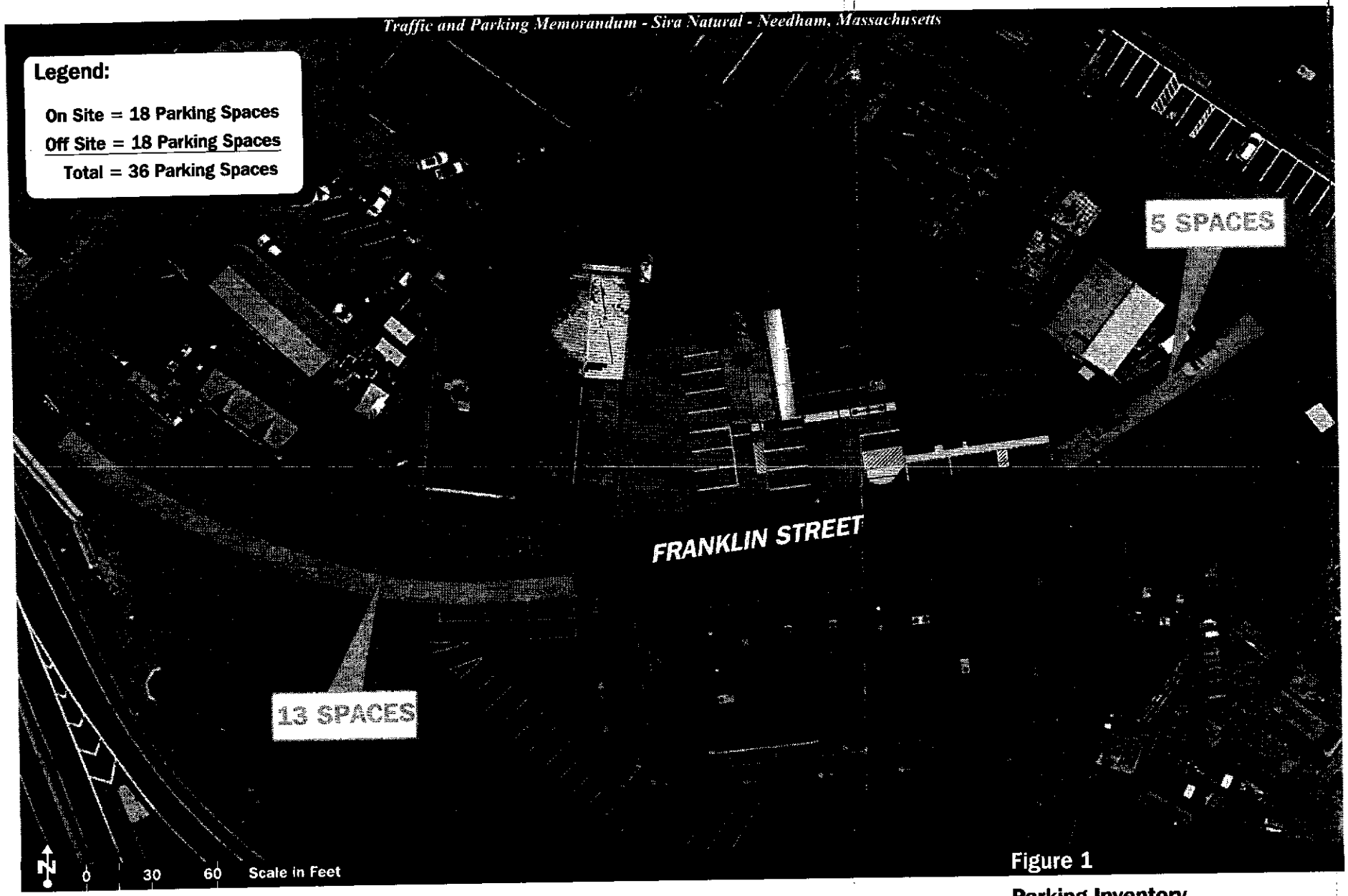


Figure 1

Parking Inventory

Vanasse & Associates inc

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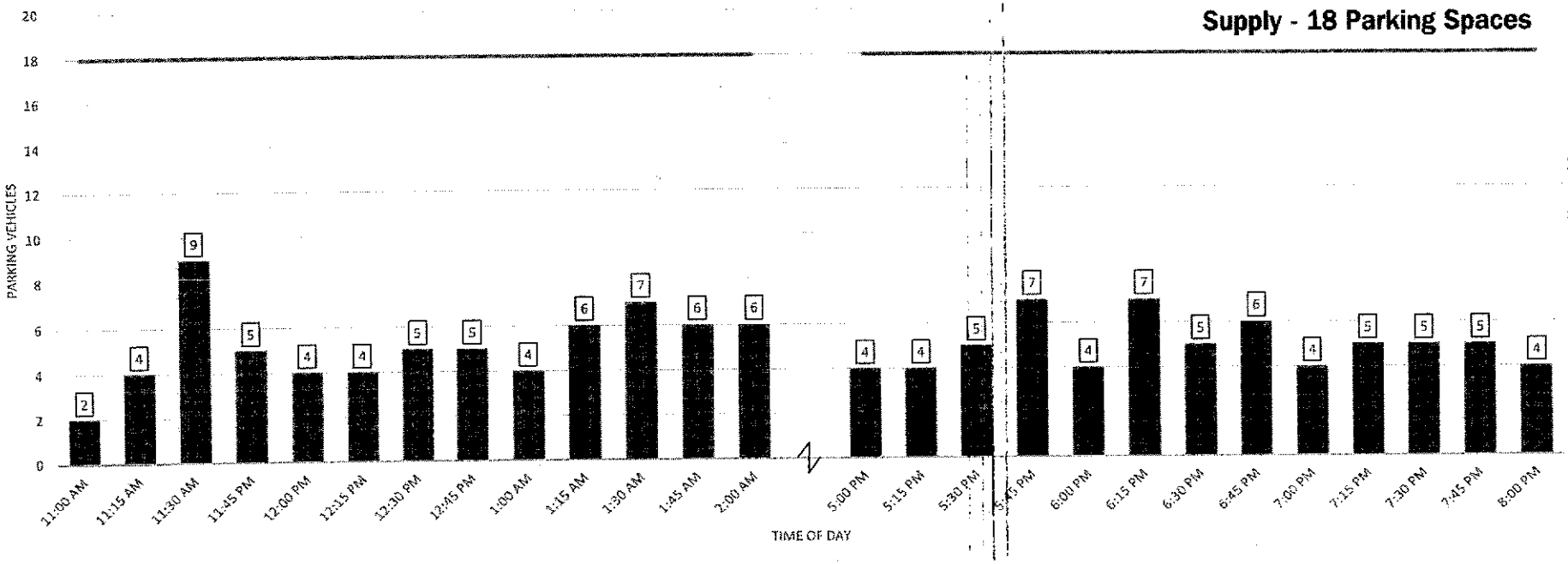
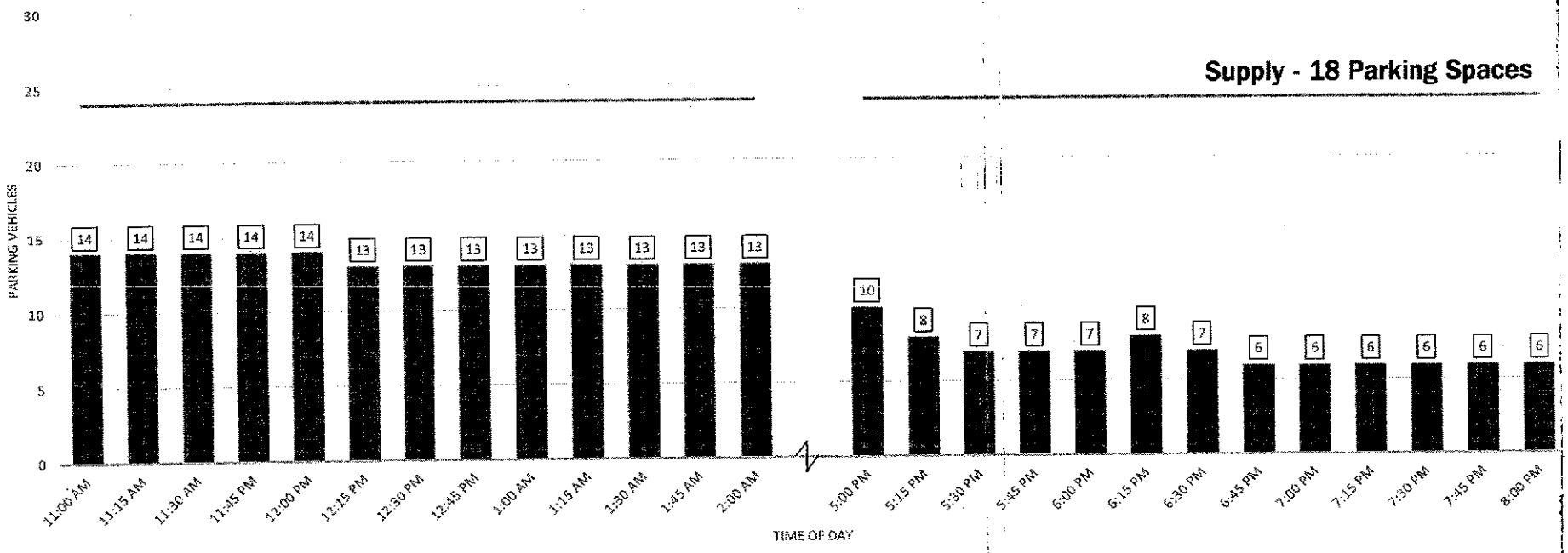


Source: VAI Survey

Figure 2

Parking Demand Study
On-Site Spaces
Wednesday, May 25, 2022

Vanasse & Associates inc



Source: VAI Survey

Figure 3

Parking Demand Study
Off-Site Spaces
Wednesday, May 25, 2022

Vanasse & Associates inc

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to park their vehicles on-site. In addition, during the evening there would be between 8 and 10 available spaces on Franklin Street available for use.

CONCLUSION

VAI has conducted a traffic and parking assessment of the changes proposed for the Sira Naturals Medical Cannabis Facility located at 29-37 Franklin Street in Needham, Massachusetts. Based on the proposed changes of removal of appointment-only service, an increase in the sales positions from 5 to 7, and a decrease in on-site transactions due to expanded delivery service, an overall increase in on-site activity is expected. However, the on-site parking capacity can accommodate the anticipated increase. Should additional parking be required, a review of on-street parking demand on Franklin Street indicates that there are sufficient spaces on Franklin Street to provide additional parking capacity if required.

Sincerely,

VANASSE & ASSOCIATES, INC.

Scott W. Thornton, P.E.
Principal

cc: D. Packnett, Sira Naturals, Inc. d/b/a "Ayr"
R. Smart, Esq.
File

Enclosures: Technical Appendix

APPENDIX

TRANSACTION DATA
PARKING COUNTS
TRIP GENERATION CALCULATIONS

Day	2022	Column2	2022 Som Trans	2021	Day of Week22	2021 Som Trans	Day of Week Needham	Needham 4/2022:
1	4/1/2022	Thu	271	4/1/2021	Wed	269	Thu	121
2	4/2/2022	Fri	278	4/2/2021	Thu	332	Fri	96
3	4/3/2022	Sat	214	4/3/2021	Fri	342	Sat	92
4	4/4/2022	Sun	214	4/4/2021	Sat	240	Sun	101
5	4/5/2022	Mon	208	4/5/2021	Sun	215	Mon	106
6	4/6/2022	Tue	231	4/6/2021	Mon	290	Tue	91
7	4/7/2022	Wed	227	4/7/2021	Tue	283	Wed	106
8	4/8/2022	Thu	409	4/8/2021	Wed	298	Thu	114
9	4/9/2022	Fri	353	4/9/2021	Thu	380	Fri	103
10	4/10/2022	Sat	372	4/10/2021	Fri	313	Sat	97
11	4/11/2022	Sun	268	4/11/2021	Sat	316	Sun	83
12	4/12/2022	Mon	264	4/12/2021	Sun	206	Mon	118
13	4/13/2022	Tue	299	4/13/2021	Mon	220	Tue	75
14	4/14/2022	Wed	376	4/14/2021	Tue	250	Wed	108
15	4/15/2022	Thu	486	4/15/2021	Wed	259	Thu	107
16	4/16/2022	Fri	441	4/16/2021	Thu	384	Fri	103
17	4/17/2022	Sat	331	4/17/2021	Fri	384	Sat	60
18	4/18/2022	Sun	295	4/18/2021	Sat	299	Sun	70
19	4/19/2022	Mon	389	4/19/2021	Sun	273	Mon	92
20	4/20/2022	Tue	584	4/20/2021	Mon	496	Tue	108
21	4/21/2022	Wed	386	4/21/2021	Tue	177	Wed	88
22	4/22/2022	Thu	451	4/22/2021	Wed	191	Thu	81
23	4/23/2022	Fri	377	4/23/2021	Thu	282	Fri	93
24	4/24/2022	Sat	349	4/24/2021	Fri	204	Sat	79
25	4/25/2022	Sun	126	4/25/2021	Sat	209	Sun	73
26	4/26/2022	Mon	139	4/26/2021	Sun	237	Mon	92
27	4/27/2022	Tue	170	4/27/2021	Mon	239	Tue	97
28	4/28/2022	Wed	191	4/28/2021	Tue	232	Wed	90
29	4/29/2022	Thu	263	4/29/2021	Wed	251	Thu	119
30	4/30/2022	Fri	256	4/30/2021	Thu	360	Fri	111

Row Labels	Sum of 2022 Som Trans	Sum of 2021 Som Trans	Rate of Increase/Decrease
Sun	903	1064	-15.1%
Mon	1000	931	7.4%
Tue	1284	1245	3.1%
Wed	1180	942	25.3%
Thu	1880	1268	48.3%
Fri	1705	1738	-1.9%
Sat	1266	1243	1.9%
Grand Total	9218	8431	9.3%
Weekday Total	7,049.0	6,124.0	15.1%
Weekend Total	2169	2307	-6.0%

Row Labels	Sum of Needham 4/2022:	Average of Needham 4/2022: 2	Count of Needham 4/2022: 2
Sun	327	81.75	4
Mon	408	102	4
Tue	371	92.75	4
Wed	392	98	4
Thu	542	108.4	5
Fri	506	101.2	5
Sat	328	82	4
Grand Total	2874	95.8	30

Total of weekday customers	2219
Average customers	100.8636364
with 15.1% increase	116.0985912

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

MEMO

TO: Carys Lustig - DPW
Tom Ryder - TOWN ENGINEER

FROM: PLANNING BOARD

DATE: June 9, 2022

SUBJECT: Required parking
Sira Naturals, Inc. dba Ayr, formerly Sage Naturals
Property located at 29-37 Franklin Street, Needham, MA

The Planning Board is in receipt of a memo dated June 7, 2022, from Robert Smart, Attorney, requesting the Board's recommendation as to the number of parking spaces that should be required for the above-named medical marijuana facility, after proposed changes to operation (namely, the elimination of the by-appointment requirement, all as further described in the attachments). Please review the attachments and provide the Board with a recommendation as to the number of parking spaces that should be provided for this use based on the expected parking needs of occupants, users, and employees. As the parking generation requirements for this use are not studied in the Institute of Traffic Engineers Parking Generation Manual, you will need to select an alternative technical source in making your recommendation to the Board.

Accordingly, please find attached:

1. Letter form Robert T. Smart, Attorney, dated June 7, 2022.

2. Memorandum from Scott W. Thornton, Vanasse & Associates, inc., dated June 7, 2022, regarding traffic and parking assessment.

The Planning Board has scheduled this item for discussion on Tuesday, June 21, 2022, and would appreciate receiving your written comments prior to that meeting (and ideally by Wednesday June 22, 2022).

Should you have any questions regarding this matter, please feel free to contact me directly, Thank you for your cooperation.

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

June 16, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Sira Naturals, Inc. (formerly Sage Naturals)
Required Parking

Dear Members of the Board:

The Department of Public Works has completed its review of the above referenced request for a parking requirement determination. The applicant is proposing to amend the 2017 Special Permit, to change the operations of the facility to remove the limitation of the site's "appointment only", expand the sales positions, and expand delivery services.

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. Letter directed to Planning Board, from Attorney Robert T Smart Jr., Esq. dated June 7, 2022.

2. Letter directed to Planning Board, from Scott W Thornton, PE Vanasse & Associates, Inc. dated June 7, 2022 with attached parking study report.

Our comments and recommendations are as follows:

We agree with the conclusion that the facility's 18 spaces, plus the available on street parking, and the noted home delivery services proposed will be sufficient to accommodate the anticipated increase in parking demand.

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer

From:	Kate Fitzpatrick
To:	Kate Fitzpatrick
Subject:	Input to Select Board Goal setting process sought
Date:	Monday, May 16, 2022 10:44:56 AM
Attachments:	image002.png image004.png image005.png image006.png Adopted_Revised FINAL SB Goals FY2022 2023.pdf

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Hi All:

The Select Board has begun the process of reviewing and updating its goals for FY2023 and FY2024. The Board is interested in hearing any feedback from board and committee members about their priorities, and thoughts about items that are on the current goal list (attached) or that they would like the Select Board to consider.

I would appreciate your sharing this message the goals with any board, committee, or commission that you work with. Feedback is appreciated by June 29th.

Kate

Kate Fitzpatrick
Town Manager
She/Her/Hers
Town of Needham
Town Hall
1471 Highland Avenue
Needham, MA 02492
781-455-7500 x0

Select Board Goal Statement
Adopted August 17, 2021
Revised January 11, 2022

PURPOSE
The purpose of the Select Board Goals is to effect positive change, set policy direction for Town government, and guide the development of the budget.

GOAL #1: Livable Needham plans for and invests in safe, well-maintained and attractive buildings and infrastructure that accommodate a diverse set of community needs. Needham:

- Promotes and sustains a secure, clean and attractive place to live, work and play.
- Provides a variety of housing types with a full range of affordability.
- Provides high-performing, reliable and affordable public infrastructure and Town services.
- Encourages and appropriately regulates sustainable development.
- Supports and enhances neighborhood livability and walkability for all members of the community.
- Coordinates with state and federal leaders to ensure access to safe, reliable and efficient public transit.
- Coordinates major infrastructure projects and communicates with impacted members of the Needham community.
- Prioritizes the reconstruction and repair of existing sidewalks before embarking on new sidewalk construction. The construction of new sidewalks will be offset by the removal of old, under-used sidewalks.
- Explores targeted opportunities for parcel acquisition.

FY2022-2023 Initiatives	Description
1.1	Seek Funding for Ridge Hill Building Demolition.
1.2	Begin the Ridge Hill/Nike Assessment Phase 2 Project, including working with the Community Farm to make a decision on the long-term plan for the farm at the site as well as considering potential future uses of the site.
1.3	Seek Funding for DPW Facility Refresh.
1.4	Participate on the Planning Board's Affordable Housing Study Committee.
1.5	Evaluate RTS Service Delivery Model to Guide Long-term Investment and Review Operational Efficiencies in the Short-term.
1.6	Explore options for reducing amount of public litter including General By-law re: Household trash & Funding for trash removal efforts.
1.7	Work with stakeholders to manage the impact of the COIVD-19 Pandemic on the Town of Needham.
1.8	Seek Funding for School Administration Building.

1.9	Identify funding for School Master Plan projects & Participate in the Planning Process.
1.10	Review Cheney St. Zoning Referred by TM.
1.11	Evaluate use of ARPA Funding for Identified Infrastructure Projects.

GOAL #2: Economically Vital – Needham has the economic opportunities and resources for residents and businesses to thrive in our community. Needham:

- Supports an environment for creativity, innovation and entrepreneurship.
- Promotes a well-educated, skilled and diverse work force that meets employers' needs.
- Fosters a collaborative and resource-rich regional business climate.
- Attracts, sustains and retains a diverse mix of businesses, entrepreneurs and jobs that support the needs of all community members.
- Supports financial security, economic opportunity and social mobility for all.

FY2022-2023 Initiatives	Description
2.1	Evaluate Chestnut Street Redevelopment.
2.2	Identify Relief Programs for Small Businesses through ARPA Funding.
2.3	Evaluate Expansion of Snow Removal Efforts, including sidewalk plowing strategies.
2.4	Support Zoning Proposals for Outside Seating.
2.5	Develop & Implement Regulations Guiding Outdoor Seating.

GOAL #3: Accessible & Connected – Needham has a multi-modal transportation system that gets people where they want to go, when they want to get there, safely and cost-effectively. Needham:

- Offers and encourages a variety of safe, comfortable, affordable, reliable, convenient and clean mobility options.
- Supports a balanced transportation system that reflects effective land use, manages congestion and facilitates strong regional multimodal connections.
- Provides effective infrastructure and services that will encourage diverse populations to connect to nature and the larger community.
- Promotes transportation options to ensure we remain an age-friendly community.

FY2022-2023 Initiatives	Description
3.1	Seek Funding for a Parking Study that will evaluate parking needs, options, and types in the business districts and identify technology to manage parking.
3.2	Evaluate the role and composition of the TMAC, Transportation Committee, Rail Trail Advisory Committee and Complete Streets Committee.

3.3	Seek Funding for Noise Reduction/Quiet Zone Feasibility & Design.
3.4	Evaluate Future Use of the Rail Corridor between Dover and Newton.
3.5	Implement the Downtown Redesign Phase 2.

GOAL #4: Healthy and Socially Thriving – Needham residents enjoy high levels of physical and mental well-being and abundant recreational, cultural and educational opportunities in an environment where human rights are respected, diversity is celebrated, and neighbors feel connected. Needham:

- Cultivates a wide range of recreational, cultural, educational, civic and social opportunities for all socioeconomic and age groups.
- Supports the physical and mental well-being of its community members.
- Fosters inclusion, diversity and equity.
- Promotes the installation of art and opportunities for community-led art projects.

FY20-2023 Initiatives	Description
4.1	Explore use of ARPA for public Art projects.
4.2	Seek additional funding and expand services for mental and behavioral health needs.
4.3	Identify and implement strategies to hire, support and retain diverse staff at every level of the organization; measure efforts and provide quarterly updates on progress.
4.4	Continue to provide diversity, equity and inclusion professional development opportunities for all staff geared towards deepening understanding and becoming culturally responsive, anti-racist, and anti-biased members of the Needham community.
4.5	Create a framework for how community members can effectively engage in conversations around race, diversity, equity, and inclusion, to build relationships and a stronger understanding of different perspectives and lived experiences.
4.6	Make intentional efforts and identify creative ideas for community outreach to diversify the candidate pool for all appointed Boards and Committees; measure progress.
4.7	Continue NUARI meetings for FY2022, reviewing and providing guidance on recommendations, and provide support to other Boards & Committees on how to apply NUARI principles to their work.
4.8	Encourage Needham non-profit organizations, civic groups, and businesses to adopt or endorse, as appropriate, the NUARI vision statement.
4.9	Include a question in the bi-annual Town survey to gauge residents' perceptions of how welcoming and inclusive the Needham community is.
4.10	Provide support to other Boards & Committees on how to apply NUARI principles to their work.

4.11	Work with the Human Rights Committee to develop a discrimination complaint process and provide forums where individuals feel comfortable discussing their concerns related to diversity, equity, and/or inclusion. Consult with the HRC on their role and next steps.
4.12	Gather information about appropriate acknowledgement of the history of slavery in Needham; ask HRC if this is something that they can take the lead on.
4.12	Develop a plan for use of ARPA funding to continue public health response to COVID-19.

GOAL #5: Safe – Needham is a welcoming and inclusive community that fosters personal and community safety and ensures that all residents are secure and cared for during emergencies and natural disasters. Needham:

- Enforces the law while considering the needs of individuals and community values.
- Plans for and provides equitable, timely and effective services and responses to emergencies and natural disasters.
- Fosters a climate of safety for individuals in homes, businesses, neighborhoods, streets, sidewalks, bike lanes, schools and public places.
- Encourages shared responsibility, provides education on personal and community safety and fosters an environment that is welcoming and inclusive.
- Utilizes Complete Street principles to evaluate and prioritize pedestrian safety on our roadways.
- Prioritizes emergency planning and trainings for Town staff and the community to increase our collective preparedness and resilience.

FY2022-2023 Initiatives	Description
5.1	Actively monitor progress on the law enforcement recommendations that NPD Chief Schlittler presented to the Select Board on June 8, 2021.
5.2	Work with public safety unions to reach agreement on alternatives to the Civil Service system.

GOAL #6: Responsibly Governed – Needham provides excellent customer experience, responsibly manages the Town's assets and makes data-driven decisions that are also informed by community engagement. Needham:

- Models stewardship and sustainability of the Town's financial, human, information and physical assets.
- Supports strategic decision-making with opportunities for engagement and timely, reliable and accurate data and analysis.
- Enhances and facilitates transparency, accuracy, efficiency, effectiveness and quality customer service in all municipal business.

- Supports, develops and enhances relationships between the Town and community/ regional partners.
- Provides assurance of regulatory and policy compliance.
- Reviews and updates Town policies and regulations.
- Identifies opportunities for departmental consolidation and efficiency improvement.
- Identifies opportunities for streamlining permitting processes.
  Provides open access to information, encourages innovation, enhances communication and promotes community engagement

FY2022-2023 Initiatives	Description
6.1	Meet regularly with other boards and committees.
6.1.a	Meet with the Park & Recreation Commission to discuss, among other items, access to bathrooms at fields and playgrounds, consideration of creating a skate park, and upgrading tennis courts and playgrounds.
6.1.b	Meet with the Planning Board to discuss, among other items, zoning to allow brewery/pub uses and tree preservation strategies.
6.1.c	Meet with the League of Women Voters to discuss their recent study recommendation and the concept of term limits.
6.2	Expand the number of boards and committees that can host hybrid meetings by investing in technology and facility improvements (potentially ARPA funded).
6.3	Seek additional package store licenses by filing a Home Rule petition to match the State quota system.
6.4	Create a Public Comment Component at Select Board Meetings as part of the formal agenda.
6.5	Develop a Select Board orientation package.
6.6	Develop a Select Board/Committee code of conduct – policy manual.
6.7	Expand community engagement efforts including growing the newsletter distribution and implementing micro-polling and restoring the citizen satisfaction survey.
6.8	Update the Town website.
6.9	Renew all three cable franchise licenses.
6.10	Discuss Goal Setting Process for future years, building in time to seek input from other boards and the community.

GOAL #7: Environmentally Sustainable – Needham is a sustainable, thriving and equitable community that benefits from and supports clean energy; preserves and responsibly uses the earth's resources; and cares for ecosystems. Needham:

- Maintains a sense of urgency around climate change.

- Promotes sustainability, including transitioning from fossil fuels to clean, renewable energy.
- Ensures the efficient use of natural resources.
- Protects and enhances the biodiversity and productivity of ecological systems.

FY2022-2023 Initiatives	Description
7.1	Develop a Climate Action Plan.
7.2	Identify parcel acquisition to comply with Land & Water Conservation Fund requirements.
7.3	Consider Tree preservation strategies.
7.4	Update Appointment Protocol (BOS-ADMIN-003)

NEEDHAM PLANNING BOARD MINUTES

March 28, 2022

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Monday, March 28, 2022, 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 four public hearings and a statutory hearing on a Warrant Article 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.

Public Hearings:

7:20 p.m. – Amendment to 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). Regarding request for the installation and use of an additional dumpster enclosure with up to three additional trash dumpsters for cardboard to be located within the parking lot.

Attorney Rick Mann, representative for the applicant, apologized for the 3/21/22 incident where a dumpster was placed against the residents' property line. Omaha Steak did not realize a new dumpster was being brought in. It took 2 to 3 days to remove it. He apologize~~s~~d to the abutters and noted that the applicant is adding 3 cameras in the parking lot. Mike Moskowitz, Property Manager, noted the fence from the property line to the corner of the building fence will remain. The other section will be removed. Mr. Mann showed how the recycling removal contractors will come in and out. They will come in from Second Avenue and put the back of the truck between spaces 2 and 3. The truck is 25 feet long and 9 feet wide. The door will swing toward Second Avenue. The dumpsters will be rolled out, lifted up and dumped. It will take about 10 minutes. He showed the corral. He noted the 3 dumpsters are all the same size – 80 inches by 40 inches. There will be 32 inches between 2 of the dumpsters and 65 inches between the other 2 dumpsters.

Mr. Alpert asked if the same contractor would pick up both sets of dumpsters. Mr. Moskowitz noted yes, but there are 2 different style trucks. The main trash dumpster truck comes between 8:30 a.m. and 10:00 a.m. The cardboard dumpster truck comes later in the day. Mr. Mann stated he asked the BSG Group to revise the calculations with the loss of one parking space. Mr. Block asked why not have the door open into space 1. Mr. Mann stated it makes it hard for cars to come in and swinging it the other way could invite some problems. Mr. Alpert noted there could also be a car parked there. Mr. Moskowitz noted the truck is 9½ feet wide and it is 25 feet from the property line to the truck. There is plenty of space to go around. The door swings flat to the fence and would be secured for the wind. The gate would not be blocking any areas.

Mr. Block stated the landlord needs to have someone physically present when the dumpsters are ~~is~~ being dumped. This is very unfair for the residents. Ms. McKnight noted the flow of traffic could go in and take an immediate left or a regular left. There are many ways to maneuver around the parking lot. Mr. Alpert noted there were a couple of communications from neighbors requesting the cardboard dumpsters be placed next to the current trash dumpster. He feels this will create more issues within the parking lot especially where the truck may come later in the day. He also feels these spaces are only going to be used when the parking lot is full.

Ms. Espada thanked the applicant for all the information. It has provided clarity. She is concerned with the backup of traffic at the noon peak. She asked why not extend the current trash dumpster enclosure to create space for the cardboard dumpsters? This will get it out of the exit/entrance. Mr. Moskowitz stated it would take 2 spaces and those spaces would be closer to the shopping center. The spaces in back are rarely used. He noted, even with the truck, there is plenty of maneuverability. He noted they could request an afternoon pickup. Ms. Espada asked if he could request a non-peak pickup. She noted it would be important not to clog the entrance. Mr. Moskowitz stated he can make the request and see if they can schedule it. He noted there is a restriction with no pickups before 8:30 a.m. Mr. Block asked how tall the new

enclosure will be and the height of the existing enclosure. Mr. Moskowitz stated the new enclosure will be 6 feet tall and the existing is the same. Mr. Block stated he wants to make sure the cardboard is broken down and does not blow around.

Mr. Alpert noted the following correspondence for the record: an email from Elizabeth Kaponya with comments that the cardboard dumpsters should be next to the main dumpster and a request that the demolition dumpster be placed far away from the property line of the residents; a second email from Elizabeth Kaponya commenting there is plenty of space next to the existing trash dumpster enclosure, with pictures; and a letter received at 4:30 p.m. today from John Negoshian. The Board members did not have time to consider this letter for this meeting. Mr. Negoshian stated he would have liked to bring up all the issues previously. Mr. Alpert clarified this hearing is about the dumpsters. If other issues are causing a violation of the Special ~~Permit~~Permit, he should bring that to the attention of Building Inspector David Roche. Mr. Negoshian stated he brought up snow plowing because the dumpsters should be together. He took the measurements, and it would work. He does not want to call the Building Inspector and complain. He is not complaining about snow plowing but snow removal. The snow is piled too high and it is removed at night. There are 40 residential families within 150 feet of this. The snow could go where they want the new dumpster enclosure and the new dumpster enclosure can go next to the other one.

Mr. Alpert stated the snow plowing issue is not in front of the Board. He has not had a chance to look at if it is covered under the Special Permit. If there is a violation of the Special Permit the Building Inspector will take action. If it is not in the Special Permit, he feels it is a valid issue to bring to the Planning Board. Mr. Negoshian thinks if they are talking about trash, it all corresponds and becomes the same. The trash is blown under the fence. Mr. Alpert stated he is concerned about the hole in the fence. He has a note to discuss having it fixed so it is flush to the ground. Mr. Negoshian stated he does not feel the Planning Board in 2006 would have approved the cardboard dumpsters there. It will block the entrance and cause backups. The trash dumpster works now where it is and the new dumpsters should be added there. Mr. Alpert noted it takes away 2 parking spots and when the truck is there it would be more likely to block traffic in the parking lot. Where it has been presented would be less likely to block traffic. He reminded people this is only for the cardboard.

Mr. Negoshian stated the existing trash dumpster is an electric dumpster and covered so nothing can blow around. He noted the walls are 10 ½ feet tall. Mr. Moskowitz stated Panera Bread is open until 10:00 or 11:00 p.m. [He stated they are open until 9:00 p.m.?] He noted the fence can clearly be seen. The trees are not all that dense. Mr. Alpert stated the Board has Mr. Negoshian's letter. If he really has ~~issues~~issues, he should take them up with the Building Inspector. This hearing is for the addition of the cardboard dumpsters. Or he could call Planning Director Newman and deal with his issues outside of this hearing. Ms. McKnight stated, in looking at the materials, she agrees with Mr. Alpert that snow removal is always being required. She does not remember setting a time limit. Mr. Alpert stated if it is not in the Special Permit, it is a legitimate concern to address at another time. Mr. Moskowitz commented there is a snow removal requirement in the special permit but no time limit. He believes the town snow dump only allows dumping at night.

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

Mr. Alpert stated this will be discussed after all the hearings. Ms. Newman stated the Design Review Board has reviewed all the applications. Chad Riley of the Design Review Board is here and would like to give a brief report. Mr. Jacobs feels the Board should do the draft decision now for Needham Gateway. Mr. Alpert commented on the repair of the fence in Section 3.4. of the draft decision. The rear portion of the fence shall remain and be kept in good condition. There is at least one area where the trash is getting under. He wants language that the fence will be repaired or the ground filled in so there are no gaps. Mr. Jacobs agrees with it but would want it for the entire fence and behind the 11 houses. Mr. Alpert noted repair should be required to the extent the fence~~it~~ needs repair and any gaps under the fence filled in. He wants it to cover the entire fence. Ms. Newman noted there is a condition that indicates the fence needs to be repaired along the entire line abutting the residents such that no trash can blow under it. It is to be repaired and maintained.

Ms. Espada noted Section 3.5 says Plans, but she wants to make sure the Board knows the height. Mr. Block noted Mr. Negoshian stated 10 feet but Mr. Moskowitz stated 6 feet. Ms. Newman is going to mirror the current cardboard dumpster enclosure by the building at 6 feet and not the same height as the trash dumpsters. Mr. Jacobs noted it is easy to throw over a 6-foot fence and not so easy to throw over a 10-foot fence. Ms. McKnight thinks 6 feet is satisfactory. Mr. Block would like to request the enclosure be locked and he would go along with a 6-foot fence. Mr. Jacobs asked if a cover or roof could

be on the enclosure. Ms. Espada noted a roof could cause issues with stormwater management. Mr. Jacobs asked how tall the dumpsters are. Mr. Moskowitz stated the trash dumpsters are much higher than the cardboard dumpsters. The existing cardboard dumpster enclosure is 6 feet tall. The cardboard dumpsters are about 3 or 4 feet tall.

Ms. McKnight noted Exhibit 11, saying~~s~~ there needs to be a revised plan submitted~~, without coming back,~~ to indicate the height of the cardboard dumpsters on the revised plans. Mr. Moskowitz will send the information to Ms. Newman in the morning. If it is 4 feet or less the applicant does not need to come back before the Planning Board. A motion was made to grant (1) an amendment to a Major Site Plan Review Special Permit issued by the Needham Planning Board on January 24, 2006, 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, under Section 7.4 of the Needham Zoning By-Law; (2) a Special Permit 2005-07, Section 4.2; and (3) a Special Permit Amendment under Sections 5.1.1.5 and 5.1.1.6, to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the By-Law (required parking and parking plan and design requirements, respectively); subject to the following plan modifications, conditions and limitations. Mr. Alpert suggested after Sections 5.1.1.5 and 5.1.1.6, adding the wording "of the By-Law." All agreed.

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

VOTED: to grant (1) an amendment to a Major Site Plan Review Special Permit issued by the Needham Planning Board on January 24, 2006, 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, under Section 7.4 of the Needham Zoning By-Law; (2) a Special Permit 2005-07, Section 4.2; and (3) a Special Permit Amendment under Sections 5.1.1.5 and 5.1.1.6 of the By-Law, to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the By-Law (required parking and parking plan and design requirements, respectively); subject to the following plan modifications, conditions and limitations.

Mr. Block questioned, regarding Section 1.3, what fence was previously approved? Ms. Newman noted the fence that runs behind the houses.

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

VOTED: to approve the decision as drafted for~~from~~ the Major Project Site Plan Special Permit dated 3/28/22 with the changes discussed at this meeting.

Chad Riley, of the Design Review Board (DRB), noted the DRB had hearings today on the 4 applications and he reviewed the hearings and findings. Mr. Riley noted all 4 applications were approved without additional conditions. There were 2 points of general conversation. The jersey barriers, provided by the Town, the applicants were encouraged to decorate but a condition would not be imposed. [Also, the dumpsters near the dining area at the Farmhouse should be decorated?]. The CVS dumpsters will not move so there are no Farmhouse issues. He noted they found the applications to be good and positive contributions and all 4 were unanimously approved.

7:15 p.m. – Amendment to Major Project Site Plan Special Permit No. 2015-07: LATIN-A GROUP LLC d/b/a Latina Kitchen and Bar, Petitioner (Property located at 30 Dedham Avenue, Needham, MA). Regarding request to permit up to 28 outdoor seats by Latina Kitchen and Bar.

Antonio De Trizlo, owner of Latina Kitchen and Bar, would like approval for 24 outdoor seats located between the 2 buildings. The Landlord has agreed to the location. He wants 99 seats total. Mr. Jacobs noted the application says alcohol service. The applicant said yes but did not check the option. [He assumes management will have dedicated personnel. – unclear who is speaking – Mr. Jacobs?] Mr. De Trizlo stated he would. [Ms. Newman noted the Building Inspector has expressed an opinion on both. both of what?] The maximum number of seats is 99, which needs to be divided up between indoor and outdoor. There needs to be clear lines of what would be operational during what time. It would be 28 outdoor seats and 71 interior seats. Mr. Block stated the application says 29 outdoor. Ms. Newman noted the Building Inspector says 99 seats at any time. Mr. Alpert noted it would be 28 outside with a total of 99 seats.

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Mr. Alpert noted outdoor seating would be allowed April 1 through November 30. Mr. De Trizlo is ok with that. Mr. Alpert stated there were multiple emails between the Building Inspector and the Planning Director discussing number of seats with a bottom line of 99 total; a letter from Acting Town Engineer Thomas Ryder, dated 3/24/22, with no objections; an email from Tara Gurge, of the Health Department, noting she concurs with the Building Department and has no other comments; an email from Fire Chief Dennis Condon noting the Fire Department is ok with this; and an email from Police Chief John Schlittler with no issues.

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

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to authorize the Planning Director to make modifications to the draft decision necessary to make it clear outdoor dining is allowed April 1 through November 30, then outside that window it goes back to 99 seats indoors and to grant (1) an amendment to a Major Project Site Plan Review Special Permit issued by the Needham Planning Board on October 27, 2015, amended May 23, 2017, transferred on May 21, 2019, under Section 7.4 of the Needham Zoning By-Law and Special Permit 2015-07, Section 4.2; and (2) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Off-Street Parking Requirements), subject to and with the benefit of the following Plan modification, conditions and limitations.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the decision with the change of the number of seats to 28 outdoors and 71 indoors April 1 through November 30 and 99 seats indoors December 1 through March 30.

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

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

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

7:30 p.m. Amendment to Major Project Site Plan Special Permit No. 2007-04: Dora Tavel-Sanchez Luz, Manager of Eat Farmhouse LLC, Petitioner (Property located at 970 Great Plain Avenue, Needham, MA). Regarding request to permit up to 58 outdoor seats by the Farmhouse Restaurant.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Dora Tavel-Sanchez Luz, Manager of Eat Farmhouse, wants to continue with the patio and outdoor seating they had during Covid. They had 58 seats in the rear of the restaurant. She wants the season to be April 1 through October 31. There will be 76 seats inside during patio season. The restaurant wants to put more money into it with more permanent planters. Mr. Alpert noted there is a total of 134 seats. Ms. McKnight stated she is confused by what is being sought. She asked whether ~~T~~the outdoor seats under the existing Special Permit are limited to 64 with total seats inside limited to~~existing~~ 100 seats. – does this reflect what JSM might have asked?] Ms. Tavel-Sanchez Luz noted the Building Inspector ~~said,with~~said, with the bathroom capacity, they can only have 134 seats total. Ms. McKnight asked if the Board is approving a total number of

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permitted seats. Ms. Newman noted there are 134 total allowed during the outdoor dining season. The current Special Permit allows 100 but is limited to 40 during lunch hour. Ms. Tavel-Sanchez Luz stated they closed for lunch during Covid and have not reopened since.

Ms. Newman noted the bathroom capacity would allow them to accommodate only 134. Outside of outdoor seating season, the limit ~~it~~ would go back to the base permit of 100 seats and 40 during lunch. Ms. Tavel-Sanchez Luz stated she had a permit for 64 seats outdoor and now will have 58 outdoor. Mr. Jacobs noted the application for outdoor seating is wrong. The total number of seats is 100. Mr. Alpert noted the following correspondence for the record: multiple emails from Building Inspector David Roche; an email from Fire Chief Dennis Condon with no objections and an email from Tara Gurge, of the Health Department, with comments. Ms. Newman noted there were comments today from the Acting Town Engineer with no comments or objections.

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

The Board had a discussion. Ms. Newman noted in 1.11, she will add the DRB comments and amend 3.1 and 3.2 so that they will stand on their own. Mr. Alpert noted in 3.7 they are adding an amendment to 3.2 that will say "the Petitioner shall limit the weekday restaurant lunchtime period (11:00 a.m. to 2:30 p.m.) to 40 of the 76 seats allocated for indoor table dining from November 1 through March 31 and 58 of the 76 seats allocated for outdoor table seats during lunch November 1 through March 31." [Are these seat # limits and dates right? They seem different from what was presented above and "outdoor table seats" are referred to during lunch November 1 through March 31, but this is outside the outdoor dining season.]

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Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to grant (1) an amendment to a Major Site Plan Review Special Permit No. 2007-04, issued by the Needham Planning Board on May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019, under Section 7.4 of the Needham Zoning By-Law and Special Permit 2007-04, Section 4.2; and (2) a Special Permit under Sections 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Off-Street Parking Requirements), subject to and with the benefit of the following Plan modifications, conditions and limitations, as stated in the amendment to the decision dated 3/8/22.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the decision with the one change.

7:45 p.m. – Amendment to Major Project Site Plan Special Permit No. 2015-06: Town of Needham, 1471 Highland Avenue, Needham, MA. Petitioner. (Property located at Existing Municipal Chapel Street Parking Lot, Needham, MA).

Town Counsel Christopher Heep noted they did not contemplate seasonal outdoor dining when the Special Permit was applied for and now want to amend the permit to allow the use by others on a ~~restaurant by restaurant~~restaurant-by-restaurant basis. The requests will be reviewed as they come in. This just allows for the use. Mr. Alpert noted Fire Chief Dennis Condon is ok with this.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Ms. McKnight asked if there were any restaurants that are taking advantage of outdoor seating in this parking lot. Ms. Newman noted The James is coming in on 4/5//22 to make it permanent. Mr. Alpert noted Bagels Best has outdoor seating. Mr. Block noted Cook has seats in front and the rear. Ms. McKnight made a general comment that the signage at the

entrance is inadequate to inform the public there is public parking. Mr. Block stated the Council of Economic Advisors (CEA) raised this some time ago. The Select Board took administrative action and acquired a number of signs. They are small blue signs not large enough to have an impact.

Ms. Newman clarified that if Cooks and Bagels Best want permanent outdoor seating it would go through the Select Board as their~~y~~ outdoor seating areas are on public property. The James outdoor seating is on private property and goes through the Planning Board. Mr. Alpert noted The James will be putting their seats on the 5 private parking spaces. They will be coming to the Planning Board and also the Select Board because of the existing agreement whereby the Town can use those 5 spaces in exchange for the consolidated dumpsters on the public property. Ms. McKnight clarified for the public, if outdoor dining ~~this~~ is approved for this public parking lot, the Town [Select Board] can allow outdoor seating for those restaurants that want it.

Lynn Claflin, of 229 Garden Street, asked if the season was going to be defined and was informed it was April 1 through November 30 in the By-Law. Ms. Claflin noted there will be a loss of parking spaces over there due to this change and asked where they will go. Mr. Alpert stated he cannot speak for the Select Board and what they would allow. He would guess the seating will be at the same places they are currently using. Ms. Claflin asked if there are quiet hours written in and snow removal. She hears loud karaoke from Cooks late at night and snow removal in the middle of the night. There is also the dumpster noise. She asked if there will be constraints. Ms. Newman noted the noise outdoors is from the outdoor dining that had been permitted under the Governor's order. There will be provision for noise control~~it~~ under the Special Permit. Ms. Claflin thinks outdoor dining is a great idea.

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

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to grant: (1) a Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law; and a Special Permit under Section 5.1.1.6, of the by-Law, to waive strict adherence with the requirement of Sections 5.1.2 (Required Parking) and 5.1.3 (Parking Plan and Design Requirement); subject to and with the benefit of the following Plan modifications, conditions and limitation as set forth in the decision before the Board tonight.

Mr. Alpert noted, in Exhibit 6, there is nothing from Tara Gurge or Thomas Ryder. Ms. Newman will eliminate the references for those.

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

8:00 p.m. – Article 1PB: Amend Zoning By-Law – Schedule of Use Regulations Brew Pub and Microbrewery

Mr. Block noted in November 2020 the Manager of ~~the~~ Economic Development in the town received a call from a person wanting to establish a brewery in town. The caller~~He~~ wanted to find out where he could put one. The Building Inspector did not think it was allowed in the ~~Planning Board~~ Zoning By-Laws. The Board needed to make it clear it was allowed and where. Page 19 ~~was~~has a catch-~~-~~all provision. A working group was set up and they put together a proposal for a zoning change to make it more clear. There are 2 types of breweries proposed – a brew pub and a microbrewery. He gave a description of a brew pub whose primary use was the sale of food and drinks. People could also buy food and drinks to take home. A maximum of 40% of brewery production capacity can be sold to other establishments.

Mr. Block noted a microbrewery is a facility that produces and sells brews. The maximum capacity is 15,000 barrels a year. The primary business is ~~brewing~~brewing, and the secondary business is food. Live indoor entertainment is allowed as long as it is permitted in the underlying zoning. He noted brew pubs and microbreweries were only by Special Permit and read the specific districts each are to be allowed in. The excluded districts would be residential or industrial districts. Ms. Espada

stated she was reading the comments that the Planning Board has received, and asked if there is a provision for how far away from residences or residential zoning districts they had to be. Some districts where brew pubs or microbreweries are to be allowed abut residential. Mr. Alpert stated all applicants would be required to get a liquor license from the Select Board and the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). They need to be a certain distance from schools and playgrounds. This should be brought up at the Select Board hearings when they request the liquor licenses.

Mr. Alpert noted there is a state statute that they cannot have a liquor license within 500 feet of a school or church unless the Select Board makes~~has~~ some findings. Ms. McKnight stated that under the proposed Zoning By-law amendment, none are to be allowed by right but all are allow~~ed~~able by special permit. The Planning Board could determine some other use is ~~a~~ more appropriate ~~use~~. It will go site by site.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Thomas Harkins, of 24 May Street, noted there are 214 commercial breweries [in Massachusetts?] and 182 have tap rooms. There were another 22 opened in 2022. He is pleased the Planning Board is addressing this. The special permit process allows the Planning Board to address any concerns. He encourages the Planning Board to understand the importance of this article. He noted it says thirty gallons with (31) in parenthesis. It is actually 31.5. Louis Wolfson, of 29 Cimino Road, thanked Mr. Jacobs for all his hard work over the years. He noted Mr. Block overlooked the Industrial Zone in Crescent Road. Everything is allowed there. He hopes this would be allowed there. It is a matter of right to allow bottling there.

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Ms. McKnight noted the only part of the Industrial District that is proposed for this use is a certain distance from Arbor Street. At this point it has not been advertised in other Industrial zoned areas. She does not think they can change what they were proposing. If it goes forward, and seems to be working in a year, they could try to expand it. By specifying breweries and brew pubs the door would be closed on allowing similar uses under the "bottling plant" use category since ~~it~~the Zoning By-law would define the specific terms "brew pub" and "microbrewery" ~~is specific~~. Mr. Alpert agrees with Ms. McKnight the proposed Zoning By-law amendment ~~it~~ cannot be changed to expand what was specified in the public notice~~fied~~. He asked if that was an amendment that could be raised on the Town Meeting floor. Ms. Newman stated no, as it goes beyond what was noticed~~done~~.

Mr. Wolfson noted every study, and everything else, has excluded Crescent Road. How can you exclude it? It is an overlooked area in town. He noted bottling is allowed there. Mr. Alpert stated it would require a further~~an~~ amendment. He would be willing to bring that to Town Meeting either in October or next year. Ms. Newman stated it was excluded due to the proximity to the residential district. Mr. Wolfson would appreciate if they took it up at some point.

Ken Gantz, of 26 Holmes Street, is hoping to bring the first microbrewery to Needham. He has an appreciation~~e~~ of craft beer that has been honed during the pandemic. The town is in a brewery desert. He feels this should be as broad as possible and judge the merits of each individual application. He is nervous because he is more interested in pursuing the microbrewery rather than the brew pub. Land is really expensive. By limiting the size of a tasting room to 25% the economics may not be there. His vision is an upscale brewery tap room.

Mr. Gantz stated he definitely will have food served but it would not be the primary business use. He asked if it should say "which may occupy no more than one half the area of the facility." Does there need to be a divider? Mr. Block understands the confusion. The town will not have an establishment that produces alcohol and no food. That is a function of the policy. With a microbrewery, the large part is the creation of the beer. It could be a smaller area where there may be a tasting room but ~~only~~only 25% of the area can be ~~is~~ a tasting room. Mr. Jacobs stated they need to define a tasting room and tap room and what the difference is. Mr. Alpert stated a tasting room has free samples. There is no charge to consume alcohol. A tap room is where you are charging for beer and food. Mr. Jacobs commented these definitions do not appear anywhere.

Ms. Newman stated a microbrewery makes the product, gives tastings and then has an area with food. Needham does not allow bars so there are currently no tap rooms. Mr. Jacobs stated a tasting room is not a defined term. Ms. McKnight noted a the proposed definition of a microbrewery does not require a restaurant. It may include, as an accessory use, a restaurant. The concept is to be broad. Mr. Gantz is concerned people think food should be served, but whether just serving food in

itself, does that make it a restaurant, or a tap room or a tasting room. He needs to know he would be able to have more than 25% for people to congregate. Food would be available whether it would be food trucks or someone bring food in. Mr. Alpert asked when does a brew pub become a microbrewery? Ms. McKnight noted it may include preparation "and/or" sale of food. Mr. Block stated they could bring in prepared food. There is flexibility in the definition, but they do need to further define a tasting room.

Mr. Jacobs does not know why the Board is getting into these square footage limitations. Why do we want to do that? Mr. Gantz stated the microbrewery definition allows wholesale distribution but not direct distribution. A brew pub does not mention wholesale. He asked why the brew pub language does not mirror the microbrewery language? Mr. Alpert noted a microbrewery includes retail and wholesale distribution. Ms. McKnight commented the regulations need to be looked at to make sure this is not more strict than it needs to be.

Artie Crocker, 17 Fairlawn Street, noted the Highland Terrace neighborhood and all the buildings that back up to Highland Terrace. He asked if brew pubs are allowed there. Also, outdoor music. He feels this would be a great addition to the town but feels protections should be put in now. Ms. Newman noted both uses are to be allowed in the Highland Commercial 128 District by Special Permit. Ms. McKnight noted the New England Business Center District also abuts the Highway Commerical 128 ~~is d~~District. Mr. Crocker does not believe they should be allowed near residential, even by special permit, which is a consideration that he feels needs to be taken up now. Mr. Alpert feels the Board needs to plot a map and determine if there is already an ability to buy alcohol. ~~If~~Whether there should be a setback from residential should also be looked at. Ms. Newman noted the language needs to be finalized by next Tuesday.

Mr. Alpert does not feel this is ready to go to Town Meeting. Mr. Crocker agreed. Something needs to be done but they need to get it right and this is not ready. Mr. Block noted the language could be improved if the Board works hard over the next week. Mr. Alpert has no problem having ~~z~~Zoning By-law amendments before Town Meeting in the Fall. Elizabeth Kaponya, of 27 Highland Terrace and Town Meeting member Precinct J, ~~.~~ thanked Artie for his comments. She feels a great spot for a microbrewery would be where Acapulco's used to be. The residents have been proposed a number of unfavorable things over the year. She feels they need a buffer so the residents do not have to fight. It would make it easier for all. It is a great idea to bring to ~~Needham~~Needham, but they need to be careful. She noted anything undesirable comes to Precinct J. Mr. Jacobs asked if Ms. Kaponya has a buffer distance in mind. Ms. Kaponya discussed with the abutter~~'~~s and they feel 500 feet would be reasonable.

Michelle Herman, of 33 Bridge Street, commended all for continuing the hearing ~~having the meeting~~ so late into the evening and considering microbreweries. She is not a drinker but is a cannabis consumer. She would like some farm to table business in Needham. John Negoshian, of South Street, would like the language simplified. They are a neighborhood and have bedrooms 10 feet off the property line. He would like to address entertainment. People come outside to smoke and smoke travels. He wants the Board to find out the Massachusetts statutes and who supercedes who. Mr. Alpert stated applicants have to meet the requirements of both state and town. Mr. Negoshian feels the Board should [leave – learn?] what the state regulations are. The Board needs to do their homework. He did some research. The closest alcohol serving facilities are approximately 250 feet away from residents. He feels Blue on Highland is the closest to residents. He thanked Mr. Jacobs for his time served and wished him luck in his future endeavors.

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Mr. Wolfson stated he had some initial concerns. He is in favor of brew pubs. The Board needs more time to put this together. The neighbors will speak at Special Permit hearings. The Board should reconsider industrial areas Hillside and Crescent prior to taking this to Town Meeting. Mr. Gantz stated he is a real estate attorney and has done his homework. He is interested in opening Needham's first brewery. He does not want the Board to let his line of questioning get in the way of progress. He feels the interest behind the By-Law amendment should be applauded. Putting it off for another six months or a year should not be done. They should consider that each applicant would be in front of them for a special permit. A blanket rule would create more confusion and restrictiveness.

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

Mr. Block stated he would like to make an effort to make improvements and finalize for next week.

Decision: Major Project Site Plan Special Permit No. 2022-01: Needham Farmer's Market, Inc., 28 Perrault Road, Apt. #1, Needham, MA 02492 and Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioners (Property located at Greene's Field, Needham, Massachusetts, shown on Assessor's Plan No. 50 as Parcel 31-02 containing 108,278). Regarding request to operate a farmers market on a portion of Green's Field on Sundays during the renovation of the Town Common.

Mr. Alpert noted his only issue was that Jeff Friedman noted Section 3.5 says at least 80% of vendors shall sell food products and Mr. Friedman~~. He~~ wanted it more general. He represented there would be 16 vendors. That should be put in. The other question he had was on Section 3.13 of the draft decision – trash and waste. He feels the break out time is 2 hours from close so it should be 5:00 p.m. and not 6:00 p.m. Ms. Newman noted Mr. Jacobs had noted in 1.13 and 3.10, the term Dedham Street Lot was used. It should be Dedham Avenue Lot. An Exhibit in 1.7 failed to make a reference and 1.6 used 11:00 p.m. and it should be 11:00 a.m.

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

VOTED: to grant: (1) the requested Major Project Site Plan Review Special Permit under Section 7.4 of the By-Law; (2) the requested Special Permit under Section 3.2.1 of the By-Law for a farmers market in the Single Residence B zoning district; and (3) the requested Special Permit under Section 5.1.1.5 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking) and 5.1.3 of the By-Law (Off-Street Parking Requirements), subject to and with the benefit of the following Plan modifications, conditions and limitations contained in the amended decision dated 3/28/22 and further amended by the discussion tonight.

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

VOTED: to approve the decision with the changes discussed.

ANR Plan – Gordon C. Russell, Petitioner (Property located at 18 and 62 Brookside Road, Needham, MA).

Mr. Alpert noted this request is being delayed. The petitioner will come back with a revised ANR Plan.

Minutes

The minutes will be postponed until the next meeting.

Report from Planning Director and Board members.

The report will be postponed until the next meeting.

Correspondence

Mr. Alpert noted a correspondence from Jim Flanagan regarding putting ADUs on this Town Meeting but it is too late for this Town Meeting; a letter going to the Town Clerk regarding a request to withdraw the application of X Golf without prejudice; and a letter from Susan Welby regarding League of Women Voters Warrant Meetings.

Executive session pursuant to M.G.L. c30A, §21(a)(3) to pending litigation – Appeal of Planning Board decision on 1688 Central Avenue.

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

VOTED: to convene an executive session for the purposes of discussing strategy with respect to litigation being Needham Enterprises LLC vs the Town of Needham Planning Board because the Chair has determined that having the discussion in open session would have a detrimental effect on the Board's litigation position and

to allow the staff here – the Town Planner and the Assistant Town Planner -- to participate in the discussion and to adjourn at the conclusion of the session without returning to the open session at 11:25 p.m.

Mr. Alpert noted there is a separate zoom link for the Executive Session.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Adam Block, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

April 5, 2022

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Tuesday, April 5, 2022, at 7:15 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 ~~z~~Zoom meetings. He noted this meeting includes 2 public hearings, one of which will be continued, 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.

Public Hearings:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 91-7: Henry Hospitality Inc., d/b/a The James, 18 Cliftondale Street, Roslindale, MA, Petitioner (Property located at 1027 Great Plain Avenue, Needham, MA). Regarding request to permit up to 69 outdoor seats by the James Pub on 5 on-site parking spaces. *Please note: This hearing will not proceed on April 5, 2022 and will be re-noticed for a later date to be determined.*

Ms. Newman noted this needs to be re-noticed. The applicant was required to send notices and he did not do that. This will be rescheduled for 5/3/22.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by a roll call vote of the five members present unanimously:
VOTED: to continue the hearing indefinitely.

ANR Plan – Gordon C. Russell, Petitioner (Property located at 18 and 62 Brookside Road, Needham, MA).

Attorney David Himmelberger, representative for the applicant, noted an ANR plan was submitted to create new lots 1 and 2. Each new lot has the required 150-foot frontage. Ms. Newman stated she asked that the 2 standard notes be put on the plan – the build factor calculation and the upland calculation for each lot. The applicant has not done that. She asked Town Counsel and he feels the Board cannot statutorily require it. Mr. Alpert asked why there is a separate Lot 3 with no frontage and is unbuildable. He is curious why it is not combined with one of the other lots. Mr. Himmelberger stated it is not required for these lots and at some future time may be part of another lot.

Mr. Alpert stated he spoke with Town Counsel. He found the ANR Handbook published by the Governor's Office. It points out an ANR Plan is not an indicator the lot meets zoning. Chapter 41, Section AP, suggests 3 comments for the Planning Board to make. He read the comments. He was going to suggest including those comments on the plan but after speaking with Town Counsel he decided not to. Mr. Jacobs stated there is already a comment under the endorsement section.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs,~~s~~ it was by a roll call vote of the five members present unanimously:
VOTED: to endorse the ANR Plan for 18 and 62 Brookside Road in Needham as subdivision approval not required.

De Minimus Change: Major Project Site Plan Special Permit No. 2019-03: PM Story Corporation, (President Apirak Chuenprapa), 952 Great Plain Avenue, Petitioner (Property located at 952 Great Plan Avenue, formerly 946 Great Plain Avenue, Needham, MA). Regarding request to allow deliveries to be made from the public way.

Apirak Chuenprapa, Petitioner, noted he wants to have deliveries from Dedham Avenue. Mr. Alpert stated this is an off shoot from the Planning Board allowing outdoor seating at Latina. That took away access for the rear door deliveries. The Board needs to allow an amendment to the Special Permit to allow deliveries from the street.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to treat this as a deminimus change.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to allow the requested relief.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the decision as drafted.

7:45 p.m. – Amendment to Major Project Site Plan Special Permit No. 2005-07: Carbon Health Medical Group of Florida, PA, 300 California St (Suite 799), San Francisco, CA and Needham Gateway LLC, 66 Cranberry Lane, Needham, MA, Petitioners (Property located at 100 and 120 Highland Avenue, Needham, MA). Regarding request for a new principal use in the subject property, described as a medical professional office providing primary and walk-in medical care. ***Please note: This hearing has been continued from the March 15, 2022 meeting.***

Rick Mann, attorney for the applicant, noted all issues had been reviewed at the last meeting but they did not get into the parking waiver issue. He submitted an updated parking evaluation dated 3/24/22 that is in the packet. Wayne Keefner, Traffic Engineer at BSC Group, noted he performed a parking evaluation for uses. It is a 4-step process. There was a 48-hour automatic traffic recorder (~~att~~ATR) count done at each driveway. This was done Friday and Saturday. A parking occupancy observation was done on site to determine the existing parking demand on site, parking demand estimates were collected related to changes in use and an analysis of impacts of the change in uses was completed. He showed the updated site plan. He described the ~~att~~ATR counts. He noted the weekend peak around noon had 72% of vehicles coming from Second Avenue and 28% from Highland Avenue. He noted there are 97 parking spaces with one used for the dumpster. The peak was 1:45 p.m. on Friday with 78 cars parked.

Mr. Keefner described the parking counts. He noted the Land Use Code was used and gross square footage was utilized as it is more conservative. The parking demand from the Carbon Health use is expected to be about 16 vehicles. He noted that, for the analysis of ~~I~~impacts, the peak future demand~~s~~ for weekdays is 89 and the peak demand on weekends is expected to be 71. He showed a graph with the supply and usage. Mr. Alpert noted he took out parking demand from the FW Webb use, and the calculations assume the former FW Webb space~~it~~ is vacant. That only leaves 7 spaces for the FW Webb space during the peak time. The new tenant may have a problem with that. Mr. Mann stated they are aware of that.

Ms. Espada noted this was done in October 2021. She asked if there was any kind of percentage added to the numbers to account for traffic that may be different next year. Mr. Keefner stated he did not add anything. Ms. Espada asked if there were any counts taken before the pandemic that could be compared to. Mr. Keefner stated he was not aware of ~~any~~any, but the conclusion is the parking to be provided can handle the expected peak. Mr. Block stated Mr. Keefner said the state guidance on Covid-era traffic and parking went away. He asked what that meant. Mr. Keefner stated the state had guidance one or 2 years ago but that went away. Mr. Block asked the date the guidance went away. Mr. Keefner will find that for the Board.

Mr. Block stated he would like to see revisions to the parking and traffic counts per the previous guidance from the state. He noted traffic counts were done on Friday and Saturday, 10/29 and 10/30. He asked why not Monday and Wednesday also. Mr. Keefner explained they typically do not do counts on Mondays. Mr. Block noted he would expect the Highland Avenue and Second Avenue traffic would be higher during the week than a weekend. Mr. Keefner stated he did a parking occupancy study and did not do a traditional traffic study. Mr. Block asked if it would be necessary to have a traffic study as well as a parking study. Ms. Newman noted the change does not warrant a traffic study. Mr. Block asked how many additional cars are expected and was informed Mr. Keefner did not look at trip generation, only parking. Mr. Block asked how many parking spaces are expected for this use and was informed 16 spaces.

Mr. Block asked for the total number of staff. Mr. Mann noted typically 4 to 6 with a maximum of 8 staff. He does not expect it to be on the high end. There will be approximately 20 patients per day and no patients are seen noon to 1:00 p.m.. which is a ~~for~~ lunch break. Ms. McKnight asked what tenants were there when the parking studies were done. Mike Moskowitz, Property Manager, noted FW Webb, Omaha Steak, Panera Bread and Geico. Super Cuts has closed. Ms. Newman noted there would need to be condition that does not allow reuse of the FW Webb premises ~~property~~ without a parking study. Mr. Alpert stated the Board is amending the permit for the entire property. It will be carefully drafted and written.

Mr. Jacobs stated the big problem will be when the next applicant comes in for a permit. Mr. Block had definition questions and noted the Building Inspector may have a different opinion. [He noted the opinion by Foley and Lardner did not find that conclusion. Not clear] He asked if Carbon Health has over 100 locations across the country and was informed it does. He asked if they will continue to open more offices in the next 8 months. Dr. Ayobami Olufadeji, of 3686 Washington Street, Jamaica Plain, stated they will continue to open new offices. He is not sure about the next 8 months. Mr. Block stated the practice is not regarded as a clinic and would not need to be licensed as a clinic because of the exemption. He commented it seems to him the practitioner so associated would be the doctor that is actually providing care at the operation. How is that possible when the doctor oversees over 100 clinics throughout the country and possibly 180 clinics? Dr. Olufadeji noted Mr. Block is referring to Carbon Health Medical Group of Florida. He is with Carbon Health Technologies. It is not a franchise like McDonalds. He stated he worked at the clinic in Boston last week. Mr. Mann stated "associated with" does not mean on hand with everything. The focus is on performance of the medical care as the only element.

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Mr. Block stated he wants an opinion from the Massachusetts Board of Registration in Medicine (BORIM). He does not hold much water in the Foley and Lardner opinion. He is very concerned with this. The owner/doctor is associated as one of the practitioners. Practitioner implies providing care. The challenge is if the practitioner who is associated with the practice is effectively there. He is leaning toward having BORIM validate this operation. Mr. Alpert noted Mr. Block is saying, because the owner of the LLC is not associated with the Needham office, it needs to be licensed as a clinic. He is not sure that is the case. He feels they are parsing the words.

Mr. Jacobs commented Mr. Block is saying the simple way to find out if it needs to be licensed as a clinic is to ask BORIM. What is the problem with asking the licensing authority to give an opinion? Mr. Mann stated an opinion from counsel was already asked for and received. His client has moved forward with this on counsel's advice that this is proper and appropriate. He will discuss this with his client. Mr. Alpert noted there are other facilities that Carbon Health has ~~have~~ opened based on the opinion. They have gone under the assumption they are not a clinic and do not need to get a license. He noted those facilities are already operating. Dr. Olufadeji stated one is open and functioning and another is all signed, sealed and delivered. He is already going forward based on the opinion reached. Mr. Alpert noted the Foley opinion does not go to our By-Law at all. Zoning is a different issue.

Ms. McKnight stated she recalled making a similar statement regarding the rules for this zoning district and what the Board wants to allow in it. The Board wanted to congregate the largest medical facilities by the hospital and did not want such facilities elsewhere. This troubles her if this is a group practice since that is not a an allowed use in this zoning district. The Building Inspector said it is not a group practice but simply a professional office. Mr. Alpert noted the By-Law makes a distinction. It is either a large group practice which is more than 2 professionals or a small group practice with no more than 2 professionals. Ms. McKnight stated the definition of professional says "such as…" She looked up the definition and physicians, nurses and physician assistants are included as professionals. She stated she does not agree with the opinion. Mr. Mann noted the district allows this use that is nowhere near hospitals. They all spent quite a bit of time going through the definitions on 3/15 and he thought most agreed. Mr. Alpert noted it was discussed but they did not take a vote on reaching a conclusion.

Mr. Block stated the Board needs to resolve itself ~~if~~whether it is going to request an opinion and interpretation of the term "professional office". He noted his nurse practitioner takes blood, orders blood work and prescribes treatment. She has every bit as much authority under medicine that a doctor does and can prescribe any medical treatment. Ms. Espada stated a professional would be seeing a number of patients. Support people would not increase the number of people in the office. That is the difference. A professional would increase the number of patients and increase the parking. Ms. McKnight stated she has the Building Inspector's letter and is questioning it. She asked if the Board should seek an interpretation from Town Counsel on our By-Law.

Mr. Block asked if it was appropriate to have BORIM provide guidance. Is it fair to say the client may not want to provide a letter from BORIM as BORIM~~they~~ may determine it is a clinic? Mr. Mann stated he is not sure it would be BORIM. He feels it is the Department of Health. He stated he will not comment without consulting his client but will discuss it with him. As far as going to Town Counsel, if the Board wants that, he is happy to do that. This was discussed robustly at the last meeting. He feels it should be wrapped up and move on. Ms. Espada asked how many people will be working there in total. Dr. Olufadeji stated a physician or nurse practitioner, a medical assistant, support staff and front desk. Ms. Espada asked for clarification as to whether~~clarified~~ there will be 2 or less medical professionals at any time and was informed there would not be more than 2 at any time. Mr. Alpert asked if the applicant was ok with a condition that read "at no time would there be more than 2 (a) physician, (b) nurse practitioner or (c) physician's assistant. Dr. Olufadeji stated he was comfortable with that as long as it says "delivering medical care." There may be more than 2 in the building but only 2 delivering care.

Mr. Alpert stated he would like to have Town Counsel provide an understanding on ~~if~~ whether he would recommend a determination by BORIM be obtained. Mr. Mann stated he does not have an issue with this. Town Counsel should make a determination ~~if~~as to whether the Foley opinion is a credible determination. He would not have an issue with that. He feels it is probably the right way to go. Mr. Alpert stated he was confused by Section 3.2.4.1. of the Zoning By-law Mr. Block noted they are not coming in as a group practice. The separate definition is fairly consistent with an urgent care facility. There would never be more than 2 medical professionals providing care. Ms. McKnight asked if the Board members are satisfied with the parking study. Mr. Alpert is satisfied. Mr. Jacobs reminded everyone that this is his last full meeting.

Jill Kahn, of [address][if address unknown say "a local resident"], stated nurse practitioners have at least 2 years and sometimes 3 years of post-bachelor degree. She does not think the Building Inspector has 2 or 3 years post bachelor's degree so he is not a professional. There is not a one size fits all easy answer. It is 6 or 7 years of professional study to become a nurse practitioner. The definition of a professional is an important issue. Carbon Health is not licensed in ~~Massachusetts~~Massachusetts, but you are considering allowing them to open in Needham. Mr. Mann stated each professional is licensed. They are not licensed as a clinic. Ms. Kahn stated there was an issue with a clinic that was not licensed in Needham across from Town Hall that was shut down after many issues. Anything not licensed should not be allowed. She asked why there is a rush to get this up and running. It should be looked at more prudently and slowly. Mr. Block clarified the Needham Center clinic was providing testing and not treatment. It is different.

Elizabeth Kaponya, of 27 Highland Terrace and Town Meeting member Precinct J, completely agrees with Ms. Kahn. She noted there is a lot of traffic as this lot gets high use. There is a medical office behind where she lives. All the patients had appointments, so it was not crazy. Carbon Health will have walk-ins which makes parking unpredictable. We need to err on the side of needing more parking and not less. The little plaza would not be able to handle it. Dr. Olufadeji stated it is all appointment-based except for walk-ins. In the Boston office they only see about 20 people a day. When they are at capacity, they request people to make an appointment or come back later. He noted 80% have appointments.

Mr. Block asked how long the Boston office has been open and was informed they opened in January. Mr. Block requested that the applicant~~he~~ provide, for the next meeting, a summary of the total appointments a day and how many are walk-ins and how many are by appointment. Dr. Olufadeji stated he would do ~~that~~that, but they are in Downtown Crossing where there is no parking and people walk in. He feels it is 70% appointments and 30% walk-ins. Mr. Block would like a condition that no [more – less?] than 65 or 70% of appointments would be based on scheduled appointments as opposed to walk-ins. Joni Schokett, of 174 Evelyn Road, has the same concerns as the previous speakers. If not a clinic, what are they? They look like a clinic. They said the peak traffic would be weekdays and not weekends, but~~.~~ ~~S~~she spoke with Partners in Newton and their peak is on the weekends. She is concerned with their rush to get a permit without identifying what they are. She urges the Board to be very careful and see the traffic issues. There is not good flow in the parking lot. She is concerned about when they will have the biggest traffic and what they say they are.

Artie Crocker, of 17 Fairlawn Street, asked how many exam rooms ~~will there~~there will be and the hours of operation. Dr. Olufadeji stated there will be 7 exam rooms and the hours will be 9:00 a.m. to 7:00 p.m. Mr. Crocker stated there will be 2 patients per hour during 9 hours of operation and they have 7 rooms where patients could be. Mr. Alpert noted only 2 professionals are allowed on premises at any time. There could be a lab tech with someone. Dr. Olufadeji stated there is usually one physician and one medical assistant. Mr. Crocker stated the math does not work for him with 7 rooms. The goal is to get businesses in the buildings. There is a neighborhood next door. He does not want to have an issue with

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parking when the building owner wants to put something else in later. Ms. Espada noted although there will only be 2 [people professionals?], they have the capacity to increase that, and that is troubling. Dr. Olufadeji stated there is the capacity but they are not pushing to fill it. Mr. Alpert commented, even at 30 patients a day, they are at 50% capacity for parking. Dr. Olufadeji noted they assumed 16 for parking but the odds they would hit 16 are not there.

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Mr. Crocker stated they talked about how many professionals and then trainee was brought up. He needs the definition of trainee. Dr. Olufadeji stated when there are new staff ~~members~~members, they have them there for 3 to 5 days to train to learn how the office operates. This in onboarding new staff. Mr. Crocker agrees with earlier comments to see what the state thinks the definition of this is. He feels the Board should get a definition of a clinic. John Negoshian, of South Street, asked, if there are 2 professionals, does that mean the doctor cannot come and work for the day because they would be over the limit? Mr. Alpert stated the doctor would be one of the two professionals. Mr. Negoshian asked if the calculations were done based on the premise of 20 people served per day. Mr. Keefner noted there are 2 criteria – gross square footage or number of people. He used gross square footage as it was more conservative. The number of parking spaces required would have been only 5 or 6 if the number of people was used.

Mr. Negoshian stated the numbers would not be correct if another pandemic came around and there was a line. Mr. Keefner stated there is no way to calculate for that. Mr. Negoshian asked how many extra spaces would be available for the Webb site after this. Mr. Keefner stated, if consistent, 7 at peak on weekdays and 25 on weekends. Mr. Alpert noted it was discussed earlier that there may be an issue for a new tenant coming to the FW Webb site and parking. Mr. Negoshian asked, if approved, is it possible to put trash cans in the parking lot so people can use them. He commented he sees lines at the urgent care in the Heights every day. Mr. Alpert noted there are trash cans at Panera Bread. Janice Epstein, of 75 Highland Terrace and Town Meeting member Precinct J, asked if the proponent went in front of any Board~~'~~s when the Boston office opened and was informed not that the doctor knows of. Ms. Epstein agrees with Ms. Schockett that weekends are busier.

David Rushka, of 21 Rosemary Street, stated traffic is generated when people drive. The more parking spaces you have the more cars. If there is no parking, people would not go there. He sees no problem if the business thinks parking is sufficient. Mr. Alpert noted the problem is this property borders a residential area. If the lot is full people would park in the neighborhood. That is the experience. Mr. Rushka noted people park in front of his house all the time. He thinks it is a tremendous disservice when everything is planned around parking. Mr. Jacobs stated he is describing what Waltham has. He is not opposed to that. Mr. Moskowitz stated he has not been notified that anyone parks on Highland Terrace and has~~ve~~ not seen anyone parked there when he has been there. Mr. Alpert noted the hearing would need to be continued to 4/12/22. Ms. Newman noted the 4/12/22 meeting was a special meeting to vote the decision after the hearing was closed. The 4/19/22 meeting is full so the next meeting would be 5/3/22. Mr. Mann noted he would like it sooner than one month.

Ms. Newman stated she will draft a decision but is not clear on what the Board wants. Ms. McKnight noted there would be a limit of 2 professionals. It could be "Carbon Health shall not have more than any 2 of the following: a, b or c." That clarifies~~removes~~ the definition of professional and satisfies what the Board is trying to do. Mr. Alpert noted they could have a condition of not more than 2 professionals as defined in our By-Laws. Mr. Block asked if the question for Town Counsel was limited to review of the Foley and Lardner opinion. What is inferred by practitioners so associated? Mr. Jacobs asked why Mr. Block is so concerned. Is he concerned with quality of care? All the risk will be on the tenant and landlord. Ms. McKnight noted it cannot be operated as a medical clinic. Mr. Jacobs feels it should say "professional means doctor, nurse practitioner and physician's assistant." Ms. Newman clarified they are not getting a legal opinion, professional is being defined and there will be a limit in the number of professionals.

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

Mr. Alpert noted there will be a special meeting on Tuesday, 4/12/22, at 10:30 a.m.

Decision: Major Project Site Plan Special Permit No. 2022-01: Needham Farmer's Market, Inc., 28 Perrault Road, Apt. #1, Needham, MA 02492 and Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioners (Property located at Greene's Field, Needham, Massachusetts, shown on Assessor's Plan No. 50 as Parcel 31-02 containing

108,278). Regarding request to operate a farmers market on a portion of Green's Field on Sundays during the renovation of the Town Common.

Ms. Newman noted the Board voted the decision at the last meeting. Jeff Friedman, President of Needham Farmer's Market, was not able to speak and raised a concern with one condition. The decision as voted will need to be amended. Mr. Jacobs stated he raised an issue with Planning Director, Lee Newman and Assistant Planner Alexandra Clee. When this first started the Board set forth some language for the farmer's market. On page 20, the first use category, the Zoning By-law says a farmer's market "may take place on existing parking areas." The first venue applied for was the church lawn. He raised the question then and voted against it. He does not know why existing parking areas are specified~~included~~ there, but it is there and has been the whole time. Then the farmer's market moved to Garrity's Way, which is a parking area and now Green's Field. He thinks this takes it out of this use category. In Section 1.2, second sentence, any use not enumerated shall be prohibited. That is the problem having it on a lawn. He asked Ms. Newman and Ms. Clee to alert Mr. Friedman to this. The Farmer's Market is being forced to move this year so he feels it is a special case and he could go along with it. The way to remedy this is to take those words out of the use definition.

Mr. Alpert stated he disagrees with Mr. Jacobs. It does not say "shall take place on existing parking space." Ms. McKnight thanked Mr. Jacobs for raising the issue. She agrees with Mr. Alpert's and Mr. Eisenhut's original ~~interpretation~~interpretation, but she is happy the issue was raised. Mr. Alpert noted 16 food vendors were represented to the Board out of the 18 total vendors. What percentage does Mr. Friedman think is predominantly food? Mr. Friedman stated the license agreement is 18 vendors and up to 9 for artists and such. There will be 2 produce and 13 food vendors with one meat and egg truck. He stated he would not be able to get 13 food vendors and never had that many ever. Ms. McKnight suggested saying "no more than 3 booths for the sale of arts and crafts." Mr. Friedman suggested saying that the main activity at the farmers market would be food products. Lisa Cherbuliez, Board member of the Market, stated they could take Ms. McKnight's suggestion with a caveat that it needs more food than artists. There will be up to 3 vendors selling handmade crafts. She wants to make this work. It was agreed to say 75% would be food vendors. Ms. Newman will revise the decision.

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

VOTED: to amend the decision to change Condition 3.5 to reflect 75% and clarify food trucks are only for meat and eggs.

The Board took a 5 minute break.

Planning Board Vote and Recommendation on Article 1 — Amend Zoning By-Law – Schedule of Use Regulations Brew Pub and Microbrewery for the May 2022 Special Town Meeting.

Mr. Block stated they are looking to adjust 3 areas of the By-Law – function of the definition, further restrictions on geography and tasting room. Under the definition there is beer, ale and hard ciders. Hard cider is not a malt beverage. Hard cider should be removed in the brew pub production of malt beverages or leave it and say such as beer and ale. Microbreweries say malt, wine and hard cider. Wine and hard cider should be removed to keep it consistent with a brew pub. There is an interest in protecting residents with the characteristic of the area around Riverside Street and Highland Terrace. He would allow the use, but west of Second Avenue. It could be north and south of Highland Avenue but west of Second Avenue. The other change is Chestnut Street. It would be permitted west of Chestnut Street and south of Keith Place. This would protect Lincoln Street and Chestnut Street.

Mr. Block noted he spoke with a resident, Louis Wolfson, who owns industrially-zoned property on Crescent Road~~Street~~. He would like this use included for that area. At this point, the proposed zoning amendment that was advertised~~this~~ cannot be expanded but, after Town Meeting, it could be looked at in the future. The final change would be to strike, under microbrewery, any reference to a tasting room. At a current restaurant that sells draft beer you can taste and sample at your table. He thinks to include a tasting room complicates this. Mr. Alpert noted there are some places you can get a flight of 5 samples to try. He does not think it is being excluded by removing it. Ms. McKnight does not feel the Industrial District on Crescent Road or Hillside Avenue are appropriate as they abut residences. The only industrial zone that was proposed

too allow~~s~~ brew pubs was a certain distance from Arbor Street. She noted Arbor Street has a large condo building next to it.

Mr. Alpert took a drive down Crescent Road. There is residential then it opens up to a large industrial area. He thought that was a perfect place for either of them. He decided Mr. Wolfson had a legitimate gripe and feels it is a better place than Arbor Street. Mr. Alpert stated he will approve the amendment to this Zoning By-Law that are being discussed, but when it gets to a vote he is going to vote no. He sees it as a solution in search of a problem. He suggested a while ago it should go to Town Meeting in the Fall rather than now. He feels this has been rushed and an amendment to the [Zoning By-Law?] needs to be made [carefully?]. He does not think it should be presented now but at a later date after it is discussed. The Board needs to take time to do that.

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Ms. McKnight thanked Mr. Block for bringing this to the Board. She feels it has been well thought through and frequently there are changes after discussion. She went to her daughter's house in Western New York and she was so excited to have brew pubs in her suburban town. It brought an energy to the downtown. She was excited for this idea and does not feel it has been rushed. Mr. Alpert stated he loves brew pubs. He has an issue with the process that has been done. Someone in town decided this had to be brought to this Town Meeting. He objects to the process and feels it should be brought in the Fall or next year. He is not objecting to a brew pub and would love to have one in town. Even if it went to Town Meeting and was turned down, so what. He would like to finalize the language. All Mr. Block's changes are fine with him. He would propose editing Section 6 of the By-Law with the only change being to add (q) "allowable only in the portion of the Highland Commercial-128 District located north of Highland Avenue and south of Highland Avenue and west of Second Avenue."

Ms. McKnight noted there should be the same change in Section 5. Mr. Jacobs does not think it should be done there. Ms. Espada stated she appreciates Mr. Alpert saying this is being rushed. The Board is rushing ~~i~~it, but she also appreciates all Mr. Block's work on this. She feels people want this in time. It is definitely worth doing. Mr. Jacobs agrees with Mr. Alpert that Crescent Road should be included. Mr. Block stated, to Mr. Alpert's point, they are singling out one district. He feels it is ok to include that and he would support the change. Ms. McKnight noted a typo in the chart in Section 4. The "3" should be moved over so it is "A-1, 2 & 3."

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the amendments tonight shown in the red line draft proposed with further changes discussed at this meeting.

Mr. Block stated there is no hidden agenda in setting up a brew pub and he has no financial interest. He apologized to Mr. Alpert if he feels it was rushed.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of four of the five members present (Mr. Alpert voted in the negative):
VOTED: to recommend passage of this By-Law as amended to Town Meeting.

Planning Board Report on Article 7 referral from the May 2021 Annual Town Meeting, Citizen's Petition Map Change to Single Residence B District. Property bounded generally to the northwest by Kendrick Street, to the northeast by the State Circumferential Highway, to the southeast by Cheney Street and to the southwest by Hunting Road.

Mr. Alpert noted they had not heard from Attorney George Giunta Jr. Ms. Newman noted this is the Board's position if we want to proceed with the Article or do a study of this area. [not clear] Mr. Alpert stated his reaction is they have not heard from Mr. Giunta Jr. Town Meeting voted last year that the Planning Board should~~wants them to~~ report back now to the 2022 Annual Town Meeting. Ms. McKnight stated the Board has a responsibility to study it. The issue at Town Meeting was the proponent was not being forthright in the written materials the proponent put out. ~~He~~We had a meeting with the developer prior to the 2021 Annual Town Meeting, and he was forthright about the possibility of additional lots being created, but ~~at. H~~he did not talk about that in his Town Meeting presentation, ~~but~~and Town Meeting had a different

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impression. To study it the Board would need some staff help. This should come from the Planning Board. There is a potential number of lots that could be ~~created~~created, and we should make that our report.

Mr. Block asked if they should go back to Mr. Giunta Jr., mention the Board has not heard from him or his client, and ask if they intend to go forward. It could be the Petitioner has withdrawn from his intention to put forth the Citizen's Petition again. Ms. McKnight noted the change from SRA to SRB could be considered in other areas in town also. Mr. Alpert noted the Board did this across from the Dwight School. It was noted again thatTown Meeting referred this back. Mr. Alpert stated he is not clear if it was being referred to the Planning Board, Select Board, Finance Committee or all three. Ms. McKnight stated it was referred to all three per the minutes. Mr. Block stated he has not studied it. Clearly there is a move in town to enable more affordable housing. Changing these lots from SRA to SRB would allow greater density.

Ms. McKnight noted it needs some study. Mr. Alpert noted the Board has one month to do something. They need to find out from Mr. Giunta Jr. what the~~y~~ petitioner intends to ~~are~~ do~~ing~~. If they want to move ~~forward~~forward, there would have to be a Chair/Vice-Chair meeting to discuss it with the Select Board and Finance Committee. Ms. McKnight feels a count of potential lots should be done by town staff to let the Boards~~m~~ know what the maximum could be. Mr. Alpert wants to make sure the Citizen's Petition is still on before the staff does the work. Ms. Newman will get in touch with Mr. Giunta Jr.

Request to Release Performance Bond: Hunter Ridge Definitive Subdivision: Southfield Associates c/o Petrini Corporation, 187 Rosemary Street, Needham, MA 02494, Petitioner (Property located at 1135 Webster Street, Needham, MA).

Ms. Newman noted this is on the Warrant for Town Meeting for street acceptance. The property owner has requested the subdivision be looked at, and the performance bond, to verify that all work has been completed and is in good shape. Engineering has recommended the performance bond be brought down to a $10,000 maintenance bond. There is a letter to that effect.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to release the bond for roadway improvements except for $10,000.

Minutes

Ms. McKnight noted on page 2, the property owner was "Simon" and not "Solomon." On Page 5, second paragraph, last line, she feels "mixed-use" there is misplaced. It was decided to remove "mixed-use."

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the minutes as redlined with the 2 additional changes.

Report from Planning Director and Board members.

Ms. Newman stated legal counsel has been found to represent them in the 1688 Central Avenue case. The attorney is Jay Tillerman. She noted there will probably be an executive session soon to go over it. Ms. McKnight stated he is a good choice and will be an appropriate attorney for this case.

The Board chose Precinct assignments for the League of Women Voters Warrant meeting on 4/25/22.

Correspondence

Mr. Alpert noted an email from Kim Marie Nichols regarding the Hunting Road Citizen's Petition. Mr. Alpert noted he found he was served with a complaint regarding 1688 Central in his mailbox. Ms. Espada also received one.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 12:05 a.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Adam Block, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

April 19, 2022

The Special Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Tuesday, April 19, 2022, at 7:15 p.m. with Messrs. Block and Crocker 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 does include 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.

Mr. Alpert welcomed new Planning Board member Artie Crocker to the Board.

Public Hearings:

7:20 p.m. – Amendment to Major Project Site Plan Review No. 2018-05: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 28 Glen Gary Road, Needham, MA). Regarding request to remove Condition 3.2 of the existing decision, which would then allow the temporary move of the Needham Public Schools ("NPS") administrative staff.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of the four members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Town Counsel Christopher Heep stated the Town is requesting an amendment to allow the school administrative staff to relocate to the former Hillside School temporarily. The Special Permit, issued in 2008, authorized temporary construction and use for the ~~temporary~~ police and fire departments. That has now concluded. The special permit required the Town to return the property to the original condition upon the completion of use. The main issue last summer was how long the construction fence could stay up. It has now been removed, the parking restriped, and the property has been returned to the previous condition. A stamped As-Built plan with the conditions has been submitted.

Mr. Heep noted the school administration will go there temporarily while Emery Grover is renovated if the funds for the renovation are approved at Town Meeting. The use of the property does not require any relief other than a change to the existing special permit. There are no changes under Section 7.4 and no additional parking. Condition 3.2 stated there be no use of the parking lot for municipal parking except for drop off. The parking lot would need to be used for employee parking, so they are asking the condition be removed. No construction is contemplated. He would request the condition be taken out of the permit.

Mr. Alpert noted the following correspondence for the record: an email from Fire Chief Dennis Condon stating he is ok with the change and an email from Tara Gurge, of the Health Department, noting no comments at this time. Mr. Alpert stated he is confused about deleting 3.2 and if that would delete the requirement for no overnight parking and was informed it would. Mr. Alpert feels that should be left in. Mr. Heep stated he does not anticipate any overnight parking but there could be unanticipated overnight parking. Mr. Alpert asked if the As-Built plan has been submitted and accepted. Ms. Newman stated it is fine. Mr. Block asked why did ~~they~~ the Board prevent overnight parking ~~in~~for the previous use. Mr. Heep did not know what the concern was. Hank Haff, Director of Building Design and Construction for the town, noted the police and fire worked 24/7 so there was parking overnight.

Ms. McKnight asked how long it is anticipated the property would be used. Mr. Haff noted the Emery Grover project will begin construction in December 2022 and it would be an 18-month project. He anticipates the school will be used for storage and other things until the town decides to demolish it. Ms. McKnight stated she drove ~~there~~there, and the site looked

clean. She sees no issue with this application for the change requested. Mr. Block noted, in the event the Emery Grover Article is not approved, there would be a situation where the special permit has been amended. The Town will have to come back for a future use. Mr. Heep does not believe it would affect anything. Mr. Haff noted there would be the replacement of some fresh air intakes, air conditioning and a boiler replacement to accommodate the school administration use. All will be maintained until the building is demolished.

Louis Wolfson, of 29 Cimino Road, stated he has no issue with the proposed parking. He asked the current status of the property. It is down gradient of the MDL property. He worries about the future development of the Hillside School property. He asked what adaptive revisions could be done in the future and the status of the Department of Environmental Protection (DEP). Mr. Haff noted the building continues to be monitored for fresh air quality. Any work done on site requires monitoring by a Licensed Site Professional (LSP). The current agreement on the property is that when the schools no longer have use of it the property will be transferred to the Select Board. It will continue to be monitored for interior air quality. Ms. McKnight stated she had heard Hillside mightay be used as a swing space in connection with future school renovation. Has it been determined it is not feasible? Mr. Haff stated it has been studied. All required code updates would be necessary if used for a school and it would be quite costly. It is not impossible.

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

Mr. Alpert noted the decision will be drafted and the relief will be voted at the next meeting.

Report from Planning Director and Board members.

Katie King noted the Planning Board and Select Board met regarding the zoning article for breweries. The Planning Board would frame the zoning amendment article, go to Town Meeting, then the Select Board would make any changes to the liquor license regulations necessary based on the framework of the approved article. She recommends, and requests, the Planning Board withdraw the zoning article from the May Town Meeting Warrant and defer it to the Fall Town Meeting. This would allow the Select Board to run a full process on the licensing side so they can go to Town Meeting more comprehensively. Mr. Block commented it makes sense to ensure the zoning and licensing framework are in line for when they go to Town Meeting. Mr. Alpert believes, by deferring to the Fall, they are opening up the draft of the proposed By-Law amendmentchange and legally starting from scratch. There will be a new public hearing and they willmay have the ability to make changes to the proposed By-Law. The Board will be republishing it. Concerns that have been raised could be addressed and it could be squared away for the Fall meeting.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to withdraw the Article for Town Meeting with respect to breweries and pick it up at such time as the Board is prepared to return to Town Meeting in the future.

7:45 p.m. – Amendment to Major Project Site Plan Review No. 2008-08: The Learning Tree Preschool, Inc., 225 Highland Avenue, Needham, MA, Petitioner (Property located at 225 Highland Avenue, Needham, MA). Regarding request to expand its current operation at this location to include the abutting former UBreakiFix tenant space.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to waive the reading of the public hearing notice.

George Giunta Jr., representative for the applicant, noted this is the commercial building at the corner of Highland Avenue and Wexford Street. It is a 2-story building on a lot under 16,000 square feet. The top floor has Gardiner Mattress. The first floor has Snip Its on the corner, then a vacant space, and then the Learning Tree Preschool. The preschool currently has 1,109 square feet. There is a common hallway and bathroom. The Learning Tree Preschool was established in 1997 and is operated in 3 locations. The owner would like to expand into 779 square feet of vacant space next door. There would

be minor non-structural alterations and an additional enrollment of 19 students and 2 staff for a total of 42 children and 7 staff. The use and hours would stay the same.

Mr. Giunta Jr. noted the use is allowed as of right ~~use~~ and is an exempt use. Under MGL Ch 40A, Section 3, the issue is the existing approved site plan uses. The uses should be x. The preschool use is not in the framework of the existing special permit. There needs to be an adjustment in the parking waiver, but the parking demand has gone down. UBreakiFix and upstairs Gymboree required 39 parking spaces. Now 38 spaces will be required. There are only 22 spaces on site and 5 off-site so there is a shortfall of 11 spaces. There is a net improvement. Gardiner Mattress does not have anywhere near the traffic Gymboree had so the parking situation is much better. Mr. Alpert asked, with only 22 spaces there, how has the flow of pick up and drop off been with the current enrollment and will there be much more traffic with 19 more students? Are there any changes to the play area? Maura Dinnegan, owner of Learning Tree, noted the children are scheduled for the play area per class. Only 10 children at a time can go out. She noted the traffic is fine. The drop off is between 8:00 a.m. and 9:00 a.m. and pickup is 3:00 p.m. to 5:00 p.m. The parents do not go into the ~~school~~school, and it runs smoothly. She noted it is easier for them with the parents not going into the school and they have kept it like that. Mr. Block asked what kind of congestion has Ms. Dinnegan seen at Wexford Street and Highland Avenue. He asked how many parents drop off at 8:00 a.m. Ms. Dinnegan noted there are 4 or 5 parents dropping off at a time. Mr. Giunta Jr. noted Snip Its and Gardiner Mattress both open at 10:00 a.m. and Gardiner closes at 4:00 p.m. most days and one day at 2:00 p.m. Mr. Block noted the site plan has 773 square feet in one area and 779 square feet in another. Mr. Giunta Jr. stated 779 square feet was the original number and the new number is 773 square feet. Mr. Block asked if this required an amended plan. Ms. Newman will look at it. If so, she will require~~d~~ a plan modification. Mr. Crocker asked the procedure for drop offs and pick-ups. Ms. Dinnegan stated there is not a real procedure. The parents come between 8:00 a.m. and 9:00 a.m. They pull into the lot, drop off and leave. Mr. Block commented he had a concern with congestion on Wexford Street but it is fine.

Mr. Alpert noted the following correspondence for the record: a letter from V.S.A., LLC, the Landlord, authorizing Mr. Giunta Jr. to make application; an email from Fire Chief Dennis Condon, noting he is ok with this; an email from Town Engineer Thomas Ryder with no comments or objections and an email from Tara Gurge, of the Health Department, noting the previous comments remain the same as July 2020. Ms. Dinnegan clarified they do not serve food. The children bring their own food. Elizabeth Kaponya, of 27 Highland Terrace and Town Meeting member Precinct J, welcomed Mr. Crocker to the Board and thanked him. She stated she was glad the Learning Tree is doing well and has no objection to this.

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

Mr. Alpert noted the decision will be drafted and the relief voted at the next meeting.

Recommendation on Street Acceptance – Hutter Ridge Road.

Ms. Newman noted a letter from Town Engineer Thomas Ryder requesting a recommendation on the street acceptance. The street ~~is~~has a distance of 651 feet. He would like the Board to vote to recommend acceptance and send him a copy of the decision. Ms. Newman noted the Planning Board approved the subdivision and the performance bond was reduced down to a maintenance bond as all work had been satisfactorily completed. The street is ready to be accepted at Town Meeting as a public way.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to report to Town Meeting the road is complete and the Planning Board recommends acceptance of the road as a public way.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to sign the street acceptance plan when prepared by the DPW.

Board of Appeals – April 28, 2022.

329 Chestnut Street – Shweta Srivastava and Akshay Saxena, applicants.

Ms. McKnight stated she took a walk~~ride~~ around. This is located in the basement and access is very awkward. There are steep wooden steps, no handicap accessibility and no handicap parking. Ms. Newman noted the Board could make the comment for the Zoning Board of Appeals (ZBA) to check with the Building Inspector to make sure it is code compliant and meeting handicap accessibility and parking requirements. Mr. Crocker noted this is an existing building with existing businesses. What part does ADA compliance play in being able to rent out this space? Mr. Alpert feels that is with the Building Inspector.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: to comment the ZBA should check with the Building Inspector to make sure it is code compliant and meeting handicap accessibility and parking requirements.

1346 South Street – Scalliwags, LLC, applicant.

Ms. Newman noted this is an increase in enrollment. This is in the Rural Residential Conservation (RRD) District and the Neighborhood Business (NBD) District. Ms. McKnight noted the frontage is in the NB District. The property slopes down so there is no opportunity to add parking. There is no striping in the parking area at all. She asked if they are going to do any parking area upgrade~~thing like that~~ or leave it as it is. Mr. Alpert noted it is a ZBA application. He feels they can leave it up to the ZBA. Mr. Block commented it is setback quite a bit from South Street. He has not heard of any problems. Mr. Alpert noted it is not heavily trafficked there. Cars generally turn onto Charles River Street from there.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: "No comment."

132-134 Hillside Avenue – East Rock Development, LLC – applicant.

Ms. Newman noted this is a variance. The plan is to tear down the existing 2-family and rebuild a new 2-family. Ms. McKnight thought the original variance back in 1972 was strange. The Planning Board objected at the time. The back lot has 20 feet of frontage in the Single Residence B (SRB) District. This is kitty corner to the new apartment building approved recently and next to the town houses on the corner. It is in an area where it fits with its surroundings. A motion was made to make no comment. Mr. Crocker asked what is being built and how much bigger is it than the previous? He is concerned with the green space. George Giunta Jr., representative for the applicant, noted this is the 4th one in town where a 2-family use was allowed by a use variance. This was a generic use variance. In Section 1.4.7 of the Zoning By-law there are provisions for the reconstruction of 2-families. The maximum footprint is 2,500 square feet and the maximum lot coverage is 18%. He noted with the attached garages the footprint is 2,490 square feet and it is 13 or 14% lot coverage. He noted it is a good-sized lot.

Mr. Alpert noted the current house is roughly 1,500 square feet so there is an increase of 1,000 square feet. Mr. Block stated each unit is 2,100 square feet on the 1st and 2nd floor. Mr. Crocker noted this is fairly big for the lot and more green space is being taken up. Mr. Giunta Jr. stated the strip of land running to the street is 2,100 square feet. The percentage goes up but the size of the footprint is the same size as a single family home. He noted half the increase is the 2 attached garages. Mr. Crocker commented he is concerned with the loss of green space but appreciates what they are trying to do. Ms. McKnight stated she prefers to make no comment and let a consideration of such factors be up to the ZBA. Mr. Block agreed and noted they are adding 13 or 14 trees. Mr. Crocker stated they are taking down more than that.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of three of the four members present (Mr. Crocker voted in the negative):
VOTED: "No comment."

1545 Central Avenue – Needham Pool and Racquet Club.

It was noted this is to redo the paddle court facility at the Pool and Racquet Club. No comment is needed. It is just informational.

Minutes

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of the three members present (Mr. Crocker was not at the meeting and did not vote):

VOTED: to accept the minutes of 2/1/22, 2/9/22 and 2/11/22 with the red lined changes indicated on the minutes distributed.

Finalize Summer schedule.

Ms. Newman noted the Board can stay with meetings via ~~z~~Zoom through 7/15/22. The Town has to accept the provision for hybrid meetings to have members attend via Zoom after that date,and they have not done that yet. With hybrid meetings, t~~T~~here needs to be a quorum in person. She noted the Board should try to have a meeting prior to 7/15. All members are ok with 7/7 or 7/19 and 8/9 or 8/16. Ms. Clee will touch base with Ms. Espada to firm up July and August dates. This will be firmed up at the 4/25/22 meeting. Ms. McKnight asked if there was any date yet for the Housing Plan Working Group ~~Plan~~ meeting in June. Ms. Clee noted no date has been set yet,

Report from Planning Director and Board members

Ms. Newman noted at the last meeting she was asked to check with George Giunta Jr. regarding the Citizen's Petition change from Single Residence A (SRA) to Single Residence B (SRB) that was on the warrant for the 2021 Annual Town Meeting. Mr. Giunta Jr. and petitioner Bruno DeFazio both feel there was not a lot of support and conceded that. She suggested the Planning Board might consider changing the front yard setback to what is in SRB. Leave the zoning in place and look at an overlay district to front yard setback. Ms. McKnight commented she was disappointed Town Meeting felt the facts were not adequately presented. Mr. Alpert reminded the members this is not the Planning Board's article. Ms. McKnight asked if the Housing Plan Working Group should focus on this. Mr. Alpert noted it is a different issue. If that Committee feels it should be studied the Planning Board would have to look closer at that. Mr. Block does not feel it is the right area to achieve the goal.

Ms. Newman stated this was referred back for a Planning Board report. She asked what the Board members wante~~d~~ to do. Mr. Alpert noted the proponents have withdrawn the article and are re-examining what they may want to do in the future. He felt the Planning Board's report~~it~~ should be a handout at the upcoming Annual Town Meeting.

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

VOTED: to accept the Chair's report as articulated now that the proponents have withdrawn the article and are re-examining what they may want to do in the future and to have it written up by the Planning Director.

Ms. Newman noted she is going to a meeting tomorrow morning with Massachusetts Environmental Protection Agency (MEPA) staff on the former Muzi property. Highland Science Center filed an Environmental Notification Form (ENF) with MEPA. MEPA will do a consultation session remotely, which she will be attending with Rebecca Brown from GPI. Other Department M~~m~~anagers from Needham will also be there to advise on comments that should be raised on the ENF. Any comments are due 4/28/22. There is a formal filing with dedicated space on the website which includes the ENF, notice of the meeting tomorrow and other information. Ms. Newman noted the applicant submitted a traffic report into MEFA. Other departments are giving her comments.

Ms. McKnight asked, since the brewery article was withdrawn, do the members have to attend the League of Women Voter's warrant meetings and cover the different rooms. Ms. Newman will find out but the Planning Board still has the small repair grant program article on the warrant.

Correspondence

Mr. Alpert noted the following correspondence for the record: 3 emails from Louis Wolfson regarding brew pubs and microbreweries; Dover Planning Board zoning amendments to their Zoning By-Laws with one on accessory apartments and a copy of the Annual Town Meeting Warrant from the Warrant Committee.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:
VOTED: adjourn the meeting at 9:37 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Adam Block, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

April 25, 2022

The Special Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Monday, April 25, 2022, at 9:00 a.m. with Messrs. Block and Crocker 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 does not include any public hearings and there will not be any 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.

Decision: Amendment to Major Project Site Plan Special Permit No. 2005-07: Carbon Health Medical Group of Florida, PA, 300 California St (Suite 799), San Francisco, CA and Needham Gateway LLC, 66 Cranberry Lane, Needham, MA, Petitioners (Property located at 100 and 120 Highland Avenue, Needham, MA). Regarding request for a new principal use in the subject property, described as a medical professional office providing primary and walk-in medical care.

Mr. Alpert noted the Board voted the relief at the last meeting. This is a continuation of the discussion of the decision. The decision has been revised and a further red-lined decision was received from the applicant's Attorney Rick Mann. Mr. Alpert noted he was fine with the draft decision circulated on Friday. Mr. Mann has requestion ~~made~~ further changes as shown on his red-lined version~~changes~~. Mr. Block and Ms. Espada have not had a chance to review Mr. Mann's changes. Mr. Alpert asked if there were any comments on Friday's draft decision. Ms. McKnight stated she went through the comments and found a few minor changes. Mr. Block and Ms. Espada had no comments. Mr. Crocker noted in Section 3.14, as to the after-~~-~~hours illuminating of the sign, it makes it easy to be controlled by the tenant. He asked why it is controlled by the tenant and not just turned off? Mr. Alpert stated it is covered by the original decision. Ms. Espada asked if the site plan presented would be part of the~~is~~ conditions of this decision. Ms. Newman noted it is a basic site plan approval. Ms. Espada asked how accountability could be created to make sure there are only 2 professionals in the building when there are 7 exam rooms. Ms. Newman noted the Board has not required reporting or timesheets.

Attorney Rick Mann, representative for the applicant, stated the changes he requested are not new. They were done in the original decision that is being amended. There is a fundamental disagreement relative to the parking waiver. Mr. Alpert stated they should go through the decision in order of changes. In Section 1.3, Mr. Mann pointed out some typos. An "s" should be added in 2 places. He noted Section 1.8, 1.9 and 1.10. At the top of the 2nd paragraph of 1.8, he has no objection to the change. Ms. McKnight agrees. Mr. Alpert noted parking spaces. It was made clear during the hearing any use of the Webb building would require the applicant to come back. The applicant's expert parking study showed only 9 spaces available at the peak hour. The applicant is asking, if a new tenant comes in and requires less than 25 spaces, they do not have to come back. The Planning Board is saying the applicant would need to come back. Mr. Mann stated, originally when the shopping center was approved, it was granted with an understanding there were not enough parking ~~spaces~~spaces, and they were given a waiver of 30 spaces. He asked, if Carbon Health were a retail user, would we be having this discussion. Mr. Alpert stated the applicant would still have to come back and discuss it.

Mr. Alpert stated the neighbors complain about the parking and the Planning Board needs to be aware of that. Mr. Mann stated the original was based on the presumption that the whole area would be retail and one restaurant. It was granted and the legal issue is the Board has not waived the waiver. Mr. Alpert stated the applicant is in front of the Board with a special permit application. That allows the Board to revisit the original parking waiver. Mr. Mann does not agree. He feels his argument is legally correct. He does not want to give up anything they already have. His client was told in 2006 they can have retail use and a 4,800 square foot restaurant. His client has now lost his retail tenant and would be put in a position of tremendous vulnerability.

Mr. Block stated it is not the same use and the traffic study highlighted a new problem not contemplated in 2006. The Board needs to look at this. Mr. Mann's client has to go through the process of finding a tenant to fill the use. The Planning

Board needs to deal with traffic issues at the time. He understands Mr. Mann's advocacy. A new traffic study was done which has shown a new issue from 2006 and it is still a special permit. Ms. McKnight agrees with the comments made by Mr. Alpert. Mr. Mann's changes were reviewed by the Planning ~~Director~~Director, and it was decided to keep the decision~~it~~ as it was drafted. Ms. Espada agrees with all previous comments.

Mr. Alpert stated no changes will be made in Section 1.8, 1.9 and 1.10. They will remain as drafted except in the 2nd paragraph of 1.8 as already discussed. Mr. Mann stated he would like to change, in Sections 1.10 and 1.11, the acknowledgement as it is. The decision makes a single space waiver. He does not know why he has to acknowledge that. Mr. Alpert stated this was discussed at the public hearing and it was said that when a tenant is found for the Webb building the applicant needs to come back. He is willing to take out "and the petitioner has acknowledged that." Ms. McKnight asked if he was willing to take out the entire sentence as these are findings and not conditions. Mr. Alpert stated yes. Ms. Newman noted the building will be tenanted and the petitioner will come back. That is a finding. It could say "the former Webb building will remain untenanted until…." Mr. Mann added "if required." He feels that is appropriate. Mr. Block asked why they would need to come back if there is zero parking. Ms. Newman stated nothing will have zero parking. Any use would have a parking requirement associated with it. She stated even a use allowed as of right needs a parking waiver. Mr. Mann would advocate against what the Board is doing here by reducing the parking waiver to zero. That is not fair to his client. Mr. Alpert stated they are 16 years later and he is comfortable with taking out the entire sentence and do not need it in findings.

Ms. McKnight stated there is no formal process for this Board to determine if a parking study is adequate except for the waiver being sought. She is looking at the conditions. Is that clearly in the conditions? Mr. Mann stated yes, in Section 3.16. Ms. McKnight stated she would go along with deleting the entire sentence as long as it is in the conditions. Mr. Alpert stated it would be deleted. In Section 1.8, Mr. Mann is requesting "full occupancy" be changed to "proposed use." He would like the same in section 1.11(3). He read Mr. Mann wants "currently empty" and "untenanted." Ms. McKnight stated this is recited in the parking study. If it is not the same, it is not appropriate. Mr. Crocker stated the tenants have changed and parking has changed. The Board will be looking at it in the future. He does not see an issue. Mr. Block stated they should strike "until further Planning Board approval is obtained" and he is fine with the change. Ms. McKnight sought clarification that~~ed~~ they will change "remains" to "currently" and was informed that is correct.

Mr. Alpert noted in Section 1.15, change "building" to "shopping center." Ms. Newman stated she wrote in that there was adequate parking on site for 120 Highland Avenue, not at the other building. Mr. Mann stated 100 Highland Avenue is vacant. Mr. Crocker noted in Section 1.8, the "s" should be removed from "spaces." He is ok with the change in Section 1.15. Mr. Alpert stated he is reluctant to make any changes to the decision. They already voted the conditions. In Section 3.9, page 7, he has no problem with the change. All are fine with the change. Ms. McKnight noted there should be an "s" after "practitioner" and "assistant."

Mr. Alpert noted Section 3.10 and 3.11. This was discussed at the Chair and Vice-Chair meeting. There was no representation at the meeting of the maximum number of patients per day. Ms. Newman stated it was discussed. Historically, information was received from the applicant on how many patients per day. She wanted to discuss this before she delete~~d~~s it. The Board has been told how many patients would be seen with a maximum number. She usually quantifies it in the decision. Mr. Alpert stated it was not discussed at the meeting and the applicant did not make a representation. The doctor commented on the number of patients seen in another location per ~~day~~day, but no representation was made as to this location. Ms. McKnight stated if it is not a condition then there is no fixed condition the Board can use to control this. Mr. Alpert stated there is a condition of how many rooms are available and how many patients there are at a time. He does not know how a maximum number could do any good.

Ms. McKnight noted in Section 7 "and if a complaint is received." To say the use is in violation they would have to have a maximum number to begin with. Mr. Mann stated, if the cap is removed, that would not be needed. The plan shows 4 seats in the waiting room. Carewell has 18 seats in the waiting room. A cap on the number of patients was not discussed and the applicant would not agree with that. Ms. Espada asked about the orthodontist recently permitted. Was there a cap on patients or rooms and staff? Ms. Newman is not sure and will look at it. Ms. Newman stated she modeled this after Carewell and the medical clinic across from Town Hall which was 40 patients per day. Mr. Mann stated Carewell has 31,000 square feet and 11,000 square feet of storage in the basement with 113 parking spaces. This project has 22,000 square feet in the entire shopping center and no basement storage with 97 parking spaces. The two are not comparable.

Mr. Alpert agreed with Mr. Block that they cannot put a condition without reopening the hearing. They have a limit on the number of rooms and the waiting room. There is only so much capacity. He feels it is not necessary to have a 40 per day patient maximum. Mr. Block stated there is a limit on the number of patients at any time on page 7. Mr. Crocker commented the applicant stated 20 patients per day. Mr. Alpert stated that was not a representation. Mr. Block stated they were explaining an average on a number at another facility. Mr. Alpert stated they did not discuss in an open meeting a maximum number per day, and they have Section 3.6 and 3.7. He does not feel they need a maximum per day. He thinks they are covered. Ms. McKnight agrees as long as Section 3.7 stays as is. It would be evaluated at the time if there was a complaint. It should come out of Section 3.10 and 3.11.

Mr. Alpert stated in Section 3.11, any changes to the floor plan should have the applicant come back. Mr. Mann would like only if the treatment or exam rooms are changed they must come back. This is one of the Planning Board conditions. He would like to leave the language. In Section 3.16, they should not add Mr. Mann's language. Mr. Mann noted it says "shall." It should be "to the extent required by applicable law and this decision." Ms. McKnight stated there is no harm in saying "or uses." She noted 3.16 needs a period at the end. Mr. Alpert stated Section 3.19(b) and 3.20 are ok. Change "decision" to "amendment" in Section 3.19. Ms. McKnight noted there is a more precise way for Section 3.19(b). She suggested adding "or uses granting this Special Permit amendment under Section 7.4 and Site Plan Approval under Section 7.2 and a Special Permit Amendment under Section 5.1.1.5 of the Zoning By-Law…." That covers everything. Mr. Mann has no objection to that. He noted in Section 3.20, it should be changed to amendment. Ms. McKnight noted "subject to these Special Permit Amendments and Site Plan approval." It should be the same thing with Section 3.21.

Ms. Newman noted she wanted to grab the last parking study and may have the incorrect study referenced. This should only be this facility and not the Golf facility. She will correct the Exhibit. Ms. McKnight asked if Exhibit 11 should be "parking plan." Mr. Block noted in Section 3.24, it says it may be transferred to another party for substantially the same use. He would prefer "this use" and to strike "substantially." Mr. Alpert noted they did strike "substantially." Ms. McKnight noted in Section 1.9, 5th line, there should be a , after Panera Bread. In Section 3.7, 2nd to last line, should have a comma after designated time or a ; and eliminate "and." In Section 3.15, it says "Carbon Health shall share the same dumpsters." In other areas it says "Carbon Health Facility." All agree. On the top of page 9, it says "Building Inspector" and it is "Building Commissioner" in other areas. Ms. Newman stated it should be Building Commissioner. She will make the change. Ms. McKnight noted in Section 3.24, the "and" should be removed before "together with" as it is not necessary.

Upon a motion made by Mr. Block, and seconded by Ms. McKnight, it was by a roll call vote of the four members present (Mr. Crocker did not vote):
VOTED: to accept the decision as discussed with the changes today.

Ms. McKnight noted Hunting Road and the vote by Town Meeting that the Planning Board would further study it. She asked Ms. Newman if Engineering could do an assessment of the whole area. There was discussion at the ~~z~~Zoning ~~s~~Subgroup of the Housing Plan Working Group. Oscar Mertz took a look at it and reported the total additional lots would be 4 lots. She could do a report at the next Planning Board meeting. The Housing Plan Working Group will probably study this and make it part of their work. Ms. Newman will indicate in the Planning Board's report that the applicant is not going forward and may choose to come forward with an alternative that the Planning Board would study, and leave it at that.

Ms. Espada stated the Board should take a look at any initiatives they want to do this year. Mr. Block agreed. He would like to look at the goals each member sees. Ms. McKnight stated Accessory Dwelling Unit (ADU) rules change is something but that could wait to the 2023 Town Meeting. Mr. Alpert noted brew pubs. Ms. Espada stated they are doing a lot of important work and they need to say what they are working on. Ms. Newman suggested setting up a goal setting session. They should set up a special meeting after Town Meeting to set the next year. Mr. Crocker stated~~,~~ that something the public wants that he has not heard, is environmental concerns. Mr. Alpert noted they made representations to Town Meeting last year that the Planning Board would take that up and they have not done anything. They are following what Newton and Brookline are doing, and state ~~laws~~laws, and it looks like the Legislature will be passing something.

Mr. Crocker stated it makes no sense to be behind the curve. Needham is far behind other towns. Ms. Espada agrees. She was on the Green Committee years ago. There was a committee of 25 ~~people~~people, and they could not get anything through Needham. She will think about next steps. Mr. Crocker wants to do it the right way with a public process and public input.

Ms. Espada agrees. She is on the Climate Action Group and will be reporting to the Planning Board. Mr. Alpert asked if Stephen Frail is on that group and was informed he is,~~was~~ along with Marianne Cooley. Ms. McKnight noted the Tree By-Law also needs to be done. The Planning Board was working on it and the Select Board discouraged them from doing it. Mr. Alpert stated the Select Board made it clear ~~it~~a tree by-law was their province and not the Planning Board's.

Upon a motion made by Mr. Block, and seconded by Ms. Espada, it was by a roll call vote of the five members present unanimously:
VOTED: adjourn the meeting at 10:30 a.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Adam Block, Vice-Chairman and Clerk

NEEDHAM PLANNING BOARD MINUTES

May 3, 2022

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Paul Alpert, Chairman, on Tuesday, May 3, 2022, at 7:15 p.m. with Messrs. Block and Crocker 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 does include one public hearing 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.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 91-7: Henry Hospitality, Inc. d/b/a The James, 18 Cliftondale Street, Roslindale, MA, Petitioner (Property located at 1027 Great Plain Avenue, Needham, MA). Regarding request to permit up to 69 outdoor seats by the James Pub on 5 on-site parking spaces.

Upon a motion made by Mr. Crocker, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Stuart Henry, owner of the James Pub, thanked the Board for access to the patio during the pandemic. Mary Kiley, General Manager of the James, was at the meeting with him. He will keep the same footprint and build another platform from the building to access more handicap accessible tables. Mr. Block noted the application says 3 parking spaces. Mr. Henry noted they are currently on 3 parking spaces. There are 2 more by the entrance. Mr. Alpert asked Mr. Henry to work with the Planning Staff to correct the application. He noted the applicant is asking for year-round outdoor dining. He looked at the second license and memorandum of understanding dated 3/11/22. Reading this gives the ability to have year-round and is subject to the agreement. The Board cannot grant year-round but he has no objection. The Board can allow as long as it conforms under the second license and memorandum of understanding. It looks like that is Select Board approval.

Mr. Alpert noted the following correspondence for the record: multiple communications from the Building Commissioner; an email from Fire Chief Dennis Condon noting the Fire is ok with this; an email from Assistant Health Director Tara Gurge with the usual requirements to continue to maintain the exterior in a clean and safe condition and a letter from Town Engineer Thomas Ryder with no objections. The emails from Building Commissioner David Roche questioned the number of seats and bathroom accommodations. Mr. Henry made arrangements to use a third bathroom at the Architrave store. The Building Commissioner then responded that the ability to use the third bathroom is fine and he is satisfied. Mr. Block had a question about the arrangement. The store hours are different, and he asked how the arrangement would work. Mr. Henry stated he rents space in the basement of that building and has 24-hour access to the back door and bathroom right there. Mr. Block is pleased with the bathroom arrangement and congratulated Mr. Henry on the success of his business.

Ms. McKnight noted the entry/exit on the left side and asked if that is the railway walkway. Mr. Henry noted that is on the other side. Mr. Block noted the entry to the restaurant is on the railway right of way. This plan is only outdoor seating. Ms. McKnight stated she agreed with Mr. Alpert's comments. The applicant needs the Select Board's approval for the 5 spaces. Currently the handicap parking space is being used. It is problematic to eliminate a handicap space. She asked where a handicapped person would park. Mr. Henry stated they could park right outside the entry to the restaurant. There are 2 spaces right there. There is no placard yet but he will get one. Mr. Alpert asked if the applicant is ok with a condition the applicant replace the handicap space. Mr. Henry is ok with that. Ms. McKnight asked if a handicap person would be able to enter the restaurant via the outside eating area. Mr. Henry stated yes, the door is 42 inches wide.

Ms. Espada stated she appreciates the site plan. It is helpful to see all accessibility provisions. She asked why there is a 6-inch platform for most of the seating. Mr. Henry noted they were waterlogged most of the first year and people were sitting

in puddles. Ms. Espada noted some seats are on the ramp. The ramp needs handrails. Mr. Crocker stated he has done a fantastic job. Mr. Block noted there are 2 parking plans. One has the proposed dumpster location. He noted there is a yellow section around 4 spaces and it shows bollards. The plan does not show the structure of where the restaurant is. He assumes it is behind that. Ms. Newman noted those parking spaces are the ones the Town has approved for use for the dumpster and now they want outdoor seating. The spaces in yellow are privately owned. Mr. Alpert stated the spaces are privately owned but need Town approval due to the agreement with the Town. It sounds like the Town can grant the request but pull it back anytime if they need the spaces.

Ms. McKnight noted the license agreement is dated in 2022. This is extending the 2015 license. She asked if there was any discussion with the Select Board when the license was approved regarding outdoor seating. Mr. Alpert stated it was covered in the agreement allowing outdoor dining. It contemplates outdoor dining. Ms. Newman noted the original agreement did not contemplate outdoor dining. It ran for 5 years and when it was renewed it added language for seasonal outdoor dining. Year-round seating would not be in violation of the agreement subject to Select Board approval.

Mr. Crocker asked about snow removal and what is happening with that. Mr. Henry noted all the restaurants, Needham Center Fine Wine and Citizens Bank all take care of the snow removal. They are responsible for that part of the lot as it is private. Citizens has people that do snow removal and take it away. The rest of the snow is pushed against the patio wall.

Upon a motion made by Mr. Crocker, and seconded by Ms. McKnight, it was by a roll call vote of the five members present unanimously:
VOTED: to close the hearing.

Ms. Newman will prepare an affirmative decision with prior comments and the discussion from tonight for the next meeting.

Appointment:

7:50 p.m. – Minor Project Review: Town of Needham, 500 Dedham Avenue, Needham, MA, Petitioner (Property located at 1330 Highland Avenue, Needham, MA).

Ms. Newman noted this is a minor project review. It does not hit the trigger for a major project review. The Planning Board provides comments to the Design Review Board (DRB). They do not issue a decision but recommendations. Hank Haff, Director of Building Design and Construction for the town, noted this is a complete gut renovation for continued use of the office for the school administration. The building was built in 1898 as a high school and is 124 years old. Construction was 24 years old before the first draft of the Zoning By-Laws. In 1947 the building was converted to administration and in 1986 it was placed on the Registry of Historic Places. The Historical Society is supportive of the renovation. There will be CPC funding approved and the hope is Town Meeting will approve it. The renovation is almost entirely enclosed within the building. Several waivers are being requested. This was discussed with the DRB on 4/25/22 and the architect is reviewing those. He noted the DRB is generally supportive of the project.

Town Counsel Christopher Heep reviewed the waivers. In Section 5.1.1.2, amount of parking, the requirement is 89 parking spaces, and they are proposing 62 spaces. The current building would require 85 spaces under the By-Law but there are only 65 spaces on site. This is a net reduction of 3 spaces. The site has performed well over the years. In Section 5.1.1.3 (j), setback to parking, there is 10 feet required and there is only 4 feet in some places at the rear of the site along Oakland Avenue. In Section 5.1.1.3 (k), landscaping, the By-Law requires 10% and 25% interior. There is 13.4% landscaping but only 8.4% internal. In Section 5.1.1.3 (m), parking location within 300 feet of the site, he noted there may be instances where parking may need to be off-site. He acknowledges this. He noted there are 3 existing non-conformities. The side yard setback for the portico is 11.3 feet from the side yard lot line. That portico is not changing but 15 feet is the setback requirement. The maximum height is 3 stories and 40 feet but the existing is 4 levels and 60 feet.

Mr. Alpert asked what the building to the west is. Mr. Haff noted, technically, it is south and adjacent to St. Joseph's. Ms. McKnight noted immediately there is the former convent that is used as a school. Then next to that is the church itself. Mr. Heep stated none of the existing non-conformities are being extended in any substantial way. Ms. McKnight stated, with the waiver with regards to parking, she is supportive of granting a waiver to reduce to 62 spaces. She does not understand the need for any special conditions if the waiver is granted. She is opposed to parking at Stephen Palmer and does not see

the need for a waiver of over 300 feet from the site. Mr. Haff stated the applicant applied for more relief than needed. The list was worked up with the Building Commissioner so he would not like to drop the request.

Mr. Alpert noted the waiver to allow for additional parking more than 300 feet from the building. He asked, if granted, would the applicant need to come back if that changes. Mr. Heep does not think there is any question of their contracting with any business owners. This is for municipal lots within 300 feet of the building. Mr. Haff analyzed the number of spaces within 300 feet of the building. This is the experience for decades with the existing user. Town Meeting requested the applicant not constrain the Stephen Palmer site, which is more than 300 feet from the site. Ms. Newman agrees with Ms. McKnight it does not need a waiver. The relief under Section (m) is not required. Mr. Heep stated if the Planning Board wants to include it with a recommendation to the Zoning Board of Appeals (ZBA) the relief is not needed he is ok with that.

Mr. Crocker stated he does not understand why they are looking for a waiver when it is not needed. There is parking on site and other parking nearby. Mr. Block stated, when it was a larger project, there was a discussion regarding using Stephen Palmer as a site, but the project has since been reduced. He asked if the ZBA should add a requirement no employees or visitors shall park on Oakland or Pickering north of May Street as that is resident parking only. For big meetings, were they thinking of parking on Pickering and north of May Street? Mr. Haff stated all spaces were counted as available parking. He noted people park in the school lot for church and funerals. It has functioned like this for years. The teachers can park in 2- or 3-hour spots. It is all public parking around there. Mr. Block was not aware it was public parking.

Mr. Alpert clarified people can park on public streets. Mr. Block commented he was concerned with 100 cars pulling out. Mr. Crocker noted the Town has a responsibility when they have a large gathering to encourage car-pooling. Ms. McKnight agrees with Ms. Newman. A condition that allows for parking further than 300 feet is appropriate only when the site is owned or leased by the applicant, and it is determined the applicant needs the parking. Any condition about 300 feet is not necessary. Ms. Espada agrees. She does not see the need.

Joel Bargmann, of Bargmann Hendrie & Archetype, Inc., reviewed the project. The old entry is being changed by infilling it to prevent confusion with the new entrance. The DRB suggested a planter and recess the window a bit. It is not practical to put the old clock in but it has been preserved off site. There is a roof top enclosure to hold the mechanics. The major change is they are down 3 parking spaces. The entire asphalt in front of the school is being removed and only 3 handicap spaces will remain at the left portico. It was suggested they use some bushes to hide the spaces from Highland Avenue. There is a small addition for trash and a loading dock. All the floors are at a split level, so you need a loading dock.

Mr. Bargmann stated the existing entry is being maintained due to an easement access for the residential abutters. The DRB suggested panelizing the roof top enclosure or putting a cornice to provide more detail and make the enclosure smaller. They will put a planter to infill the old entry. It is difficult to see the elevator overrun and mechanical systems from Highland Avenue. He noted the elevator has to be where it is at the entry. The back of the building has 6 windows that are filled with brick. The project will open them up and create some office space that can be used. He stated they plan to show the comments from the Planning Board to the ZBA.

Mr. Block stated this was an excellent presentation. He asked if someone were to go by wheelchair, are there stairs to go from the driveway into the front door. Mr. Bargmann stated there is one step there. Ms. Espada had no comments or questions. Mr. Crocker asked, with the heating system being different, would the chimneys even be used. Mr. Bargmann stated the chimneys could not be used. The 2 chimneys in the middle will be dept as they area structurally required for air exchange. The chimneys in the back are being removed and they are gaining 8 offices in the building.

Ms. McKnight clarified the property is burdened by an easement to the condominium property and was informed that is correct. There is also a utility easement. Ms. McKnight noted she always thought of the structure referred to as a clock as a water tank. Mr. Haff noted Anne Gulati, Assistant Superintendent for Business and Finance, requested the high school students have input into what goes into the circle if the clock is not put back. The students designed the town logo. Ms. McKnight noted the comments from the DRB regarding trees and plantings. She asked if the applicant is responding to comments from the DRB. Mr. Bargmann noted the comment regarding tree removal is necessary. The addition cannot be put on without removing the tree and there is no other place to put the loading dock. He noted some historic photos show bushes. There is one remaining bush that will bring back some of the historical character.

Ms. McKnight noted rubbish removal and the arborvitae tree screen. Mr. Bargmann noted there is a tree screen and hedge that screens the dumpster for St. Josephs. Mr. Crocker noted the Planning Board would require some type of additional trees between the back and St. Josephs to the south of the building. He asked why nothing is being planted there. Mr. Bargmann will take a look at that. Mr. Haff stated St. Josephs side has a row of pine trees that goes all the way across the face of the building and one large oak tree by the play yard. He will speak with St. Josephs. If they want the applicant to add a second row of trees, they will do that although it may be redundant.

Oscar Mertz, architect, asked if the community would have access to the building at times with shared room and common spaces. Mr. Haff stated the community comes in throughout the day for a variety of services. The top floor will be a larger conference room that could be utilized by the public especially in the evening. It is not really as big as Powers Hall. They are still in discussions if School Committee will have their meetings there or continue to have them at Broadmeadow School. Ms. McKnight commented she is happy to hear. She asked if that room will be added to the list of available spaces. Mr. Haff noted it most likely would be added for off hours and weekends. It would need monitoring of the room and a nominal fee. Mr. Alpert reviewed the comments for the ZBA. The parking waiver is not necessary for more than 300 feet and landscaping on the south side of the building. McKnight would like to comment she would support the grant of a parking waiver to allow construction with 62 spaces. All agreed. Mr. Alpert asked if there would be a bicycle rack. Mr. Haff stated it conforms to the zoning by-law. They have not observed a lot coming by bicycle, but he noted the bike rack could accommodate 8 bicycles.

Upon a motion made by Mr. Block, and seconded by Mr. Crocker, it was by a roll call vote of the five members present unanimously:
VOTED: to recommend approval of a parking waiver of 62 spaces and recommend they not grant a waiver for off-site parking more than 300 feet from the site as it is unnecessary.

Upon a motion made by Mr. Block, and seconded by Mr. Crocker, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the rear setback on the east side of the building from 10 feet to 4 feet and the amount of landscaping within the interior of the area.

Decision: Amendment to Major Project Site Plan Review No. 1018-05: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 28 Glen Gary Road, Needham, MA.) Regarding request to remove Condition 3.2 of the existing decision, which would then allow the temporary move of the Needham Public Schools ("NPS") administrative staff.

Mr. Alpert noted the decision has Ms. Espada as being present and she was not. The vote would be 4 members. Condition 3.2 regarding preventing using the parking lot for municipal use has been removed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a roll call vote of four of the five members present (Ms. Espada abstained):
VOTED: to grant the requested amendment to a Major Site Plan Review Special Permit issued by the Needham Planning Board on July 17, 2018, amended June 29, 2021, under Section 7.4 of the Needham Zoning By-Law and Special Permit 2019-05, Section 421, subject to the following plan modifications, conditions and limitations in the decision that is before the Board.

A motion was made to approve the amendment to the decision dated 5/1/22. Mr. Alpert noted the finding in Section 1.5 says "Needham Public Schools (NPS) would of course need to use existing parking spaces." He does not feel "of course" is appropriate and should be struck. Ms. Newman agreed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Crocker, it was by a roll call vote of four of the five members present (Ms. Espada abstained):
VOTED: to approve the amendment to the decision dated 5/1/22 with the one change discussed.

Decision: Amendment to Major Project Site Plan Review No. 2008-08: The Learning Tree Preschool, Inc., 225 Highland Avenue, Needham, MA, Petitioner (Property located at 225 Highland Avenue, Needham, MA). Regarding request to expand its current operation at this location to include the abutting former UBreakIFix tenant space.

Mr. Alpert noted on the 1st page, 4th paragraph, it does not list those present. That information needs to be added. On the top of page 3, last sentence in Section 1.3, says "in essence." That is not appropriate and should be removed. All agreed. Mr. Alpert noted in Section 3.1, there is a space that should be removed between 2020 and the comma. Ms. Newman stated she would remove Ms. Espada from the signature line.

Upon a motion made by Mr. Block, and seconded by Mr. Crocker, it was by a roll call vote of four of the five members present (Ms. Espada abstained):

VOTED: to grant (1) the requested Major Project Site Plan Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law and Section 4.2 of the Major Project Special Permit No. 2008-08; dated November 12, 2008, amended August 11, 2009, January 4, 2011, August 9, 2011, June 12, 2012 and July 21, 2020; and (2) the requested Special Permit under Section 5.1.1.5 of the By-Law to further waive strict adherence with the requirements of Section 5.1.2 (Required Parking), subject to and with the benefit of the following Plan modifications, conditions, limitations and finding of facts as set forth in the decision.

Mr. Alpert noted there is another space in the "Therefore" section. There is an extra space after July 21, 2020. It will be removed.

Upon a motion made by Mr. Block, and seconded by Mr. Crocker, it was by a roll call vote of four of the five members present (Ms. Espada abstained):

VOTED: to approve the decision with the changes discussed.

Revise temporary outdoor seating/outdoor display policy to extend applicability date to April 1, 2023 or another later date deemed appropriate by the Board.

Mr. Alpert noted the date should be changed to 4/1/2023 as the outside date. Ms. Newman stated the Governor has approved outside seating through 4/1/2023. The town needs to modify the policy for an additional year to be consistent with the Governor. This is a very recent change.

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

VOTED: to adopt a change of date as presented to the Board.

Vote new Select Board appointment to the Housing Plan Working Group.

Ms. McKnight has spoken with Heidi Frail who has agreed to be the advisor.

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

VOTED: to appoint Heidi Frail as a member of the Housing Plan Working Group Committee as the Select Board member.

Minutes

Ms. McKnight noted in the minutes of 12/21/21, 1688 Central Avenue, the paragraph at the bottom, it says "Mr. Jacobs stated it may not be in the proviso." Mr. Alpert stated it should be "may not be in the M.G.L. Ch. 40, Section 3." All agreed. Ms. McKnight noted on the next page, it says "the barn is exclusively for day care use and not necessarily for storage." She thinks "only" should be added after "storage." In the paragraph at the bottom of the page, Mr. Alpert stated the Board needs to come up with "regulations." It should be "conditions." Mr. Alpert thought it may be "reasonable regulations." It was decided to leave it alone. On the next page regarding setbacks, it says "the setbacks are there because that is where the builders decided years ago to build the houses." Ms. McKnight feels it should say "the setbacks in Section 4." Mr. Block agreed.

Ms. McKnight noted there were 2 sentences by Mr. Jacobs that are unclear. One was "Mr. Jacobs stated the Board could find the setback needs to be more than 64 feet, but he does not know how to make that clear. Mr. Block stated that would be making a condition based on a subsequent condition. It is not clear." Mr. Alpert thinks the discussion was about traffic and a condition of whether to have a police detail and if it continues was about traffic study. Mr. Block stated the second sentence from Mr. Block should be struck and Mr. Jacobs sentence should remain. Ms. McKnight noted in the 1st paragraph of the breweries discussion, Mr. Alpert stated Mr. Jacobs said at the Select Board meeting "He was not sure we need to have zoning. Under the current By-Laws there can be breweries." She is not sure that is needed. She brought the 2 sentences together and suggests adding "if deemed similar to already allowed uses." Mr. Alpert stated that is not what Mr. Jacobs said. Mr. Block felt it was a reasonable addition. Mr. Alpert noted he was ok with adding it.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):
VOTED: to accept the minutes of 12/21/21 with the changes shown in red line and further changes discussed tonight.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):
VOTED: to accept the minutes of 1/4/22 with the changes shown in red line.

Ms. McKnight noted in the minutes of 2/15/22, page 2, "Mr. Jacobs asked if the construction dumpsters will be in a couple of months." Mr. Alpert stated it should be "will be installed in a couple of months." Ms. McKnight noted Mr. Moskowitz conceded the dumpsters were there about 5 years. She is not clear on how many years. It should be 15 years. Ms. McKnight noted the last paragraph of the Emery Grover discussion regarding setbacks. A non-apartment building side yard setback is 15 feet under Section 4.3. It should be Section 4.73.

Upon a motion made by Ms. McKnight, and seconded by Ms. Espada, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):
VOTED: to accept the minutes of 2/15/22 with the changes shown in red line and with the additional changes discussed tonight.

Ms. McKnight noted on the minutes of 2/25/22, 2nd paragraph, Mr. Alpert noted there was a minor modification on the agenda and there would be public comment. The Board did not get to that item. Mr. Alpert stated it was on the agenda and should be left as is. Ms. McKnight noted the 1st paragraph of 1688 Central Avenue, "at the last meeting the Board discussed the restriction of further subdividing the lot. They have since learned an easement would enable a subdivision of the lot." She suggested adding "roadway" before easement. Mr. Block stated it should be "roadway easement." He remembers the substantive conversation. Mr. Crocker asked if there could be a driveway easement. Mr. Alpert asked when does a driveway become a roadway. A driveway cannot have frontage. It would need a roadway. Ms. McKnight suggested adding "a roadway laid out and approved" or separating the paragraphs and leave out the sentence.

Ms. McKnight noted on page 4, 3rd paragraph, Mr. Jacobs stated "members have already said no to enough and cannot say yes to the letter." Ms. McKnight asked if this is the letter from the attorney. Mr. Block stated it makes sense in the context. Ms. McKnight suggested removing the sentence. Mr. Alpert noted Mr. Huber's letter said the applicant would agree to an 80-foot setback if the Planning Board agreed to other things. This was already discussed, and the Board said no. He suggested putting "Evans Huber's settlement letter." This was agreed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block it was by a roll call vote of three of the five members present (Mr. Crocker and Ms. Espada abstained):
VOTED: to accept the minutes of 2/25/22 with the red line changes shown in the draft and with the changes discussed tonight.

Ms. McKnight noted the minutes of 3/1/22, 5th page, 1st full paragraph, it should be "segment" not "department." Mr. Block agreed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Block, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):

VOTED: to accept the minutes of 3/1/22 with the red line changes shown in the draft and the one change discussed tonight.

Report from Planning Director and Board members.

Ms. Newman noted a copy of the Town's response to the Environmental Notification Form (ENF) for 557 Highland Avenue, comments from the DPW and Rebecca Brown of GPI. Mr. Alpert noted Town Manager Kate Fitzpatrick stated the parcel being used as a dealership but that is long gone and the buildings have been razed. Ms. Newman stated she wrote the letter for the Town Manager so she takes ownership of that. GPI is doing a review now on the site plan and she will get a revised letter. The intended roadway widening at Highland and Gould is extending onto the Muzi property and is showing as an easement. It should be shown in the layout. It could impact FAR. She noted the hearing is set for 6/7/22 and will be the 1st hybrid meeting at Powers Hall. She stated the Board has Power's Hall for July and August as it is a larger space. Mr. Block asked when the leadership changes for the Planning Board and was informed after Town Meeting.

Ms. McKnight stated a housing survey was sent out last week with the responses due 5/19/22. The responses will be evaluated at a subsequent meeting of the Housing Plan Working Group. She requested if any members are active in any group they send out the link to the survey. Mr. Block asked what the plan is, where is the subcommittee at, what are they studying and what kind of recommendation will there be. Ms. McKnight noted they would likely have a draft housing plan and public meeting in October. The 2020 census data is finally set. Housing and Planning Consultant Karen Sunnarborg made a good start on the housing plan. Now the housing group has come up with ideas and put a lot in the survey. They will take into account all the responses.

Ms. McKnight noted the MBTA Communities Initiative Act. There are 11,500 housing units in town. If it is a commuter rail community it would be 15% and not the 20%, which is unreasonable. Ms. Newman stated the Town wants to come up with a plan in response to the new law. Mr. Alpert stated he is in full accord with the objective of the intentions of this bill. He would love to see Needham do what it can to have transit housing in somewhat the form the statute is requiring. The penalty is not so onerous for not adopting. He agrees with all the sentiments, but it should be done by special permit. The Town should adopt the sentiment of it and go forward and have the kind of housing envisioned but by special permit.

Ms. Espada stated they had a community housing workshop with community members. There were 69% who wanted to participate in the MBTA Communities Initiative and 50% supported the Needham Housing Authority to renovate and expand the housing units. The Board should revise zoning to allow for different types of housing in different areas of town. This needs to be revised pre-zoning but should be by special permit. Mr. Crocker agrees they need to look at it but not by right. Mr. Alpert agrees with Ms. Espada they do need to change Zoning By-Laws to move on housing. Ms. McKnight encouraged all to read the report done by the Town staff. There is a blueprint for compliance.

Mr. Alpert stated they could look at structure in terms of site plan review. Site plan review is like 40A and cannot be denied. Ms. Espada noted the subgroups work will be done the end of May. They can start getting together before the summer so they can start again in October and move forward. Mr. Alpert stated it has to be family friendly, but they seem to be encouraging studio apartments.

Mr. Alpert noted the following correspondence for the record: an email to support and vote positively on a Town Meeting Warrant Article but at last night's Town Meeting. Ms. McKnight noted The Town of Needham Sewer System Impact Program Regulations are included in the packet. She intends to make a comment at Town Meeting regarding an article regarding Public Works capital projects on storm water improvements. She wants to comment the reason they need to spend money on it is because subdivisions and multi-family housing are being built without proper storm water management. It almost seems to imply the Planning Board has not been watching this issue when approving projects. The Town adopted new storm water regulations in 2018. Maybe in decades past the town was not addressing the need but they are certainly doing so now. She does not want to let it hang out there that it is the Planning Board's fault.

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

VOTED: to adjourn the meeting at 10:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Adam Block, Vice-Chairman and Clerk

June 13, 2022

RE: Proposed Design for the Downtown Streetscape Plan

Dear Select Board Members:

Thank you for revisiting the Downtown Streetscape Project design. We wrote you in 2020 with questions (letter in appendix). We attended the May 31 meeting to hear an update. **We are writing today to ask you to establish updated priorities and rethink the design for the Downtown Streetscape project to address concerns about public safety, encourage multi-modal transportation, and make our Downtown even more vibrant.**

We are Needham residents, parents of two young kids (ages 2 and 4), and we travel to and through Needham Center daily. It was disappointing to hear the priorities of the most current and recently updated plan. This project presents a unique chance to rethink how we access and use our wonderful downtown. The **current design cements the prioritization of car traffic above all else, maintains and creates hazardous conditions for people walking and biking, creates no new public space for people, setting the stage for more congestion and greater parking requirements.** Additionally, **the priorities set a tone for all future phases and other Town projects.**

As a family, we do not want to have to drive to go Downtown, nor do we want to be dependent on driving for every trip. We moved to Needham for the potential to walk, bike, and take transit (and only drive for longer trips). We want to raise our kids walking and biking. As they get older, we want them to experience the fun and independence of walking and biking, to friends' houses, to school, to Downtown, and everywhere else around Town – safely and comfortably.

The following goals were stated at the meeting:

- Provide maximum freedom to cars on Great Plain and all downtown streets
- Add beautification and gateway treatment elements
- Discourage biking

These priorities are disappointing, and the new goal to discourage biking is upsetting. As residents who drive, walk, and bike, we do not feel the new plans address existing safety concerns and miss an incredible opportunity to create public spaces that foster community, activity, climate-friendly environment, and local business support.

Additionally, Needham has a stated commitment to combating climate change. Moving away from carbon emitting vehicles towards increased biking and walking will help move the needle on Needham's commitments to do its part in the fight against climate change.

Further, over the past decade, we have seen tremendous advances in transportation design and public space planning. The vision for the downtown space should be based on current policy best practices.

Key Goals and Recommendations:

- Prioritize pedestrian safety, accessibility, visibility
- Set a target speed, and design for 20 mph
- Remove excessive vehicle lane width
- Create a vehicular circulation plan for all roadways
- Actively encourage biking
- Address loading zone needs
- Talk comprehensively about parking
- Increase percentage of public realm for people

More specifically:

PRIORITIZE PEDESTRIAN SAFETY, ACCESSIBILITY, AND VISIBILITY

Recommendations - Revisit design to reduce exposure/conflict between people walking and driving:

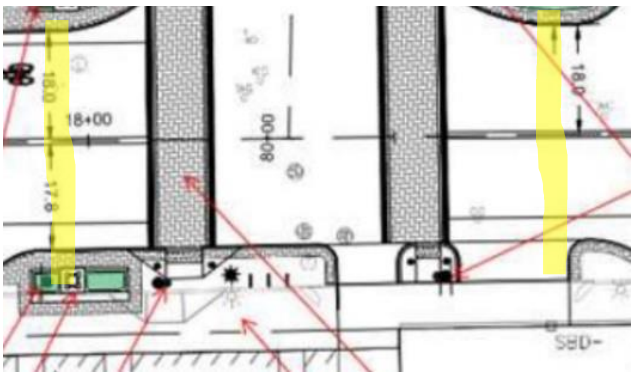
- Decrease crossing distance, protect people on foot or using assisted mobility device, make it comfortable for people of all ages and abilities to cross comfortably, increase visibility of pedestrians for people driving, reduce double threat (crossing multiple vehicle lanes or long distances)
- Revisit materials, especially pavers, for optimal accessibility; prioritize accessibility over beautification.
- Remove apex curb cuts (on diagonal). They direct people crossing to go in the middle of the intersection, and you stated you do not want people to cross on diagonal. One ramp makes it difficult for people driving to know which way people want to cross, and it forces people to step into the street to see if it is ok to cross.
- Do not place banners overhead encouraging drivers to look up. People driving should be observing surroundings.
- Introduce traffic calming treatments before pedestrian crossings (e.g., 11-foot travel lanes, vertical elements, lateral shifts, chicanes). Many traffic calming elements can serve as gateway treatments too with signs.
- **Set target speed at 20 mph**

The current plans perpetuate, and even exacerbates, existing pedestrian crossing safety concerns. The current plans:

- Create *less* visibility for people driving to see if person is waiting to cross (as exhibited in proposal drawing),
- Force people wanting to cross to step into street to see if ok to cross, creating high exposure to vehicles, and
- Keep long crossing distances and double threat (crossing more than two travel lanes. Where two travel lanes are proposed the width is equivalent to 3+ travel lanes).

a.  b.  c. 

a. Proposal (no change in curb cut location. No change to sidewalk width past gateway post)
b. Existing (limited visibility, long crossing distances, double threat)
c. Existing (child stepping out to see if they can cross. 100% exposure to vehicles, creating high crash potential)
d. At the meeting, it was noted that at the crosswalk there are only two vehicle lanes now, but **where two vehicle lanes are proposed, the width is shown as 35.8 feet (highlighted) – unchanged from today. Standard vehicle lanes are 10-11 feet,** bicycle lanes 5 feet. Why are the vehicle lanes so wide? Width increases speed at which people drive, creates double threat to pedestrians, creates higher exposure and potential for crash/near-miss, and does not make it more comfortable. Great Plain Avenue lane widths significantly increase before the project limits. Opportunity to repurpose extra space for other uses.



d.

Please design alternatives that would create a safe crossing environment my children in mind. Alternatives:

1. Add curb extensions for people to decrease pedestrian/vehicle exposure and increase visibility for all,
2. Create protected intersections for people walking and biking,
3. Raise intersections or raised pedestrian crossings for visibility, traffic calming and as a gateway treatment,
4. Create pedestrian refugee islands to decrease exposure and crossing distance,
5. Introduce speed management treatments for target speed of 20 mph,
6. Install quick-build curb extension today to address pedestrian crossing issues.

1. 

2. 

3. 

4. 

5. 

6. 

https://www.mass.gov/info-details/safe-speeds-roadway-treatment-technical-toolkit

Set target speed at 20 mph.

"A target speed is the highest operating speed at which drivers should ideally operate on a roadway given a specific context. Higher speed increases the risk of a fatal or serious crash and reduces the likelihood of survival. Every mph matters: **each 1 mph increase that a person drives can be attributed to a 3% increase in potential loss of life**." (mass.gov)

ACTIVELY ENCOURAGE BIKING IN NEEDHAM AND MAKE BICYCLING A SAFE, COMFORTABLE, AND CONVENIENT TRANSPORTATION OPTION

Recommendations:

- Remove bike dismount/mount concept.
- Design for people of all ages to bike. Actively encourage it!
- Acknowledge how amazing Needham could be for biking due to density and myriad of destinations within a short distance
- Incorporate bike parking throughout the Town Center
- Plan for people who would like to bike if it were to be safe and comfortable to do so, not based on existing counts
- Promote biking to Town center. Support programming to get more people on bikes (bike to school, bike to events, bike downtown, bike parades, bike to the pool, etc.)
- Recognize economic, environmental, climate, public health, and livability benefits of supporting more people to be able to walk and bike.

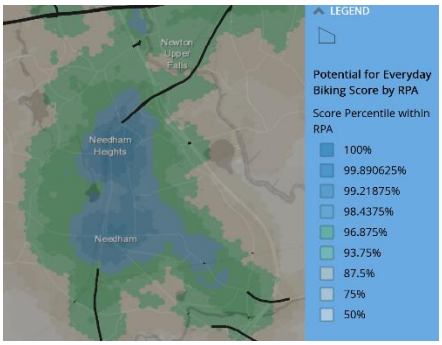
"A bikeway is a symbol that shows that a citizen on a $30 *bicycle is equally important as a citizen on a $30,000 car."* – Enrique Peñalosa

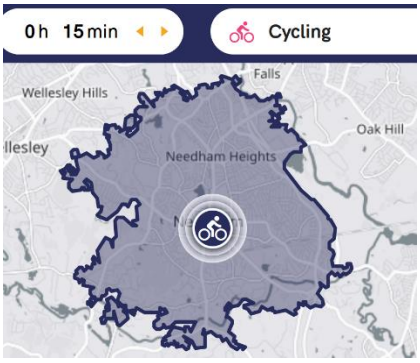
"*People who cycled on a daily basis had 84% lower carbon emissions from all their daily travel than those who didn't. We also found that the average person who shifted from car to bike for just one day a week cut their carbon footprint by 3.2kg of CO*." – Streetsblog.org




Left: Needham ranks in top 90th percentile for highest potential for everyday bike trips in the region (mass.gov)

Right: 15-minute bike shed. "Majority of trips in Massachusetts are non-commute and are 3 miles or less (3 mi.=15-minute bike ride)." (mass.gov)





"*If just 5% of the Needham population replaced just five miles of driving with cycling each week in town, that would equate to replacing 412,386 vehicle-miles traveled and prevent 165 metric tons of greenhouse gas emissions annually. Now imagine 10%, 20% . . . That's less pollution, less vehicle traffic, and reduced dependency on driving, for a greener, healthier and more livable community."* (Green Needham)

CREATE A VEHICULAR CIRCULATION PLAN FOR ALL TOWN CENTER ROADWAYS

- Follow up on suggestion to rethink circulation of streets in Needham Center (one-way vs. two-way)
- Rethink priority of getting cars as fast as possible through. Prioritize making Downtown a destination.
- Incorporate multi-modal safety into to decision-making, not just traffic modeling. Address limitations of traffic models. For example, models often use data from one peak 15-minute period, but do not account for any other time of day. This often leads to overbuilding for vehicle capacity at the expense of other uses and safety.

ADDRESS LOADING ZONE NEEDS

- Double parking by delivery and commercial vehicles causes dangerous conditions when we are driving, biking, and trying to cross the street (impede visibility or blocking crosswalk). The Town should incorporate the loading/delivery needs of Downton businesses and develop alternatives to double parking, which could include a discussion of creating designated loading space.

INCREASE PERCENTAGE OF PUBLIC SPACE AVAILABLE FOR COMMUNITY USE

- As raised at the meeting, take the opportunity to widen sidewalks in more places to create more public space for people and activities. Add more space for sidewalk activity for businesses, play, socializing, and activation.

TALK COMPREHENSIVELY ABOUT PARKING

- The project scope area of the design plan is very small with immense focus on the loss of a handful of parking spots. This analysis does not provide the full view on parking throughout the downtown area and neglects to take a holistic view of the abundance of available options.
- Additionally, every person who walks or bikes into Town reduces the need for parking spaces. Parking is a symptom of our transportation priorities – it should not dictate them.

This project is an incredible opportunity to redesign Downtown Needham to create a safer, more vibrant place to visit and travel through. We envision the Downtown to be our go-to place for our family – a place we want to go daily, to run into friends, shop, and play. **We do not want to have to drive to go Downtown. We want to raise our kids walking and biking all around Town. The priorities of this project set a tone for the future, and we urge you to decide to rethink.**

Thank you,

The DeWolfe's (Jackie, Brett, Max (4), Samantha (2))
242 Dedham Ave, Needham

CC: Planning Board
Transportation Management Advisory Committee
Transportation Committee
Revitalization Trust Fund
Disability Commission
Parks and Recreation Commission
Climate Action Plan Committee
Precinct E Town Meeting Members

APPENDIX
Letter from 2020

Dear Select Board,

It came to our attention that you are discussing the Downtown Streetscape project at tonight's meeting. We are excited to see this on the agenda because when we moved here in 2015 we heard that there was a concept in development to improve the Town Center and years later Phase I was completed.

Now that the Town is moving ahead with Phase II, **when and how are there opportunities for public engagement?** The last materials online are from February 2014.

We are excited to see this investment in the Town Center. However, we have some questions about how the concept will improve current concerns around safety and comfort and public space that we hope you will discuss tonight.

1) We use the pedestrian crossings all the time on Great Plain at Pickering or at Maple Street for various reasons (shopping, daycare/school, dining, walk or bike ride, community programming). But we avoid them if we can because it is not comfortable to cross especially with our kids. Currently they pose a *double threat* because of the four-lane cross section. **The new concept does not address this issue by eliminating the double threat. Why do the two lanes of traffic westbound start right before the crosswalk at Pickering and at Glendon Avenue?** Even from a driver perspective, why keep the 2>1 lane transition at the intersections when people also want to cross causing a lot to happen all at once – turning, passing, crossing, speeding up to get around others - which feels dangerous. **Why were pavers chosen rather than high visibility crosswalks for visibility but also for accessibility for people crossing with walkers, wheelchairs, etc. to have a smooth surface** (we have family who use walkers and wheelchairs and it causes issues and difficulty crossing before lights turn)? **What different designs and materials could be added before the crossings to signal/force drivers to slow down before the crossings and before entering the Town center?** Can the Town explore raised intersections for traffic calming? Or a mini traffic circle? Great Plain is only one lane in each direction, but it opens up significantly creating a driving environment that makes it easy to speed up.

2) We bike daily through the center of town to take our three-year old to preschool at Newman Elementary, and also for shopping, dining, community programming, to services, and for fun (our three-year old is an avid balance biker). What is the purpose of the bike dismount area? From a family who bikes perspective, we would use the bike rack if we were going to a destination on that block or to park our bikes and then walk the last block if there was programming on the Common that made the Common busy. Otherwise, we would go through to other destinations in Town, or through to other destinations across Town, or access the center from Dedham Ave. **Is the Town going to be publicizing this concept and asking people to dismount and remount? The concept sends mixed messages to us** – don't bike through Town because it isn't safe... or bike on the sidewalks... or the Town doesn't want you to bike through Town (meaning less local shopping for us)... If the Town is prioritizing climate initiatives and clean air and public health, why not repurpose 1 of the 6 lane widths (2 parking and 4 moving) for dedicated bicycle facilities? or for more public space to increase people activity and discourage short trips by car? Does the Town want to attract more people to bike? Sharrows are nice for wayfinding, but not for bicycle safety. Even if lanes are shared along the corridor, intersections are where protection is needed most from a perspective of a parent biking with young kids. Here is a great new guide on this topic: https://nacto.org/publication/dont-give-up-at-the-intersection/ . A comment was made at a recent Selectboard meeting about green paint. Please don't rule out green paint all together because

APPENDIX
Letter from 2020 continued…

of the look. Green paint is for safety in specific contexts to increase visibility, the same way neon signs and flashing lights are used to increase visibility of people walking. A recent collective purchasing effort is available to the Town for lower cost paint: https://www.mbta.com/news/2020-09-02/mbta-mapc-massdot-massport-and-13-metropolitan-area-municipalities-announce *-New collective purchasing effort allows state and local agencies to purchase red, green, and white striping materials critical for building new bus, bicycle, and pedestrian safety treatments on roadways at lower, more reliable costs.*

3) **What is the target speed (speed you hope people are able to drive through Town) post construction of people driving? What are the current speeds?**

4) **What are the current and proposed widths of the sidewalks, and the current and proposed widths of the travel lanes?** What has been the feedback regarding outdoor dining/commerce during COVID, and how can the feedback from this experience inform this plan? Can more space for outdoor dining and commerce be incorporated throughout? We love all the new outdoor dining and outdoor amenities (including the Town Common tent!) – we go to Town and shop/dine locally more because of it. **We could get in the car and drive anywhere else, but it's special/fun to walk/bike to Town and meet friends to eat out. Could more of the 6 lanes for vehicles be used for public space/outdoor activity?** Could the Town promote parking in parking lots to have more space to repurpose for street life? Could part of this project incorporate making the current outdoor dining on street and in parking lots permanent year-round if there is interest from businesses so the investment in alleyways leads to a permanent destination? If there was more traffic calming and less travel lanes, how much more public space could be created for economic/community activity?

We are excited to listen in to the discussion tonight, to hear more about improvements coming to the Downtown, and look forward to opportunities to engage in the process.

Thank you,

The DeWolfe's

From:	Rob Petitt
To:	Selectboard
Cc:	Sandra D. Goldman; Kate Fitzpatrick; Planning; pgmarketplace@gmail.com; Carys Lustig; jmccullen@gmail.com; Theodora Eaton
Subject:	Needham Streetscape Project
Date:	Monday, June 13, 2022 9:20:19 PM

Dear Select Board members:

We recently had a chance to watch the May 31 meeting online (unfortunately we were not able to join in person) and review the current BETA plan for Phase II of the Streetscape Project. We are writing to express our serious concern with the current design, which prioritizes car throughput and aesthetics over pedestrian and bicyclist access and safety. We had previously reached out to the Select Board almost two years ago when this design was in an earlier stage. Based on the significant and unaddressed deficiencies, **we strongly urge you to reconsider BETA's role in this project**, despite the sunk costs.

Needham's downtown is a great asset; thanks to its centrality, a significant portion of Needham residents live within an easily walkable or bike-able distance from town businesses, schools, and amenities. Yet the design of our roads makes it clear that they were designed in prior generations with one priority - car traffic. Our town has very few bike lanes, especially lanes separated from traffic. And although we have a great network of sidewalks, many of the crosswalks in the downtown area are extremely dangerous, requiring pedestrians to cross over 3 or 4 lanes of traffic, with drivers distracted by merging lanes. We can't count how many times we and our children have almost been hit crossing Great Plain Avenue near Muldoon Road, where GPA narrows from two lanes to one going westbound. Or how many times we have seen drivers speed through the center of town by Harvey's, emboldened by the four lanes of GPA (without any traffic calming measures) and trying to beat the next set of lights. **None of those significant safety issues are meaningfully addressed in the current design.**

The existing design of our downtown roads and the current BETA design make one thing very clear - that traffic throughput and parking are the highest priorities, followed by aesthetics. We are surprised and disappointed that one of the stated goals in the presentation from May 31 is to "discourage bike traffic through downtown" by use of bike dismounts. To us, that is an admission that the current design is inherently unsafe for bicyclists. So instead of confronting that issue head on - designing streets that are welcoming for pedestrian and bicycle traffic and that calm traffic by design - we would effectively be telling residents that they are taking their lives into their hands each time they bicycle through town. This discourages bicycle use by adding many minutes for a time-consuming and awkward detour over sidewalks to the other side of downtown before continuing. Instead, those residents will drive into town, which requires more parking and more road space dedicated to cars. **In sum, the current design is a self-fulfilling prophecy, reinforcing the need for excessive traffic lanes and parking spots by rendering other means of transportation hazardous and inconvenient.**

We do not mean to imply that this design is intentionally dangerous; it is just a continuation of priorities that have guided road construction in our town and nationally for many decades. But given the expense of this project, it represents a rare inflection point, an opportunity for Needham to rethink how we move around town. **The current plan will cement the existing priority given to car traffic for many years into the future, and set the stage for many tragic and avoidable pedestrian and bicyclist injuries and deaths.** We owe it to all Needham residents to go back to the drawing board and redesign this phase of the Streetscape

Project to create a more walkable, bike-able downtown. Whatever the cost of a redesign, it is vastly less expensive than the human and monetary cost of continuing with a design that is outdated and dangerous. We know that the Select Board and our town employees have put a lot of time, effort and funding into the Streetscape Project, but hope that you will take a close look at it before anything more is (literally) set in stone.

We know a lot of Needham residents - especially those like ourselves, with young kids who are just starting to bicycle - who look forward to the day when we can safely bike into and across the downtown with our families without the need to drive. We hope you can take actions to support that vision and help our town to become a better, and safer, place to live.

Regards,

Rob & Sandra Petitt
80 Robinwood Ave.

CC:

Kate Fitzpatrick, Town Manager
Needham TMAC
Planning Board
Department of Public Works