NEEDHAM PLANNING BOARD
Monday, January 4, 2021
7:15 p.m.

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

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

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

1. Public Hearing:

   7:15 p.m. Amendment to Major Project Site Plan Special Permit No. 2012-07: The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, MA, Petitioner. (Property located at 66 B Street, 360 First Avenue, 410 First Avenue, and 37 A Street, Needham, MA, Needham, Massachusetts). Regarding request of to build out development for Children's Hospital (see legal notice for more info). *Please note: this hearing is a continuation from November 17, 2020 and December 15, 2020 meetings of the Planning Board.*

   7:30 p.m. Major Project Site Plan Special Permit No. 2020-03: Hunnewell Needham, LLC, 393 South Main Street, Cohasset, MA, 02025, Petitioner. (Property located at 400 Hunnewell Street, Needham, MA, Needham, Massachusetts). Regarding request to build new residential building with 8 units (see legal notice for more info). *Please note: this hearing is a continuation from the December 15, 2020 meeting of the Planning Board.*

2. De Minimus Change: Amendment to Major Project Site Plan Review No. 2013-02: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner, (Property located at 1407 Central Avenue, Needham, Massachusetts). (Proposal for staff to report to building curing Covid 19 state of emergency).

3. Highway Commercial 1 Rezoning and Planning Study: Project Update

4. Board of Appeals – January 21, 2020.

5. Minutes.

6. Correspondence.

7. Report from Planning Director and Board members.

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

From:	Lee Newman
To:	Tim Sullivan (tsullivan@goulstonstorrs.com)
Cc:	"Gerald.Topping@childrens.harvard.edu"; Alexandra Clee; Bob@robertsmart.net
Subject:	FW: Children"s I&I Mitigation
Date:	Wednesday, December 23, 2020 12:30:14 PM
Attachments:	image001.png

Tim,

I received the below recommendation from the Town Engineering Department as relates the I/I mitigation that is required due to the increased waste water flow from the hospital. The mitigation will need to be provided at the time of the building permit for the hospital if construction is the option selected and at the time of the occupancy permit for the hospital if it is provided through a contribution to the Town's I/I program.

Please prepare a letter to the Planning Board detailing the option selected as detailed in the email from the Town Engineer below.

Thank you,

Lee

From: Thomas Ryder <tryder@needhamma.gov>
Sent: Tuesday, December 22, 2020 5:36 PM
To: Anthony DelGaizo <ADelgaizo@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Alexandra Clee <aclee@needhamma.gov>
Subject: RE: Children's I&I Mitigation

The basis for the increased I/I mitigation is due to the proposed change of use and the increase of design wastewater flow for the hospital. We have no comment or objection to the I/I removal requirement linked to the Children's Hospital Building Permit.

The applicant should propose in a letter to the Planning Board the method they intend to use to meet the I/I removal requirement (whether it is through funding or by means of actual construction in locations approved by the DPW). If they are choose to fund into the Town's I/I program, I expect it to be possible that it could be linked to the CO for the building.

Thomas A Ryder, PE
Assistant Town Engineer

Needham Department of Public Works
500 Dedham Avenue
Needham, MA 02492
Telephone: 781-455-7538
Fax: 781-449-9023

E-mail: Tryder@needhamma.gov
Website: www.needhamma.gov

From: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Sent: Monday, December 21, 2020 12:43 PM
To: Thomas Ryder <tryder@needhamma.gov>
Subject: FW: Children's I&I Mitigation

Anthony L. Del Gaizo
Town Engineer
Needham Department of Public Works
500 Dedham Avenue
Needham, MA 02492
Office: (781)455-7550
adelgaizo@needhamma.gov

From: Topping, Gerald <Gerald.Topping@childrens.harvard.edu>
Sent: Wednesday, December 16, 2020 3:13 PM
To: Anthony DelGaizo <ADelgaizo@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Alexandra Clee <aclee@needhamma.gov>
Cc: TSullivan@GOULSTONSTORRS.com; bob@robertsmart.net
Subject: Children's I&I Mitigation

Hi Tony,

One of the items discussed during the Planning Board hearing last night was the increase in I&I mitigation Children's will need to undertake once all three project sites are built. We proposed making the additional I&I mitigation a prerequisite to receiving the building permit to develop the third site Children's plans on purchasing from the developer. The Planning Board stated they would defer to Engineering's recommendation regarding our proposal. What are your thoughts on our proposal? We feel it is reasonable given that the developer previously paid the I&I mitigation for Center 128 West (aka Founders Park) as originally approved. The currently approved sewage flow for the three Children's development pads is only exceeded once the third building comes online. One of the other advantages of our proposed approach is that we would have actual data to reconcile with what we've calculated for the increase in flow at the 380 First Ave location. The required mitigation could increase or decrease using our approach, but it would be accurate.

Thank you,

Gerald Topping, P.E. LEED AP
Senior Project Manager
Facilities Management (LM-07)
he/him/his

Boston Children's Hospital
300 Longwood Ave, BCH 3060, Boston, MA 02115
o: 617-355-5054 | f: 617-730-0658 | c: 617-646-9906

Where the world comes for answers

From: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Sent: Monday, December 14, 2020 1:33 PM
To: Lee Newman <LNewman@needhamma.gov>; Alexandra Clee <aclee@needhamma.gov>
Cc: Topping, Gerald <Gerald.Topping@childrens.harvard.edu>; TSullivan@GOULSTONSTORRS.com; bob@robertsmart.net
Subject: FW: Follow Up to Needham Engineering Comments Children's Project [EXTERNAL]

*** External Email - Caution ***

Lee, Alex,

I received the attached chart from the applicant regarding the increased sewage flow (4,125 gpd). The applicant will have to remove 4 times the amount of infiltration/inflow from the Town's system in accordance with DEP's requirements OR would have to pay $8.00 per gallon (4,125 X 4 X $8.00=$132,000) to the Town for the Town to remove the infiltration/inflow.

From: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Sent: Monday, November 30, 2020 5:23 PM
To: Thomas Ryder <tryder@needhamma.gov>
Subject: Fwd: Follow Up to Needham Engineering Comments Children's Project

Please review.....thx

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Topping, Gerald <Gerald.Topping@childrens.harvard.edu>
Sent: Monday, November 30, 2020 4:10:28 PM
To: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Alexandra Clee <aclee@needhamma.gov>; Sullivan, Timothy (TSullivan@GOULSTONSTORRS.com) <TSullivan@GOULSTONSTORRS.com>; Robert Smart <bob@robertsmart.net>
Subject: Follow Up to Needham Engineering Comments Children's Project

Hi Tony,

Attached is a table, which compares the previously approved sewage flows to the proposed flows for the buildings included in Founder's Park. I created the table in response to the Needham Engineering comments regarding Children's special permit submission. Please let me know if you require any additional information.

Thank you,

Gerald Topping, P.E. LEED AP
Senior Project Manager
Facilities Management (LM-07)
he/him/his

Boston Children's Hospital
300 Longwood Ave, BCH 3060, Boston, MA 02115
o: 617-355-5054 | f: 617-730-0658 | c: 617-646-9906

Where the world comes for answers

Boston Children's
Ranked #1 by US News & World Report for seven years in a row
HARVARD MEDICAL SCHOOL TEACHING HOSPITAL

From: Topping, Gerald
Sent: Monday, November 9, 2020 8:49 AM
To: 'adelgaizo@needhamma.gov' <adelgaizo@needhamma.gov>
Cc: 'LNewman@needhamma.gov' <LNewman@needhamma.gov>; 'aclee@needhamma.gov' <aclee@needhamma.gov>; Sullivan, Timothy (TSullivan@GOULSTONSTORRS.com) <TSullivan@GOULSTONSTORRS.com>; Robert Smart <bob@robertsmart.net>
Subject: Follow Up to Boston Children's Meeting on 10/20/20

Hi Tony,

Thank you for taking the time on 10/20/20 to meet with us virtually and I've attached the additional information requested at our meeting. Below is a list of the attached documents:

1. Tetra Tech memorandum, which includes a more in depth analysis of the proposed storm water mitigation plan on the 380 First Ave site and the interim parking plan.
2. VHB Interim Surface Parking plan with drainage and grading information shown.
3. RW Sullivan memorandum, which explains how the projected sewer design flow was calculated.
4. Email containing the links to download the Special Permit Application and supporting material.

Please let me know if you have any additional questions. I would really appreciate it if you copied me on any comments you might have for the Planning Board so we could address them prior to the

Planning Board public hearing on 11/17/20.

Thank you,

Gerald Topping, P.E. LEED AP
Senior Project Manager
Facilities Management (LM-07)
he/him/his

Boston Children's Hospital
300 Longwood Ave, BCH 3060, Boston, MA 02115
o: 617-355-5054 | f: 617-730-0658 | c: 617-646-9906

Where the world comes for answers

Boston Children's
Ranked #1 by US News & World Report for seven years in a row
HARVARD MEDICAL SCHOOL TEACHING HOSPITAL

goulston&storrs
counsellors at law

December 29, 2020

BY EMAIL
Town of Needham Planning Board Members
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Ms. Lee Newman
lnewman@needhamma.gov

Re: Inflow and Infiltration Mitigation for Center 128 West - 66B Street, 380 First Avenue, 410 First Avenue, 2B Street and 37A Street (collectively, the "Property")

Dear Planning Board Members:

As you know, we are counsel to The Children's Hospital Corporation ("Children's"). In connection with Children's application for Site Plan Review and Special Permit Amendment for the proposed Pediatric Medical Facility to be located at the Property, submitted to the Town on October 13, 2020, we provide this letter to confirm Children's proposed approach with respect to mitigation of inflow and infiltration of wastewater ("I&I") in connection with the proposed change in use on the Property.

Specifically, as a result of changing the use of 380 First Avenue from an office building to Pediatric Medical Facility, there would be a 4,125 gallons per day (gpd) net increase of sewage flow at Center 128 West. Per emails from Town Engineering Department, Children's must remove an amount of I&I equal to four (4) times the amount of increased sewage flow, which may be satisfied by either undertaking a construction project or paying a fee to the Town's I&I program at a rate of $8.00 per gallon required to be removed. We are writing to confirm that Children's will elect to pay the required fee in the amount of $132,000[1] prior to the issuance of the final certificate of occupancy for 380 First Avenue rather than undertaking a construction project.

[1] 4,125 gpd x 4 removal rate x $8.00 per gallon = $132,000

We understand this matter will be taken under consideration at or prior to the Planning Board's next meeting on January 4, 2021. Should you have any questions related to this proposal, please feel free to contact me directly.

Thank you for your cooperation.

Very truly yours,

Timothy W. Sullivan
Attorney for The Children's Hospital Corporation

From:	Lee Newman
To:	Alexandra Clee
Subject:	RE: Children"s Hospital Permit Conditions for II and Traffic Mitigation
Date:	Monday, January 4, 2021 1:20:57 PM

From: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Sent: Monday, January 4, 2021 10:29 AM
To: Lee Newman <LNewman@needhamma.gov>
Cc: Thomas Ryder <tryder@needhamma.gov>; Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Subject: RE: Children's Hospital Permit Conditions for II and Traffic Mitigation

Lee

I suggest including an end date to the annual review of parking and traffic required in Section 3.4. I suggest no longer than 3 years.

Everything else looks okay.

Anthony L. Del Gaizo
Town Engineer
Needham Department of Public Works
500 Dedham Avenue
Needham, MA 02492
Office: (781)455-7550
adelgaizo@needhamma.gov

From: Lee Newman <LNewman@needhamma.gov>
Sent: Saturday, January 2, 2021 2:22 PM
To: Anthony DelGaizo <ADelgaizo@needhamma.gov>
Cc: Thomas Ryder <tryder@needhamma.gov>; Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Subject: Children's Hospital Permit Conditions for II and Traffic Mitigation

Tony,

Attached to this email is a copy of the proposal I received from Children's Hospital regarding II mitigation at the project site. Briefly, they are proposing to pay the fee at the time of occupancy of the hospital building. The fee is calculated at $132,000.00. Please confirm your agreement with this calculated amount.

Also attached is a copy of my draft decision for this project which will be voted and issued by the

Planning Board at its meeting of Monday, January 4. Please review this draft in particular Sections 1.6-1.11 and Sections 3.2-3.8 which include II and traffic mitigation. The decision provides for a $30,000 cash contribution toward improvements at the 3rd Avenue/Kendrick street intersection in addition to signal timing and light location adjustments.

I do not expect you to review this over the holiday but if you could get back to me by Monday afternoon in advance of the meeting that would be great.

Thanks,

Lee

AMENDMENT DECISION
MAJOR SITE PLAN SPECIAL PERMIT
The Children's Hospital Corporation c/o Boston Children's Hospital
Normandy Real Estate Partners

Application No. 2012-07
January 4, 2021
(Original Decision dated October 16, 2012, amended and restated April 2, 2013, amended September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020)

(Filed during the Municipal Relief Legislation, Chapter 53 of the Acts of 2020)

Decision (this "Decision") of the Planning Board (hereinafter referred to as the Board) on the petition of The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, MA (hereinafter referred to as the Petitioner) for property located at 360 First Avenue[1], 410 First Avenue, 2B Street, 66 B Street and 37 A Street, Needham, MA 02494 (hereinafter referred to as the Property), shown on Assessor's Map No. 300 as Parcel 28 containing 13.68 acres in the New England Business Center Zoning District. The Property is owned by Normandy GAP-V Development Needham, LLC (hereinafter referred to as the Property Owner). On October 16, 2012, the Board issued Major Site Plan Special Permit No. 2012-07 (the "Original Decision"). The Original Decision was then Restated and Amended on April 2, 2013. It was further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020.

This decision is in response to an application submitted to the Board on October 13, 2020 by the Petitioner, and date stamped at the Needham Town Clerk's office on October 28, 2020, for: (1) a Major Project Site Plan Review Amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law) and Further Site Plan Review under Section 4.2 of Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012 and last amended November 4, 2020; (2) a Special Permit under Section 3.2.4.2(j) of the By-Law for a Pediatric Medical Facility in the New England Business Center Zoning District; and (3) a Special Permit amendment pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted length by increasing the length of the uninterrupted façade from 315 feet to 337 feet.

The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to construct Building 1 of a previously approved development as an approximately 224,000 square foot Pediatric Medical Facility at 380 First Avenue. Building 2 and Building 4 of the previously approved development are expected to be constructed at a later date and the approved use is currently expected to remain office as set forth in the Existing Special Permit (as defined below). Additionally, the Petitioner is seeking to increase the approved size of Building 1 by approximately 34,491 sq. ft. by reducing the size of Building 4 by 34,491 square feet and reallocating this square footage to Building 1. The Petitioner further proposes to construct 530 parking spaces which were approved by the Existing Special Permit to be located in an addition to Garage B and to construct an interim surface parking lot with 105 spaces at 37 A Street as shown on the Interim Condition Site Plan (see Exhibit 5 below). More information can be found in the materials submitted with the application.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the

[1] The Board notes that the Existing Special Permit refers to this site as *360* First Avenue, though the current address is 380 First Avenue.

hearing was called to order by the Chairperson, Jeanne S. McKnight, on Tuesday, November 17, 2020 at 7:40 p.m. via remote meeting using Zoom ID 826-5899-3198. The hearing was continued to Tuesday, December 15, 2020, at 8:00 p.m. via remote meeting using Zoom ID 826-5899-3198. The hearing was closed subject to further input from the Town Engineer regarding infiltration specifics, and the matter was further continued to Monday, January 4, 2021, at 7:15 p.m. via remote meeting using Zoom ID 826-5899-3198. Board members Jeanne S. McKnight, Martin Jacobs, Paul S. Alpert, Ted and Adam Block were present throughout the November 17, 2020, December 15, 2020 and January 4, 20121 proceedings. The record of the proceedings and the submissions upon which the decision is based may be referred to in the office of the Town Clerk or the office of the Board.

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

Exhibit 1 Properly executed Application for (1) a Major Project Site Plan Review Amendment under Section 7.4 of the By-Law and Further Site Plan Review under Section 4.2 of Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012 and last amended November 4, 2020; (2) a Special Permit under Section 3.2.4.2(j) of the By-Law for a Pediatric Medical Facility in the New England Business Center Zoning District, dated October 28, 2020 and (3) a Special Permit amendment pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet.

Exhibit 2 Letter from Attorney Timothy W. Sullivan, Goulston & Storrs PC, to the Planning Board Members, dated October 13, 2020.

Exhibit 3 Memorandum, prepared by Glenn K. Dougherty, Tetra Tech, 20 Cabot Blvd., Suite 305, Mansfield, MA 02048, dated September 24, 2020.

Exhibit 4 Traffic Impact and Access Study, Boston Children's Hospital, New Pediatric Medical Facility at Founders Park, prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated October 7, 2020.

Exhibit 5 Plan set entitled "Boston Children's Hospital, Needham Satellite Project, Needham Special Permit Submission," prepared by Payette Associates, Inc., 290 Congress Street, Fifth Floor, Boston, MA, 02210, Tetra Tech, One Grant Street, Framingham, MA 01701, Terraink, Inc., 7 Central Street, Arlington MA 02476, consisting of 37 sheets: Sheet 1, Cover Sheet, dated October 7, 2020; Sheet 2, entitled "Needham Satellite", undated; Sheet 3, entitled "Existing Site Photographs," undated; Sheet 4, rendering entitled "Drop Off Façade – Founders Drive from B Street," undated; Sheet 5, rendering entitled "Drop Off Façade – Off Founders Drive," undated; Sheet 6, rendering entitled "128 Façade – From South Traveling North," undated; Sheet 7, rendering entitled "128 Façade – From North Traveling South," undated; Sheet 8, entitled "Brick Sample," undated; Sheet 9, rendering entitled "Drop Off Façade – Founders Drive from B Street," undated); Sheet 10, entitled "Garage," undated; Sheet 11, rendering entitled "Garage façade – New Way Looking at Entry," undated; Sheet 12, rendering entitled "Garage façade – Aerial Looking Towards 1st Ave / Rt. 128," undated; Sheet 13, Drawing Index, undated; Sheet 14, Sheet 1, entitled "Site Plan Overlay," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 15, Sheet C-3, Entitled "Layout and Materials Plan," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 16, Sheet C-4, entitled "Grading and Drainage Plan," dated August 20, 2012, revised August 24, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 17, Sheet C-5, entitled

"Drainage Schedules," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 18, Sheet C-6, entitled "Utilities Plan," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 19, Sheet D-4, entitled "Construction Details," dated August 20, 2012, revised September 18, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, and August 14, 2020; Sheet 20, Sheet LT-1, entitled "Site Lighting Plan," dated September 18, 2012, revised October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 21, entitled "Interim Condition Site Plan," dated September 25, 2020; Sheet 22, Sheet L-1, entitled "Landscape Plan," dated August 14, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, October 15, 2014, July 10, 2015 and August 14, 2020; Sheet 23, Sheet L-2, entitled "Landscape Details," dated August 14, 2012, revised August 24, 2012, September 18, 2012, March 1, 2013, March 12, 2013, August 23, 2013, September 11, 2013, October 15, 2014, July 10, 2015 and August 14, 2020; Sheet 24, Sheet A1.00, entitled "Basement Overall Plan," dated June 12, 2020; Sheet 25, Sheet A1.01, entitled "Level 1 Overall Plan," dated June 12, 2020; Sheet 26, Sheet A1.02, entitled "Level 2 Overall Plan," dated June 12, 2020; Sheet 27, Sheet A1.03, entitled "Level 3 Overall Plan," dated June 12, 2020; Sheet 28, Sheet A1.04, entitled "Level 4 Overall Plan," dated June 12, 2020; Sheet 29, Sheet A1.05, entitled "Level 5 Overall Plan," dated June 12, 2020; Sheet 30, Sheet A1.06, entitled "Roof Plan," dated June 12, 2020; Sheet 31, Sheet A3.01, entitled "Southeast Elevation," dated June 12, 2020; Sheet 32, Sheet A3.02, entitled "Southwest Elevation," dated June 12, 2020; Sheet 33, Sheet A3.03, entitled "Northwest Elevation," dated June 12, 2020; Sheet 34, Sheet A3.04, entitled "Northeast Elevation," dated June 12, 2020; Sheet 35, Sheet A3.10, entitled "Building Section East West," dated June 12, 2020; Sheet 36, Sheet 3.11, entitled "Building Section – East/West at Drop Off," dated June 12, 2020; Sheet 37, Sheet 3.12, entitled "Building Section North South," dated June 12, 2020. The foregoing plans set forth in Exhibit 5 shall also be referred to collectively herein as the "Plan".

Exhibit 6 Email directed to Anthony Del Gaizo, Needham Town Engineer, from Gerald Topping, Senior Project Manager, Facilities Management, Boston Children's Hospital, dated November 9, 2020, with attachments:

- Memorandum directed to Anthony Del Gaizo, Needham Town Engineer, prepared by Glenn K. Dougherty, Tetra Tech, dated November 6, 2020 with attachments.
- Memorandum, prepared by David Lee, R.W. Sullivan Engineering, dated September 21, 2020.
- Plan entitled "Interim Condition Grading and Drainage Plan," prepared by VHB, 101 Walnut Street, Watertown, MA 02472, undated.

Exhibit 7 Memorandum regarding "Traffic Peer Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated November 10, 2020.

Exhibit 8 Presentation as prepared by the Petitioner and presented at the hearing of November 17, 2020.

Exhibit 9 Email directed to Anthony Del Gaizo, Needham Town Engineer, from Gerald Topping, Senior Project Manager, Facilities Management, Boston Children's Hospital, dated November 30, 2020, with attachment:

- Founder's Park Sewage Flow Comparison, dated November 30, 2020.

Exhibit 10 Memorandum regarding "Response to Traffic Peer Review – Boston Children's Hospital – Needham, MA dated November 10, 2020," prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated November 25, 2020, with Attachments A.

Exhibit 11 Memorandum regarding "Traffic Peer Response Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated December 7, 2020.

Exhibit 12 Memorandum regarding "Response to Traffic Peer Response Review – Boston Children's Hospital – Needham, MA dated December 7, 2020," prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated December 10, 2020, with Attachments B.

Exhibit 13 Memorandum regarding "Traffic Peer Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated December 14, 2020.

Exhibit 14 Memorandum from the Design Review Board, dated September 14, 2020.

Exhibit 15 Letter from Attorney Timothy W. Sullivan, Goulston & Storrs, to the Planning Board Members, dated December 29, 2020.

Exhibit 16 Interdepartmental Communications (IDC) to the Board from Chief Dennis Condon, Needham Fire Department dated October 22, 2020; IDC to the Board from Tara Gurge, Assistant Public Health Director, dated November 4, 2020; IDC to the Board from Chief John Schlittler, Needham Police Department dated November 10, 2020; IDC to the Board from the Engineering Division of the Department of Public Works from Thomas Ryder, Assistant Town Engineer, dated November 16, 2020, December 14, 2020 and December 22, 2020 and from Anthony Del Gaizo, Town Engineer, dated December 14, 2020.

FINDINGS AND CONCLUSIONS

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

1.1 On October 16, 2012 the Board issued a Major Project Site Plan Special Permit, which approved a multi-phased project to construct multiple office/research and development buildings, a hotel, multiple parking garages, surface parking and associated landscaping and driveways at the Property (the "Original Decision"). The Original Decision has been amended by subsequent decisions issued by the Board on April 2, 2013, September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020 (collectively, the "Amendments" and, together with the Original Decision, the "Existing Special Permit").

1.2 The development program approved by the Existing Special Permit consists of: (a) four office/research and development buildings with a total combined square footage of approximately 740,000 sq. ft.; (b) two free standing parking garages (to contain a combined 3,525 parking spaces); (c) 117 surface parking spaces; (d) a hotel comprising approximately 89,740 sq. ft. and containing 128 guest units, approximately 1,240 sq. ft. of conference/function space, a guest dining area, lounge/bar area, indoor pool, exercise room and other hotel amenities, together with (e) associated driveways, landscaping and other associated site improvements. Additionally, the approved development program included the consolidation of the four (4) separate parcels into one (1) new parcel.

1.3 Each of the four office buildings are identified in the Existing Special Permit in the following manner: "Building 1" is the building to be located at 380 First Avenue[1]; "Building 2" is the building

to be located at 2 B Street; "Building 3" is the building located at 410 First Avenue; "Building 4" is the building to be located at 37 A Street; "Garage A" is the parking structure to be constructed with a total of 925 parking spaces; and "Garage B" is the parking structure to be constructed with a total of 2,600 parking spaces. The Board notes that per the terms of the Existing Special Permit, a Reciprocal Parking and Access Easement Agreement has been executed and recorded in the land records to reflect the requirement that 857 parking spaces located in Parking Garage B have been allocated for use by the adjacent Center 128 East. As further discussed below, there will be sufficient parking at the Proposed Development (as defined below) to accommodate the Project without use of these 857 spaces that have been allocated to Center 128 East as required by the Existing Special Permit, and to satisfy the zoning requirements applicable to all of the uses at the Property and Center 128 East.

1.4 A portion of the development as approved under the Existing Special Permit has been constructed, which includes the hotel, Building 3 (currently occupied by TripAdvisor, Inc.), a portion of Garage B (2,070 parking spaces) and 153 surface parking spaces (collectively, the "Constructed Improvements"). Accordingly, three (3) office buildings (Buildings 1, 2 and 4) with an aggregate of approximately 452,000 sq. ft., Garage A (925 parking spaces), a portion of Garage B (530 parking spaces), 153 surface parking spaces, and the remaining associated landscaping, driveways and other site improvements have yet to be developed (the "Remaining Development Rights"). The Project, together with the previously-approved Remaining Development Rights, are hereinafter referred to as the "Proposed Development".

1.5 The Project is described as follows:

a. Use: The Petitioner is seeking to construct Building 1 as an approximately 224,000 sq. ft. Pediatric Medical Facility. Building 2 and Building 4 are expected to be constructed at a later date and the approved use is currently expected to remain office as set forth in the Existing Special Permit. Pursuant to Section 3.2.4.2 (j) of the By-law, a Pediatric Medical Facility is allowed upon issuance of a special permit from the Board. Accordingly, a special permit is required to construct Building 1 as a Pediatric Medical Facility in lieu of an office building.

b. Building Size*:* The Petitioner is seeking to increase the approved size of Building 1 by approximately 34,491 sq. ft. by reducing the size of Building 4 by 34,491 sq. ft. and reallocating this square footage to Building 1. Accordingly, the Existing Special Permit must be amended to reflect the following changes:

Building #	Street Address	Approved in Existing Special Permit	Proposed
Building 1	380 First Ave.	189,509 sq. ft. 5 Stories / 84 feet	224,000 sq. ft. 5 Stories / 84 feet
Building 2	2 B Street	127,145 sq. ft 5 Stories / 72 feet	No change
Building 4	37 A Street	135,000 sq. ft. 5 Stories / 70 feet	100,509 sq. ft. 4 Stories / 56 feet

c: Parking*:* A portion of Garage B (2,070 spaces) and 153 interim surface parking spaces have been constructed for a total of 2,223 parking spaces. The Project plans to construct 530 additional spaces to be located in an addition to Garage B and to construct an interim surface parking lot with 105 spaces at 37 A Street for a total of 2,858 parking spaces as shown on the Interim Conditions Site Plan (Exhibit 5). Presently, there is a surplus of 264 spaces at the

Property (i.e., 264 spaces greater than what is required under zoning for the all uses at the Property). Pursuant to Section 5.1.2 of the Bylaw, one (1) parking space is required per 290 sq. ft. of floor area in a Pediatric Medical Facility. In this case, 773 parking spaces are required for the Pediatric Medical Facility, resulting in an overall parking requirement of 2,732 spaces (inclusive of the 857 spaces allocated to Center 128 East) for the Interim Condition. Accordingly, the parking to be constructed, together with 138 of the existing surplus spaces, is sufficient to satisfy zoning.

The following chart demonstrates that, upon completion of the Project, the number of parking spaces at the Property will be sufficient to satisfy all of the uses:

Use	**Space Required by Zoning**	**Existing Parking Spaces**	**Proposed Parking Spaces**
Hotel	140 spaces *(1 space per sleeping unit, plus one space for each 200 sq. ft. of function or conference area, plus one space for each 3 employees on the largest shift)*		
Office *(Building 3)*	962 spaces *(1 space per 300 sq. ft.)*		
Pediatric Medical Facility	773 spaces *(1 space per 290 sq. ft.)*		
Center 128 East	857[2]		
Total	2,732	2,223 (2,070 in Garage B and 153 surface spaces)	2,858 (2,600 in Garage B and 258 surface spaces)

The following chart demonstrates that, upon completion of the Proposed Development, the number of parking spaces at the Property will be sufficient to satisfy all of the uses:

Use	**Space Required by Zoning**	**Existing Parking Spaces**	**Proposed Parking Spaces**
Hotel	140 spaces *(1 space per sleeping unit, plus one space for each 200 sq. ft. of function or conference area, plus one space for each 3 employees on the largest shift)*		
Office *(Buildings 2 - 4)*	1721 spaces *(1 space per 300 sq. ft.)*		
Pediatric Medical Facility	773 spaces *(1 space per 290 sq. ft.)*		
Center 128 East	857[3]		
Total	3,491	2,223	3,642

[2] Per the terms of the Existing Special Permit, 857 parking spaces located in Parking Garage B are allocated to the adjacent Center 128 East to satisfy the parking requirements for the development of Center 128 East under the special permit, as amended, that has been issued for Center 128 East.

[3] See footnote #2.

		(2,070 in Garage B and 153 surface spaces)	(925 in Garage A, 2,600 in Garage B and 117 surface spaces)

c. Dimensional Requirements: The proposed buildings will conform to the dimensional requirements of the By-Law. The following chart, together with the Plan, demonstrates that Building 1, upon completion of the Project, will comply with the dimensional requirements applicable to the Property pursuant to the terms of the Existing Special Permit:

Item	**Required**	**Approved under Existing Special Permit**	**Current Proposal**	**Compliance with Zoning**
Minimum Lot Area	40,000 sf	596,000 sf	596,000 sf	YES
Minimum Lot Frontage	100 ft	450 ft	450 ft	YES
Minimum Floor Area Ratio	1.0	1.39	1.39	YES; relief previously granted in Existing Special Permit to increase FAR to 1.39
Minimum Front Yard	15 ft	15 ft	15 ft	YES
Minimum Side Yard	20 ft	20 ft 6 in.	20 ft 6 in	YES
Minimum Rear Yard	20 ft	15 ft 7 in	15 ft 7 in	YES; relief previously granted in Existing Special Permit to reduce side setback to 15 ft 7 in
Maximum Lot Coverage	65%	48%	52.3%	YES
Maximum Building Height	72 ft	84 ft	84 ft	YES; relief previously granted in Existing Special Permit to increase building height to 84 ft
Minimum Open Space	25%	23%	23%	YES; relief previously granted in Existing Special Permit to reduce open space to 23%
Maximum Uninterrupted Façade Length	300 ft	352 ft for Garage B	337 ft for Garage A	YES; relief previously granted in existing special Permit to allow uninterrupted façade length of up to 352 ft for Garage B[4]

[4] Amendment proposed to increase façade length for Garage A from 315' to 337', for which a special permit is being requested.

Minimum Street Trees	1 per 40 ft	1 per 40 ft	1 per 40 ft	YES

1.6 In connection with this application for Site Plan Review and Special Permit Amendment for the proposed Pediatric Medical Facility to be located at the Property, the Petitioner has provided a letter (Exhibit 15) to confirm Children's proposed approach with respect to mitigation of inflow and infiltration of wastewater ("I&I") in connection with the proposed change in use on the Property. Specifically, as a result of changing the use of Building 1 from office to Pediatric Medical Facility, there would be a 4,125 gallons per day (gpd) net increase of sewage flow at the Property. Per email correspondence from the Town Engineering Department (Exhibit 16), Children's must remove an amount of I&I equal to four (4) times the amount of increased sewage flow, which may be satisfied by either undertaking a construction project or paying a fee to the Town's I&I program at a rate of $8.00 per gallon required to be removed. Children's has by letter (Exhibit 15) confirmed their election to pay the required fee in the amount of $132,000.00 (4,125 gpd x 4 removal rate x $8.00 per gallon = $132,000.00) prior to the issuance of the final certificate of occupancy for Building 1 rather than undertaking a construction project.

1.7 The first phase of this project comprises construction of Building 1. The interim parking plan to support this use will consist of expanding the existing parking garage at 380R 1st Street (Garage B) by 530 parking spaces as currently approved. The Petitioner will utilize 138 of the 264 existing surplus parking spaces in the existing Garage B. In addition, an interim surface lot at 37A Street will be constructed with 105 spaces for a total of 773 spaces to meet the zoning requirements for Building 1. The full build parking plan will include the elimination of the interim parking lot and the construction of the previously approved 925 space parking garage located at 400R 1st Avenue (Garage A) for a total of 3,642 spaces. An extensive review of the Parking Generation Evaluation was performed by BETA in April 2020. It was noted by BETA that while 138 existing surplus parking spaces were observed to be currently unused, many of them are allocated for existing uses and could be utilized in the future if tenants change or a reduction in mode shares is seen. The Petitioner has agreed that a review of the parking supply and utilization would be provided post construction as part of the future traffic and parking monitoring program for the site.

1.8 Safety and operational issues have been identified at the intersection of Kendrick Street at Fourth Avenue**.** A limited signal warrant analysis has been conducted for the intersection of Kendrick Street at Fourth Avenue based on the limited peak period traffic count data collected in October 2019. Note that only Warrant 2 – Four-Hour Vehicular Volume and Warrant 3 – Peak Hour were able to be assessed at this time. The other warrant conditions were unable to be reviewed due to the limited count data available. Based on this limited assessment, criteria was met on both Warrants 2 and 3, which relates to the amount of peak period volume wanting to turn from the side street (Fourth Ave) to the primary corridor (Kendrick Street). Note that due to the ongoing Covid-19 Pandemic, it would not be prudent to conduct the very detailed array of traffic counts that are necessary to support a proper, complete signal warrant analysis at this time or into the immediate future as traffic conditions are measurably lower than what one would expect under typical conditions. A full signal warrant will be conducted in the future when counts can be collected representing more typical weekday traffic conditions. The Petitioner has committed to working with the Town and MassDOT to conduct both a full Traffic Signal Warrant Analysis and Roadway Safety Audit to help comprehensively assess operational and safety issues at this location. Those studies are to be conducted at an appropriate time in the future in a way that is mutually agreeable to the Town, MassDOT, and Children's.

1.9 Traffic operations analyses conducted at the Kendrick Street and 3rd Avenue intersection indicate that signal timing and phasing adjustments have the potential to mitigate some of the impacts generated by the Project. Mitigation actions that would improve traffic operations include removing

the northbound/southbound split phase and running concurrent pedestrian phases. With these in place, operations during the morning peak hour could result in improved LOS compared to the 2026 Approved Project Build Condition and similar operations during the evening peak hour. Preliminary results are summarized along with Synchro results in R23 of Attachment A (Exhibit 12). The Petitioner has committed to studying this issue and will retain a signal contractor to make appropriate signal timing and phasing adjustments, as needed, to improve peak period traffic operations at this identified location. This improvement would, subject to obtaining all necessary permits and approvals, be implemented within six months of the issuance of a Building Permit for Building 1.

1.10 Currently there are two marked southbound travel lanes on 3rd Avenue approaching Kendrick Street. Although the outer lane is not marked with right-turn only lane markings, it operates as a right-turn only lane. Therefore, this mitigation condition already exists and would not improve operations at the intersection. However, improved right-turn only lane markings and signage could be provided to better delineate the lanes to make this clearer for motorists approaching the intersection. The Petitioner has committed to work with the Town to assess and implement supplemental striping implementation at this location as deemed appropriate and necessary. These improvements would, subject to obtaining all necessary permits and approvals, be implemented within six months of the issuance of a Building Permit for Building 1.

1.11 The 2026 Boston Children's Hospital proposed analysis, detailed in Exhibit 4, shows that the traffic operations at the intersection of 3rd Avenue and Kendrick Street would be impacted by the Project. The Petitioner has committed to contributing $30,000 for improvements in addition to extending the right turn arrow striping on Third Avenue southbound, adjusting the location of the signal heads in the eastbound direction, and modifying the timing and phasing to improve peak period traffic operations. The Petitioner has agreed to contribute this amount within six months after the issuance of Building Permit for Building 1.

1.12 Based on the foregoing analysis and in accordance with Section 7.4 of the Bylaw and Section 4.2 of the Existing Special Permit, the following items of zoning relief have been requested by the Petitioner:

a. Amendment to Special Permit and Major Project Site Plan Review, in accordance with By-Law Section 7.4, and Section 4.2 of Major Site Plan Special Permit No. 2012-07 dated October 16, 2012, amended and restated April 2, 2013, and amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020.

b. Special Permit, in accordance with By-Law Section 3.2.4.2 (j) and Article II of the Board Rules for a Pediatric Medical Facility Use in the NEBC district.

c. Special Permit pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted façade length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet.

d. Amendments to the Existing Special Permit decision, as follows:

1. Amendment to replace the previously governing special permit plan set with the Plan attached hereto as Exhibit 5;
2. Amendment to reallocate 34,491 sq. ft. from Building 4 to Building 1;
3. Amendment to Section 3.9 of the Existing Special Permit to reflect the change in proposed use and subsequent changes to buildout plans and parking;

4. Amendment to Section 3.11 of the Existing Special Permit to reflect the change in use from office to Pediatric Medical Facility in Building 1 and to provide that the incorporation at the Property of any uses permitted as-of-right in the NEBC will be allowed without any further amendment to the special permit (provided that parking ratios applicable to any such use can be satisfied using the number of spaces already approved in the Existing Special Permit);
5. Amendment to Section 3.38 of the Existing Special Permit to reflect the change in proposed use and current design of Building 1;
6. Amendment to Section 4.6 of the Existing Special Permit to extend the date for commencement of construction of the Project and subsequent construction of later phases from November 14, 2022 to December 31, 2029;
7. Amendment to Existing Special Permit to extend relief previously granted to allow for uninterrupted façade length in excess of 300 ft to apply to the 337 ft proposed for Garage A;
8. Clarification noting that the Existing Special Permit is separate and distinct from the special permit previously granted for Center 128 East, and in granting the relief requested that the Board expressly finds that the amendment of Existing Special Permit shall not be construed as an amendment or modification to the special permit granted previously for Center 128 East; and
9. Requests that in the unlikely event that the Plan (Exhibit 5) is approved by the Board, but the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, then the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall become December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

1.13 The Project is consistent with the goals of the New England Business Center, Highland Avenue Corridor, and Wexford/Charles Street Industrial District Plan dated June 2001 and set forth in the document entitled "Goals of the June 2001 New England Business Center, Highland Avenue Corridor, and Wexford/Charles Street Industrial District Plan", as adopted by the Planning Board on December 11, 2001 (Goals of the District Plan).

1.14 The Project is consistent with the general purposes of the Bylaw, including the promotion of health, safety, convenience, morals or welfare for Needham residents. The addition of a state-of-the-art Pediatric Medical Facility will provide a valuable public health resource to residents, in addition to generating a source of employment for Needham residents and a significant economic benefit. Overall, the Proposed Development replaces an underutilized commercial site with a modern, highly efficient and very attractive Pediatric Medical Facility, sophisticated hotel, and Class-A suburban office buildings of the design and quality sought after by the market. The Project will help to create a high-quality office and medical park that meets the space and infrastructure needs of the regional market. With structured parking and functional open space, the Proposed Development will cater to a wide variety of high-quality tenants looking to establish themselves in Needham. The visibility and prominence along Route 128 will further enhance the attraction of the Proposed Development to prospective tenants. The combination of uses on the Property will also enhance the attractiveness of the office park and will complement the business expected to locate at the Property.

1.15 The Project is compatible with the existing natural features of the site and with the characteristics of the surrounding area. The orientation of the buildout with the parking garages located near the "rear" of the Property will result in limited visibility of the structures from the major surrounding roads, including Route 128, A Street, B Street and First Avenue. Trees and landscaping will

complement existing features of the Property and surrounding area. The undeveloped portions of the Property will be loamed and seeded on a temporary basis until future phases of work on the property are approved and implemented.

1.16 The adjoining premises will be protected against any seriously detrimental uses on the Property through the provision of surface water drainage, sound and sight buffers, and preservation of views, light and air. The Property will in fact be configured such that the majority of proposed parking will be structured parking, which results in an increase in open space and a corresponding increase in groundwater recharge. The proposed location of buildings in relation to open space and parking purposefully create a campus-like environment minimizes negative impacts to adjacent premises. Surface water that is not recharged directly into the ground will be collected via a series of catch basins and drains. The undeveloped portions of the Property will be loamed and seeded on a temporary basis until future phases of work on the Property are approved and implemented.

1.17 Convenience and safety of vehicular and pedestrian traffic will not be adversely affected by the Project. The parking garages and other parking areas proposed to be created will contain at least the number of parking spaces required by the Bylaw and will comply with the design criteria set forth in Section 5.1.3 of the Bylaw. Instead of the continuation of four separate parcels, each containing its own building and parking area, curb cuts and the like, the consolidated new parcel will streamline the parking and traffic to and from (as well as within) the Property, improve the convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, and the location of driveway openings in relation to traffic and adjacent streets will be enhanced. The Project also complies with other regulations for the handicapped, minors and the elderly. Finally, as described in the traffic management plan submitted in connection with this Application, motor vehicle traffic will be accommodated on the Property in such a way that compliments and encourages pedestrian activity and does not result in additional traffic congestion. A series of pedestrian walkways will connect various buildings and parking garages, contributing to the "campus-like" environment of the Property.

1.18 Parking facilities and loading docks have been adequately arranged in relation to the proposed uses on the premises. The number of parking spaces required by the Bylaw will be provided. The bulk of the parking will be structured parking, which will protect employees and visitors to the site from the elements.

1.19 Adequate methods for disposal of refuse and waste will be provided by the Project. Solid waste and refuse will be disposed of in compliance with all applicable rules and regulations. The waste-water system is connected to the municipal sewer system and will continue to do so.

1.20 The relationship of the structures to be constructed to those in the surrounding area will substantially improve the present condition of the Property. The addition of the world-class Pediatric Medical Facility will bring a valuable asset and significant economic resource to the Town of Needham and will complement the existing hotel and office uses on the Property. The creation of a campus-like environment and structured parking will enhance the relationship of structures and open space on the site. The Project will comply with the off-street parking requirements of Section 5.1.2 of the Bylaw as well as the parking design criteria set forth in Section 5.1.3 of the By-Law.

1.21 The Project will not have any adverse impact on the Town's water supply and distribution system, sewer collection and treatment, fire protection and streets. The Project will not have any adverse impact on the Town's water or wastewater infrastructure. Sufficient pump stations, including the Reservoir B station, the Kendrick Street station, and a third pump station enhanced in connection with the Charles River Landing project all provide support for the area. With respect to fire protection, the new Building 1 will be fully accessible for the Town's firefighting apparatus. The

maximum height of the proposed Building 1 is 84 feet, plus mechanicals, and all buildings will be properly accessible to fire-fighting equipment.

1.22 The Project has been reviewed by and approved by the Design Review Board.

1.23 Under Section 7.4 of the By-Law, a Major Project Site Plan Special Permit may be granted in the New England Business Center Zoning District, if the Board finds that the proposed project complies with the standards and criteria set forth in the provisions of the By-Law. On the basis of the above findings and criteria, the Board finds the Plan, as conditioned and limited herein for Site Plan Review, to be in harmony with the purposes and intent of the By-Law to comply with all applicable By-Law requirements, to have minimal adverse impact and to have proposed a development which is harmonious with the surrounding area.

1.24 Under Section 3.2.4.2(j), a Special Permit may be granted for a Pediatric Medical Facility in the New England Business Center Zoning District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law and is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area. The Board finds the proposed development plan shown on the Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law and to comply with all applicable By-Law requirements.

1.25 Under Section 4.8.3 of the By-Law, a Special Permit may be granted to waive any or all dimensional requirements set forth in Section 4.8 of the By-Law, by relaxing each by up to a maximum of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, that to grant such waivers does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of the By-Law, and that such waivers are consistent with the requirements of Section 6.8. The Petitioner has requested a Special Permit under Section 4.8.3 to waive the requirements of Sections 4.8.1(6) of the By-Law ("maximum uninterrupted façade lengths shall be 300 ft. or 200 ft. if within 350 ft. of a General Residence District Zoning Boundary, a river or a lake") by increasing the length of the currently approved uninterrupted façade length at Garage A from 315 feet to 337 feet. The Board finds that given the particular location and/or configuration of Garage A in relation to the surrounding neighborhood, the requested waiver is consistent with the public good and that to grant such a waiver does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of the By-Laws, and that such waiver is consistent with the requirements of Section 6.8. The Board notes that the affected façade is located along a side lot line abutting a strip of land previously utilized for railroad purposes and that said facade does not face or front on a street upon which such extended facade length would be visible.

DECISION

On the basis of the above findings and conclusions, the Board finds the Project and the Plan, as conditioned and limited herein, to meet these requirements, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and will not be a detriment to the Town's and neighborhood's inherent use of the surrounding area. Accordingly, the Board hereby approves the modifications as described under Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 of this Decision. The plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, under Exhibit 3 of the April 28, 2015 Decision Amendment, under Exhibits 5, 6, 8 of the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision, constitute the approved plan set for the Project. To the extent the plans described in Exhibit 5 or any other provisions of this Decision conflict or are inconsistent with the Existing Special Permit, the terms of this Decision, including, without limitation, Exhibit 5, shall govern.

THEREFORE, the Board voted 5-0 to GRANT:

(1) the requested Amendment to a Special Permit and Major Project Site Plan Review under Section 7.4 of this By-Law; to approve the Plan described in this Amendment, to approve the detailed plans of Building 1, together with associated landscaping and other site improvements as shown on the Plan, and to approve the Interim Conditions Site Plan of the Project, as shown on the phasing plan described as Sheet 21 of Exhibit 5 of this Amendment;

(2) the requested Special Permit, in accordance with Bylaw Section 3.2.4.2 (j) and Article II of the Board Rules for a Pediatric Medical Facility Use in the New England Business Center District;

(3) the requested Special Permit pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted façade length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet;

(4) the requested Amendment to replace the previously governing plan (Exhibit 6 of the January 6, 2015 Decision) with the Plan attached hereto as Exhibit 5;

(5) the requested Amendment to reallocate 34,491 sq. ft. from Building 4 to Building 1;

(6) the requested Amendment to Section 3.9 of the Existing Special Permit to reflect the change in proposed use and subsequent changes to buildout plans and parking;

(7) the requested Amendment to Section 3.11 of the Existing Special Permit to reflect the change in use from office to Pediatric Medical Facility in Building 1;

(8) the requested Amendment to Section 3.38 of the Existing Special Permit to reflect the change in proposed use and current design of Building 1;

(9) the requested Amendment to Section 4.6 of the Existing Special Permit to extend the date for commencement of construction of the Project and subsequent construction of later phases from November 14, 2022 to December 31, 2029;

(10) the requested Amendment to the Existing Special Permit to extend relief previously granted to allow for uninterrupted façade length in excess of 300 ft to apply to the 337 ft proposed for Garage A;

(11) the requested clarification noting that the Existing Special Permit is separate and distinct from the special permit previously granted for Center 128 East, and in granting the relief requested that the Board expressly finds that the amendment of Existing Special Permit shall not be construed as an amendment or modification to the special permit granted previously for Center 128 East; and

(12) the request that in the unlikely event that the Plan is approved by the Board, but the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, that the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall become December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the Property, the Petitioner shall

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

2.1 The Plan shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement. All requirements and recommendations of the Board, set forth below, shall be met by the Petitioner.

a. The Plan shall be revised to show a raised crosswalk between Garage B to Building 1 if viable or another safety measure satisfactory to the Board shall be provided to assure pedestrian safety at the location.
b. All-way stop control shall be provided at the New Way/Founders Drive for both the interim and full build conditions. The Plan shall be revised to reflect the all-way stop control for both the interim and full build conditions.

CONDITIONS

The conditions contained in Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012, amended and restated April 2, 2013 and January 6, 2015, and further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020 are ratified and confirmed except as modified herein.

3.1 The Board hereby approves the modifications as described under Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 of this Decision Amendment. The plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, under Exhibit 3 of the April 28, 2015 Decision Amendment, under Exhibits 5, 6, 8 of the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision, constitute the approved plan set for the Project.

3.2 As detailed in Section 1.6 of this Decision, the Petitioner shall pay the Town's I&I program fee in the amount of $132,000.00 (4,125 gpd x 4 removal rate x $8.00 per gallon = $132,000.00) prior to the issuance of the final certificate of occupancy for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.3 As detailed in Section 1.11 of this Decision, the Petitioner shall pay the Town $30,000 to be spent for traffic operations improvements at the intersection of 3rd Avenue and Kendrick Street. The Petitioner shall make the payment within six months of the issuance of Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.4 As detailed in Section 1.7 of this Decision, a future traffic and parking monitoring program shall be implemented at the Property as part of the mitigation program for this Project. The Petitioner shall also compile the information necessary for the Property, which information shall be included in the post occupancy monitoring study of the key project affected intersections within the larger Founders Park site mitigation commitments as more fully set forth in the MEPA Section 61 Findings to determine the realized impacts of the development. The study shall include the following seven intersections: Highland Avenue at 1st Avenue, Highland Avenue at 2nd Avenue,

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Kendrick Street at 3rd Avenue, Kendrick Street at 4th Avenue, 2nd Avenue at A Street, 1st Avenue at A Street, and 1st Avenue at B Street. Additionally, a post occupancy review of the parking supply and utilization at the Property shall be performed. The monitoring programs shall commence one year after receipt of a final Certificate of Occupancy for Building 1 and shall be conducted annually thereafter, as mutually agreed to by both Boston Children's Hospital and the Town of Needham.

3.5 As detailed in Section 1.8 of this Decision, the Petitioner shall work with the Town and MassDOT to conduct both a full Traffic Signal Warrant Analysis and Roadway Safety Audit of the Kendrick Street and 4th Avenue intersection to help comprehensively assess operational and safety issues at this location. Those studies are to be conducted at an appropriate time in the future in a way that is mutually agreeable to the Town, MassDOT and the Petitioner but in any event no later than one year after receipt of a Certificate of Occupancy for the Pediatric Medical Facility building located at 380 First Avenue (Building 1) unless otherwise extended by the Board, following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient.

3.6 As detailed in Section 1.9 of this Decision, the Petitioner shall retain a signal contractor to make signal timing and phasing adjustments and modifications in the location of the signal heads in the eastbound direction to improve their visibility and traffic operations at the Kendrick Street and Third Avenue intersection. Said adjustments to occur, subject to obtaining all necessary permits and approvals, within six months of the issuance of the Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.7 As detailed in Section 1.10 of this Decision Amendment, the Petitioner shall, subject to obtaining all necessary permits and approvals, work with the Town to improve the delineation of the 3rd Avenue travel lanes approaching Kendrick Street with exclusive right-turn lane markings within six months of the issuance of the Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.8 Section 3.9 of the Existing Special Permit is modified to read as follows:

"The proposed buildings, parking areas, driveways, landscape areas, and other site and off-site features shall be constructed in substantial accordance with the plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, the plans described under Exhibit 3 of the April 28, 2015 Decision Amendment, the plans described under Exhibits 5, 6, 8 in the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision and shall contain the dimensions and be located on that portion of the Property as shown on the Plan and in accordance with applicable dimensional requirements of the By-Law, except as may be approved by this Board in accordance with the terms of this Decision. Upon completion of the Proposed Development, a total of 3,642 parking spaces shall be provided on the Property of which 2,785 spaces shall serve Center 128 West and 857 shall serve Center 128 East. All off-street parking shall comply with the requirements of Section 5.1.2 and 5.1.3 of the By-Law, as shown on the Plan, or as may be waived in the future by this Board, following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient."

3.9 Section 3.11 of the Existing Special Permit is modified to read as follows:

"This permit is issued for professional, business or administrative offices, laboratories engaged in scientific research and development, pediatric medical facilities, hotels and any accessory uses customarily conducted in coordination with any of the foregoing. Any changes of such above-described uses shall be permitted only by amendment of this Approval by the Board. Notwithstanding the above, the Board may permit on the first floor of a multi-story of building the

uses contemplated under Section 3.2.4/1(j) of the By-Law following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient."

3.10 Section 3.38, Design Guidelines, of the Existing Special Permit is modified to read as follows:

"Design Guidelines. These Design Guidelines have been satisfied as to the approved plans for Building 1, and accordingly are not prerequisites to the construction of Building 1, but would be applicable to any substantial modification of the plans for Building 1's construction. The Board approves the plans for the site, Building 1 (Children's Pediatric Medical Facility), Building 3 (Trip Advisor), and Garage B, as filed. The Board approves Buildings 2, and 4, with general size, massing and locations of the buildings at a conceptual level as described in the application and using the conceptual plans developed for Building 1 detailed as Exhibit 12 of the November 10, 2015 Decision as a template. The Board approves Garage A at a conceptual level as described in Exhibit 12 of the November 10, 2015 Decision, as modified by Exhibit 5 of this Decision, and using the plans for Garage B as a guide to inform the façade treatment of Garage A. As a prerequisite for final approval and the issuance of a building permit, Building 2, Building 4 and Garage A shall be subject to design review by the Planning Board to determine conformance to the following Design Guidelines. Modifications to approved plans for Building 1 (Children's Pediatric Medical Facility), Building 3 (Trip Advisor), Building 3, Building 4, Garage A and Garage B shall also be subject to design review by the Planning Board to determine conformance to the following Design Guidelines. Design approval shall be granted by the Planning Board for final plans or modifications that are consistent with the Design Guidelines and the applicable requirements of the By-Law. Design Review approval by the Planning Board shall constitute the Planning Board's determination that the proposed plans are consistent with these design guidelines and meet all applicable standards of review for the Project.

Design Guidelines

1) There shall be three office buildings, one pediatric medical facility and two free-standing garages. The total square footage of the three office buildings shall not exceed 516,000 sq. ft. The total square footage of the pediatric medical facility shall not exceed 224,000 square feet.

2) The buildings will be designed in a first-class manner and Class A commercial building standards consistent with the Central Route 128 office market.

3) Building 1 (Conceptual Plan) shall serve as a general template for Buildings 2 and 4. Quality design and construction will be carried through to all buildings. While there may be shared architectural elements and materials between the buildings, some variation is encouraged. Primary materials identified for Building 1(Conceptual Design) in a generic sense and assigned a proportional range of façade area will be carried through, with some variation, to Buildings 2 and 4.

4) Building 1 (Conceptual Plan) is approximately 65% transparent. Of this amount 60 to 70% may be glazing in a punched or ribbon arrangement. The remainder may be aluminum storefront or curtain wall systems. Vision glass will be low-e, minimally reflective and may be tinted for aesthetic effect without significantly reducing transparency. Mirrored or highly reflective glass is prohibited.

5) Building 1 (Conceptual Plan) shall serve as a general template for Buildings 2 and 4. Quality design and construction will be carried through to all buildings. While there may be shared architectural elements and materials between the buildings, some variation is encouraged. Primary materials identified for Building 1(Conceptual Design) in a generic sense and assigned a proportional range of façade area will be carried through, with some variation, to Buildings 2 and 4.

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6) Each building can be increased or decreased by not more than one floor.

7) The location of the building footprint may be moved not more than 15 ft. in any direction, as long as the minimum setbacks, site distances and required open space requirements are maintained.

8) The shape of the footprint of each building can be modified no more than 15 ft. in any direction, as long as the minimum setbacks, site distances, and required open space requirements are maintained.

9) The total square footage of each building shall not vary more than 15% than what is described hereinabove, except that a larger variation is acceptable if an additional floor is added to the building pursuant to Design Guideline (6) above and if the shape of the footprint of the building is modified pursuant to Design Guideline (8) above.

10) The 15 ft. variation in shape, size and location shall be applicable to Garage A and Garage B to the same extent as they are applicable to the office buildings as described in 7, 8 and above.

11) Site changes, including landscaping, may be modified without further public hearing to accommodate changes in building shape, location and size described above.

12) An architectural façade design treatment shall be provided on all sides of Garage A using the treatment afforded to Garage B as a guide. The goal shall be to provide aesthetic interest through the use of a variety of materials and colors other than precast concrete or block to better mask the building's function as a parking garage. Without limiting the Petitioner's discretion, in order to achieve that outcome on the exterior of the parking garage, the following five methods are examples of incorporating design elements to achieve a successful architectural façade on the parking structure which may be considered: architectural compatibility with the principle building when appropriate; exterior landscaping to screen the structure within the setback; exterior façade coverings on the concrete panels to add "skin" to the concrete panels "bones" of the parking garage; exterior architectural articulation and color composition to provide aesthetic interest; and fenestrations for the openings and control over the design of the openings. The examples described above are not intended to limit the Petitioner's discretion in accomplishing the stated goal but rather to offer strategies for its accomplishment.

The proposed plans and an application for review shall be filed with the Planning Board. At the same time application materials shall also be submitted to the Design Review Board along with an application for design review. Within 20 days of receipt of the Design Review application, the Design Review Board shall hold a public meeting, to which the applicant shall be invited for the purpose of determining whether the proposed plans fall within the Design Guidelines described above. Within 15 days of the meeting the Design Review Board shall transmit its determination as to the plans' compliance with the Design Guidelines described above and its design review report to both the Planning Board and applicant. The Planning Board shall review said plans with the applicant at its next public meeting following receipt of said recommendation from the Design Review Board provided such recommendation is received at least 7 days prior to the next scheduled meeting. If the Planning Board finds that the plans do fall within said Design Guidelines, the Planning Board shall approve and endorse said plans and transmit its decision to the Applicant and Building Inspector via memorandum. If the Planning Board finds that the plans do not fall within said Design Guidelines, the applicant may modify said plans or file a Request for Further Site Plan Review with the Board. The Planning Board shall make its determination within 60 days of receipt of said plans from the applicant.

The Board acknowledges that Building 3 (known as the Trip Advisor Building) and the Hotel (known as the Marriot Residence Inn) have been approved by the Planning Board and constructed

in accordance with the submitted plans. The Board further acknowledges that Building 1 (known as Children's Pediatric Medical Facility) has been approved under the terms of this Decision."

LIMITATIONS

The limitations contained in Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012, amended and restated April 2, 2013 and January 6, 2015, and further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020, are ratified and confirmed.

4.1 Section 4.6 of the Existing Special Permit is modified to read as follows:

"This special permit shall be governed by the provisions of Chapter 40A and Section 7.5.2 of the By-Law, which establish the time within which construction authorized by the Original Decision, as amended by this First Amendment must commence. The Board finds that construction commenced within two years of the date of filing of the Original Decision (October 24, 2012) with the Town Clerk.

Given the size of the Proposed Development, and its anticipated duration of full build out, the precise time for each subsequent building to commence construction cannot be established with any certainty at this time at the time of the granting of this Decision. Therefore, the Board establishes the following conditions and limitations:

a) All authorized construction of buildings and required site improvements, infrastructure and mitigation measures shall be constructed or under construction (or authorized by the issuance of a Building Permit), installed, or put into operation on or before December 31, 2029. Additionally, the Board finds that in the unlikely event that the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, that the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall remain December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

b) Should the Applicant or Permittee not seek design approval for a building for a period of two years from design approval for the preceding building, the Permittee shall report to the Board at the end of that two year period, updating the Board on the anticipated schedule for future construction, difficulties encountered in executing the balance of the Project, and whether the Permittee believes that the entire Project can be fully constructed on or before December 31, 2029, and if not how much additional time might be required.

c) It is the intention of the Board that this Decision shall not lapse, and shall continue in effect, until December 31, 2029, as long as the Permittee continues to report to the Board under subparagraph (b) above.

Any further requests for an extension of the time limit set forth herein must be in writing to the Board at least thirty (30) days prior to the expiration of this Decision. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided unless it finds that the use of the property in question or the construction of the site has not begun except for good cause."

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The provisions of this Major Site Plan Special Permit Amendment shall be binding upon every owner or owners of the lots and the executors, administrator, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land in accordance with their terms, in full force and effect for the benefit of and enforceable by the Town of Needham.

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

Witness our hands this 4th day of January 2021.

NEEDHAM PLANNING BOARD

_____
Jeanne S. McKnight, Chairperson

_____
Paul S. Alpert

_____
Martin Jacobs

_____
Adam Block

_____
Ted Owens

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____, 2021

On this ____ day of _____, 2021, before me, the undersigned notary public, personally appeared _____, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

_____
Notary Public

My Commission Expires: _____

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the Amendment to Decision of the project proposed by The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, Massachusetts, for property located at 360 First Avenue, 410 First Avenue, 2 B Street, 66 B Street and 37 A Street, Needham, Massachusetts, has passed,

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

_____ _____
Date Theodora K. Eaton, Town Clerk

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Copy sent to:

Petitioner-Certified Mail # _____	Select Board	Board of Health
Design Review Board	Engineering	Town Clerk
Building Inspector	Fire Department	Director, PWD
Conservation Commission	Police Department	Parties in Interest

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AMENDMENT DECISION
MAJOR SITE PLAN SPECIAL PERMIT
The Children's Hospital Corporation ~~c/o Boston Children's Hospital~~
Normandy Real Estate Partners

Application No. 2012-07
January 4, 2021
(Original Decision dated October 16, 2012, amended and restated April 2, 2013, amended September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020)

(Filed during the Municipal Relief Legislation, Chapter 53 of the Acts of 2020)

Decision (this "Decision") of the Planning Board (hereinafter referred to as the Board) on the petition of The Children's Hospital Corporation ~~c/o Boston Children's Hospital~~, 300 Longwood Avenue, Boston, MA (hereinafter referred to as the Petitioner) for property located at 360 First Avenue[1], 410 First Avenue, 2B Street, 66 B Street and 37 A Street, Needham, MA 02494 (hereinafter referred to as the Property), shown on Assessor's Map No. 300 as Parcel 28 containing 13.68 acres in the New England Business Center Zoning District. The Property is owned by Normandy GAP-V Development Needham, LLC (hereinafter referred to as the Property Owner). On October 16, 2012, the Board issued Major Site Plan Special Permit No. 2012-07 (the "Original Decision"). The Original Decision was then Restated and Amended on April 2, 2013. It was further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020.

This decision is in response to an application submitted to the Board on October 13, 2020 by the Petitioner, and date stamped at the Needham Town Clerk's office on October 28, 2020, for: (1) a Major Project Site Plan Review Amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law) and Further Site Plan Review under Section 4.2 of Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012 and last amended November 4, 2020; (2) a Special Permit under Section 3.2.4.2(j) of the By-Law for a Pediatric Medical Facility in the New England Business Center Zoning District; and (3) a Special Permit amendment pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted length by increasing the length of the uninterrupted façade from 315 feet to 337 feet.

The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to construct Building 1 of a previously approved development as an approximately 224,000 square foot Pediatric Medical Facility at 380 First Avenue. Building 2 and Building 4 of the previously approved development are expected to be constructed at a later date and the approved use is currently expected to remain office as set forth in the Existing Special Permit (as defined below). Additionally, the Petitioner is seeking to increase the approved size of Building 1 by approximately 34,491 sq. ft. by reducing the size of Building 4 by 34,491 square feet and reallocating this square footage to Building 1. The Petitioner further proposes to construct 530 parking spaces which were approved by the Existing Special Permit to be located in an addition to Garage B and to construct an interim surface parking lot with 105 spaces at 37 A Street as shown on the Interim Condition Site Plan (see Exhibit 5 below). More information can be found in the materials submitted with the application.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the

[1] The Board notes that the Existing Special Permit refers to this site as *360* First Avenue, though the current address is 380 First Avenue.

hearing was called to order by the Chairperson, Jeanne S. McKnight, on Tuesday, November 17, 2020 at 7:40 p.m. via remote meeting using Zoom ID 826-5899-3198. The hearing was continued to Tuesday, December 15, 2020, at 8:00 p.m. via remote meeting using Zoom ID 826-5899-3198. The hearing was closed subject to further input from the Town Engineer regarding infiltration specifics, and the matter was further continued to Monday, January 4, 2021, at 7:15 p.m. via remote meeting using Zoom ID 826-5899-3198. Board members Jeanne S. McKnight, Martin Jacobs, Paul S. Alpert~~, Ted~~ and Adam Block were present throughout the November 17, 2020, December 15, 2020 and January 4, 20121 proceedings. The record of the proceedings and the submissions upon which the decision is based may be referred to in the office of the Town Clerk or the office of the Board.

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

Exhibit 1 Properly executed Application for (1) a Major Project Site Plan Review Amendment under Section 7.4 of the By-Law and Further Site Plan Review under Section 4.2 of Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012 and last amended November 4, 2020; (2) a Special Permit under Section 3.2.4.2(j) of the By-Law for a Pediatric Medical Facility in the New England Business Center Zoning District, dated October 28, 2020 and (3) a Special Permit amendment pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet.

Exhibit 2 Letter from Attorney Timothy W. Sullivan, Goulston & Storrs PC, to the Planning Board Members, dated October 13, 2020.

Exhibit 3 Memorandum, prepared by Glenn K. Dougherty, Tetra Tech, 20 Cabot Blvd., Suite 305, Mansfield, MA 02048, dated September 24, 2020.

Exhibit 4 Traffic Impact and Access Study, Boston Children's Hospital, New Pediatric Medical Facility at Founders Park, prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated October 7, 2020.

Exhibit 5 Plan set entitled "Boston Children's Hospital, Needham Satellite Project, Needham Special Permit Submission," prepared by Payette Associates, Inc., 290 Congress Street, Fifth Floor, Boston, MA, 02210, Tetra Tech, One Grant Street, Framingham, MA 01701, Terraink, Inc., 7 Central Street, Arlington MA 02476, consisting of 37 sheets: Sheet 1, Cover Sheet, dated October 7, 2020; Sheet 2, entitled "Needham Satellite", undated; Sheet 3, entitled "Existing Site Photographs," undated; Sheet 4, rendering entitled "Drop Off Façade – Founders Drive from B Street," undated; Sheet 5, rendering entitled "Drop Off Façade – Off Founders Drive," undated; Sheet 6, rendering entitled "128 Façade – From South Traveling North," undated; Sheet 7, rendering entitled "128 Façade – From North Traveling South," undated; Sheet 8, entitled "Brick Sample," undated; Sheet 9, rendering entitled "Drop Off Façade – Founders Drive from B Street," undated); Sheet 10, entitled "Garage," undated; Sheet 11, rendering entitled "Garage façade – New Way Looking at Entry," undated; Sheet 12, rendering entitled "Garage façade – Aerial Looking Towards 1st Ave / Rt. 128," undated; Sheet 13, Drawing Index, undated; Sheet 14, Sheet 1, entitled "Site Plan Overlay," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 15, Sheet C-3, Entitled "Layout and Materials Plan," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 16, Sheet C-4, entitled "Grading and Drainage Plan," dated August 20, 2012, revised August 24, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 17, Sheet C-5, entitled

"Drainage Schedules," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 18, Sheet C-6, entitled "Utilities Plan," dated August 20, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 19, Sheet D-4, entitled "Construction Details," dated August 20, 2012, revised September 18, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, and August 14, 2020; Sheet 20, Sheet LT-1, entitled "Site Lighting Plan," dated September 18, 2012, revised October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, July 10, 2015 and August 14, 2020; Sheet 21, entitled "Interim Condition Site Plan," dated September 25, 2020; Sheet 22, Sheet L-1, entitled "Landscape Plan," dated August 14, 2012, revised August 24, 2012, September 18, 2012, October 2, 2012, November 1, 2012, March 1, 2013, April 12, 2013, August 23, 2013, September 11, 2013, October 15, 2014, July 10, 2015 and August 14, 2020; Sheet 23, Sheet L-2, entitled "Landscape Details," dated August 14, 2012, revised August 24, 2012, September 18, 2012, March 1, 2013, March 12, 2013, August 23, 2013, September 11, 2013, October 15, 2014, July 10, 2015 and August 14, 2020; Sheet 24, Sheet A1.00, entitled "Basement Overall Plan," dated June 12, 2020; Sheet 25, Sheet A1.01, entitled "Level 1 Overall Plan," dated June 12, 2020; Sheet 26, Sheet A1.02, entitled "Level 2 Overall Plan," dated June 12, 2020; Sheet 27, Sheet A1.03, entitled "Level 3 Overall Plan," dated June 12, 2020; Sheet 28, Sheet A1.04, entitled "Level 4 Overall Plan," dated June 12, 2020; Sheet 29, Sheet A1.05, entitled "Level 5 Overall Plan," dated June 12, 2020; Sheet 30, Sheet A1.06, entitled "Roof Plan," dated June 12, 2020; Sheet 31, Sheet A3.01, entitled "Southeast Elevation," dated June 12, 2020; Sheet 32, Sheet A3.02, entitled "Southwest Elevation," dated June 12, 2020; Sheet 33, Sheet A3.03, entitled "Northwest Elevation," dated June 12, 2020; Sheet 34, Sheet A3.04, entitled "Northeast Elevation," dated June 12, 2020; Sheet 35, Sheet A3.10, entitled "Building Section East West," dated June 12, 2020; Sheet 36, Sheet 3.11, entitled "Building Section – East/West at Drop Off," dated June 12, 2020; Sheet 37, Sheet 3.12, entitled "Building Section North South," dated June 12, 2020. The foregoing plans set forth in Exhibit 5 shall also be referred to collectively herein as the "Plan".

Exhibit 6 Email directed to Anthony Del Gaizo, Needham Town Engineer, from Gerald Topping, Senior Project Manager, Facilities Management, Boston Children's Hospital, dated November 9, 2020, with attachments:

- Memorandum directed to Anthony Del Gaizo, Needham Town Engineer, prepared by Glenn K. Dougherty, Tetra Tech, dated November 6, 2020 with attachments.
- Memorandum, prepared by David Lee, R.W. Sullivan Engineering, dated September 21, 2020.
- Plan entitled "Interim Condition Grading and Drainage Plan," prepared by VHB, 101 Walnut Street, Watertown, MA 02472, undated.

Exhibit 7 Memorandum regarding "Traffic Peer Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated November 10, 2020.

Exhibit 8 Presentation as prepared by the Petitioner and presented at the hearing of November 17, 2020.

Exhibit 9 Email directed to Anthony Del Gaizo, Needham Town Engineer, from Gerald Topping, Senior Project Manager, Facilities Management, Boston Children's Hospital, dated November 30, 2020, with attachment:

- Founder's Park Sewage Flow Comparison, dated November 30, 2020.

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Exhibit 10 Memorandum regarding "Response to Traffic Peer Review – Boston Children's Hospital – Needham, MA dated November 10, 2020," prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated November 25, 2020, with Attachments A.

Exhibit 11 Memorandum regarding "Traffic Peer Response Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated December 7, 2020.

Exhibit 12 Memorandum regarding "Response to Traffic Peer Response Review – Boston Children's Hospital – Needham, MA dated December 7, 2020," prepared by VHB, 99 High Street, 10th Floor, Boston, MA 02110, dated December 10, 2020, with Attachments B.

Exhibit 13 Memorandum regarding "Traffic Peer Review – Boston Children's Hospital – Needham, MA," prepared by BETA Group, Inc., dated December 14, 2020.

Exhibit 14 Memorandum from the Design Review Board, dated September 14, 2020.

Exhibit 15 Letter from Attorney Timothy W. Sullivan, Goulston & Storrs, to the Planning Board Members, dated December 29, 2020.

Exhibit 16 Interdepartmental Communications (IDC) to the Board from Chief Dennis Condon, Needham Fire Department dated October 22, 2020; IDC to the Board from Tara Gurge, Assistant Public Health Director, dated November 4, 2020; IDC to the Board from Chief John Schlittler, Needham Police Department dated November 10, 2020; IDC to the Board from the Engineering Division of the Department of Public Works from Thomas Ryder, Assistant Town Engineer, dated November 16, 2020, December 14, 2020 and December 22, 2020 and from Anthony Del Gaizo, Town Engineer, dated December 14, 2020.

FINDINGS AND CONCLUSIONS

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

1.1 On October 16, 2012 the Board issued a Major Project Site Plan Special Permit, which approved a multi-phased project to construct multiple office/research and development buildings, a hotel, multiple parking garages, surface parking and associated landscaping and driveways at the Property (the "Original Decision"). The Original Decision has been amended by subsequent decisions issued by the Board on April 2, 2013, September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020 (collectively, the "Amendments" and, together with the Original Decision, the "Existing Special Permit").

1.2 The development program approved by the Existing Special Permit consists of: (a) four office/research and development buildings with a total combined square footage of approximately 740,000 sq. ft.; (b) two free standing parking garages (to contain a combined 3,525 parking spaces); (c) 117 surface parking spaces; (d) a hotel comprising approximately 89,740 sq. ft. and containing 128 guest units, approximately 1,240 sq. ft. of conference/function space, a guest dining area, lounge/bar area, indoor pool, exercise room and other hotel amenities, together with (e) associated driveways, landscaping and other associated site improvements. Additionally, the approved development program included the consolidation of the four (4) separate parcels into one (1) new parcel.

1.3 Each of the four office buildings are identified in the Existing Special Permit in the following manner: "Building 1" is the building to be located at 380 First Avenue[1]; "Building 2" is the building

to be located at 2 B Street; "Building 3" is the building located at 410 First Avenue; "Building 4" is the building to be located at 37 A Street; "Garage A" is the parking structure to be constructed with a total of 925 parking spaces; and "Garage B" is the parking structure to be constructed with a total of 2,600 parking spaces. The Board notes that per the terms of the Existing Special Permit, a Reciprocal Parking and Access Easement Agreement has been executed and recorded in the land records to reflect the requirement that 857 parking spaces located in Parking Garage B have been allocated for use by the adjacent Center 128 East. As further discussed below, there will be sufficient parking at the Proposed Development (as defined below) to accommodate the Project without use of these 857 spaces that have been allocated to Center 128 East as required by the Existing Special Permit, and to satisfy the zoning requirements applicable to all of the uses at the Property and Center 128 East.

1.4 A portion of the development as approved under the Existing Special Permit has been constructed, which includes the hotel, Building 3 (currently occupied by TripAdvisor, Inc.), a portion of Garage B (2,070 parking spaces) and 153 surface parking spaces (collectively, the "Constructed Improvements"). Accordingly, three (3) office buildings (Buildings 1, 2 and 4) with an aggregate of approximately 452,000 sq. ft., Garage A (925 parking spaces), a portion of Garage B (530 parking spaces), 153 surface parking spaces, and the remaining associated landscaping, driveways and other site improvements have yet to be developed (the "Remaining Development Rights"). The Project, together with the previously-approved Remaining Development Rights, are hereinafter referred to as the "Proposed Development".

1.5 The Project is described as follows:

a. Use: The Petitioner is seeking to construct Building 1 as an approximately 224,000 sq. ft. Pediatric Medical Facility. Building 2 and Building 4 are expected to be constructed at a later date and the approved use is currently expected to remain office as set forth in the Existing Special Permit. Pursuant to Section 3.2.4.2 (j) of the By-law, a Pediatric Medical Facility is allowed upon issuance of a special permit from the Board. Accordingly, a special permit is required to construct Building 1 as a Pediatric Medical Facility in lieu of an office building.

b. Building Size*:* The Petitioner is seeking to increase the approved size of Building 1 by approximately 34,491 sq. ft. by reducing the size of Building 4 by 34,491 sq. ft. and reallocating this square footage to Building 1. Accordingly, the Existing Special Permit must be amended to reflect the following changes:

Building #	Street Address	Approved in Existing Special Permit	Proposed
Building 1	380 First Ave.	189,509 sq. ft. 5 Stories / 84 feet	224,000 sq. ft. 5 Stories / 84 feet
Building 2	2 B Street	127,145 sq. ft 5 Stories / 72 feet	No change
Building 4	37 A Street	135,000 sq. ft. 5 Stories / 70 feet	100,509 sq. ft. 4 Stories / 56 feet

c: Parking*:* A portion of Garage B (2,070 spaces) and 153 interim surface parking spaces have been constructed for a total of 2,223 parking spaces. The Project plans to construct 530 additional spaces to be located in an addition to Garage B and to construct an interim surface parking lot with 105 spaces at 37 A Street for a total of 2,858 parking spaces as shown on the Interim Conditions Site Plan (Exhibit 5). Presently, there is a surplus of 264 spaces at the

Property (i.e., 264 spaces greater than what is required under zoning for the all uses at the Property). Pursuant to Section 5.1.2 of the Bylaw, one (1) parking space is required per 290 sq. ft. of floor area in a Pediatric Medical Facility. In this case, 773 parking spaces are required for the Pediatric Medical Facility, resulting in an overall parking requirement of 2,732 spaces (inclusive of the 857 spaces allocated to Center 128 East) for the Interim Condition. Accordingly, the parking to be constructed, together with 138 of the existing surplus spaces, is sufficient to satisfy zoning.

The following chart demonstrates that, upon completion of the Project, the number of parking spaces at the Property will be sufficient to satisfy all of the uses:

Use	**Space Required by Zoning**	**Existing Parking Spaces**	**Proposed Parking Spaces**
Hotel	140 spaces *(1 space per sleeping unit, plus one space for each 200 sq. ft. of function or conference area, plus one space for each 3 employees on the largest shift)*		
Office *(Building 3)*	962 spaces *(1 space per 300 sq. ft.)*		
Pediatric Medical Facility	773 spaces *(1 space per 290 sq. ft.)*		
Center 128 East	857[2]		
Total	2,732	2,223 (2,070 in Garage B and 153 surface spaces)	2,858 (2,600 in Garage B and 258 surface spaces)

The following chart demonstrates that, upon completion of the Proposed Development, the number of parking spaces at the Property will be sufficient to satisfy all of the uses:

Use	**Space Required by Zoning**	**Existing Parking Spaces**	**Proposed Parking Spaces**
Hotel	140 spaces *(1 space per sleeping unit, plus one space for each 200 sq. ft. of function or conference area, plus one space for each 3 employees on the largest shift)*		
Office *(Buildings 2 - 4)*	1721 spaces *(1 space per 300 sq. ft.)*		
Pediatric Medical Facility	773 spaces *(1 space per 290 sq. ft.)*		
Center 128 East	857[3]		
Total	3,491	2,223	3,642

[2] Per the terms of the Existing Special Permit, 857 parking spaces located in Parking Garage B are allocated to the adjacent Center 128 East to satisfy the parking requirements for the development of Center 128 East under the special permit, as amended, that has been issued for Center 128 East.

[3] See footnote #2.

		(2,070 in Garage B and 153 surface spaces)	(925 in Garage A, 2,600 in Garage B and 117 surface spaces)

c. Dimensional Requirements: The proposed buildings will conform to the dimensional requirements of the By-Law. The following chart, together with the Plan, demonstrates that Building 1, upon completion of the Project, will comply with the dimensional requirements applicable to the Property pursuant to the terms of the Existing Special Permit:

Item	**Required**	**Approved under Existing Special Permit**	**Current Proposal**	**Compliance with Zoning**
Minimum Lot Area	40,000 sf	596,000 sf	596,000 sf	YES
Minimum Lot Frontage	100 ft	450 ft	450 ft	YES
Minimum Floor Area Ratio	1.0	1.39	1.39	YES; relief previously granted in Existing Special Permit to increase FAR to 1.39
Minimum Front Yard	15 ft	15 ft	15 ft	YES
Minimum Side Yard	20 ft	20 ft 6 in.	20 ft 6 in	YES
Minimum Rear Yard	20 ft	15 ft 7 in	15 ft 7 in	YES; relief previously granted in Existing Special Permit to reduce side setback to 15 ft 7 in
Maximum Lot Coverage	65%	48%	52.3%	YES
Maximum Building Height	72 ft	84 ft	84 ft	YES; relief previously granted in Existing Special Permit to increase building height to 84 ft
Minimum Open Space	25%	23%	23%	YES; relief previously granted in Existing Special Permit to reduce open space to 23%
Maximum Uninterrupted Façade Length	300 ft	352 ft for Garage B	337 ft for Garage A	YES; relief previously granted in existing special Permit to allow uninterrupted façade length of up to 352 ft for Garage B[4]

[4] Amendment proposed to increase façade length for Garage A from 315' to 337', for which a special permit is being requested.

Minimum Street Trees	1 per 40 ft	1 per 40 ft	1 per 40 ft	YES

1.6 In connection with this application for Site Plan Review and Special Permit Amendment for the proposed Pediatric Medical Facility to be located at the Property, the Petitioner has provided a letter (Exhibit 15) to confirm Children's proposed approach with respect to mitigation of inflow and infiltration of wastewater ("I&I") in connection with the proposed change in use on the Property. Specifically, as a result of changing the use of Building 1 from office to Pediatric Medical Facility, there would be a 4,125 gallons per day (gpd) net increase of sewage flow at the Property. Per email correspondence from the Town Engineering Department (Exhibit 16), Children's must remove an amount of I&I equal to four (4) times the amount of increased sewage flow, which may be satisfied by either undertaking a construction project or paying a fee to the Town's I&I program at a rate of $8.00 per gallon required to be removed. Children's has by letter (Exhibit 15) confirmed their election to pay the required fee in the amount of $132,000.00 (4,125 gpd x 4 removal rate x $8.00 per gallon = $132,000.00) prior to the issuance of the final certificate of occupancy for Building 1 rather than undertaking a construction project.

1.7 The first phase of this project comprises construction of Building 1. The interim parking plan to support this use will consist of expanding the existing parking garage at 380R 1st Street (Garage B) by 530 parking spaces as currently approved. The Petitioner will utilize 138 of the 264 existing surplus parking spaces in the existing Garage B. In addition, an interim surface lot at 37A Street will be constructed with 105 spaces for a total of 773 spaces to meet the zoning requirements for Building 1. The full build parking plan will include the elimination of the interim parking lot and the construction of the previously approved 925 space parking garage located at 400R 1st Avenue (Garage A) for a total of 3,642 spaces. An extensive review of the Parking Generation Evaluation was performed by BETA in April 2020. It was noted by BETA that while 138 existing surplus parking spaces were observed to be currently unused, many of them are allocated for existing uses and could be utilized in the future if tenants change or a reduction in mode shares is seen. The Petitioner has agreed that a review of the parking supply and utilization would be provided post construction as part of the future traffic and parking monitoring program for the site.

1.8 Safety and operational issues have been identified at the intersection of Kendrick Street at Fourth Avenue**.** A limited signal warrant analysis has been conducted for the intersection of Kendrick Street at Fourth Avenue based on the limited peak period traffic count data collected in October 2019. Note that only Warrant 2 – Four-Hour Vehicular Volume and Warrant 3 – Peak Hour were able to be assessed at this time. The other warrant conditions were unable to be reviewed due to the limited count data available. Based on this limited assessment, criteria was met on both Warrants 2 and 3, which relates to the amount of peak period volume wanting to turn from the side street (Fourth Ave) to the primary corridor (Kendrick Street). Note that due to the ongoing Covid-19 Pandemic, it would not be prudent to conduct the very detailed array of traffic counts that are necessary to support a proper, complete signal warrant analysis at this time or into the immediate future as traffic conditions are measurably lower than what one would expect under typical conditions. A full signal warrant will be conducted in the future when counts can be collected representing more typical weekday traffic conditions. The Petitioner has committed to working with the Town and MassDOT to conduct both a full Traffic Signal Warrant Analysis and Roadway Safety Audit to help comprehensively assess operational and safety issues at this location. Those studies are to be conducted at an appropriate time in the future in a way that is mutually agreeable to the Town, MassDOT, and Children's.

1.9 Traffic operations analyses conducted at the Kendrick Street and 3rd Avenue intersection indicate that signal timing and phasing adjustments have the potential to mitigate some of the impacts generated by the Project. Mitigation actions that would improve traffic operations include removing

the northbound/southbound split phase and running concurrent pedestrian phases. With these in place, operations during the morning peak hour could result in improved LOS compared to the 2026 Approved Project Build Condition and similar operations during the evening peak hour. Preliminary results are summarized along with Synchro results in R23 of Attachment A (Exhibit 12). The Petitioner has committed to studying this issue and will retain a signal contractor to make appropriate signal timing and phasing adjustments, as needed, to improve peak period traffic operations at this identified location. This improvement would, subject to obtaining all necessary permits and approvals, be implemented within six months of the issuance of a Building Permit for Building 1.

1.10 Currently there are two marked southbound travel lanes on 3rd Avenue approaching Kendrick Street. Although the outer lane is not marked with right-turn only lane markings, it operates as a right-turn only lane. Therefore, this mitigation condition already exists and would not improve operations at the intersection. However, improved right-turn only lane markings and signage could be provided to better delineate the lanes to make this clearer for motorists approaching the intersection. The Petitioner has committed to work with the Town to assess and implement supplemental striping implementation at this location as deemed appropriate and necessary. These improvements would, subject to obtaining all necessary permits and approvals, be implemented within six months of the issuance of a Building Permit for Building 1.

1.11 The 2026 Boston Children's Hospital proposed analysis, detailed in Exhibit 4, shows that the traffic operations at the intersection of 3rd Avenue and Kendrick Street would be impacted by the Project. The Petitioner has committed to contributing $30,000 for improvements in addition to extending the right turn arrow striping on Third Avenue southbound, adjusting the location of the signal heads in the eastbound direction, and modifying the timing and phasing to improve peak period traffic operations. The Petitioner has agreed to contribute this amount within six months after the issuance of Building Permit for Building 1.

1.12 Based on the foregoing analysis and in accordance with Section 7.4 of the Bylaw and Section 4.2 of the Existing Special Permit, the following items of zoning relief have been requested by the Petitioner:

a. Amendment to Special Permit and Major Project Site Plan Review, in accordance with By-Law Section 7.4, and Section 4.2 of Major Site Plan Special Permit No. 2012-07 dated October 16, 2012, amended and restated April 2, 2013, and amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020.

b. Special Permit, in accordance with By-Law Section 3.2.4.2 (j) and Article II of the Board Rules for a Pediatric Medical Facility Use in the NEBC district.

c. Special Permit pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted façade length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet.

d. Amendments to the Existing Special Permit decision, as follows:

1. Amendment to replace the previously governing special permit plan set with the Plan attached hereto as Exhibit 5;
2. Amendment to reallocate 34,491 sq. ft. from Building 4 to Building 1;
3. Amendment to Section 3.9 of the Existing Special Permit to reflect the change in proposed use and subsequent changes to buildout plans and parking;

4. Amendment to Section 3.11 of the Existing Special Permit to reflect the change in use from office to Pediatric Medical Facility in Building 1 and to provide that the incorporation at the Property of any uses permitted as-of-right in the NEBC will be allowed without any further amendment to the special permit (provided that parking ratios applicable to any such use can be satisfied using the number of spaces already approved in the Existing Special Permit);
5. Amendment to Section 3.38 of the Existing Special Permit to reflect the change in proposed use and current design of Building 1;
6. Amendment to Section 4.6 of the Existing Special Permit to extend the date for commencement of construction of the Project and subsequent construction of later phases from November 14, 2022 to December 31, 2029;
7. Amendment to Existing Special Permit to extend relief previously granted to allow for uninterrupted façade length in excess of 300 ft to apply to the 337 ft proposed for Garage A;
8. Clarification noting that the Existing Special Permit is separate and distinct from the special permit previously granted for Center 128 East, and in granting the relief requested that the Board expressly finds that the amendment of Existing Special Permit shall not be construed as an amendment or modification to the special permit granted previously for Center 128 East; and
9. Requests that in the unlikely event that the Plan (Exhibit 5) is approved by the Board, but the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, then the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall become December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

1.13 The Project is consistent with the goals of the New England Business Center, Highland Avenue Corridor, and Wexford/Charles Street Industrial District Plan dated June 2001 and set forth in the document entitled "Goals of the June 2001 New England Business Center, Highland Avenue Corridor, and Wexford/Charles Street Industrial District Plan", as adopted by the Planning Board on December 11, 2001 (Goals of the District Plan).

1.14 The Project is consistent with the general purposes of the Bylaw, including the promotion of health, safety, convenience, morals or welfare for Needham residents. The addition of a state-of-the-art Pediatric Medical Facility will provide a valuable public health resource to residents, in addition to generating a source of employment for Needham residents and a significant economic benefit. Overall, the Proposed Development replaces an underutilized commercial site with a modern, highly efficient and very attractive Pediatric Medical Facility, sophisticated hotel, and Class-A suburban office buildings of the design and quality sought after by the market. The Project will help to create a high-quality office and medical park that meets the space and infrastructure needs of the regional market. With structured parking and functional open space, the Proposed Development will cater to a wide variety of high-quality tenants looking to establish themselves in Needham. The visibility and prominence along Route 128 will further enhance the attraction of the Proposed Development to prospective tenants. The combination of uses on the Property will also enhance the attractiveness of the office park and will complement the business expected to locate at the Property.

1.15 The Project is compatible with the existing natural features of the site and with the characteristics of the surrounding area. The orientation of the buildout with the parking garages located near the "rear" of the Property will result in limited visibility of the structures from the major surrounding roads, including Route 128, A Street, B Street and First Avenue. Trees and landscaping will

complement existing features of the Property and surrounding area. The undeveloped portions of the Property will be loamed and seeded on a temporary basis until future phases of work on the property are approved and implemented.

1.16 The adjoining premises will be protected against any seriously detrimental uses on the Property through the provision of surface water drainage, sound and sight buffers, and preservation of views, light and air. The Property will in fact be configured such that the majority of proposed parking will be structured parking, which results in an increase in open space and a corresponding increase in groundwater recharge. The proposed location of buildings in relation to open space and parking purposefully create a campus-like environment minimizes negative impacts to adjacent premises. Surface water that is not recharged directly into the ground will be collected via a series of catch basins and drains. The undeveloped portions of the Property will be loamed and seeded on a temporary basis until future phases of work on the Property are approved and implemented.

1.17 Convenience and safety of vehicular and pedestrian traffic will not be adversely affected by the Project. The parking garages and other parking areas proposed to be created will contain at least the number of parking spaces required by the Bylaw and will comply with the design criteria set forth in Section 5.1.3 of the Bylaw. Instead of the continuation of four separate parcels, each containing its own building and parking area, curb cuts and the like, the consolidated new parcel will streamline the parking and traffic to and from (as well as within) the Property, improve the convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, and the location of driveway openings in relation to traffic and adjacent streets will be enhanced. The Project also complies with other regulations for the handicapped, minors and the elderly. Finally, as described in the traffic management plan submitted in connection with this Application, motor vehicle traffic will be accommodated on the Property in such a way that compliments and encourages pedestrian activity and does not result in additional traffic congestion. A series of pedestrian walkways will connect various buildings and parking garages, contributing to the "campus-like" environment of the Property.

1.18 Parking facilities and loading docks have been adequately arranged in relation to the proposed uses on the premises. The number of parking spaces required by the Bylaw will be provided. The bulk of the parking will be structured parking, which will protect employees and visitors to the site from the elements.

1.19 Adequate methods for disposal of refuse and waste will be provided by the Project. Solid waste and refuse will be disposed of in compliance with all applicable rules and regulations. The waste-water system is connected to the municipal sewer system and will continue to do so.

1.20 The relationship of the structures to be constructed to those in the surrounding area will substantially improve the present condition of the Property. The addition of the world-class Pediatric Medical Facility will bring a valuable asset and significant economic resource to the Town of Needham and will complement the existing hotel and office uses on the Property. The creation of a campus-like environment and structured parking will enhance the relationship of structures and open space on the site. The Project will comply with the off-street parking requirements of Section 5.1.2 of the Bylaw as well as the parking design criteria set forth in Section 5.1.3 of the By-Law.

1.21 The Project will not have any adverse impact on the Town's water supply and distribution system, sewer collection and treatment, fire protection and streets. The Project will not have any adverse impact on the Town's water or wastewater infrastructure. Sufficient pump stations, including the Reservoir B station, the Kendrick Street station, and a third pump station enhanced in connection with the Charles River Landing project all provide support for the area. With respect to fire protection, the new Building 1 will be fully accessible for the Town's firefighting apparatus. The

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maximum height of the proposed Building 1 is 84 feet, plus mechanicals, and all buildings will be properly accessible to fire-fighting equipment.

1.22 The Project has been reviewed by and approved by the Design Review Board.

1.23 Under Section 7.4 of the By-Law, a Major Project Site Plan Special Permit may be granted in the New England Business Center Zoning District, if the Board finds that the proposed project complies with the standards and criteria set forth in the provisions of the By-Law. On the basis of the above findings and criteria, the Board finds the Plan, as conditioned and limited herein for Site Plan Review, to be in harmony with the purposes and intent of the By-Law to comply with all applicable By-Law requirements, to have minimal adverse impact and to have proposed a development which is harmonious with the surrounding area.

1.24 Under Section 3.2.4.2(j), a Special Permit may be granted for a Pediatric Medical Facility in the New England Business Center Zoning District, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law and is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area. The Board finds the proposed development plan shown on the Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law and to comply with all applicable By-Law requirements.

1.25 Under Section 4.8.3 of the By-Law, a Special Permit may be granted to waive any or all dimensional requirements set forth in Section 4.8 of the By-Law, by relaxing each by up to a maximum of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, that to grant such waivers does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of the By-Law, and that such waivers are consistent with the requirements of Section 6.8. The Petitioner has requested a Special Permit under Section 4.8.3 to waive the requirements of Sections 4.8.1(6) of the By-Law ("maximum uninterrupted façade lengths shall be 300 ft. or 200 ft. if within 350 ft. of a General Residence District Zoning Boundary, a river or a lake") by increasing the length of the currently approved uninterrupted façade length at Garage A from 315 feet to 337 feet. The Board finds that given the particular location and/or configuration of Garage A in relation to the surrounding neighborhood, the requested waiver is consistent with the public good and that to grant such a waiver does not substantially derogate from the intent and purposes of the By-Law or the Goals of the District Plan cited in Section 6.8.1(b) of the By-Laws, and that such waiver is consistent with the requirements of Section 6.8. The Board notes that the affected façade is located along a side lot line abutting a strip of land previously utilized for railroad purposes and that said facade does not face or front on a street upon which such extended facade length would be visible.

DECISION

On the basis of the above findings and conclusions, the Board finds the Project and the Plan, as conditioned and limited herein, to meet these requirements, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and will not be a detriment to the Town's and neighborhood's inherent use of the surrounding area. Accordingly, the Board hereby approves the modifications as described under Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 of this Decision. The plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, under Exhibit 3 of the April 28, 2015 Decision Amendment, under Exhibits 5, 6, 8 of the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision, constitute the approved plan set for the Project. To the extent the plans described in Exhibit 5 or any other provisions of this Decision conflict or are inconsistent with the Existing Special Permit, the terms of this Decision, including, without limitation, Exhibit 5, shall govern.

THEREFORE, the Board voted 5-0 to GRANT:

(1) the requested Amendment to a Special Permit and Major Project Site Plan Review under Section 7.4 of this By-Law; to approve the Plan described in this Amendment, to approve the detailed plans of Building 1, together with associated landscaping and other site improvements as shown on the Plan, and to approve the Interim Conditions Site Plan of the Project, as shown on the phasing plan described as Sheet 21 of Exhibit 5 of this Amendment;

(2) the requested Special Permit, in accordance with Bylaw Section 3.2.4.2 (j) and Article II of the Board Rules for a Pediatric Medical Facility Use in the New England Business Center District;

(3) the requested Special Permit pursuant to Section 4.8.3 of the By-Law to waive the requirements of Section 4.8.1(6) of the By-Law to permit the facade of Garage A to exceed 300 ft. of uninterrupted façade length by increasing the length of the of uninterrupted façade from 315 feet to 337 feet;

(4) the requested Amendment to replace the previously governing plan (Exhibit 6 of the January 6, 2015 Decision) with the Plan attached hereto as Exhibit 5;

(5) the requested Amendment to reallocate 34,491 sq. ft. from Building 4 to Building 1;

(6) the requested Amendment to Section 3.9 of the Existing Special Permit to reflect the change in proposed use and subsequent changes to buildout plans and parking;

(7) the requested Amendment to Section 3.11 of the Existing Special Permit to reflect the change in use from office to Pediatric Medical Facility in Building 1;

(8) the requested Amendment to Section 3.38 of the Existing Special Permit to reflect the change in proposed use and current design of Building 1;

(9) the requested Amendment to Section 4.6 of the Existing Special Permit to extend the date for commencement of construction of the Project and subsequent construction of later phases from November 14, 2022 to December 31, 2029;

(10) the requested Amendment to the Existing Special Permit to extend relief previously granted to allow for uninterrupted façade length in excess of 300 ft to apply to the 337 ft proposed for Garage A;

(11) the requested clarification noting that the Existing Special Permit is separate and distinct from the special permit previously granted for Center 128 East, and in granting the relief requested that the Board expressly finds that the amendment of Existing Special Permit shall not be construed as an amendment or modification to the special permit granted previously for Center 128 East; and

(12) the request that in the unlikely event that the Plan is approved by the Board, but the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, that the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall become December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the Property, the Petitioner shall

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

2.1 The Plan shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement. All requirements and recommendations of the Board, set forth below, shall be met by the Petitioner.

a. The Plan shall be revised to show a raised crosswalk between Garage B to Building 1 if viable or another safety measure satisfactory to the Board shall be provided to assure pedestrian safety at the location.
b. All-way stop control shall be provided at the New Way/Founders Drive for both the interim and full build conditions. The Plan shall be revised to reflect the all-way stop control for both the interim and full build conditions.

CONDITIONS

The conditions contained in Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012, amended and restated April 2, 2013 and January 6, 2015, and further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020 are ratified and confirmed except as modified herein.

3.1 The Board hereby approves the modifications as described under Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 of this Decision Amendment. The plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, under Exhibit 3 of the April 28, 2015 Decision Amendment, under Exhibits 5, 6, 8 of the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision, constitute the approved plan set for the Project.

3.2 As detailed in Section 1.6 of this Decision, the Petitioner shall pay the Town's I&I program fee in the amount of $132,000.00 (4,125 gpd x 4 removal rate x $8.00 per gallon = $132,000.00) prior to the issuance of the final certificate of occupancy for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.3 As detailed in Section 1.11 of this Decision, the Petitioner shall pay the Town $30,000 to be spent for traffic operations improvements at the intersection of 3rd Avenue and Kendrick Street. The Petitioner shall make the payment within six months of the issuance of Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.4 As detailed in Section 1.7 of this Decision, a future traffic and parking monitoring program shall be implemented at the Property as part of the mitigation program for this Project. The Petitioner shall also compile the information necessary for the Property, which information shall be included in the post occupancy monitoring study of the key project affected intersections within the larger Founders Park site mitigation commitments as more fully set forth in the MEPA Section 61 Findings to determine the realized impacts of the development. The study shall include the following seven intersections: Highland Avenue at 1st Avenue, Highland Avenue at 2nd Avenue,

Kendrick Street at 3rd Avenue, Kendrick Street at 4th Avenue, 2nd Avenue at A Street, 1st Avenue at A Street, and 1st Avenue at B Street. Additionally, a post occupancy review of the parking supply and utilization at the Property shall be performed. The monitoring programs shall commence one year after receipt of a final Certificate of Occupancy for Building 1 and shall be conducted annually thereafter, as mutually agreed to by both Boston Children's Hospital and the Town of Needham.

3.5 As detailed in Section 1.8 of this Decision, the Petitioner shall work with the Town and MassDOT to conduct both a full Traffic Signal Warrant Analysis and Roadway Safety Audit of the Kendrick Street and 4th Avenue intersection to help comprehensively assess operational and safety issues at this location. Those studies are to be conducted at an appropriate time in the future in a way that is mutually agreeable to the Town, MassDOT and the Petitioner but in any event no later than one year after receipt of a Certificate of Occupancy for the Pediatric Medical Facility building located at 380 First Avenue (Building 1) unless otherwise extended by the Board, following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient.

3.6 As detailed in Section 1.9 of this Decision, the Petitioner shall retain a signal contractor to make signal timing and phasing adjustments and modifications in the location of the signal heads in the eastbound direction to improve their visibility and traffic operations at the Kendrick Street and Third Avenue intersection. Said adjustments to occur, subject to obtaining all necessary permits and approvals, within six months of the issuance of the Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.7 As detailed in Section 1.10 of this Decision Amendment, the Petitioner shall, subject to obtaining all necessary permits and approvals, work with the Town to improve the delineation of the 3rd Avenue travel lanes approaching Kendrick Street with exclusive right-turn lane markings within six months of the issuance of the Building Permit for the Pediatric Medical Facility building located at 380 First Avenue (Building 1).

3.8 Section 3.9 of the Existing Special Permit is modified to read as follows:

"The proposed buildings, parking areas, driveways, landscape areas, and other site and off-site features shall be constructed in substantial accordance with the plans described under Exhibits 4, 5, 7, and 11 of the January 6, 2015 Decision Amendment, the plans described under Exhibit 3 of the April 28, 2015 Decision Amendment, the plans described under Exhibits 5, 6, 8 in the April 25, 2016 Decision Amendment, as supplemented and modified by the plans described under Exhibit 5 of this Decision and shall contain the dimensions and be located on that portion of the Property as shown on the Plan and in accordance with applicable dimensional requirements of the By-Law, except as may be approved by this Board in accordance with the terms of this Decision. Upon completion of the Proposed Development, a total of 3,642 parking spaces shall be provided on the Property of which 2,785 spaces shall serve Center 128 West and 857 shall serve Center 128 East. All off-street parking shall comply with the requirements of Section 5.1.2 and 5.1.3 of the By-Law, as shown on the Plan, or as may be waived in the future by this Board, following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient."

3.9 Section 3.11 of the Existing Special Permit is modified to read as follows:

"This permit is issued for professional, business or administrative offices, laboratories engaged in scientific research and development, pediatric medical facilities, hotels and any accessory uses customarily conducted in coordination with any of the foregoing. Any changes of such above-described uses shall be permitted only by amendment of this Approval by the Board. Notwithstanding the above, the Board may permit on the first floor of a multi-story of building the

uses contemplated under Section 3.2.4/1(j) of the By-Law following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient."

3.10 Section 3.38, Design Guidelines, of the Existing Special Permit is modified to read as follows:

"Design Guidelines. These Design Guidelines have been satisfied as to the approved plans for Building 1, and accordingly are not prerequisites to the construction of Building 1, but would be applicable to any substantial modification of the plans for Building 1's construction. The Board approves the plans for the site, Building 1 (Children's Pediatric Medical Facility), Building 3 (Trip Advisor), and Garage B, as filed. The Board approves Buildings 2, and 4, with general size, massing and locations of the buildings at a conceptual level as described in the application and using the conceptual plans developed for Building 1 detailed as Exhibit 12 of the November 10, 2015 Decision as a template. The Board approves Garage A at a conceptual level as described in Exhibit 12 of the November 10, 2015 Decision, as modified by Exhibit 5 of this Decision, and using the plans for Garage B as a guide to inform the façade treatment of Garage A. As a prerequisite for final approval and the issuance of a building permit, Building 2, Building 4 and Garage A shall be subject to design review by the Planning Board to determine conformance to the following Design Guidelines. Modifications to approved plans for Building 1 (Children's Pediatric Medical Facility), Building 3 (Trip Advisor), Building ~~3~~2, Building 4, Garage A and Garage B shall also be subject to design review by the Planning Board to determine conformance to the following Design Guidelines. Design approval shall be granted by the Planning Board for final plans or modifications that are consistent with the Design Guidelines and the applicable requirements of the By-Law. Design Review approval by the Planning Board shall constitute the Planning Board's determination that the proposed plans are consistent with these design guidelines and meet all applicable standards of review for the Project.

Design Guidelines

1) There shall be three office buildings, one pediatric medical facility and two free-standing garages. The total square footage of the three office buildings shall not exceed 516,000 sq. ft. The total square footage of the pediatric medical facility shall not exceed 224,000 square feet.

2) The buildings will be designed in a first-class manner and Class A commercial building standards consistent with the Central Route 128 office market.

3) Notwithstanding the current design approved for Building 1 ~~(Conceptual Plan)~~in connection with this Decision, the prior concept plan for Building 1 that was approved under the Existing Special Permit shall serve as a general template for Buildings 2 and 4. Quality design and construction will be carried through to all buildings. While there may be shared architectural elements and materials between the buildings, some variation is encouraged. Primary materials identified for the prior Building 1~~(Conceptual Design)~~concept plan wil be, in a generic sense ~~and~~, assigned a proportional range of façade area and will be carried through, with some variation, to Buildings 2 and 4.

4) The prior concept plan for Building 1 ~~(Conceptual Plan) is~~that was approved under the Existing Special Permit was approximately 65% transparent~~. Of~~, which shall serve as a general template for Buildings 2 and 4. With respect to Buildings 2 and 4, (a) of this amount 60 to 70% may be glazing in a punched or ribbon arrangement~~. The~~ and the remainder may be aluminum storefront or curtain wall systems~~. Vision~~; (b) vision glass will be low-e, minimally reflective and may be tinted for aesthetic effect without significantly reducing transparency~~. Mirrored~~; and (c) mirrored or highly reflective glass is prohibited.

5) Notwithstanding the current design approved for Building 1 ~~(Conceptual Plan)~~in connection with this Decision, the prior concept plan for Building 1 that was approved under the

Existing Special Permit shall serve as a general template for Buildings 2 and 4. Quality design and construction will be carried through to ~~all~~such buildings. While there may be shared architectural elements and materials between the buildings, some variation is encouraged. Primary materials identified for the prior concept plan for Building 1~~(Conceptual Design)~~ that was approved under the Existing Special Permit will be, in a generic sense ~~and,~~ assigned a proportional range of façade area and will be carried through, with some variation, to Buildings 2 and 4.

6) Each building can be increased or decreased by not more than one floor.

7) The location of the building footprint may be moved not more than 15 ft. in any direction, as long as the minimum setbacks, site distances and required open space requirements are maintained.

8) The shape of the footprint of each building can be modified no more than 15 ft. in any direction, as long as the minimum setbacks, site distances, and required open space requirements are maintained.

9) The total square footage of each building shall not vary more than 15% than what is described hereinabove, except that a larger variation is acceptable if an additional floor is added to the building pursuant to Design Guideline (6) above and if the shape of the footprint of the building is modified pursuant to Design Guideline (8) above.

10) The 15 ft. variation in shape, size and location shall be applicable to Garage A and Garage B to the same extent as they are applicable to the office buildings as described in 7, 8 and above.

11) Site changes, including landscaping, may be modified without further public hearing to accommodate changes in building shape, location and size described above.

12) An architectural façade design treatment shall be provided on all sides of Garage A using the treatment afforded to Garage B as a guide. The goal shall be to provide aesthetic interest through the use of a variety of materials and colors other than precast concrete or block to better mask the building's function as a parking garage. Without limiting the Petitioner's discretion, in order to achieve that outcome on the exterior of the parking garage, the following five methods are examples of incorporating design elements to achieve a successful architectural façade on the parking structure which may be considered: architectural compatibility with the principle building when appropriate; exterior landscaping to screen the structure within the setback; exterior façade coverings on the concrete panels to add "skin" to the concrete panels "bones" of the parking garage; exterior architectural articulation and color composition to provide aesthetic interest; and fenestrations for the openings and control over the design of the openings. The examples described above are not intended to limit the Petitioner's discretion in accomplishing the stated goal but rather to offer strategies for its accomplishment.

The proposed plans and an application for review shall be filed with the Planning Board. At the same time application materials shall also be submitted to the Design Review Board along with an application for design review. Within 20 days of receipt of the Design Review application, the Design Review Board shall hold a public meeting, to which the applicant shall be invited for the purpose of determining whether the proposed plans fall within the Design Guidelines described above. Within 15 days of the meeting the Design Review Board shall transmit its determination as to the plans' compliance with the Design Guidelines described above and its design review report to both the Planning Board and applicant. The Planning Board shall review said plans with the applicant at its next public meeting following receipt of said recommendation from the Design Review Board provided such recommendation is received at least 7 days prior to the next scheduled meeting. If the Planning Board finds that the plans do fall within said Design Guidelines, the Planning Board shall approve and endorse said plans and transmit its decision to the Applicant and

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Building Inspector via memorandum. If the Planning Board finds that the plans do not fall within said Design Guidelines, the applicant may modify said plans or file a Request for Further Site Plan Review with the Board. The Planning Board shall make its determination within 60 days of receipt of said plans from the applicant.

The Board acknowledges that Building 3 (known as the Trip Advisor Building) and the Hotel (known as the Marriot Residence Inn) have been approved by the Planning Board and constructed in accordance with the submitted plans. The Board further acknowledges that Building 1 (known as Children's Pediatric Medical Facility) has been approved under the terms of this Decision."

LIMITATIONS

The limitations contained in Major Project Site Plan Special Permit No. 2012-07, dated October 16, 2012, amended and restated April 2, 2013 and January 6, 2015, and further amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016 and November 4, 2020, are ratified and confirmed.

4.1 Section 4.6 of the Existing Special Permit is modified to read as follows:

"This special permit shall be governed by the provisions of Chapter 40A and Section 7.5.2 of the By-Law, which establish the time within which construction authorized by the ~~Original Decision~~Existing Special Permit, as amended by this ~~First Amendment~~Decision must commence. The Board finds that construction commenced within two years of the date of filing of the Original Decision (October 24, 2012) with the Town Clerk.

Given the size of the Proposed Development, and its anticipated duration of full build out, the precise time for each subsequent building to commence construction cannot be established with any certainty at this time at the time of the granting of this Decision. Therefore, the Board establishes the following conditions and limitations regarding the completion of the Proposed Development:

a) All authorized construction of buildings and required site improvements, infrastructure and mitigation measures shall be constructed or under construction (or authorized by the issuance of a Building Permit), installed, or put into operation on or before December 31, 2029. Additionally, the Board finds that in the unlikely event that the Petitioner's purchase of the remaining development rights for the Proposed Development does not occur on or before March 31, 2021, that the Existing Special Permit shall, upon the written election of the Property Owner delivered to the Board no later than July 1, 2021, remain in full force and effect without modification, with the following exceptions: 1) the termination date of the Existing Special Permit shall remain December 31, 2029, unless further extensions are granted, and 2) the requested special permit to grant the uninterrupted façade length of Garage A from 315 feet to 337 feet shall continue to be in full force and effect.

b) Should the ~~Applicant~~ Petitioner (or ~~Permittee~~its sucessors, assigns or other designee) not seek design approval for a building for a period of two years from design approval for the preceding building, the ~~Permittee~~Petitioner shall ~~report to the Board at the end of that two year period, updating~~, in response to a written request from the Board, promptly appear at a regularly scheduled meeting of the Board to report to update the Board on the anticipated schedule for future construction, difficulties encountered in executing the balance of the ~~Project~~Proposed Development, and whether the ~~Permittee~~Petitioner believes that the entire ~~Project~~Proposed Development can be fully constructed on or before December 31, 2029, and if not how much additional time might be required.

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c) ~~It is the intention of the Board that this Decision shall not lapse, and shall continue in effect, until December 31, 2029, as long as the Permittee continues to report to the Board under subparagraph (b) above.~~In no event shall any portion of the Proposed Development for which a certificate of occupancy has been issued be deemed to be in violation of the Existing Special Permit, as amended by this Decision, or be deemed to have lapsed due to the fact that any phase of the Proposed Development has not been commenced or completed prior to December 31, 2029.

Any further requests for an extension of the time limit set forth herein must be in writing to the Board at least thirty (30) days prior to the expiration of this Decision. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided unless it finds that the use of the property in question or the construction of the site has not begun except for good cause."

The provisions of this Major Site Plan Special Permit Amendment shall be binding upon every owner or owners of the lots and the executors, administrator, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land in accordance with their terms, in full force and effect for the benefit of and enforceable by the Town of Needham.

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

Witness our hands this 4th day of January 2021.

NEEDHAM PLANNING BOARD

_____
Jeanne S. McKnight, Chairperson

_____
Paul S. Alpert

_____
Martin Jacobs

_____
Adam Block

_____
Ted Owens

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____, 2021

On this ____ day of _____, 2021, before me, the undersigned notary public, personally appeared _____, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

_____
Notary Public

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My Commission Expires: _____

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the Amendment to Decision of the project proposed by The Children's Hospital Corporation ~~c/o Boston Children's Hospital~~, 300 Longwood Avenue, Boston, Massachusetts, for property located at 360 First Avenue, 410 First Avenue, 2 B Street, 66 B Street and 37 A Street, Needham, Massachusetts, has passed,

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

_____ _____

Date Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner-Certified Mail # _____	Select Board	Board of Health
Design Review Board	Engineering	Town Clerk
Building Inspector	Fire Department	Director, PWD
Conservation Commission	Police Department	Parties in Interest

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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, 1.4.6, 3.2.2, 4.4.2, 5.1.1.5 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, December 15, 2020 at 7:20 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of Hunnewell Needham, LLC, 393 South Main Street, Cohasset, MA, 02025, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 400 Hunnewell Street, Needham, MA, located in the Hillside Avenue Business District. The property is shown on Assessors Plan No. 99 as Parcel 3 containing a total of 20,123 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to demolish the existing commercial building and replace it with a new residential building containing a total of eight units. The new building would be two stories high, plus a basement level, to be used for underground parking. The first and second floor together would contain a total of 12,915 square feet of floor area. The area to the left of the building, looking from the front, is proposed to be completely landscaped, as will the area in front of the building. Additional landscaping would be provided in the rear corner of the Premises as well. The rest of the Premises is proposed to be occupied by an access driveway and 7 surface parking spaces.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required, if applicable, for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement or reconstruction of a lawful, pre-existing, non-conforming structure. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for apartment or multi-family dwelling in the Hillside Avenue Business District. In accordance with the Zoning By-Law, Section 4.4.2, a Special Permit is to exempt the basement level underground parking from inclusion in the Floor Area Ratio calculation. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence to the requirements of Section 5.1.3.

To view and participate in this virtual hearing 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 hearing 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

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 Times, November 19, 2020 and November 26, 2020.

TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

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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 400 Hunnewell Street, Needham, MA 02494,
Name of Applicant Hunnewell Needham, LLC
Applicant's Address 393 South Main Street, Cohasset, MA 02025
Phone Number 617-460-0099 - Elisha Long, Manager

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

Property Owner's Name Same as above
Property Owner's Address Same as Above
Telephone Number Same as above

Characteristics of Property: Lot Area 20,123 SF Present Use Office
Map # 99 Parcel # 3 Zoning District Hillside Avnue Business (HAB)

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

Demolition of existing two story commercial building and construction of a new multifamily, residential dwelling, containing a total of eight units, with an underground parking garage and associated surface parking and driveway; as described at Addendum A attached hereto and the plans sbumitted herewith, all of which are hereby incorporated herein.

Signature of Applicant (or representative) _____
Address if not applicant George Giunta, Jr., Esq., 281 Chestnut Street, Needam, MA 02492
Telephone # 781-449-4520
Owner's permission if other than applicant See Authorization Provided Herewith

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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.

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NEEDHAM, MA 02492
2024 NOV 24 PM 12:34

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Hunnewell Needham, LLC
400 Hunnewell Street
Needham, Massachusetts

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

1. Pursuant to the criteria of Section 7.4.2 of the By-Law, the proposed redevelopment of the Premises constitutes a "major project" and therefore requires Major Project Site Plan Review and the issuance of a special permit pursuant thereto.

2. In addition, the following relief is, or may be required:

a. Issuance of a Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement and reconstruction of a lawful, pre-existing, non-conforming structure;

b. Issuance of a Special Permit pursuant to Section 3.2.2 for apartment or multi-family dwelling in the Hillside Avenue Business District;

c. Issuance of a Special Permit pursuant to Section 4.4.2 exempting the basement level underground parking from inclusion in the floor area calculation;

d. Issuance of a Special Permit pursuant to Section 5.1.1.5 waving strict adherence with the parking design requirements of Section 5.1.3 of the Zoning By-law;

e. Waiver of strict compliance with the following requirements of Section 7.4.4, to the extent necessary and applicable:

1. Requirement of subparagraph (b) concerning location of structures within 100 feet of property line;
2. Requirements of subparagraph (d) concerning building elevation as related to the existing portions of the building not effected by the proposed addition;
3. Requirements of subparagraph (l) concerning lighting;
4. Requirements of subparagraph (m) concerning loading and unloading facilities;
5. Requirements of subparagraph (n) concerning provisions for refuse removal; and
3. Requirements of subparagraph (o) concerning projected traffic volume.

f. Any and all additional relief required or appropriate for the redevelopment of the Premises for residential use and the construction of the proposed new multifamily building with underground parking.

3. The Applicant requests that any and all relief granted by the Board in connection with the within application shall run with the land and that the movement, change and alteration of interior layout, including, without limitation, walls and interior fixtures, not require any further review, provided the total useable square footage of the building and the total number of residential units remains fixed.

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Hunnewell Needham, LLC
393 South Main Street
Cohasset, MA 02025

November 5, 2020

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2020 NOV 24 PM 12:34

Lee Newman
Planning Director
Town of Needham
Planning Board
Town Hall
Needham, Massachusetts 02492

Re: Site Plan Application
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Mrs. Newman,

Please accept this letter as confirmation that George Giunta, Jr., Esquire, is authorized to make application for Site Plan Approval and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the redevelopment of the property known and numbered 400 Hunnewell Street. In connection therewith, Attorney Giunta is hereby authorized, to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review.

Hunnewell Needham, LLC

By Elisha Long
Manager, duly authorized

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 465-6059

November 5, 2020

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

Re: Application for Zoning Relief
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Lee,

Please be advised that I represent Hunnewell Needham, LLC (hereinafter, the "Applicant") relative to the property known and numbered 400 Hunnewell Street (the "Premises"). In connection therewith, submitted herewith, in electronic format pursuant to Covid-19 filing procedures, please find the following (with the exception of item 5, which is submitted in hard copy only):

1. Complete Site Plan Review Application with Addendum;

2. Authorization letter;

3. Architectural Plans titled "400 Hunnewell, Needham, MA, Permit Set – Nov 05, 2020", prepared by Duckham Architecture & Interiors, consisting of 7 sheets, as follows: Sheet 1, cover sheet 2, A.B.1, "Lower Level Garage Plan"; Sheet 3, A.1.1 "1st Floor Plan"; Sheet 4, A.1.2, "2nd Floor Plan"; Sheet 5, A.1.3 "Roof Plan"; Sheet 6, A201 "Proposed South Elevation"; and Sheet 7, A202 "Proposed South Elevation".

4. Site Plan for 400 Hunnewell Street, Needham, Massachusetts 02494", consisting of 8 sheets, as follows: Sheet 1, "Cover Sheet", dated November 2, 2020; Sheet 2, "Existing Conditions Plan of Land", dated March 5, 2020, revised April 6, 2020 and November 5, 2020, prepared by Field Resources, Inc.; Sheet 3 "Layout Plan Showing Proposed Structure", dated March 5, 2020, revised April 6, 2020 and November 5, 2020, prepared by Field Resources, Inc.; Sheet 4 "Grading and Drainage Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 5 "Utility Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 6, "Erosion & Sedimentation Control Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 7, "Detail Plan 1/2", dated November 2, 2020, prepared by J.M.

Grenier Assocaites, Inc.; and Sheet 8, "Detail Plan 2/2", dated November 2, 2020, prepared by J.M. Grenier Assocaites, Inc.;

5. Scanned copy of Check no. 2919 in the amount of $1,000 for the applicable filing fee; and

6. Word format version of this letter.

In addition, in accordance with current Covid-19 filing requirements, three full size copies of the above items 1 through 4, together with three copies of "Stormwater Management Report, 400 Hunnewell Street, Needham, Massachusetts", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc. and the original check, are being simultaneously mailed to you at the above address.

The Premises is identified as Parcel 3 on Town of Needham Assessor's Map No. 99. It is located within the Hillside Avenue Business District (the "HAB") and contains 20,123 square feet of area, with 104.31 feet of frontage on Hunnewell Street. The Premises is currently fully developed, being occupied by a two-story commercial building, associated parking areas and limited landscaping. Based on the records of the Assessor's Department, the building, which is made of concrete block, was constructed in or around 1975. It contains approximately 8,520 square feet of area divided over two floors, both of which are used for office purposes.

As indicated in the Application, the Applicant desires to demolish the existing commercial building and replace it with a new residential building containing a total of eight units. The new building would be two stories high, plus a basement level, to be used for underground parking. The first and second floor together would contain a total of 12,915 square feet of floor area.

The area to the left of the building, looking from the front, will be completely landscaped, as will the area in front of the building. Additional landscaping will be provided in the rear corner of the Premises as well. The rest of the Premises will be occupied by an access driveway and 7 surface parking spaces.

Analysis

I. Use

Whereas the existing building is proposed to be demolished, no comment or analysis is made relative to the use thereof. With respect to the proposed new building, same is to be used entirely for residential purposes. Pursuant to Section 3.2.2 of the Zoning By-Law, use of property in the HAB for "apartment or multifamily dwelling" is allowed by special permit. Therefore, provided the Board approves the requested special permit, the proposed use of the Premises will comply with the By-Law.

II. Dimensional and Density Requirements

A. Lot Area and Frontage

As indicated above, the Premises contains 20,123 square feet of area, with 104.31 feet of frontage on Hunnewell Street. Pursuant to Section 4.4.1 of the By-Law, lots in the HAB are currently required to contain a minimum of 10,000 square feet of area and to have a minimum of 80 feet of frontage. Therefore, the Premises meets or exceeds both minimum frontage and minimum area requirements.

B. Building Related Dimensional and Density Requirements

Pursuant to Section 4.4.2(e) of the By-Law, the maximum floor area ratio ("FAR") applicable to the Premises is 0.7, or 14,086.1 square feet. As mentioned above, the proposed new building consists of two occupied floors plus a basement level containing underground parking. Pursuant to Section 4.4.2, the Planning Board may issue a special permit exempting underground parking from inclusion in the FAR calculation, and such permit has been requested. Provided the permit is granted, the proposed new building will contain a total of 14,076 square feet on the first and second floor; 10 square feet less than the maximum required and in compliance with the applicable FAR requirement.

Pursuant to Section 4.4.3 of the By-Law, the maximum height allowed as of right in the HAB is two and one-half (2 ½) stories, not to exceed thirty-five feet; with all use except storage prohibited above the second floor. Whereas the proposed new building is only two stories and not more than 35' tall, the proposed new building will comply with the height limitations of the By-Law.

As applied to the Premises, Section 4.4.4 of the By-Law requires a front yard setback of 20 feet. Whereas the proposed new building is set back 20 feet from Hunnewell at its closest point, it complies with such requirement.

Pursuant to Section 4.4.5 of the By-Law, no more than two driveways are allowed for every 150 feet of frontage, and two-way driveways of the kind proposed for the Premises must be no less than 18 feet wide and no more than 25 feet wide. Whereas only one driveway is proposed, and whereas the driveway is 25 feet wide, same complies with the applicable driveway opening conditions of Section 4.4.5.[1]

[1] Technically only 12.5 feet of the driveway opening is on the Premises, as the proposed driveway utilizes a common right of way, shared with the adjacent Premises, as set forth in Deed recorded with Norfolk County Registry of Deeds in Book 5115, Page 175, and shown on "Plan of Land in Needham, Mass.", dated January 28, 1975, prepared by Apex Associates, endorsed by the Needham Planning Board and recorded therewith.

Pursuant to Section 4.4.8.4 of the By-Law,

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

A small portion of the Premises directly abuts the Single Residence B Zoning District, at the rear corner, with a larger portion located adjacent to the MBTA railroad right-of-way. Because the HAB district boundary ends at the edge of the railroad right-of-way, and whereas the opposite side of the right-of-way is located in the SRB District, the property line likely constitutes a residential district boundary, as contemplated by Section 4.4.8.4.

However, whereas the proposed new building is an apartment or multi-family dwelling, used for residential purposes, and whereas apartments and multifamily structures and residential use are allowed in a residential district, the provisions of Section 4.4.8.4 do not apply by their own terms. Moreover, even if they did apply, the proposed new building is located more than 50 feet from the applicable boundaries. In addition, virtually the entire 50 foot boundary area is currently occupied by commercial parking, and therefore qualifies as pre-existing, non-conforming. As a result, even if 4.4.8.4 does apply and there is an issue with compliance, provided a special permit is issued pursuant to Section 1.4.6 to alter, extend and enlarge a pre-existing non-conformity, same can be made to comply with the By-Law.

Finally, whereas Section 4.4.9 of the By-Law, pertains only to business use, same is inapplicable to the proposed redevelopment.

II. Parking

Total parking demand for the Premises, as redeveloped and used for residential purposes in eight total units, is 12 spaces, calculated as follows:

Multi-family Structures (Section 5.1.4): 8 Units @ 1.5 space Unit = 12 spaces

As indicated on the plans, there are 23 total parking spaces proposed: 16 underground parking spaces and an additional 7 surface spaces; two to the right of the new building and 5 to the rear. As a result, more than sufficient parking is provided, and the redevelopment complies with the off-street parking requirements of the By-Law relative to the number of spaces.

Notwithstanding the foregoing, parking waivers are still required, relative to the design requirements of the By-Law concerning the following:

> A. Parking Lot Illumination – The By-Law requires that all parking areas shall provide an illumination level of an average of one foot candle. The illumination proposed for the Premises is limited to modest lights mounted on the building, which are expected to produce an illumination level of less than one foot candle in portions of the parking area.

B. Landscaped Areas – The By-Law requires that ten (10) percent or more of the parking area shall be maintained as landscaped area. Whereas the majority of the parking provided is in an underground structure, and due to the configuration of the site, a waiver from such provision has been requested.

C. Trees – As applied to the Premises, the By-Law requires two trees, located within or around the parking area, with not less than 40 square feet of unpaved soil or other permeable surface area per tree, in planting beds at least 4 feet wide. While the Applicant is proposing landscaping at the front and rear corner of the Premises, same does not meet the tree requirement and a waiver has been requested.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

The Applicant asserts that the use of the Premises for residential purposes, as proposed, does not constitute a "seriously detrimental use" within the terms of the By-Law. Furthermore, considering that the Premises is bounded to the rear by the MBTA railroad right of way, to one side by a commercial use and to the other side by a multifamily / apartment development, the Applicant asserts that no additional sound and sight buffers are required, and that views, light and air are not materially affected.

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

The Applicant is of the opinion that it has provided for safe and convenient vehicular and pedestrian movement within the site and on adjacent streets. The driveway serving the parking area is of adequate width and in an appropriate location, and the building is accessed by a walkway.

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

Parking is arranged both around and below the building and is readily accessible. The proposed residential use of the building is not expected to require any special or dedicated loading spaces. Therefore, based on the proposed use, the Applicant is of the opinion that the arrangement of parking and loading spaces is adequate.

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

The proposed residential use of the Premises is not anticipated to generate any significant wastes or trash. Nevertheless, it will be a requirement for the occupants of the building that all trash, waste and debris be removed on a regular basis, as necessary and appropriate, consistent with customary residential use. Therefore, the Applicant asserts that the methods of waste disposal are adequate for the Premises and its proposed use.

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

There is no real natural landscape to speak of, in the vicinity of the Premises. The property is bounded on one side by an existing commercial activity on another by a multifamily development, and on the third side by the MBTA railroad right of way. As a result, the proposed redevelopment of the Premises for residential purposes is not anticipated to have any significant negative effect on any community assets or any adjacent landscape, buildings and structures.

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

No significant impact to the Town's resources is proposed or anticipated. The use of the Premises for residential purposes is consistent with both other current uses in the HAB and the uses allowed pursuant to the By-Law. As a result, the proposed redevelopment of the Premises and use thereof for residential purposes is not anticipated to substantially or materially increase or alter the need for any Town resources

Conclusion

Based on all of the foregoing, the Applicant asserts that the proposed redevelopment of the Premises, and use thereof for residential purposes, as set forth above and in the materials submitted herewith, is both proper and appropriate. The proposed use of the Premises is allowable by special permit. The proposed new building complies with applicable density and dimensional requirements, and, while parking waivers are required relative to the design standards, and a waiver for the underground parking, same are appropriate considering the fully developed character of the Premises at present, the proposed redevelopment and use of the Premises, and the surrounding area and abutting properties.

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

Your courtesy and attention are appreciated.

Sincerely,

George Giunta, Jr.

TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

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 400 Hunnewell Street, Needham, MA 02494,
Name of Applicant Hunnewell Needham, LLC
Applicant's Address 393 South Main Street, Cohasset, MA 02025
Phone Number 617-460-0099 - Elisha Long, Manager

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

Property Owner's Name Same as above
Property Owner's Address Same as Above
Telephone Number Same as above

Characteristics of Property: Lot Area 20,123 SF Present Use Office
Map # 99 Parcel # 3 Zoning District Hillside Avnue Business (HAB)

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

Demolition of existing two story commercial building and construction of a new multifamily, residential dwelling, containing a total of eight units, with an underground parking garage and associated surface parking and driveway; as described at Addendum A attached hereto and the plans sbumitted herewith, all of which are hereby incorporated herein.

Signature of Applicant (or representative) _____
Address if not applicant George Giunta, Jr., Esq., 281 Chestnut Street, Needam, MA 02492
Telephone # 781-449-4520
Owner's permission if other than applicant See Authorization Provided Herewith

---

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.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Hunnewell Needham, LLC
400 Hunnewell Street
Needham, Massachusetts

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

1. Pursuant to the criteria of Section 7.4.2 of the By-Law, the proposed redevelopment of the Premises constitutes a "major project" and therefore requires Major Project Site Plan Review and the issuance of a special permit pursuant thereto.

2. In addition, the following relief is, or may be required:

a. Issuance of a Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement and reconstruction of a lawful, pre-existing, non-conforming structure;

b. Issuance of a Special Permit pursuant to Section 3.2.2 for apartment or multi-family dwelling in the Hillside Avenue Business District;

c. Issuance of a Special Permit pursuant to Section 4.4.2 exempting the basement level underground parking from inclusion in the floor area calculation;

d. Issuance of a Special Permit pursuant to Section 5.1.1.5 waving strict adherence with the parking design requirements of Section 5.1.3 of the Zoning By-law;

e. Waiver of strict compliance with the following requirements of Section 7.4.4, to the extent necessary and applicable:

1. Requirement of subparagraph (b) concerning location of structures within 100 feet of property line;
2. Requirements of subparagraph (d) concerning building elevation as related to the existing portions of the building not effected by the proposed addition;
3. Requirements of subparagraph (l) concerning lighting;
4. Requirements of subparagraph (m) concerning loading and unloading facilities;
5. Requirements of subparagraph (n) concerning provisions for refuse removal; and
3. Requirements of subparagraph (o) concerning projected traffic volume.

f. Any and all additional relief required or appropriate for the redevelopment of the Premises for residential use and the construction of the proposed new multifamily building with underground parking.

3. The Applicant requests that any and all relief granted by the Board in connection with the within application shall run with the land and that the movement, change and alteration of interior layout, including, without limitation, walls and interior fixtures, not require any further review, provided the total useable square footage of the building and the total number of residential units remains fixed.

Hunnewell Needham, LLC
393 South Main Street
Cohasset, MA 02025

November 5, 2020

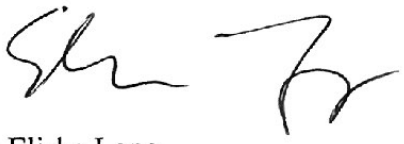
Lee Newman
Planning Director
Town of Needham
Planning Board
Town Hall
Needham, Massachusetts 02492

Re: Site Plan Application
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Mrs. Newman,

Please accept this letter as confirmation that George Giunta, Jr., Esquire, is authorized to make application for Site Plan Approval and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the redevelopment of the property known and numbered 400 Hunnewell Street. In connection therewith, Attorney Giunta is hereby authorized, to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review.

Hunnewell Needham, LLC



By Elisha Long
Manager, duly authorized

DUCKHAM
ARCHITECTURE & INTERIORS

400 HUNNEWELL

Needham, MA

PERMIT SET - Nov, 05 2020

PROJECT DIRECTORY

OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Lanscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajnx@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, MA 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

DRAWING INDEX

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6/8	EROSION & SEDIMENTATION CONTROL PLAN
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A.1.1	PROPOSED FIRST FLOOR PLAN
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A.1.4	PROPOSED ROOF PLAN
A.2.1	EXTERIOR ELEVATIONS
A.2.2	EXTERIOR ELEVATIONS

400 HUNNEWELL STREET ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

REV: 06-24-2016

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 ½ STORIES	2 STORIES	2 ½ STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

201919
400 HUNNEWELL ST
DUCKHAM
09.10.2020

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Needham, MA 02494

Telephone: 781-449-4109

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SEPTERMBER 10, 2020

Issues
Number Date Description

Revisions
Number Date Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.B.1

40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN
FEBRUARY 18, 2020 - PROGRESS
1/8" = 1'-0"

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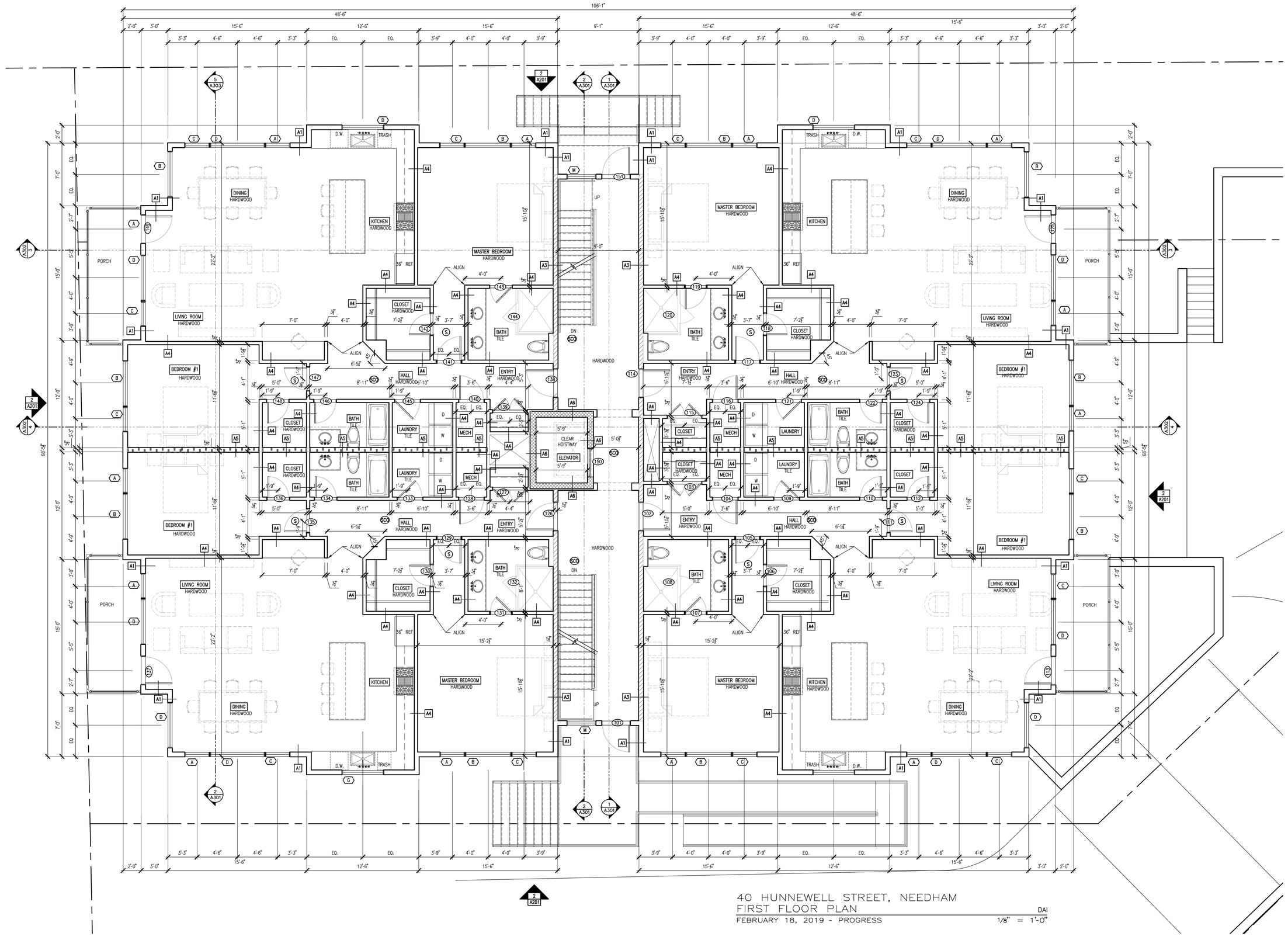

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400 Hunnewell Street
Needham, MA

1st FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.1

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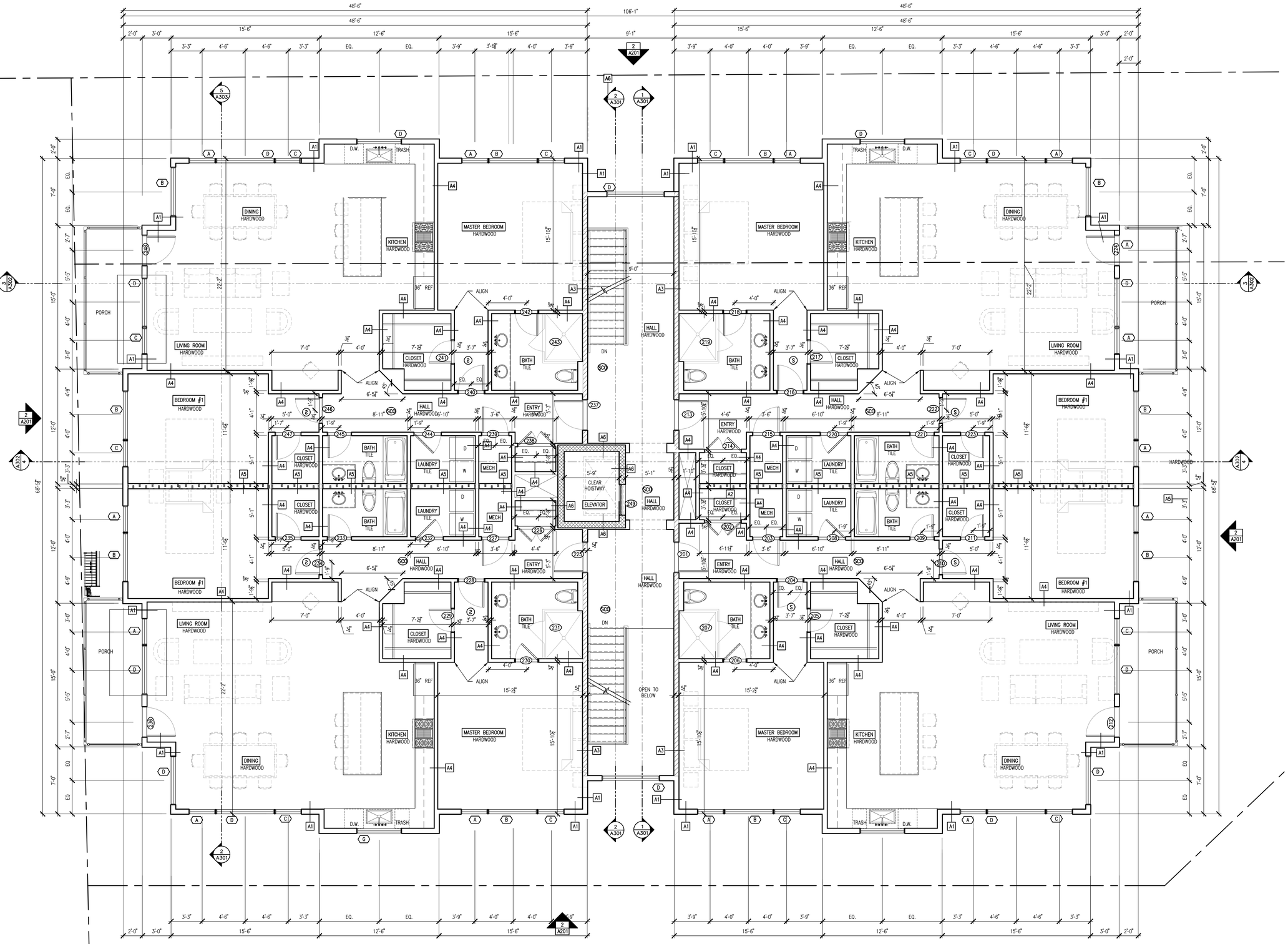

40 HUNNEWELL STREET, NEEDHAM
SECOND FLOOR PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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KENT J. DUCKHAM — REGISTERED ARCHITECT — No. 6970 — COMMONWEALTH OF MASSACHUSETTS

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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

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Drawn by : JRM

400 Hunnewell Street Needham, MA

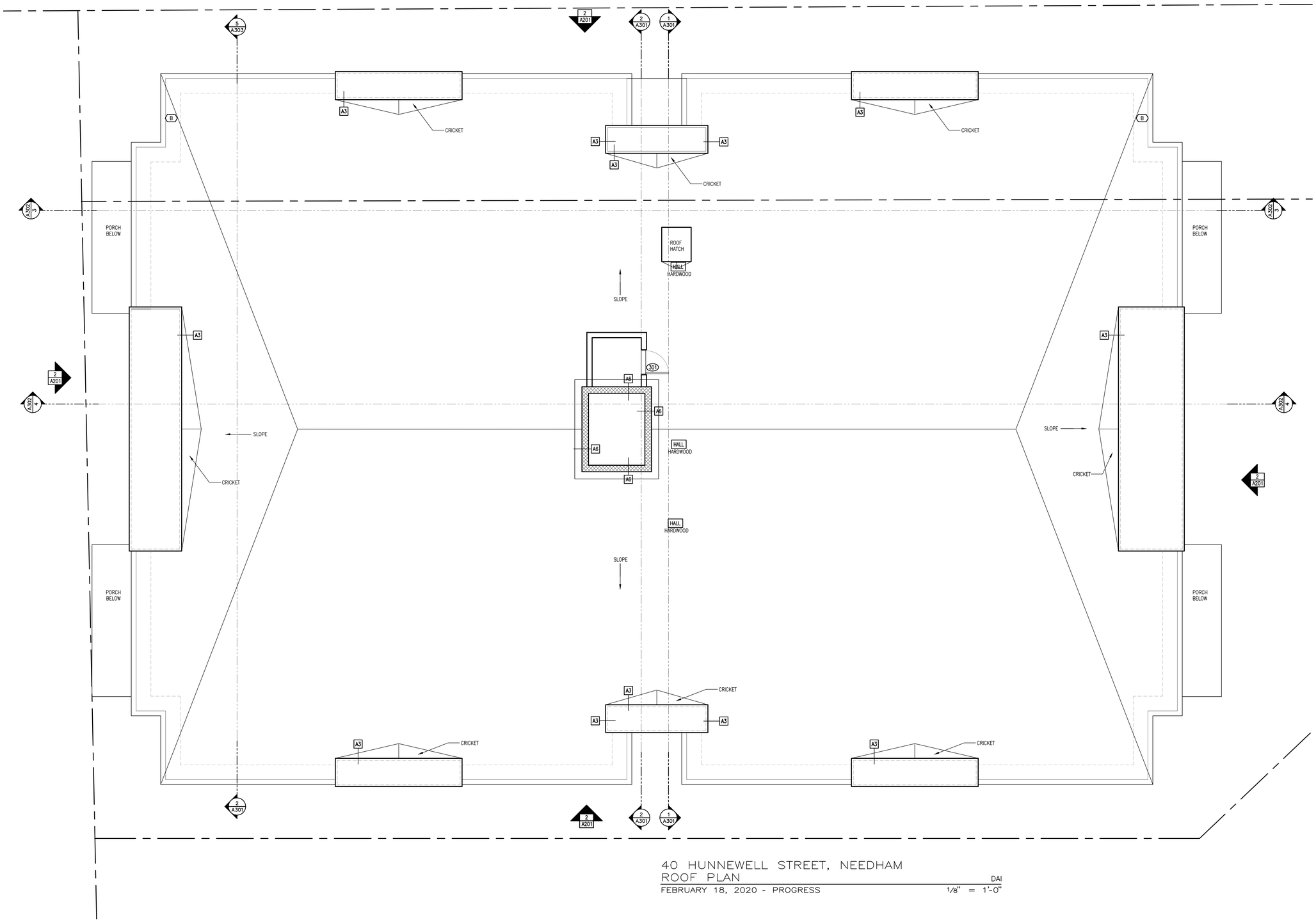
2nd FLOOR PLAN

Drawing Scale: 1/4"=1'-0"

Project Number: 201919.00

Date Issued: 11.05.2020

A.1.2



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN
FEBRUARY 18, 2020 - PROGRESS

DAI
1/8" = 1'-0"

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Needham, MA 02494

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PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.3

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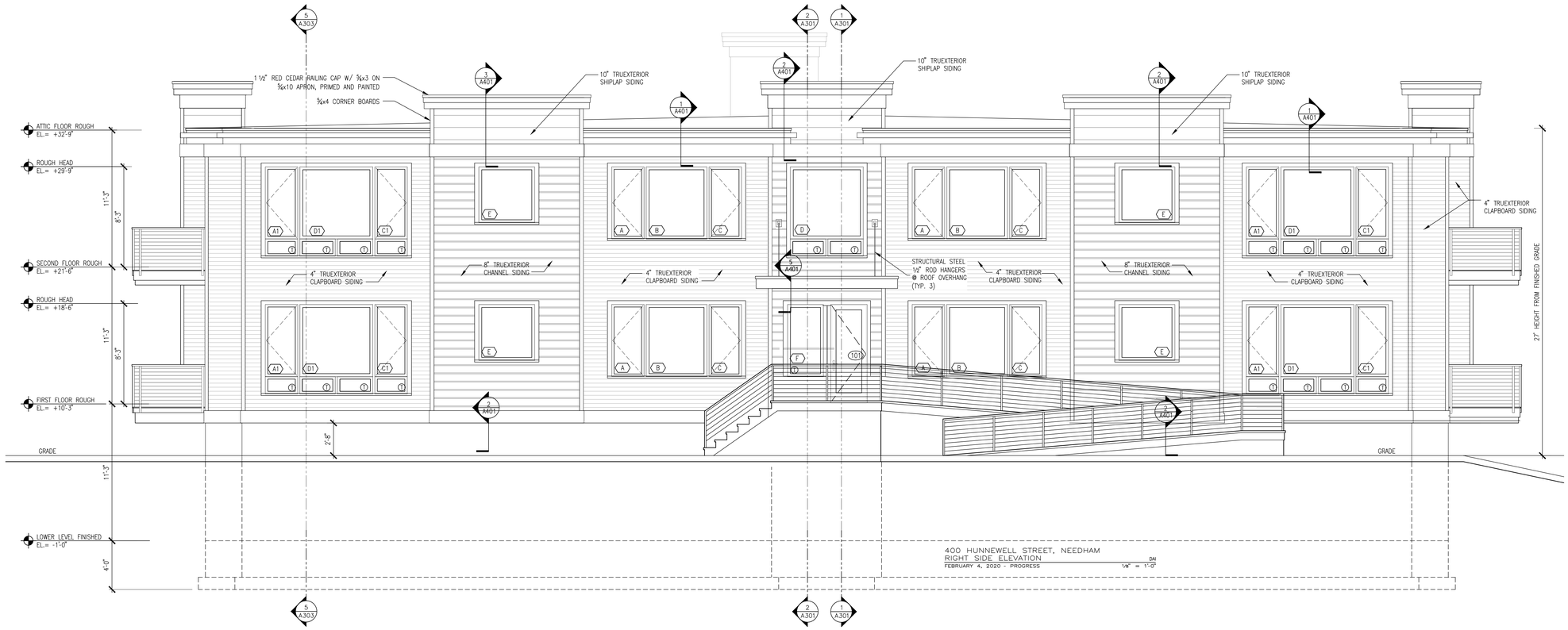

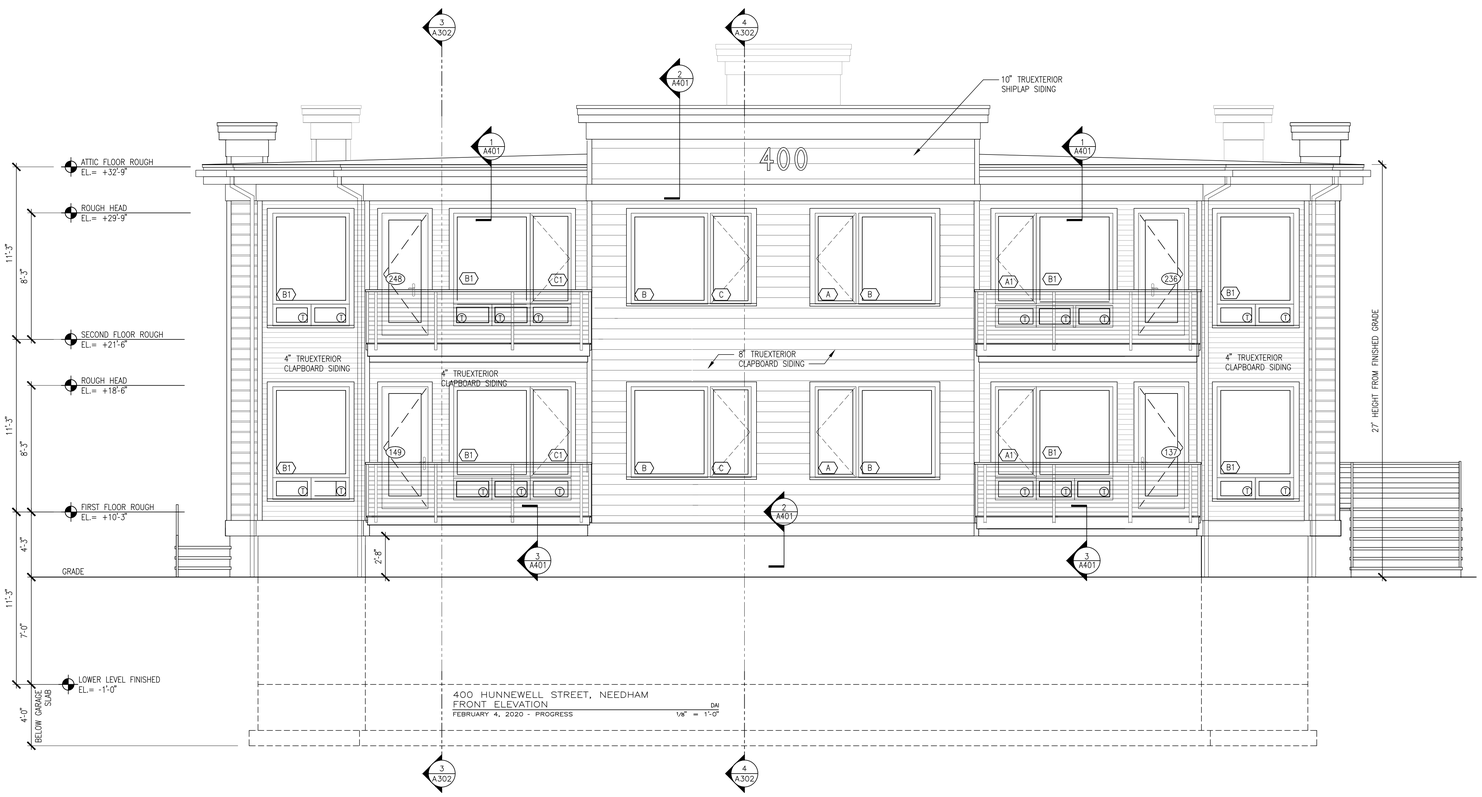

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PERMIT SET
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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED SOUTH ELEVATION

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A201

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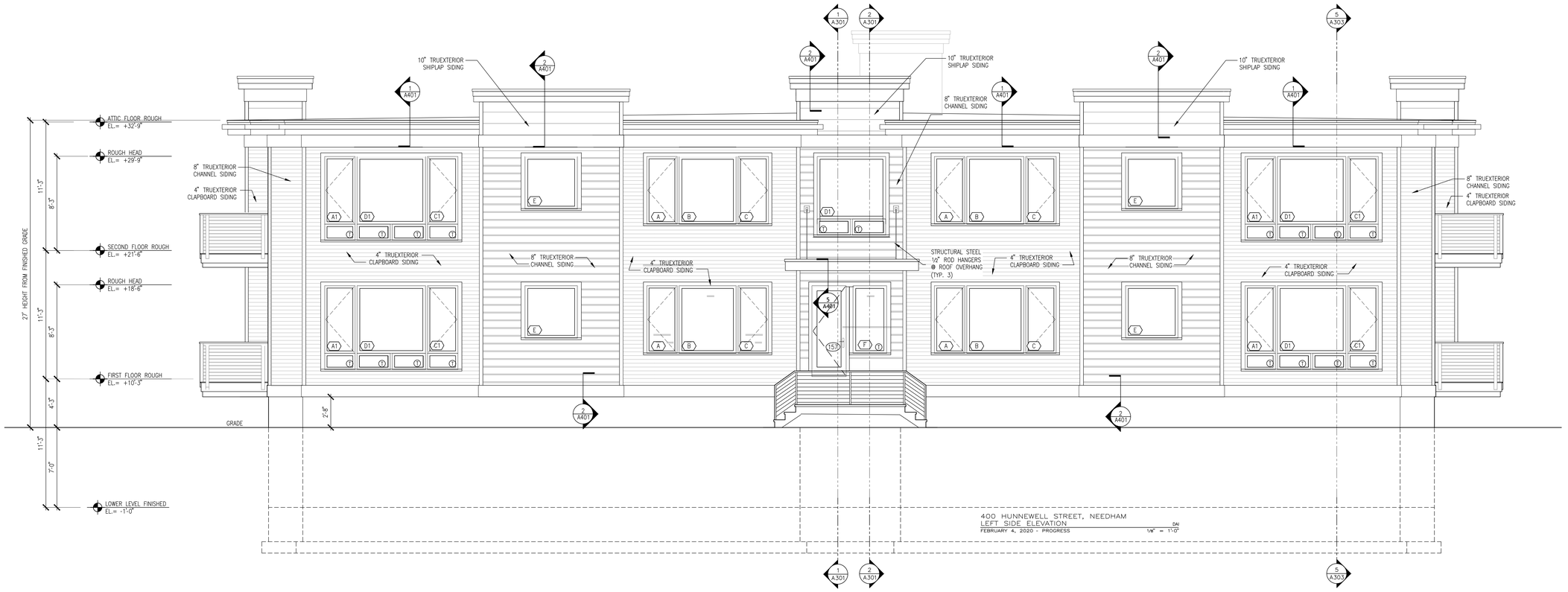

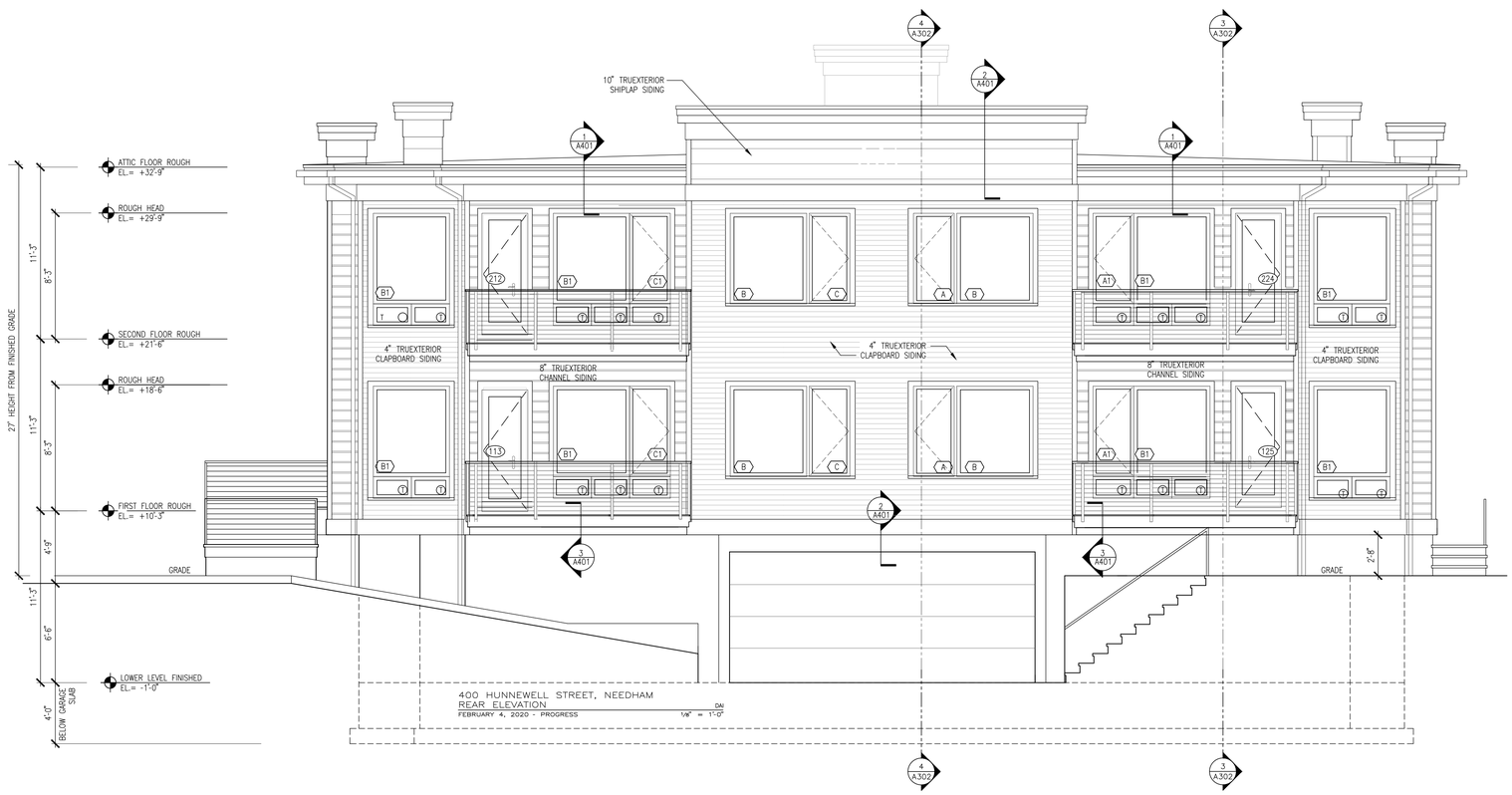

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Needham, MA 02494

Telephone: 781-449-4109

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Architecture & Interior Design

KENT L. DUCKHAM — REGISTERED ARCHITECT — No. 022104 — 2020 — COMMONWEALTH OF MASSACHUSETTS

PERMIT SET

DRAWING NOT FOR CONSTRUCTION

SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED SOUTH ELEVATION

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A202

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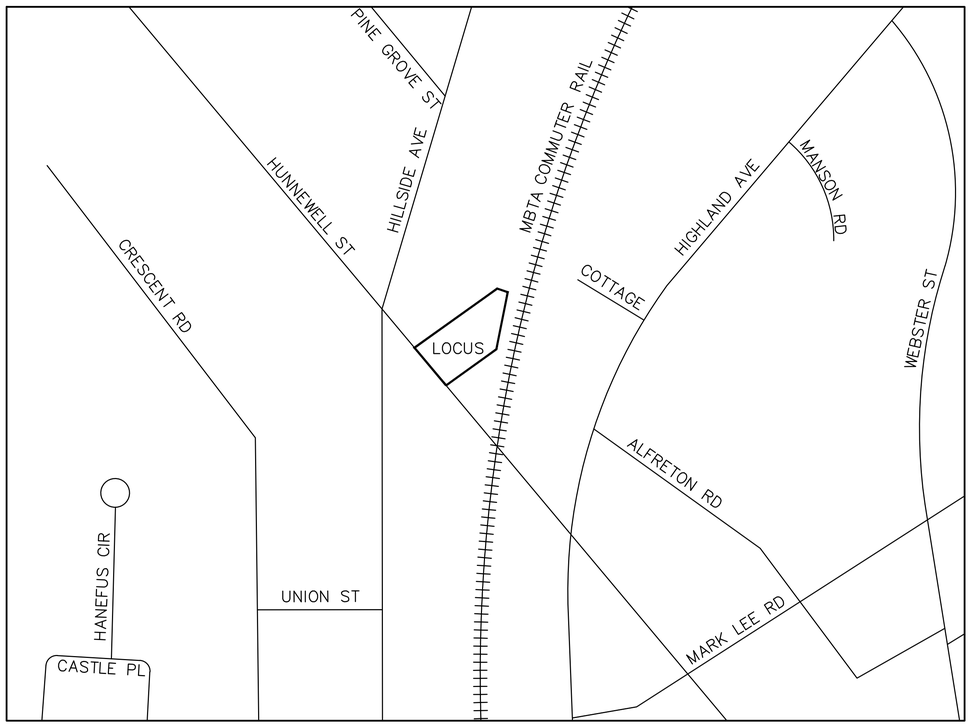
SITE PLAN

FOR

400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1'=200'

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UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS–CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845–2500

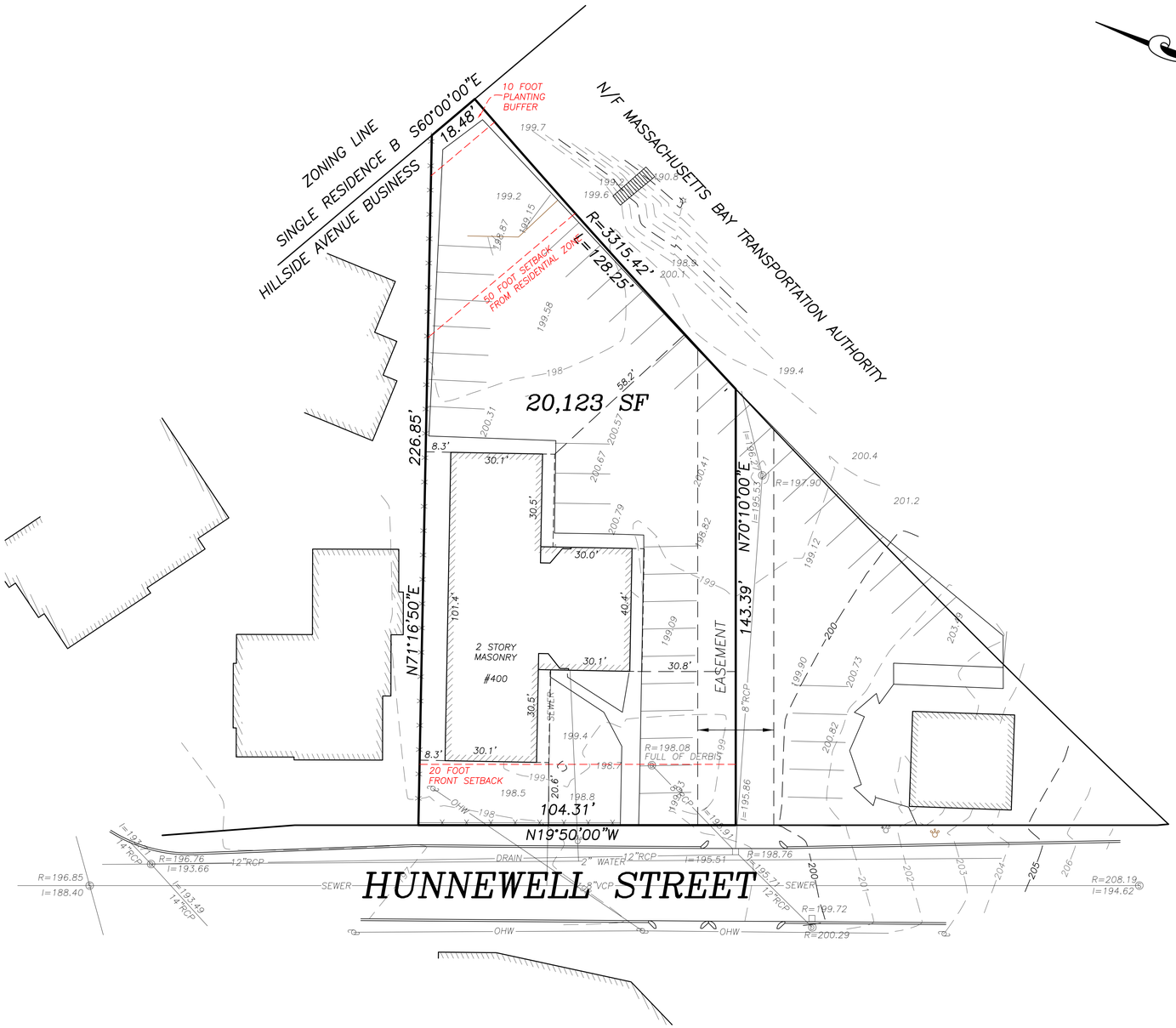
LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER
11/2/20

REV. NO.	DATE	REVISION

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020
COVER SHEET	
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G–597

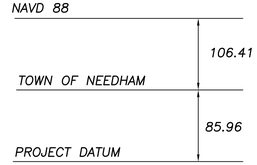


1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP



ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET.	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET.	20.6 FEET
MINIMUM SIDE SETBACK	0.0'.	8.3' FEET
MINIMUM DRIVEWAY OPENNING	18 FEET*.	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET.	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8.	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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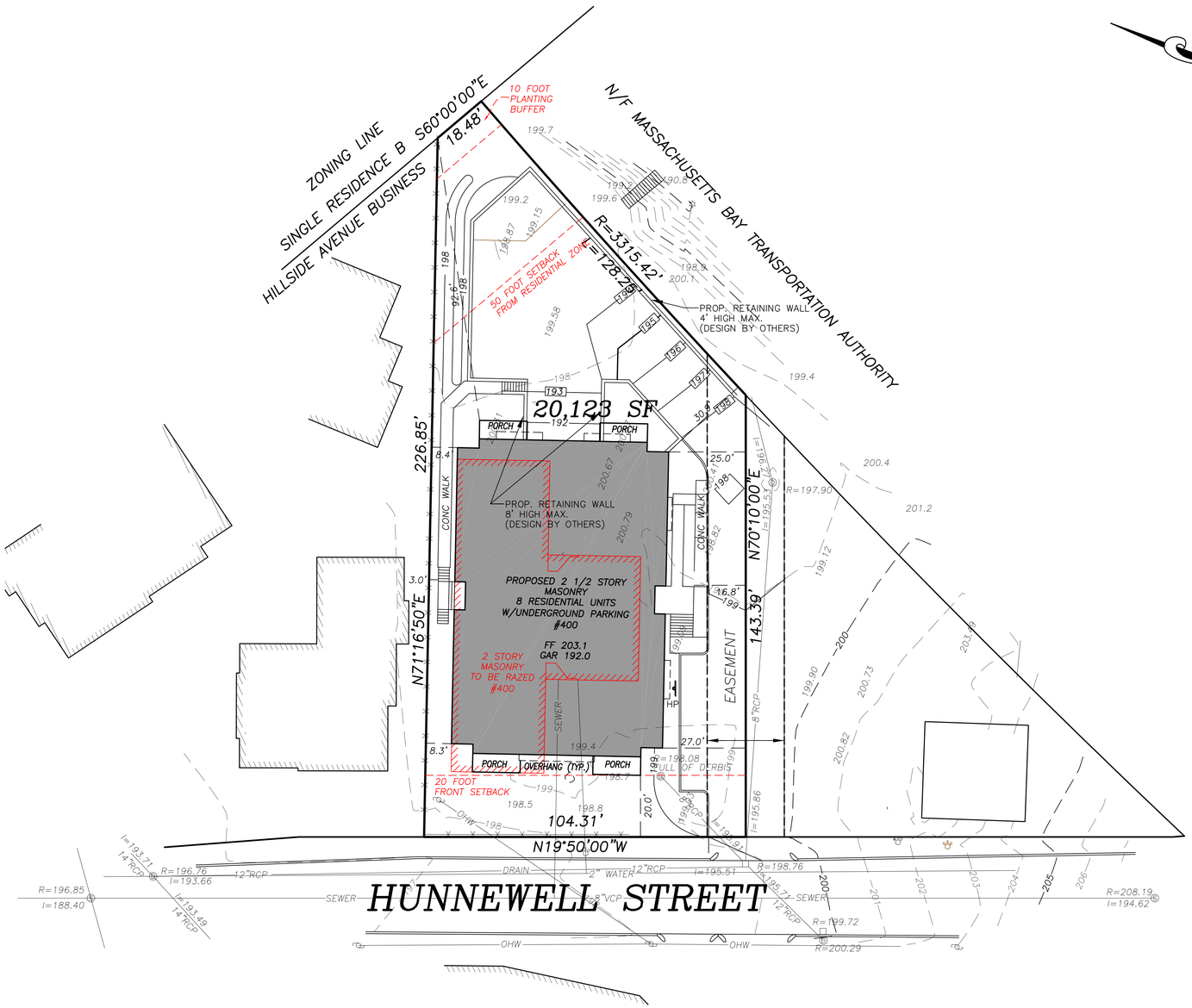

1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVD 88	
	106.41
TOWN OF NEEDHAM	
	85.96
PROJECT DATUM	

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET.	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET.	20.0 FEET
MINIMUM SIDE SETBACK	0.0'	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET.	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8.	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES.	2 1/2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

COMMONWEALTH OF MASSACHUSETTS BRADLEY SIMONELLI 43291 REGISTERED LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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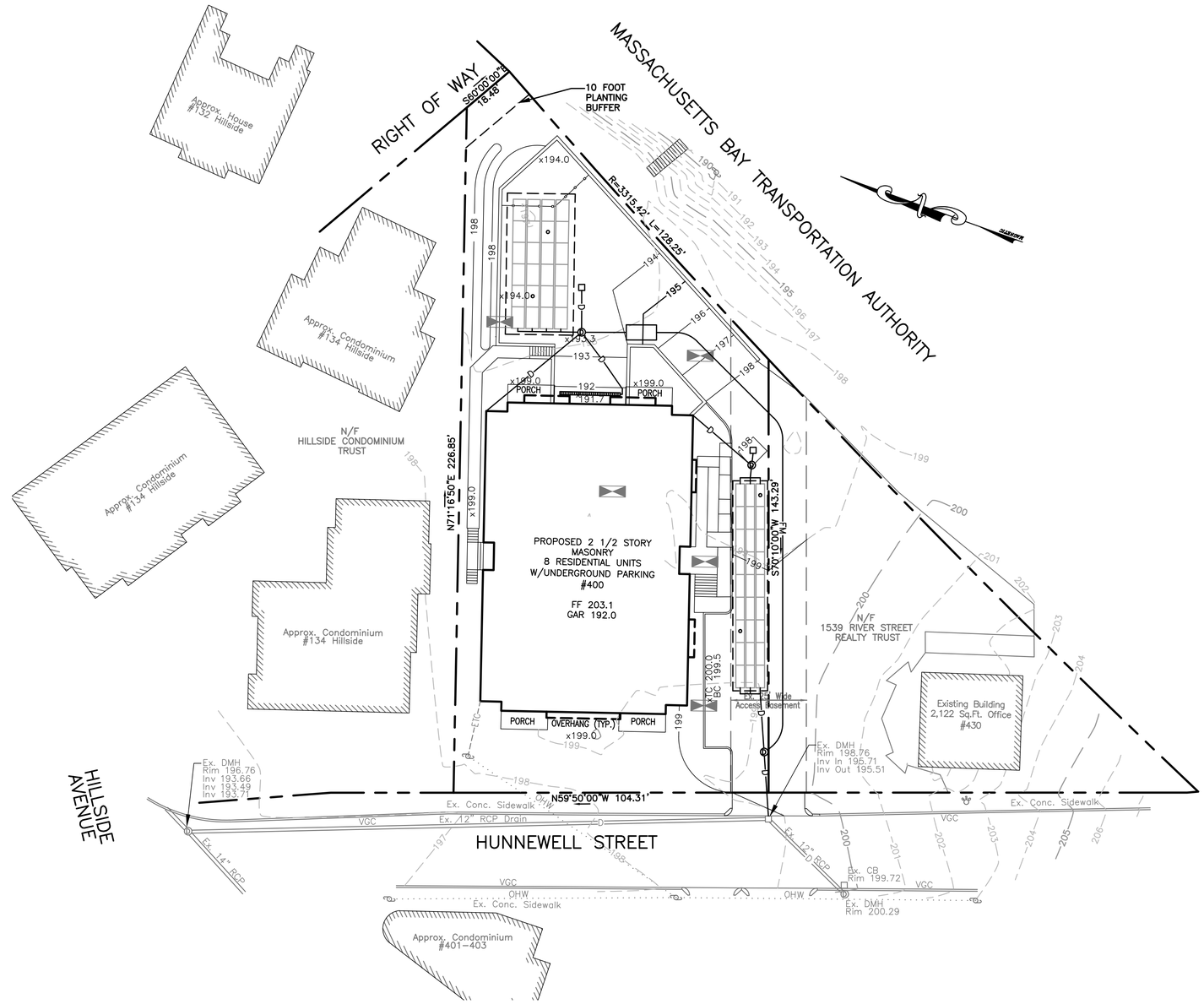


LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

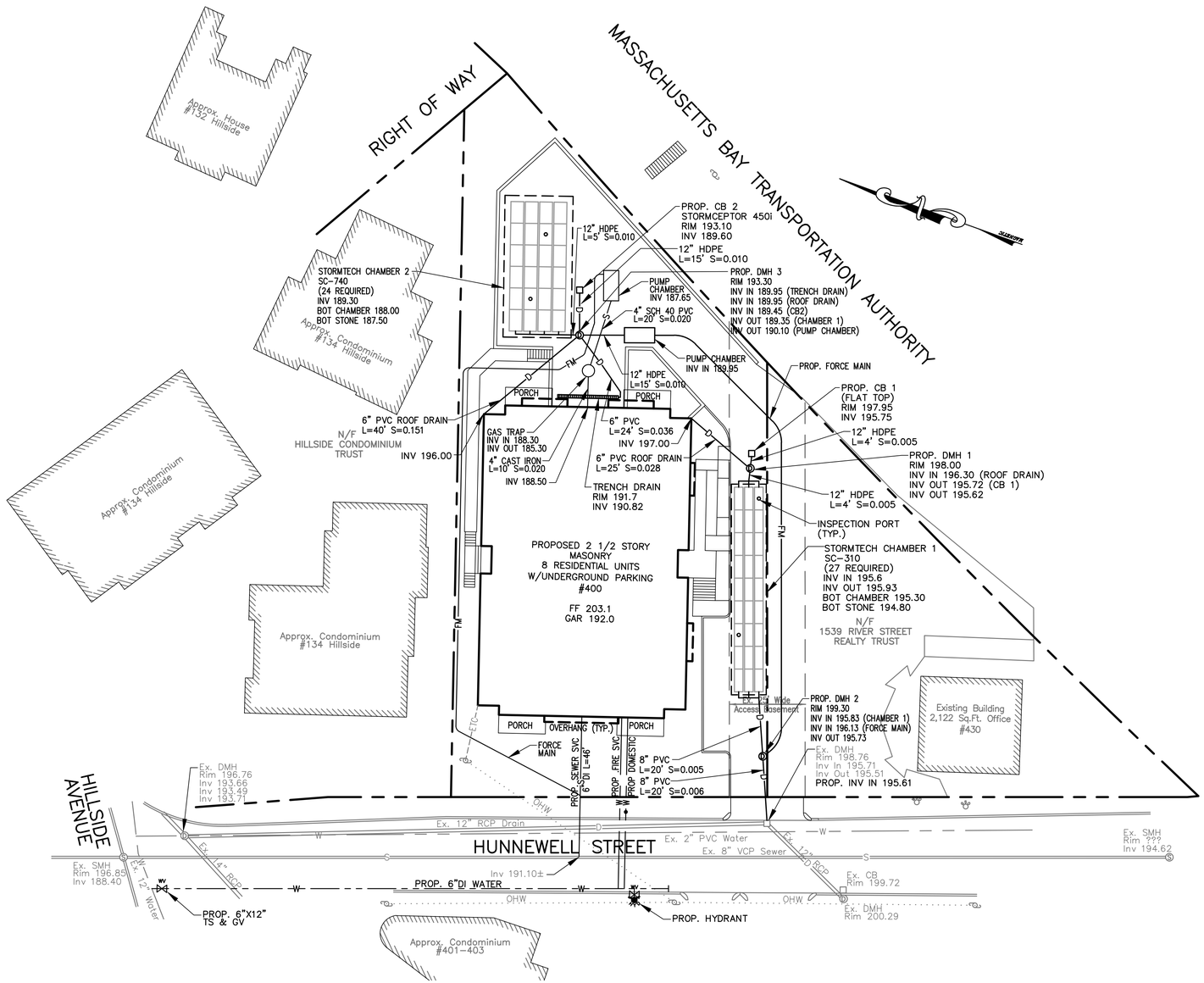
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

GRADING AND DRAINAGE PLAN

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

NOTES:

1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

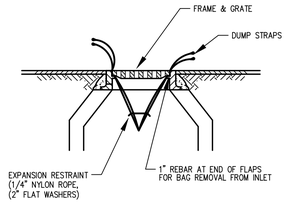
COMMONWEALTH OF MASSACHUSETTS
JOHN E. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

UTILITY PLAN

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 8	G-597

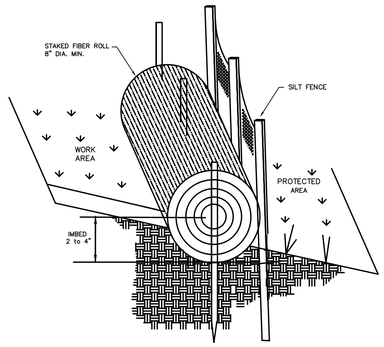


NOTE

BAGS SHOULD BE CLEANED OUT AFER EVERY RAIN EVENT AND/OR AS NEEDED.

SILT SACK DETAIL

NOT TO SCALE

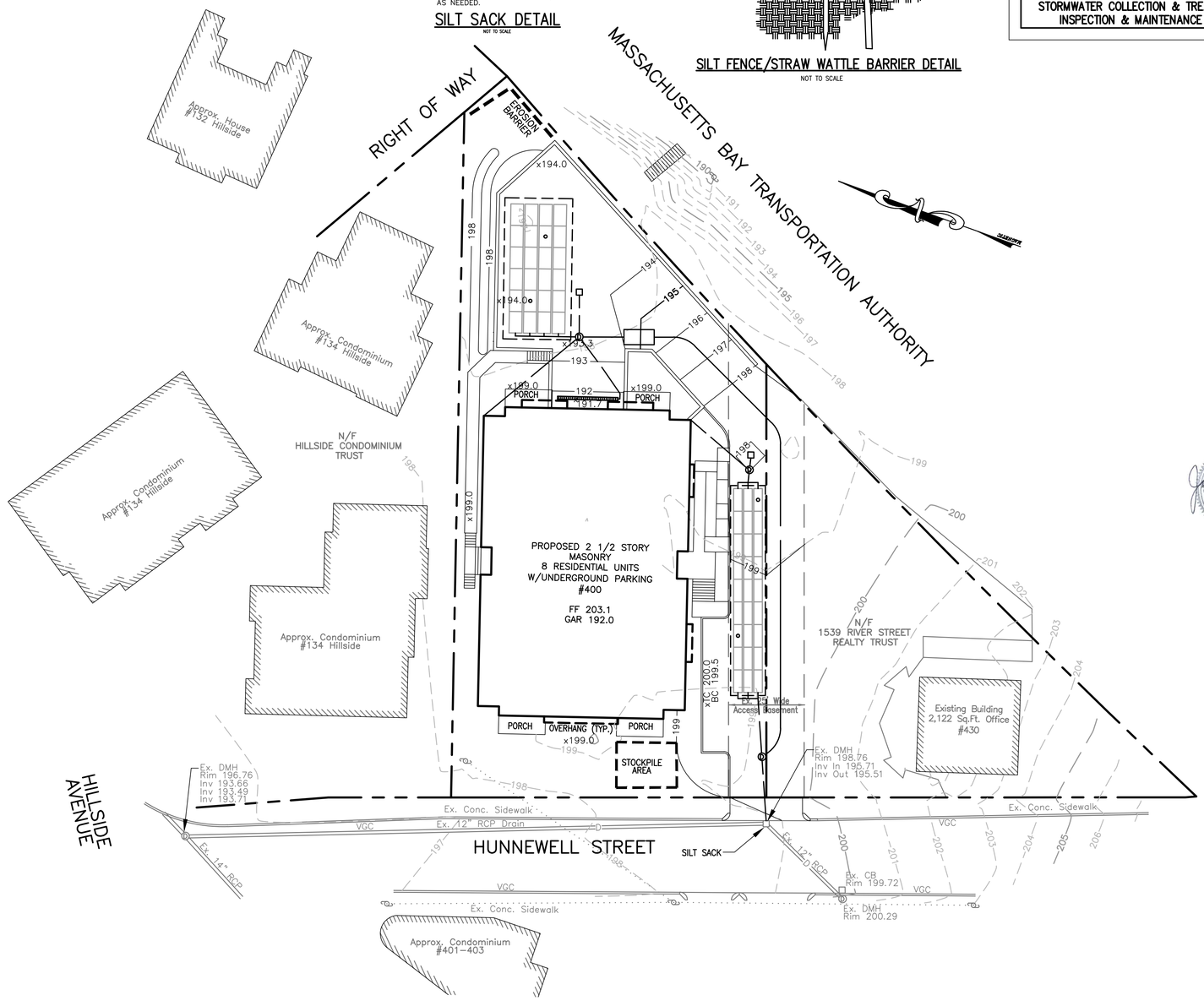


SILT FENCE/STRAW WATTLE BARRIER DETAIL

NOT TO SCALE

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
4. The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
5. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES



GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF NEEDHAM ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

1. SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
2. STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
3. DEMOLISH EXISTING BUILDING.
4. STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
5. FORM AND POUR FOUNDATION FOR NEW BUILDING.
6. BACKFILL FOUNDATION AREAS AS NECESSARY.
7. CONSTRUCT BUILDING.
8. INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH PLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
9. CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
10. ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL
11. ALL GRADED AREAS TO BE LANDSCAPED, LOAMED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.

11/2/20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 195 EXISTING CONTOUR – HIGH
- 196 EXISTING CONTOUR – LOW
- **195** PROPOSED CONTOUR – HIGH
- 196 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- **D** PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- **W** PROPOSED WATER LINE
- S EXISTING SEWER LINE
- **S** PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

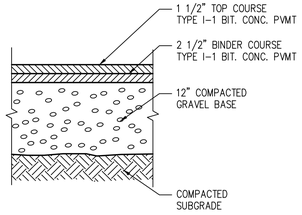
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

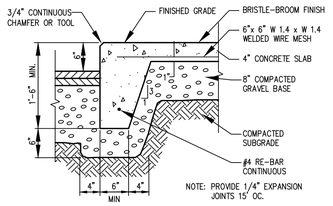
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 8	G-597



STANDARD BITUMINOUS CONCRETE PAVEMENT

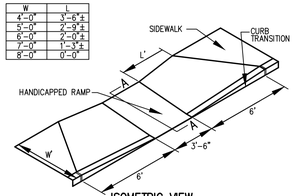
NOT TO SCALE



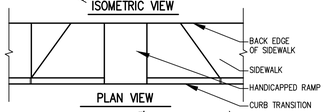
HAUNCHED CONCRETE CURB

NOT TO SCALE

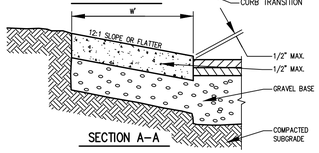
W	L
4'-0"	3'-6"±
5'-0"	2'-9"±
6'-0"	2'-0"±
7'-0"	1'-3"±
8'-0"	0'-0"



ISOMETRIC VIEW



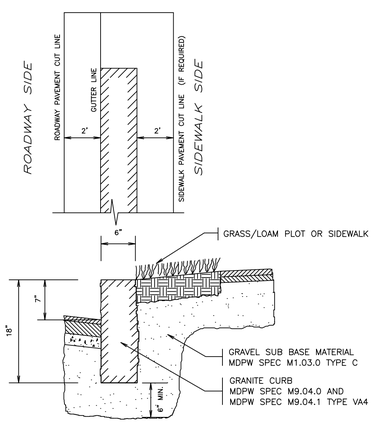
PLAN VIEW



SECTION A-A

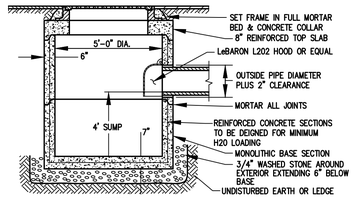
HANDICAP RAMP

NOT TO SCALE



TYPICAL GRANITE CURB DETAIL

NOT TO SCALE



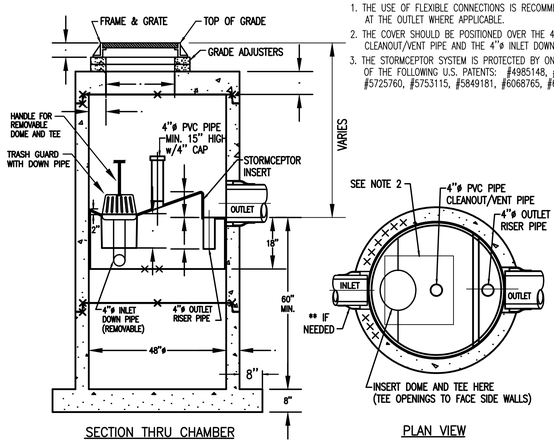
SECTION

FLAT TOP CATCH BASIN

NOT TO SCALE

NOTES:

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"ø CLEANOUT/VENT PIPE AND THE 4"ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.



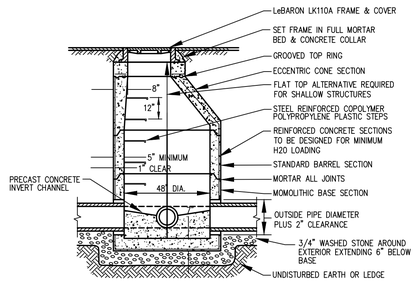
SECTION THRU CHAMBER

PLAN VIEW

PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT

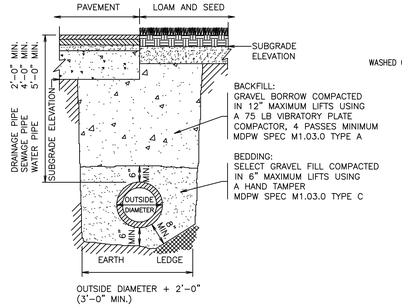
MODEL: STC 450i (OR EQUAL)

(450 US GALLON CAPACITY)



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

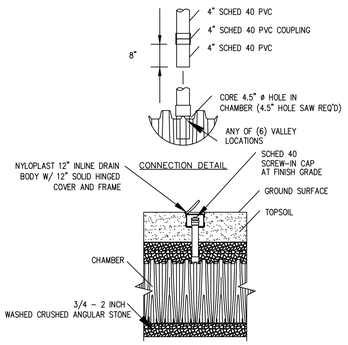


TYPICAL TRENCH DETAIL

NOT TO SCALE

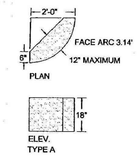
NOTES:

1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL PVC FITTINGS ARE TO BE SOLVENT CEMENTED



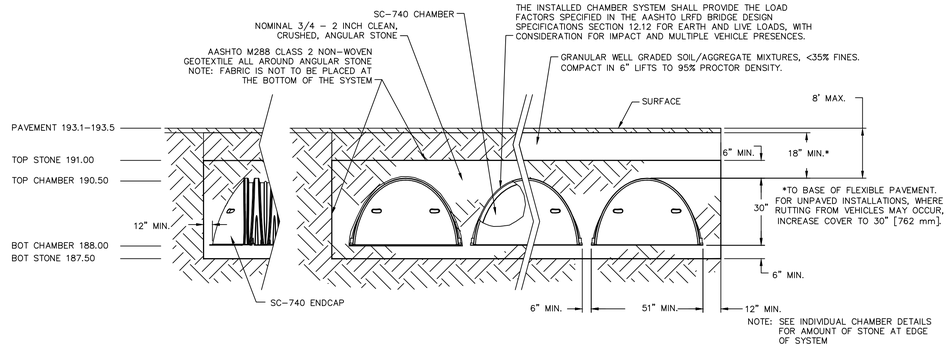
INSPECTION PORT

NOT TO SCALE



CORNER BLOCK DETAIL

NOT TO SCALE

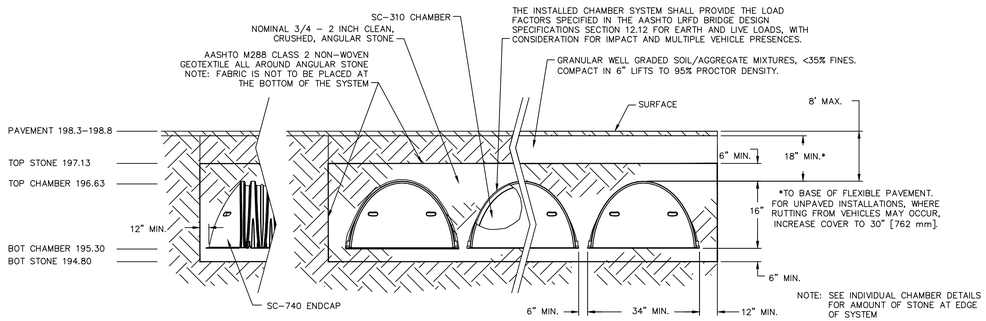


STORMTECH SC-740 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.

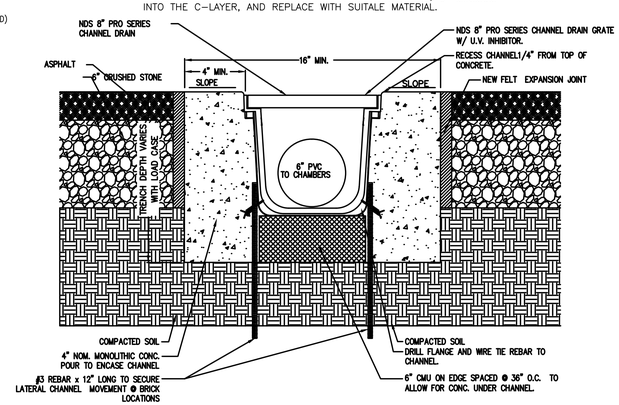


STORMTECH SC-310 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.



TRENCH DRAIN CROSS-SECTION

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

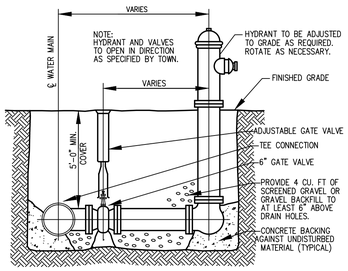
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 1/2

SHEET NO.:	PROJECT NO.:
SHEET 7 OF 8	G-597



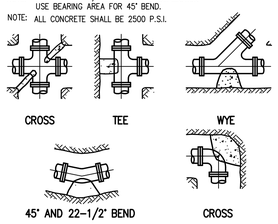
HYDRANT AND VALVE DETAIL WITH RESTRAINED JOINT HYDRANT TEE

NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	26	20

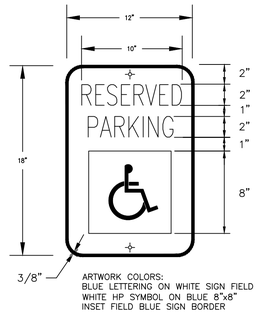
NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.

NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.



THRUST BLOCK SCHEDULE

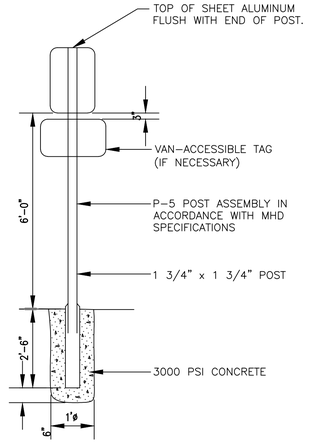
NOT TO SCALE



SIGN DETAIL FOR HP PARKING

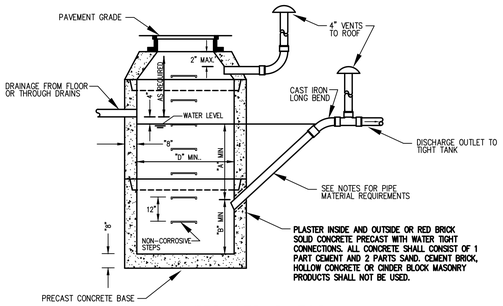
NTS

VAN-ACCESSIBLE SIGN



SIGN POST DETAIL

NTS



GAS OIL & WATER SEPARATOR

NOT TO SCALE

PIPE MATERIAL NOTES:

1. NO-HUB CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAT A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSIVE STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-6"	3'-0"	2-6"
5"	3'-6" 3'-6"x3'-6" 4'-0" 3'-6"x3'-6" 4'-6"	5'-0" 4'-0" 3'-6" 3'-0" 3'-0"	4'-0" 3'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0"x4'-0" 4'-6" 4'-6"x4'-6" 5'-0" 5'-0"x5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-0"x6'-0" 6'-6" 6'-6"x6'-6"	6'-0" 4'-6" 4'-0" 3'-0" 3'-6" 3'-0"	5'-0" 4'-0" 3'-6" 2'-6" 3'-0" 2'-6"

DRAINAGE FROM FLOOR OR THROUGH DRAINS

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

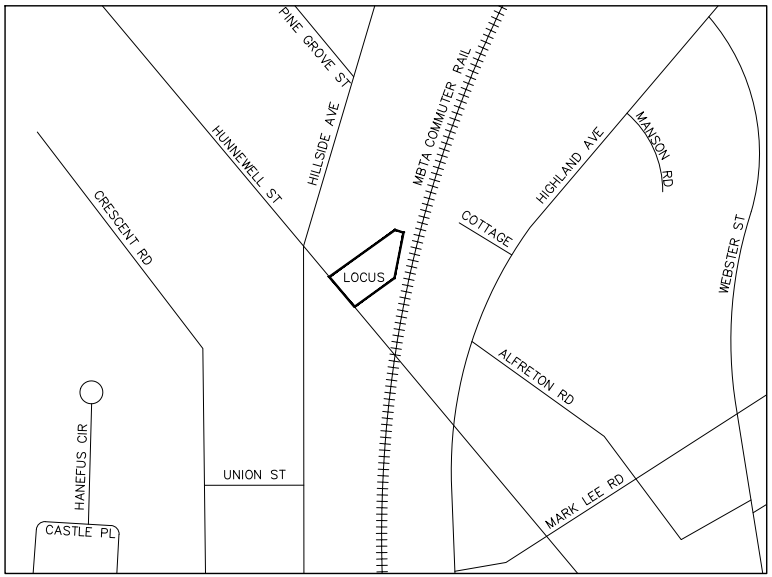
DETAIL PLAN 2/2

SHEET NO.:	PROJECT NO.:
SHEET 8 OF 8	G-597

SITE PLAN

FOR

400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1'=200'

INDEX

DESCRIPTION	SHEET NUMBER
COVER	1 OF 8
EXISTING CONDITIONS PLANS	2 OF 8
LAYOUT PLAN	3 OF 8
GRADING AND DRAINAGE PLAN	4 OF 8
UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS–CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845–2500

LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

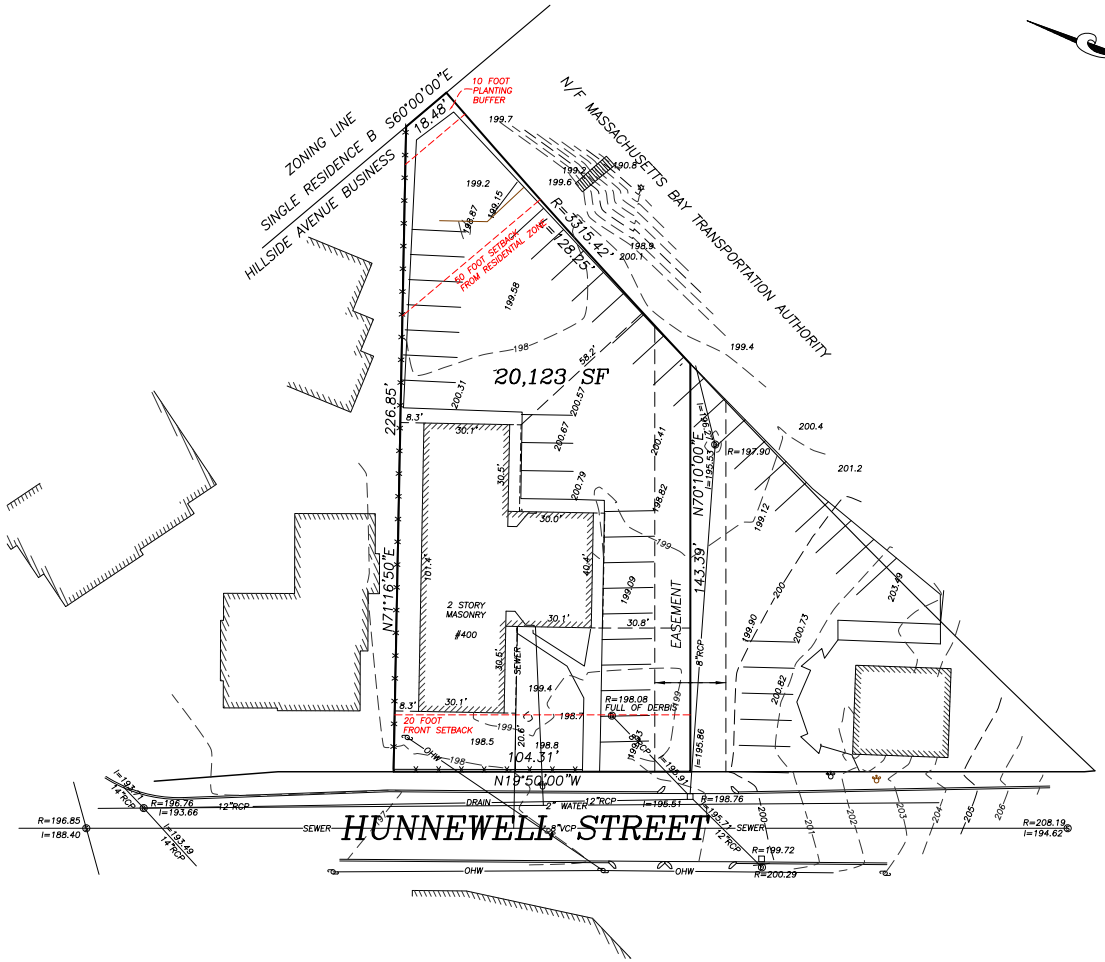
ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

JOHN M. GRENIER CIVIL No. 47812 REGISTERED PROFESSIONAL ENGINEER

11/2/20

REV. NO.	DATE	REVISION

SCALE: AS SHOWN	DATE: NOVEMBER 2, 2020
COVER SHEET	
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G–597



1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP

NAVD 88	
	106.41
TOWN OF NEEDHAM	
	85.96
PROJECT DATUM	

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.6 FEET
MINIMUM SIDE SETBACK	0.0'	8.3' FEET
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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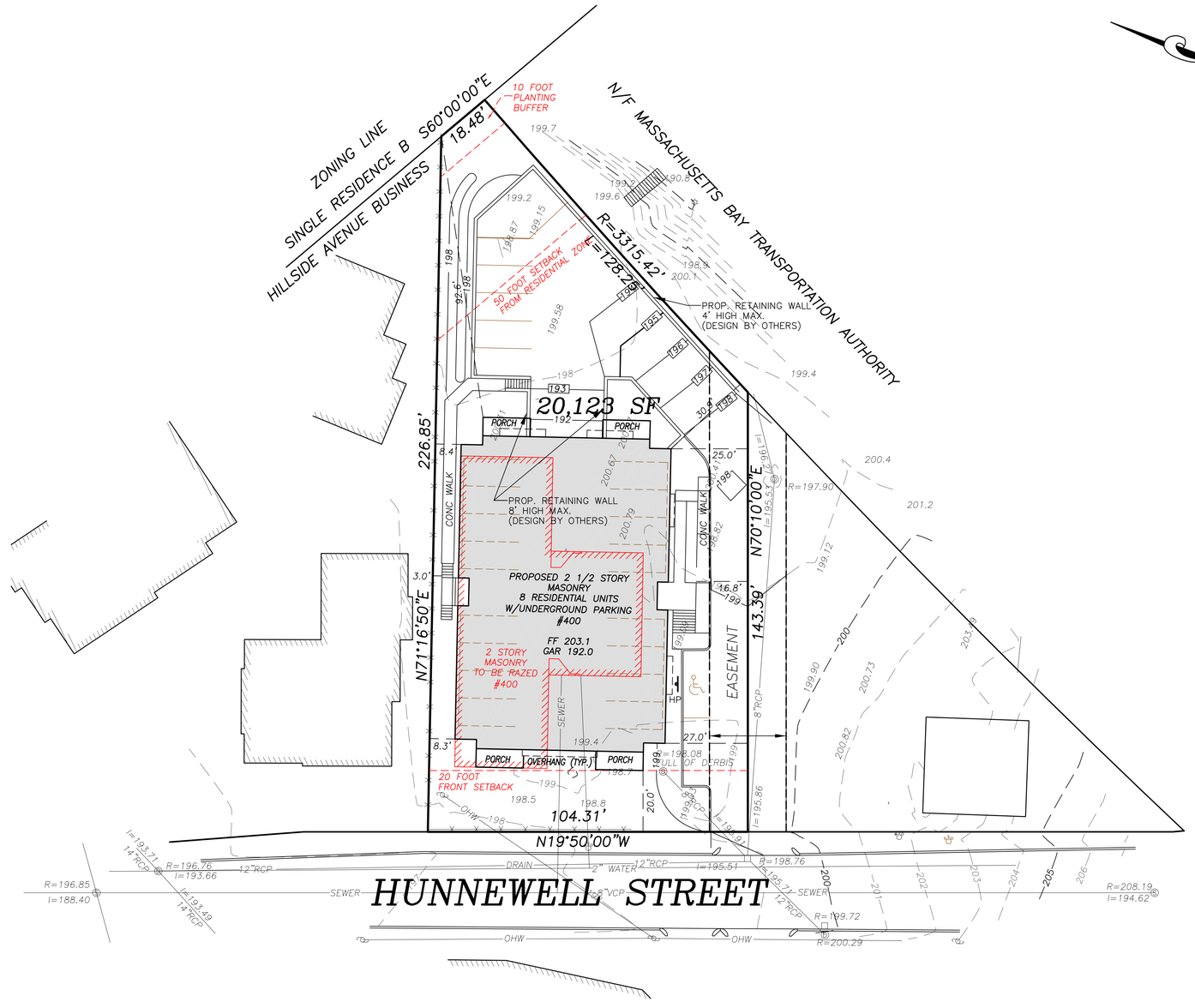

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2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVD 88

106.41

TOWN OF NEEDHAM

85.96

PROJECT DATUM

PARKING SPACE REQUIREMENTS

PROPOSED USE – 400 HUNNEWELL	REQUIRED	PROPOSED
MULTI-FAMILY: 1.5/D.U X 8 UNITS	12 SPACES	23 SPACES
EXISTING USE – 430 HUNNEWELL	REQUIRED	PROPOSED
OFFICE: 1/300 SF X 2,122 SF S	8 SPACES	11 SPACES

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.0 FEET
MINIMUM SIDE SETBACK	0.0'	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

COMMONWEALTH OF MASSACHUSETTS BRADLEY J. SIMONELLI #47581 REGISTERED LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 23, 2020

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

MARCH 5, 2020 SCALE 1"=20'

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

JOB NO. 122-19

REVISED: NOVEMBER 20, 2020
REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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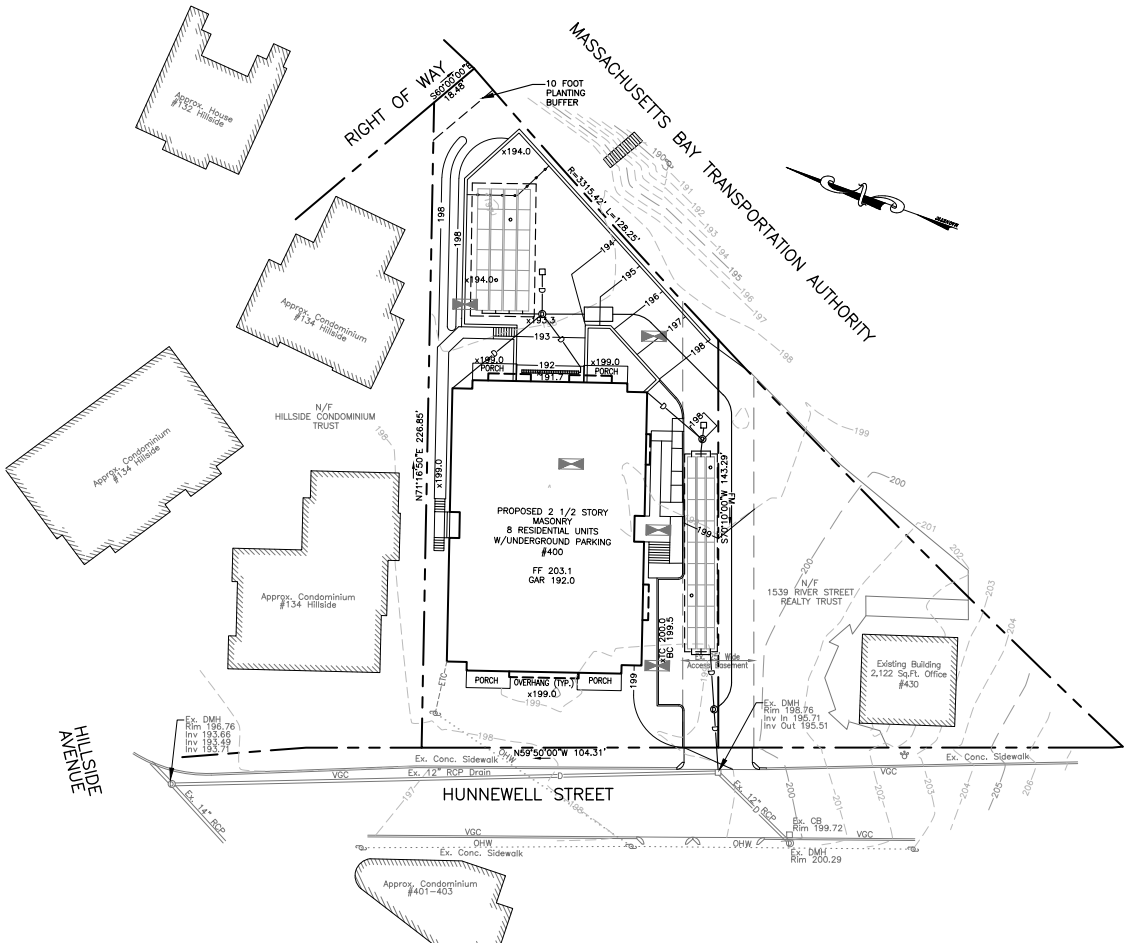


LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

11/2/20

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

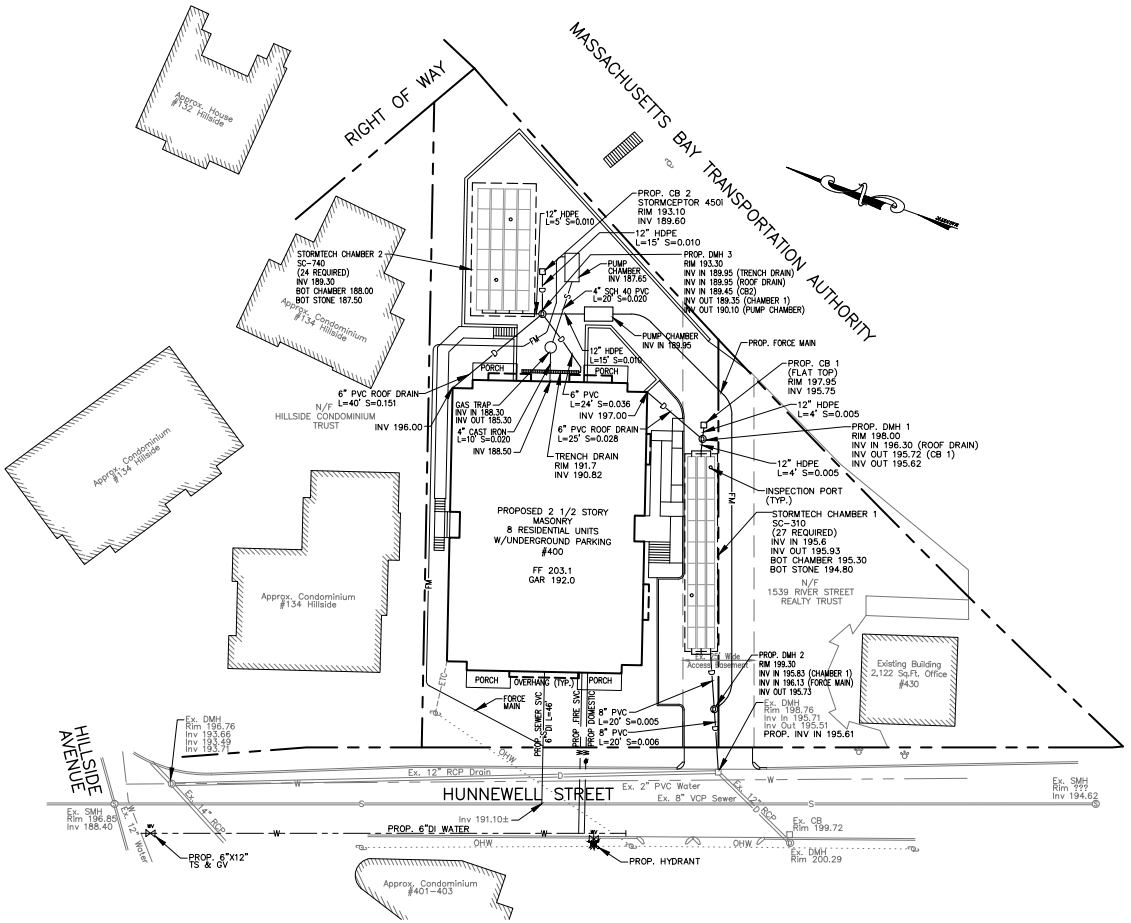
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

GRADING AND DRAINAGE PLAN

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

NOTES:

1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

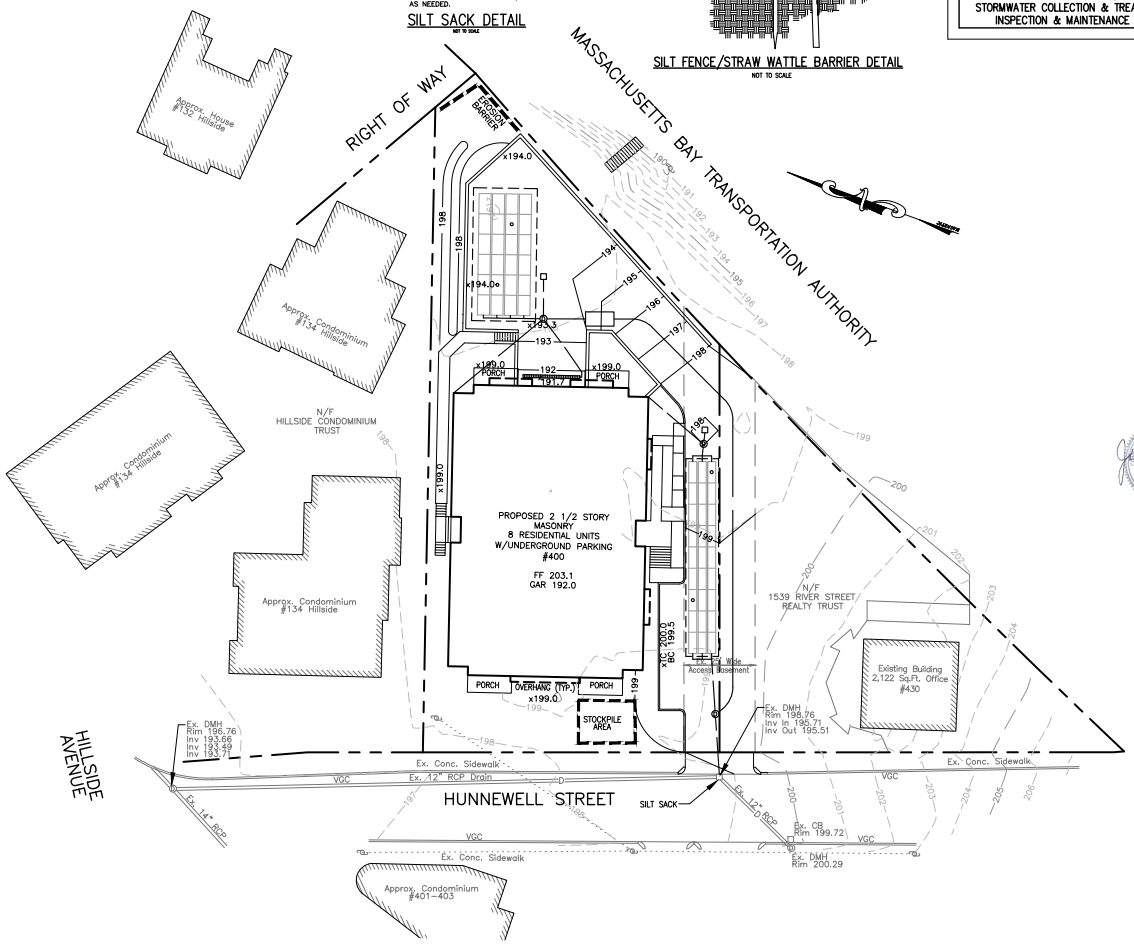
JOHN M. GRENIER No. 47812 REGISTERED PROFESSIONAL ENGINEER CIVIL

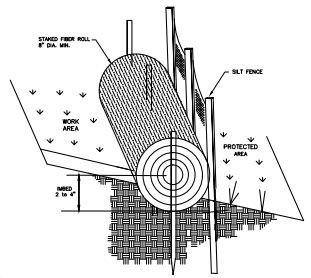
11/2/20

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

UTILITY PLAN

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 8	G-597





NOTE.
BAGS SHOULD BE CLEANED OUT AFER EVERY RAIN EVENT AND/OR AS NEEDED.

SILT SACK DETAIL
NOT TO SCALE

SILT FENCE/STRAW WATTLE BARRIER DETAIL
NOT TO SCALE

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
4. The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
5. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES

GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF NEEDHAM ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

1. SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
2. STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
3. DEMOLISH EXISTING BUILDING.
4. STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
5. FORM AND POUR FOUNDATION FOR NEW BUILDING.
6. BACKFILL FOUNDATION AREAS AS NECESSARY.
7. CONSTRUCT BUILDING.
8. INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH PLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
9. CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
10. ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL.
11. ALL GRADED AREAS TO BE LANDSCAPED, LOAMED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.

11/2/20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- —195— EXISTING CONTOUR – HIGH
- —196— EXISTING CONTOUR – LOW
- 195 PROPOSED CONTOUR – HIGH
- 196 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- D PROPOSED DRAIN LINE
- -W- EXISTING WATER LINE
- -W- PROPOSED WATER LINE
- S EXISTING SEWER LINE
- S PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

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FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
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14A BROOKS STREET
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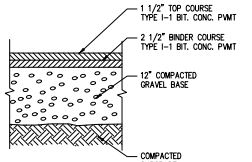
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

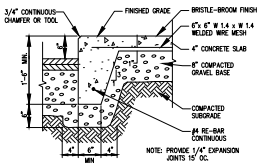
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 8	G-597



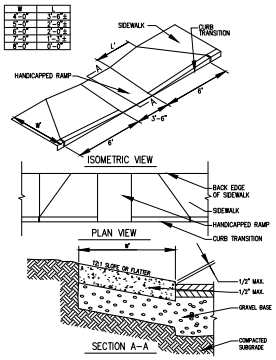
STANDARD BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



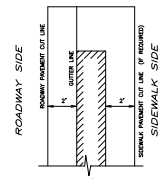
HAUNCHED CONCRETE CURB

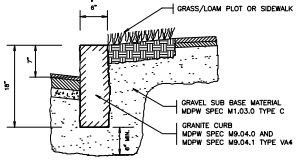
NOT TO SCALE



HANDICAP RAMP

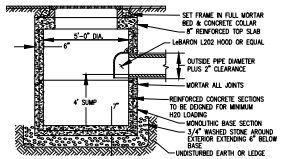
NOT TO SCALE





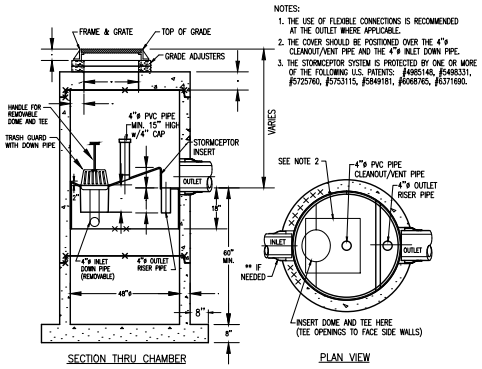
TYPICAL GRANITE CURB DETAIL

NOT TO SCALE



FLAT TOP CATCH BASIN

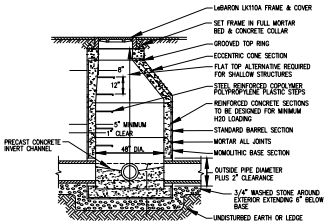
NOT TO SCALE



PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT

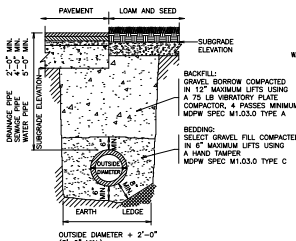
MODEL: STC 450i (OR EQUAL)

(450 US GALLON CAPACITY)



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



TYPICAL TRENCH DETAIL

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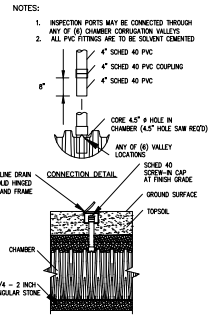
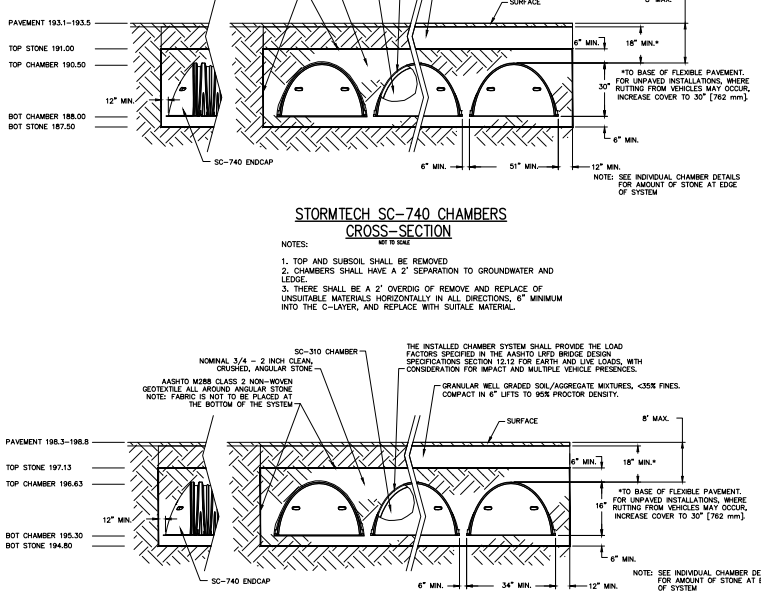


INSPECTION PORT

NOT TO SCALE

CORNER BLOCK DETAIL

NOT TO SCALE



STORMTECH SC-740 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

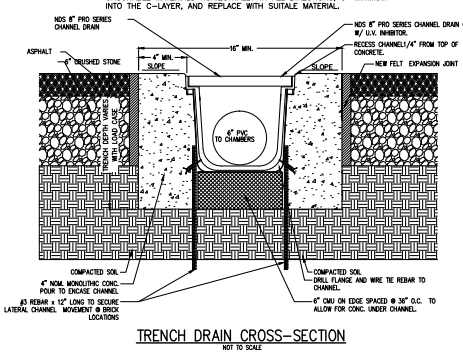
1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.

STORMTECH SC-310 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.



TRENCH DRAIN CROSS-SECTION

NOT TO SCALE

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN

FOR

400 HUNNEWELL STREET

NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:

400 HUNNEWELL STREET, LLC

14A BROOKS STREET

WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:

J.M. GRENIER ASSOCIATES INC.

325 DONALD LYNCH BOULEVARD SUITE 100

MARLBOROUGH, MASSACHUSETTS 01752

TELE NO.: (508) 845-2500

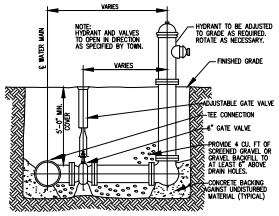
SCALE: AS SHOWN

DATE: NOVEMBER 2, 2020

DETAIL PLAN 1/2

SHEET NO.: SHEET 7 OF 8

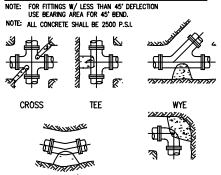
PROJECT NO.: G-597



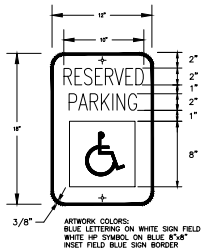
HYDRANT AND VALVE DETAIL WITH
RESTRAINED JOINT HYDRANT TEE
NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	28	20

NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.
NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.

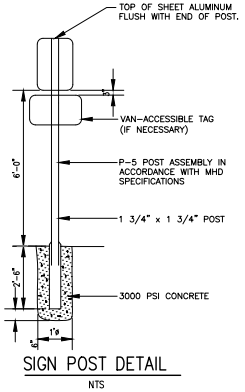


THRUST BLOCK SCHEDULE
NOT TO SCALE

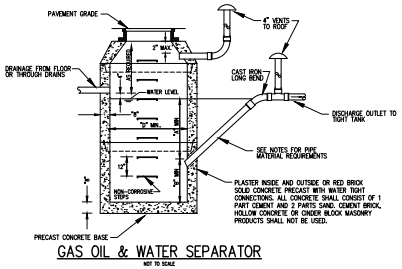


SIGN DETAIL FOR HP PARKING
NTS

VAN-ACCESSIBLE SIGN



SIGN POST DETAIL
NTS



GAS OIL & WATER SEPARATOR
NOT TO SCALE

PIPE MATERIAL NOTES:

1. NO-HUB CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAT A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSIVE STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6" 3'-6"x3'-6" 4'-6" 3'-6"x3'-6" 4'-6"	5'-0" 4'-0" 5'-6" 3'-0" 3'-0"	4'-0" 3'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0"x4'-0" 4'-6" 4'-6"x4'-6" 5'-0" 5'-0"x5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-0"x6'-0" 6'-6" 6'-6"x6'-6"	6'-0" 4'-6" 4'-0" 3'-0" 3'-0" 3'-0"	5'-0" 4'-0" 3'-6" 2'-6" 2'-6" 2'-6"

DRAINAGE FROM FLOOR OR THROUGH DRAINS

11/2/20

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TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 2/2

SHEET NO.:	PROJECT NO.:
SHEET 8 OF 8	G-597

DUCKHAM
ARCHITECTURE & INTERIORS

400 HUNNEWELL

Needham, MA

PERMIT SET - Nov, 05 2020

PROJECT DIRECTORY

OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Lanscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajnx@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, MA 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

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400 HUNNEWELL STREET ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

REV: 06-24-2016

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 ½ STORIES	2 STORIES	2 ½ STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

201919
400 HUNNEWELL ST
DUCKHAM
09.10.2020

DUCKHAM
ARCHITECTURE & INTERIORS

53 Central Avenue
Needham, MA 02494

Telephone: 781-449-4109

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PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTERMBER 10, 2020

Issues
Number Date Description

Revisions
Number Date Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

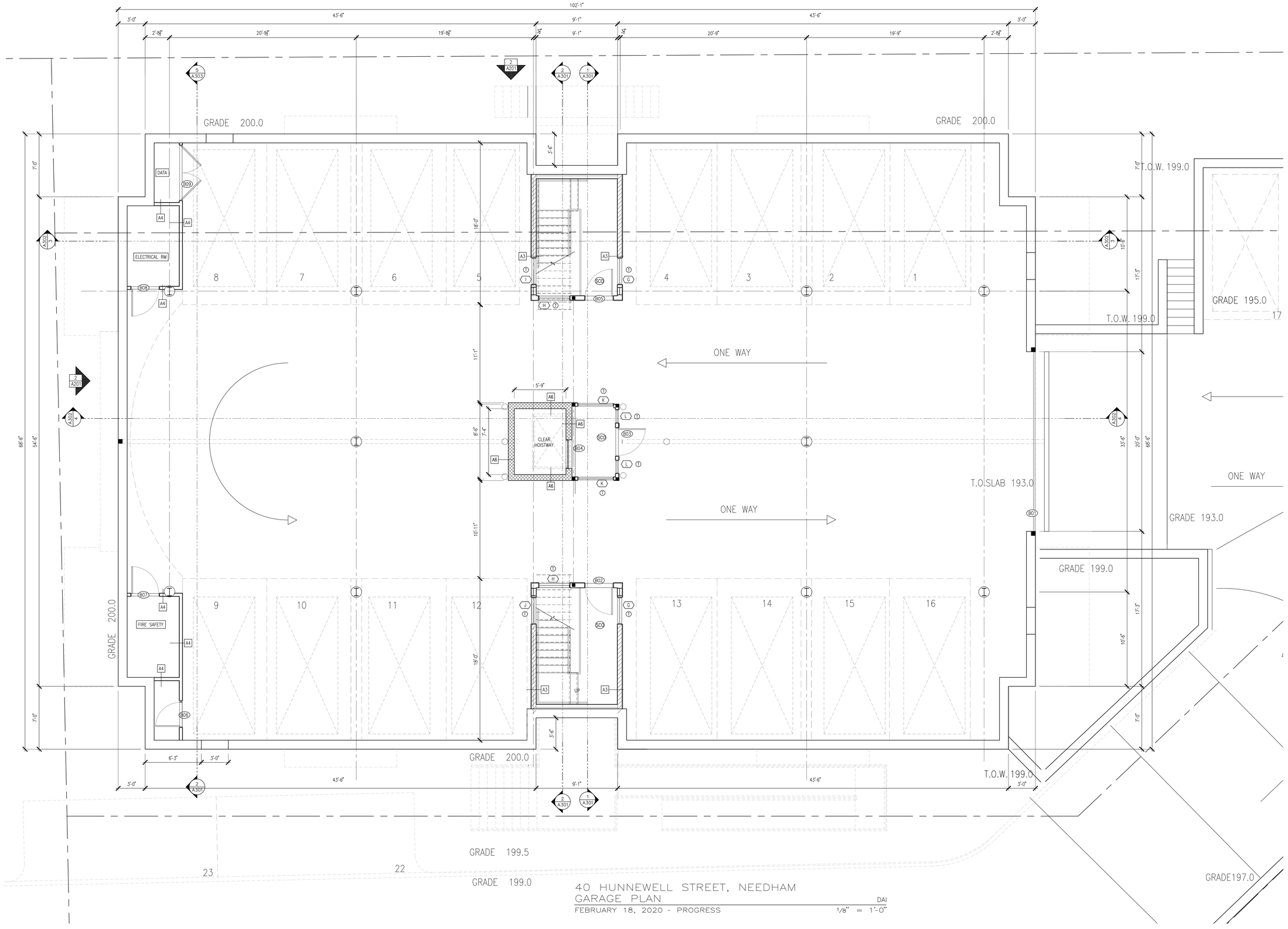
LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.B.1



40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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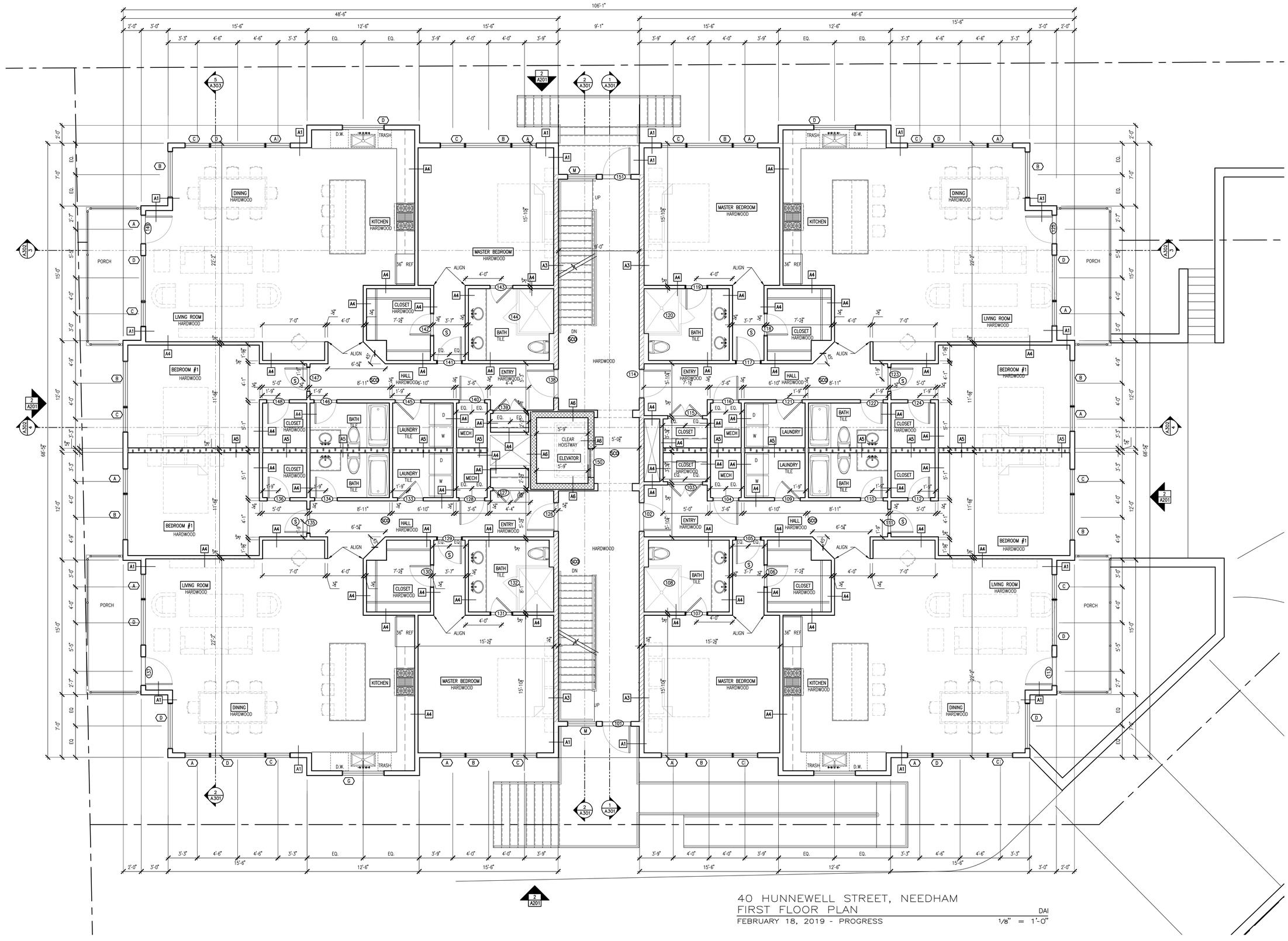

40 HUNNEWELL STREET, NEEDHAM
FIRST FLOOR PLAN
FEBRUARY 18, 2019 - PROGRESS

DAI
1/8" = 1'-0"

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ARCHITECTURE & INTERIORS

53 Central Avenue
Needham, MA 02494

Telephone: 781-449-4109

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KENT H. DUCKHAM — REGISTERED ARCHITECT — No. 6970 — MASS. — COMMONWEALTH OF MASSACHUSETTS

PERMIT SET
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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

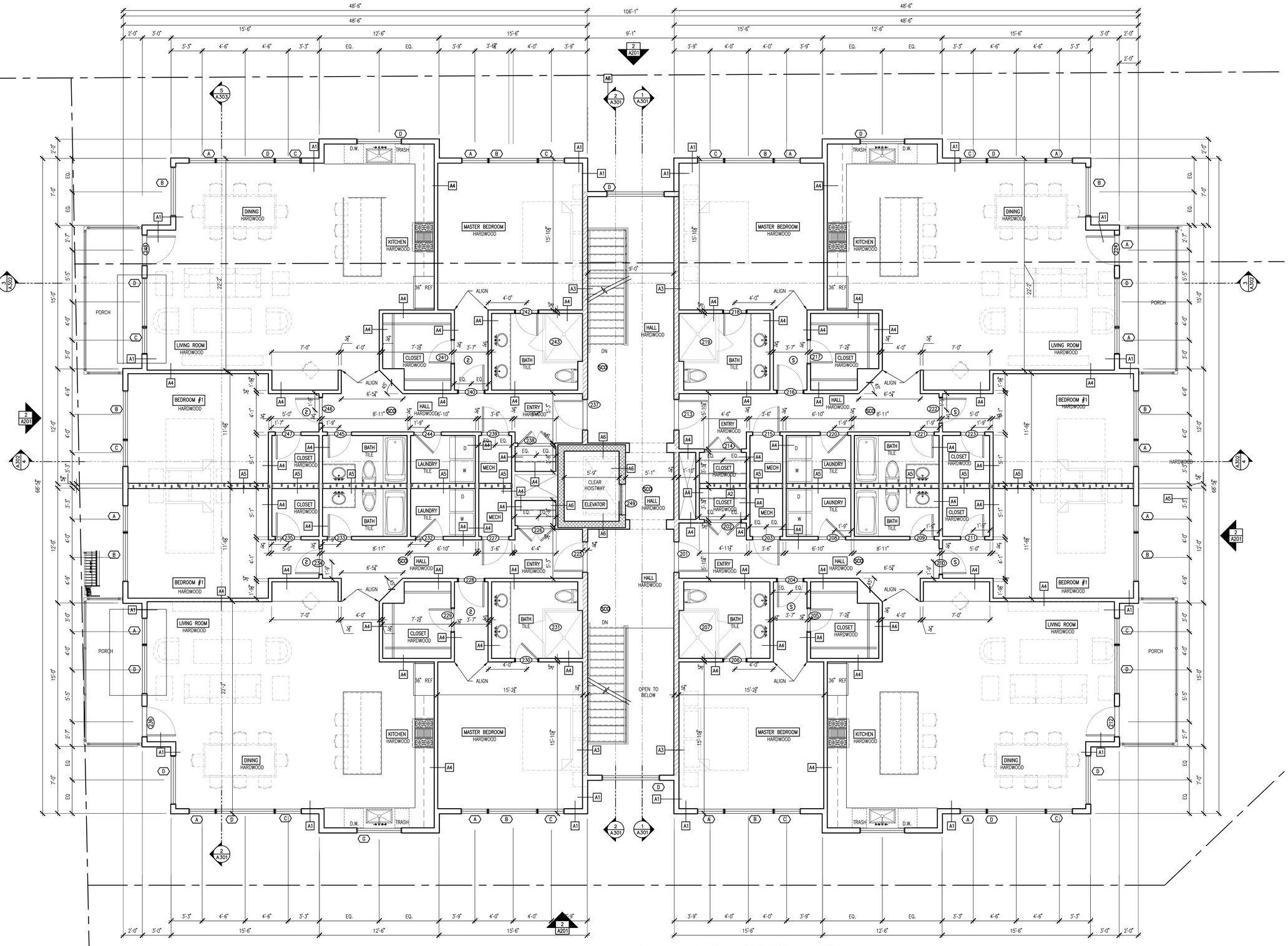
1st FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.1



40 HUNNEWELL STREET, NEEDHAM
SECOND FLOOR PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

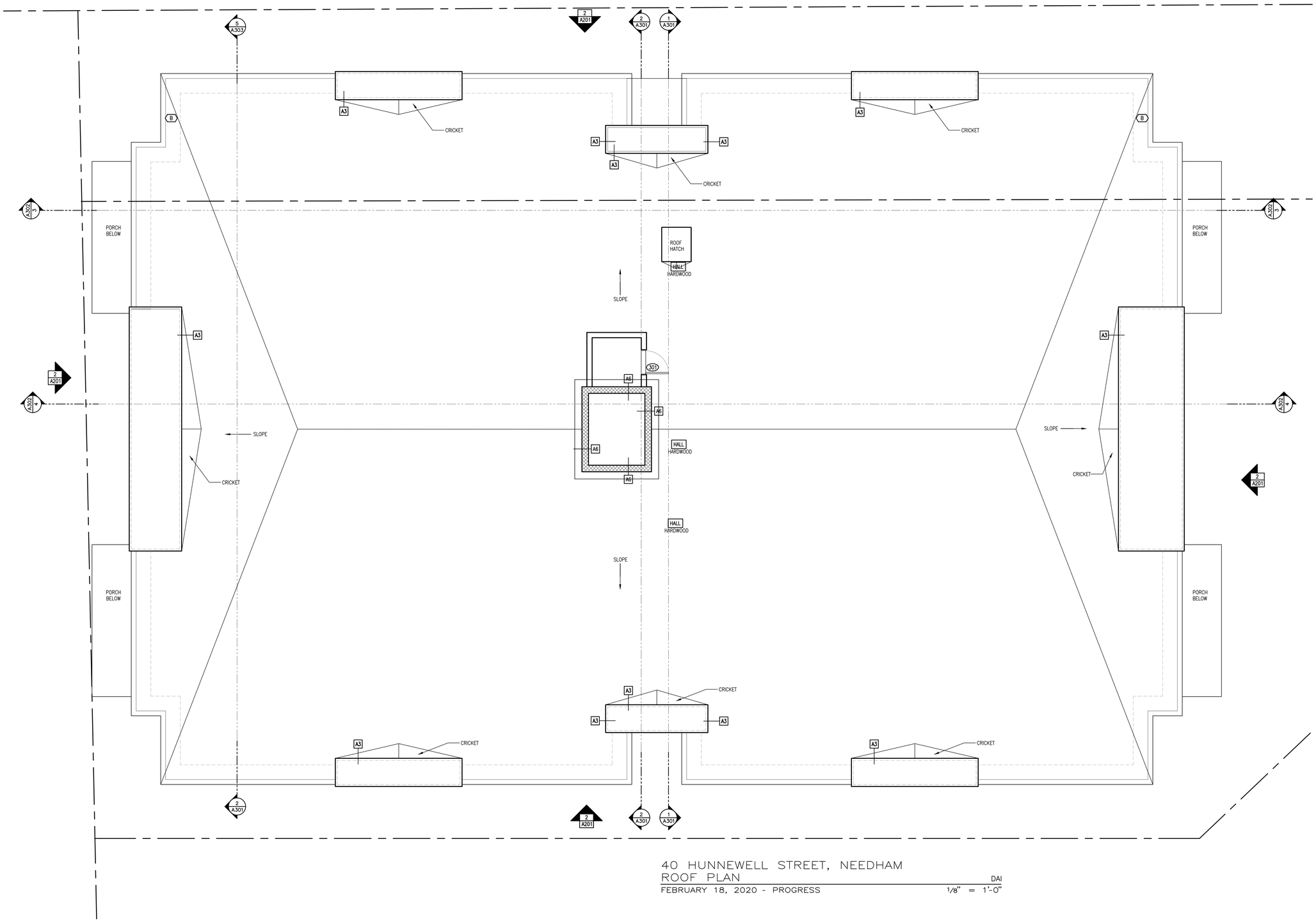
2nd FLOOR PLAN

Drawing Scale: 1/4"=1'-0"

Project Number: 201919.00

Date Issued: 11.05.2020

A.1.2



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN DAI
FEBRUARY 18, 2020 - PROGRESS 1/8" = 1'-0"

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SEPTEMBER 10, 2020

Issues

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Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.3

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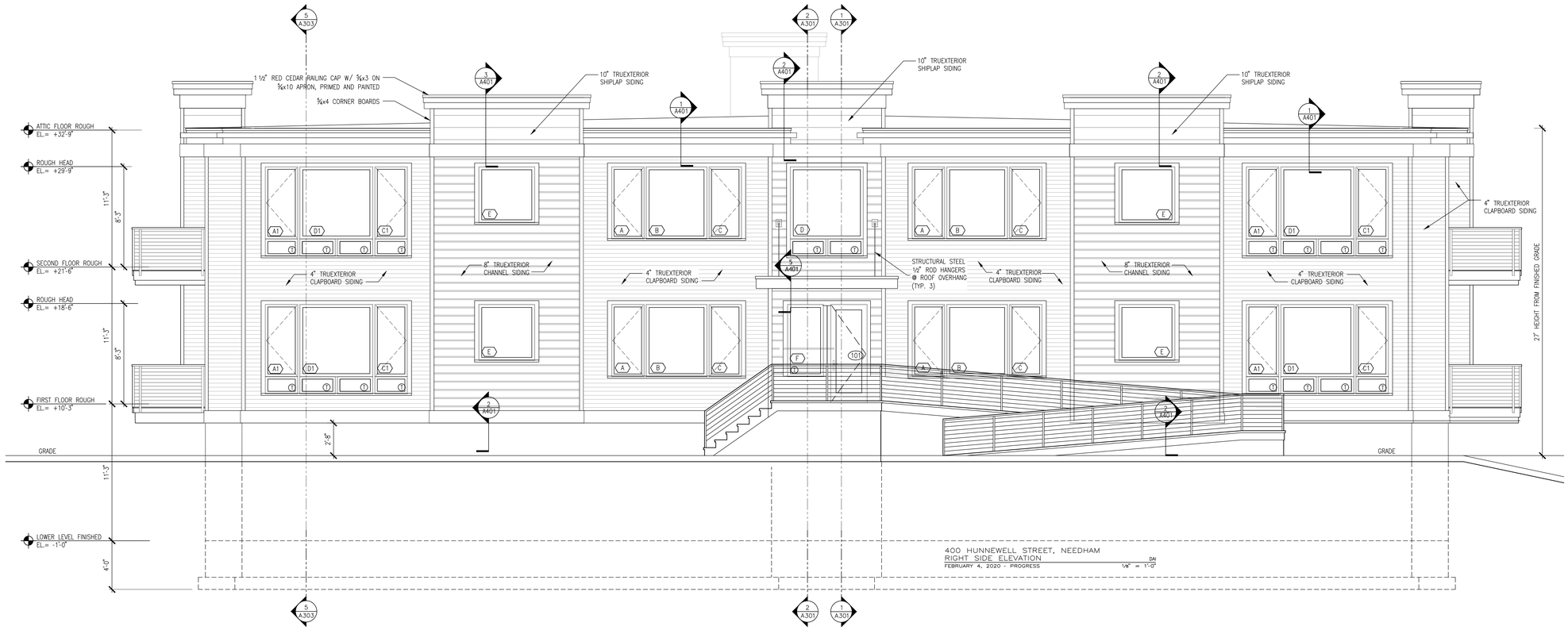

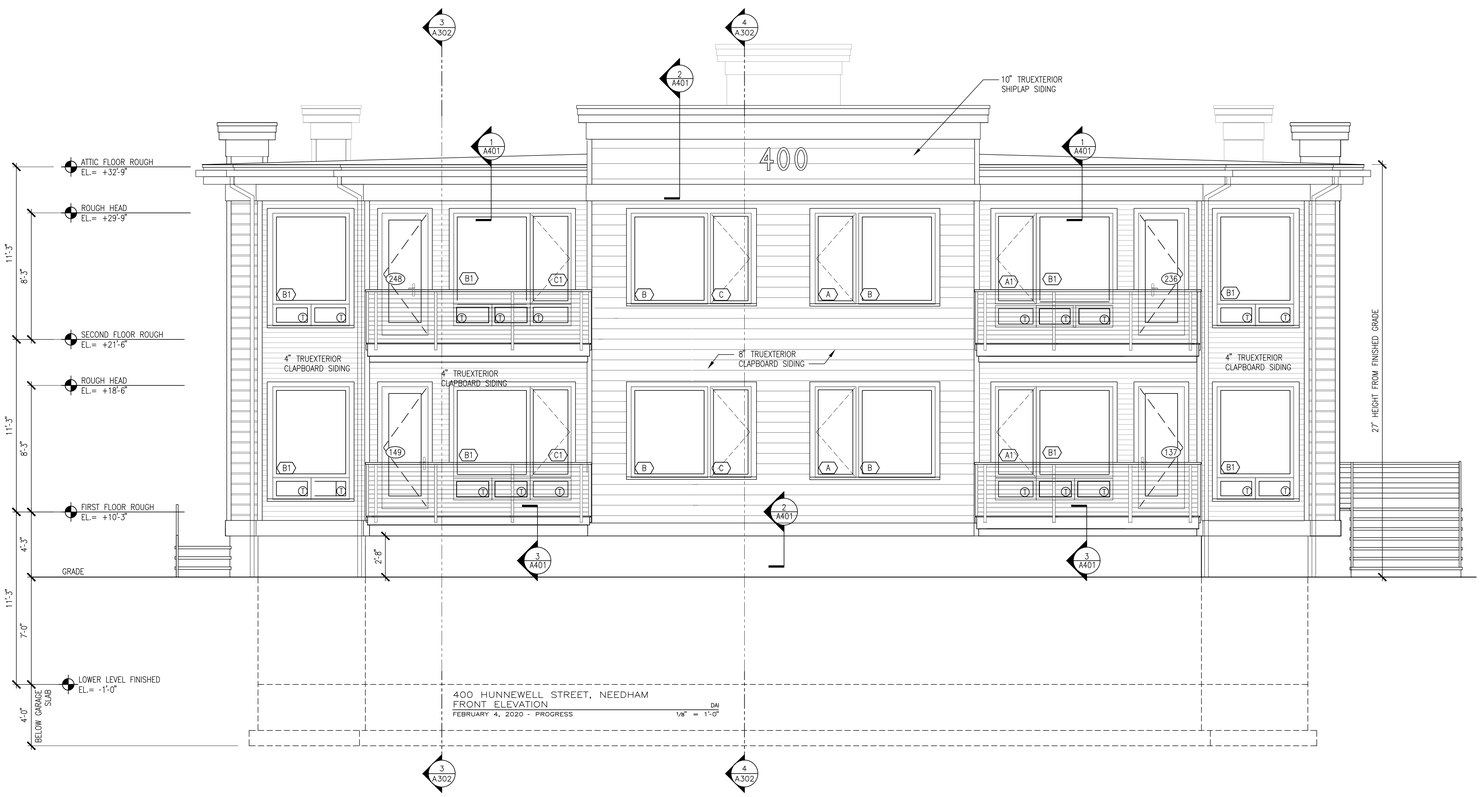

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Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A201

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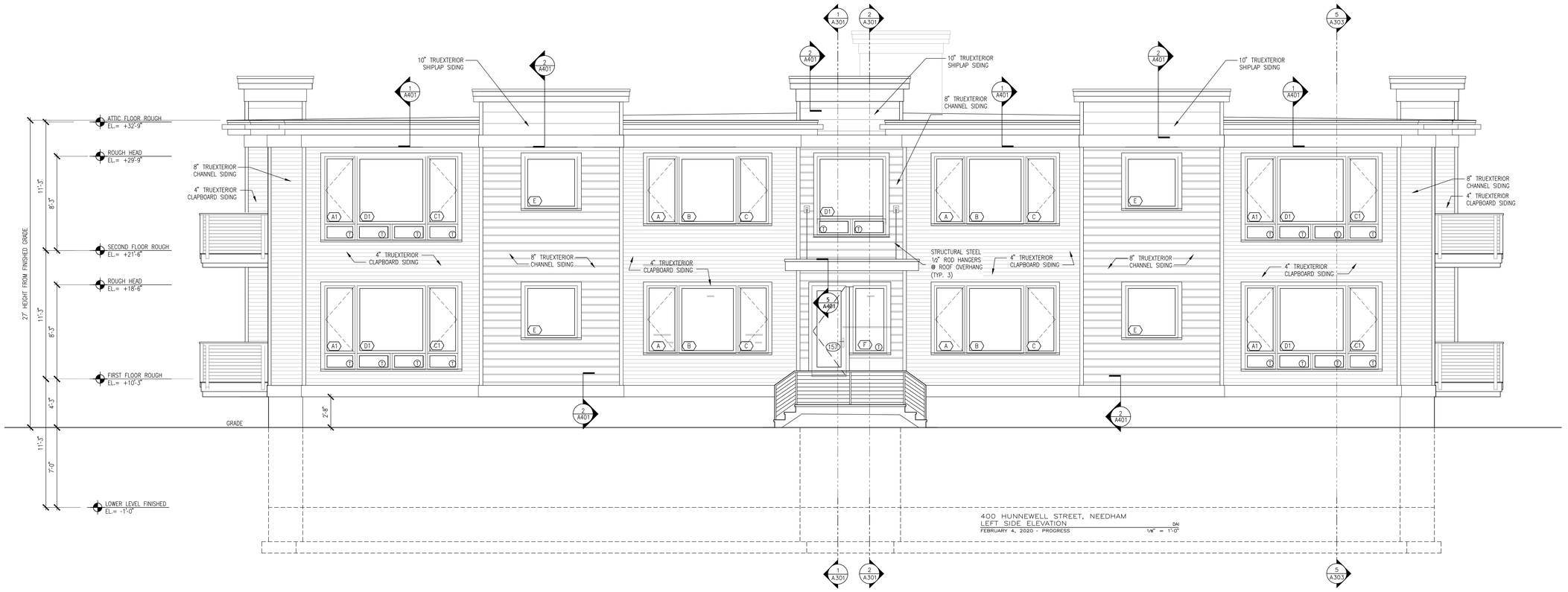

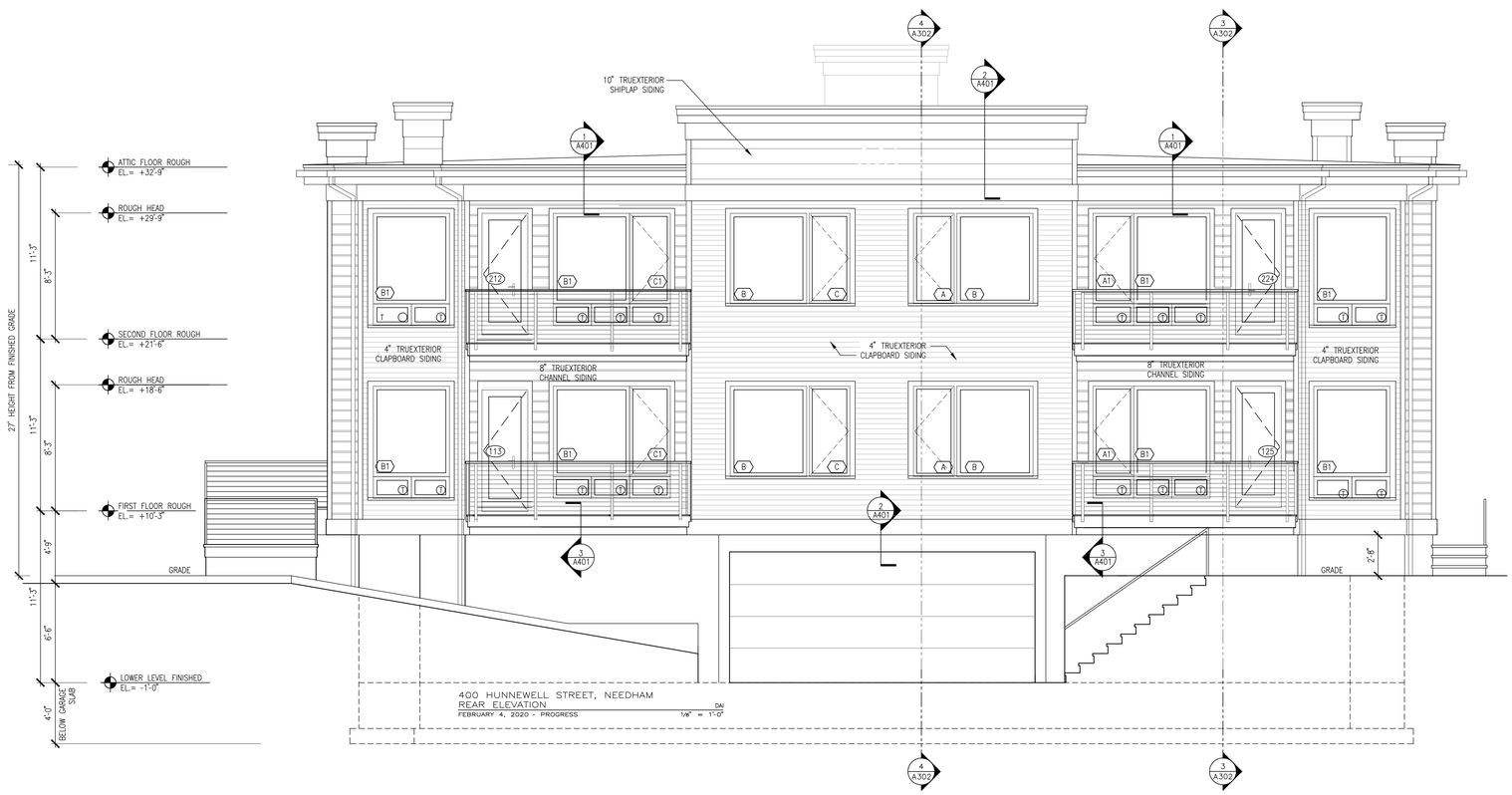

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PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A202

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Stepping Stones connect building entrance to sidewalk

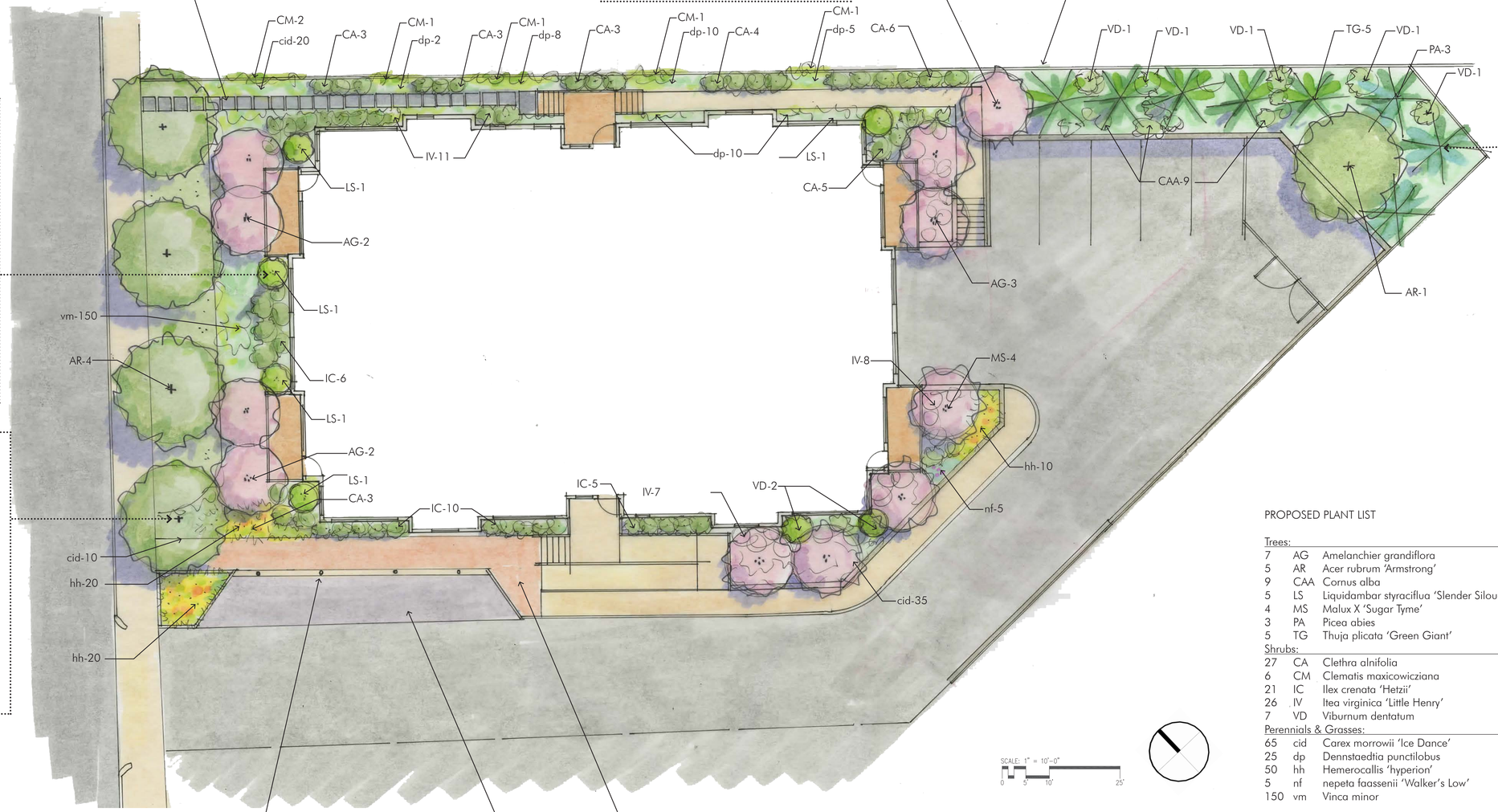
Amelanchier grandiflora - habitat planting for pollinators and birds

Privacy Wood Board Fence with or without Lattice Topper

Slender Silhouette
Sweet Gum
Accents architecture

Armstrong Red Maple

Evergreen Screening Planting
Green Giant Cedar and
Norway Spruce



Bollard Lights at HC Parking

Precast Permeable Concrete Pavers - accent walk from HC parking with different colors.

PROPOSED PLANT LIST

Trees:					
7	AG	Amelanchier grandiflora	Serviceberry	8-10' ht.	B&B
5	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	3-3.5"cal.	B&B
9	CAA	Cornus alba	White Dogwood	2.5-3" cal.	B&B
5	LS	Liquidambar styraciflua 'Slender Silouette'	Fastigiate Sweetgum	3-3.5" cal.	B&B
4	MS	Malux X 'Sugar Tyme'	Sugar Tyme Crabapple	2.5-3" cal.	B&B
3	PA	Picea abies	Norway Spruce	8-10' ht.	B&B
5	TG	Thuja plicata 'Green Giant'	Green Giant Arborvitea	8-10' ht.	B&B
Shrubs:					
27	CA	Clethra alnifolia	Sweet Pepperbush	3 gal.	Pots
6	CM	Clematis maxicowicziana	Sweet Autumn Clematis	3 gal.	Pots.
21	IC	Ilex crenata 'Hetzii'	Hetz Japanese Holly	18-24" ht.	Pots
26	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	24" ht.	Pots
7	VD	Viburnum dentatum	Arrowwood Viburnum	3-4' ht.	B&B
Perennials & Grasses:					
65	cid	Carex morrowii 'Ice Dance'	Ice Dance Sedge	2" plug	12" o.c.
25	dp	Dennstaedtia punctilobus	Hayscented Fern	2 gal.	18" o.c
50	hh	Hemerocallis 'hyperion'	Daylily Hyperion	2 gal.	12" o.c.
5	nf	nepeta faassenii 'Walker's Low'	Catmint	2 gal.	12" o.c.
150	vm	Vinca minor	Myrtle	2 gal.	18" o.c.

VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
400 HUNNEWELL ST
NEEDHAM, MA
DECEMBER 2020

LI

From:	John Schlittler
To:	Alexandra Clee; David Roche; Anthony DelGaizo
Subject:	RE: Request for comment - 400 Hunnewell
Date:	Friday, December 4, 2020 2:20:03 PM

If I am reading the plan correctly the Armstrong Maple would be at the exit of the lot onto Hunnewell St? If so, I am worried about this impeding the vision of vehicle operators exiting the lot. This is a tricky lot already with the train bridge and don't want it to impact it any further. Just not sure I have layout correct.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, December 4, 2020 12:14 PM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all, I have just received the Landscaping Plan for this project. It is attached to this email and is also located in the K drive in the relevant project folder. K:\Planning_400Hunnewell

Accordingly, please find attached:

1. Plan prepared by Verdant Landscape Architecture, entitled "Landscape Plan, 400 Hunnewell Street, Needham MA," dated December, 2020.

Thanks, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
www.needhamma.gov

From: Alexandra Clee
Sent: Tuesday, November 24, 2020 10:36 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all,

I received the attached revised Layout Plan from the petitioner. The earlier Layout Plan did not delineate the surface parking spaces. I have also added this plan to the folder in the K drive.

Accordingly, please find attached:

1. Plan prepared by Field Resources, 281 Chestnut Street, Needham, MA, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020, November 5, 2020 and November 20, 2020.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
Google Voice Phone: 339-225-9522
**** Please note: Due to Covid-19, I am working primarily remotely. Email is the quickest way to reach me.**

From: Alexandra Clee
Sent: Monday, November 23, 2020 11:06 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: Request for comment - 400 Hunnewell

Dear all,

The Planning Board will be holding a hearing on proposal for a Major Project Site Plan Special Permit at 400 Hunnwell. More information is included in the submitted documents, detailed below, which can be found attached to this email and also at this location K:\Planning_400Hunnewell. (some of you will receive a hard copy in the inter-office mail as well).

The documents attached for your review are:

1. Application submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan

showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
5. Plan set prepared by Duckham Architecture and Interiors, 53 Central Avenue, Needham, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated September 10, 2020; Sheet 2, Sheet A.B.1, entitled "Lower Level Garage Plan," dated November 5, 2020; Sheet 3, Sheet A.1.1, entitled "1st Floor Plan," dated November 5, 2020; Sheet 4, Sheet A.1.2, entitled "2nd Floor Plan," dated November 5, 2020; Sheet 5, Sheet A.1.3, entitled "Roof Plan," dated November 5, 2020; Sheet 6, Sheet A201, entitled "Proposed Elevations," dated November 5, 2020; Sheet 7, Sheet A202, entitled "Proposed Elevations," dated November 5, 2020.
6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020. ***This item is not attached and is located in the K drive at the link provided above.***

The hearing is scheduled for December 15, 2020. If you wish to comment, please submit your comment by Wednesday December 9, 2020, so that the Petitioner has time to address any concerns or questions in advance of the hearing.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781-455-7550 Ext 271
Needhamma.gov

From:	Tara Gurge
To:	Alexandra Clee
Subject:	RE: Public Health Division comments RE: 400 Hunnewell St. Special Permit
Date:	Thursday, December 10, 2020 2:47:13 PM
Attachments:	image002.png image003.png
Importance:	High

Alex –

Here are the Public Health Division's comments re: **Major Project Site Plan Special Permit for the property located at 400 Hunnwell St.** See comments below:

- Prior to demolition, we will need to ensure that the applicant fills out the online Demolition permit form, through the Building Dept., via ViewPoint Cloud, and submits the Demolition review fee, along with uploading the required supplemental demolition report documents online for our review and approval (as noted on the form.)
- Ensure that a licensed pest control service company is contracted and will conduct routine site visits to the site, first initially to bait the interior/exterior prior to demolition, and also continue to make routine site visits (to re-bait/set traps) throughout the duration of the construction project. Pest reports must be submitted on an on-going basis for review.
- Please ensure that sufficient space is provided to accommodate a separate Trash Dumpster and a separate Recycling Dumpster, per Needham Board of Health Waste Hauler regulation requirements. These covered waste containers must be kept clean and maintained, and be placed on a sufficient service schedule in order to contain all waste produced on site. These containers may not cause any potential public health and safety concerns with attraction of pest activity due to improper cleaning and maintenance.
- Proposed additional lighting on site shall not cause a public health nuisance, with lighting being allowed to migrate on to other abutting properties. If complaints are received, lighting may need to be adjusted so it will not cause a public health nuisance.

Please let me know if you have any questions or need any additional information on those requirements.

Thanks,

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

please consider the environment before printing this email

STATEMENT OF CONFIDENTIALITY

This e-mail, including any attached files, may contain confidential and privileged information for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive information for the recipient), please contact the sender by reply e-mail and delete all copies of this message. Thank you.

Follow Needham Public Health on Twitter!

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, December 10, 2020 1:25 PM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Reminder to submit comments on 400 Hunnewell if you have not yet and wish to. I will need them by tomorrow morning to go in Planning Board packets.

Thanks!

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
Google Voice Phone: 339-225-9522
**** Please note: Due to Covid-19, I am working primarily remotely. Email is the quickest way to reach me.**

From: Alexandra Clee
Sent: Monday, November 23, 2020 11:06 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: Request for comment - 400 Hunnewell

Dear all,

The Planning Board will be holding a hearing on proposal for a Major Project Site Plan Special Permit at 400 Hunnwell. More information is included in the submitted documents, detailed below, which can be found attached to this email and also at this location K:\Planning_400Hunnewell. (some of you will receive a hard copy in the inter-office mail as well).

The documents attached for your review are:

1. Application submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
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The hearing is scheduled for December 15, 2020. If you wish to comment, please submit your comment by Wednesday December 9, 2020, so that the Petitioner has time to address any concerns or questions in advance of the hearing.

Thanks, alex.

_____

Alexandra Clee
Assistant Town Planner
Town of Needham
500 Dedham Avenue
Needham, MA 02492

781-455-7550 Ext 271
Needhamma.gov

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

Design Review Board

Memo: Major Project Site Plan Review, 400 Hunnewell Street
December 7, 2020

The Board reviewed the design drawings for the new building proposed for this site.

The proposed building is an 8-unit apartment building with below grade parking under the apartments and a small amount of grade parking.

There was a question about setbacks, the applicant explained the requirements for the zone the building is in. There are not side setback requirements.

The Board asked about the site plan layout, and there was discussion of the driveway slope. The applicant estimated it to be 8%. There is limited area for the driveway to reach the lower level due to the shared access requirements with the adjacent property. The slope was a concern especially during winter. Snow removal will be important. The Board asked whether the applicant was planning to heat the driveway. They are not.

The landscaping was reviewed, and the Board thought it was a lush and included a nice variety of materials. There was a question about the size of the canopy for the tree selection in the planting area between the building and the sloped drive area. The was concern it would be wide enough to interfere with cars passing. Since the planting bed will actually be raised from the level of the drive, the Board found it acceptable.

The Board discussed the building height compared to the existing building. The finish wall material selections were discussed. The balcony railing materials were not certain at this time, they will be metal railings, with small scale infill piping or cables.

There was not a lighting plan for the Board to review. The applicant stated they plan only accent lighting, not extensive site lighting.

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

End of Notes

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

December 14, 2020

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

RE: Major Project Special Permit
400 Hunnewell- Children's Hospital

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Major Project Special Permit. The applicant requests to redevelop a 20,123 square foot commercial facility at 400 Hunnewell Street and in its place construct an 8-unit residential building.

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 submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
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6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020.

Our comments and recommendations are as follows:

- The landscape plan should be revised to eliminate the proposed the Armstrong Red Maple nearest to the exit of drive to accommodate better traffic visibility.

- As part of the NPDES requirements, the applicant will need to comply with the Public Out Reach & Education and Public Participation & Involvement control measures. The applicant shall submit a letter to the DPW identifying the measures selected and dates by which the measures will be completed in order to incorporate it into the Planning Board's decision.

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

Truly yours,

Thomas Ryder
Assistant Town Engineer

December 4, 2020

Ms. Lee Newman

Planning Director/ Zoning Board

Town Hall Room 20

Needham, MA 02492

Re: 400 Hunnewell Street

Dear Ms. Newman,

We are residents of the condominium complex at 160 Hillside Avenue, units 6,7,8. We have received notice of an application for a site plan review regarding construction at 400 Hunnewell Street which abuts our homes.

Having reviewed the plan documents and architectural drawings, we have some concerns:

1. The height of the planned building seems to be 29' to the attic floor. The present commercial building has an approximate height of 21'. Since the proposed new building will be so close to the property line, additional height will significantly block sunlight, leaving the back of our units (bedrooms and living rooms) in perpetual shadow. This height change will impact the natural light intake into approximately 75% of our homes. This is a matter of great concern, raising quality of life issues. We have strong objections to the proposed height increase.
2. Is a variance necessary to raise the height to 29' as indicated in the plans?
3. Is the building to be razed actually in the business district and, if so, what are the height limitations of this district?
4. One of the drawings shows a section "Fill of Derbis". We assume that should be "debris". The question is, what kind of debris will be used for fill? There are environmental concerns.

We expect to participate in the Zoom meeting on the December 15, 2020.

Thank you for addressing these concerns.

Sincerely,

Bette Vogel

Rushit Kamani

Annie Atlas

Bette Vogel

bgmusic@outlook.com

From: Jeanne McKnight
To: Lee Newman
Cc: Alexandra Clee; "Paul S. Alpert"
Subject: FW: 400 Hunnewell
Date: Tuesday, December 29, 2020 4:24:45 PM

Lee:

As we discussed, I took photos at about 8:30 AM on 12/23 and 11 AM on 12/29 (today) at 400 Hunnewell Street, trying to capture morning sunlight on the townhouse condominium building that is immediately behind the office building that is to be demolished if the Planning Board issues a special permit for an 8-unit multi-family building at that site. I also took photos of the building that is on an adjacent lot but appears to be on the same lot as the office building, noticing that the adjacent property is used as a child care center. The photos are as follows:

12/23 IMG 13 view of condominium abutting site towards the rear (where a parking area and driveway entrance to underground parking would be located) that is not blocked from early morning sun by the office building;
12/23 IMG 14 view of condominium immediately behind office building, separated by fence and line of evergreen trees. At 8:30 AM, sun enters only upper half of 2nd story windows;.
12/23 IMG 15 view of condominium taken from left side of office building - the line of the sunshine on the building is more clear, shining on upper half of 2nd story window;.
12/23 IMG 19 view taken from street - note that the tree barrier at street lot line of condominium along Hunnewell and along lot line with 400 Hunnewell blocks much sunshine (privacy and separation apparently preferred).

12/29 IMG 39 rear of adjacent day care building showing play structure;
12/29 IMG 40 same corner as IMG 15 - later in morning/sun higher in sky & more sunlight peeking through between trees and office building and shining on condominium.
12/29 IMG 43 same view of condominium behind office building as IMG 14, sun was clouded so not as clear, but my impression was that sun enters all the length of 2nd story windows, but does not shine on 1st story windows.
12/29 IMG 45 view of day care building from entrance side off parking lot, showing handicapped ramp on left side, 2 entrance/exit doors on front and 5 cars parked (there did not seem to be any activity at office building, so I think all the cars were associated with the day care use - would need to review plans to see if they are actually all parked upon the day care lot.

I took these photos and made these visits to follow up on the comments about potential deprivation of sunshine alleged to result from replacement of current building with a building 6-8 feet higher at the same location. The new building may also be wider, with balconies jutting out from each side, which also could increase shadowing.

Jeanne

-----Original Message-----
From: JSM <jeannemcknight@comcast.net>
Sent: Tuesday, December 29, 2020 3:43 PM

To: jeannemcknight@comcast.net
Subject: 400 Hunnewell

Photo Number 13

Photo Number 14

Photo Number 15

Photo Number 19

Photo Number 39

Photo Number 40

Photo Number 43

Photo Number 45

DocuSign Envelope ID: C0650546-55FA-4266-87B1-5625555717275

TOWN OF NEEDHAM
MASSACHUSETTS

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

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2020 DEC 18 PM 12:56

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	1407 Central Avenue
Name of Applicant	Town of Needham Select Board
Applicant's Address	c/o Christopher H. Heep, Esq. Miyares and Harrington LLP, 40 Grove Street Suite 190 Wellesley, MA 02482
Phone Number	(617) 804-2422

Applicant is: Owner __X__ Tenant _____
Agent/Attorney ____ Purchaser _____

Property Owner's Name	Town of Needham
Property Owner's Address	1471 Highland Avenue, Needham MA 02492
Telephone Number	(781) 455-7500

Characteristics of Property: Lot Area 75.9 acres Present Use DPW Storage Facility
Map 308 Parcel 2 Zoning District Single Residence A

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
The Applicant requests a minor modification of the Amendment Decision for this site dated November 20, 2018, which authorized construction and operation of the Jack Cogswell Building, to temporarily allow for DPW staff to report to, and work from, the building during the COVID-19 state of emergency only. This request is discussed further in the letter submitted herewith.

Signature of Applicant (or representative) Docusigned by: kate Fitzpatrick 12/11/2020
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 12/18/2020
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
Rebekah Lacey Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

December 16, 2020

BY EMAIL
Town of Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: Jack Cogswell Building—1407 Central Avenue
Request for Minor Modification of Major Site Plan Special Permit

Dear Planning Board Members:

On behalf of the Town of Needham Select Board (the "Applicant"), I hereby request a temporary minor modification of the Planning Board's Amendment Decision—Major Project Site Plan Special Permit dated November 20, 2018. This Amendment Decision concerns the Site Plan Special Permit for 1407 Central Avenue, and it authorized the construction and operation of the Department of Public Works' seasonal storage building (now known as the Jack Cogswell Building) on a portion of the 75.9 acre site. The Applicant is seeking authorization for DPW staff to temporarily report to, and work at, the Jack Cogswell Building during the COVID-19 state of emergency, which is a use that was not contemplated in the original approval.

When the Applicant was originally permitting the Jack Cogswell Building with the Planning Board, it noted that the purpose of the building was to store vehicles and equipment that was inactive on a seasonal basis. DPW staff expected to visit the building primarily when exchanging seasonal equipment over a handful of days in the spring and another handful of days in the fall; there was no anticipated need to otherwise staff the building on a regular basis. This arrangement was memorialized in the findings and the conditions that the Planning Board included in the Amendment Decision. Specifically, Finding 1.5 of the Amendment Decision states in part:

> The facility will not be staffed on a regular basis. The Petitioner anticipates that only one or two DPW staff will be present at the facility at any particular time, and that the majority of their use will occur sporadically over a month-long window in the spring and sporadically over another month-long window in the fall.

Finding 1.8 states in part:

> The DPW will have a maximum of 3 employees working on site at the storage facility at any particular time...As noted, the facility will not be regularly occupied or used, and will draw DPW staff in small groups only as needed when vehicles or equipment are being switched into or out of storage on a seasonal basis.

In addition, Finding 1.14 states, in part, that "[t]he proposed facility will not be regularly staffed", and Finding 1.15 states, in part, that "[t]he facility will be visited by DPW staff exclusively, and only when equipment is being moved in and out of storage on a seasonal basis." Finally, Condition 3.1 of the Amendment Decision requires "[t]he operation of the proposed Central Avenue vehicle and equipment storage facility shall be as described in Sections...1.5...1.8 of this Decision and as further described under the support materials provided under Exhibits [1-18]."

In light of the ongoing COVID-19 pandemic and state of emergency, the DPW has experienced an increased need to space its staff out in order to maintain safe social distancing in the workplace. In particular, the DPW has been forced to look for space beyond its headquarters at 470 Dedham Avenue for staff to report to at the beginning and end of each workday, and new spaces for its staff to work indoors primarily during inclement weather. The Jack Cogswell Building, which has by nature been generally unoccupied, offers such a location. Based on current staffing levels and the limitations imposed by the pandemic, the DPW anticipates the need to have approximately 16 employees temporarily report to the Jack Cogswell Building. Given that the DPW's core functions are based outdoors—including operations and maintenance of the public ways, fields, water and sewer facilities, etc.—these employees will then generally work at other locations (not within the building itself). At any given time, however, and mostly during inclement weather, employees might be expected to work inside cleaning, prepping or making minor repairs to their equipment. This indoor activity will be minor in scale, and the DPW's Fleet Division (and all of the vehicular repairs that it conducts) will continue to be located out of 470 Dedham Avenue. This description is intended to be an accurate description of the DPW's needs as of the date of this writing, but the Applicant notes that there is some need for flexibility as the DPW responds to changing seasonal conditions.

This increased use of the Jack Cogswell Building by DPW staff should not require additional on-site parking. The Jack Cogswell Building presently has three (3) approved parking spaces. There is, however, room to safely park additional employee vehicles in the area immediately adjacent to those three (3) striped spaces (on the eastern side). See approved Site Plan Sheet C3.00 attached hereto. To the extent that there is any parking demand beyond what can be accommodated in this area, DPW employees will temporarily use the available parking spaces located across Central Avenue at the Claxton Field House.

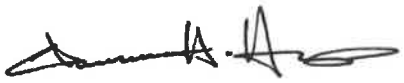
Local options at work

In addition, the DPW's increased use of the building will comply with all sanitary requirements. The Jack Cogswell Building is currently served by a tight tank, and the Applicant will consult with the Building Commissioner and ensure that its use of the building is consistent with occupancy and sanitary requirements under the State Building Code.

Based on the foregoing, the Applicant hereby requests that the Planning Board grant a minor modification of the Amendment Decision for 1407 Central Avenue dated November 20, 2018 to allow for DPW staff to report to and/or work from the Jack Cogswell Building during the COVID-19 state of emergency. The Applicant suggests that this requested amendment could be issued subject to the condition that it automatically expire thirty (30) days after the Governor lifts the declared COVID-19 state of emergency.

Thank you very much for your consideration of this request for a minor modification, and please do not hesitate to contact me with any questions.

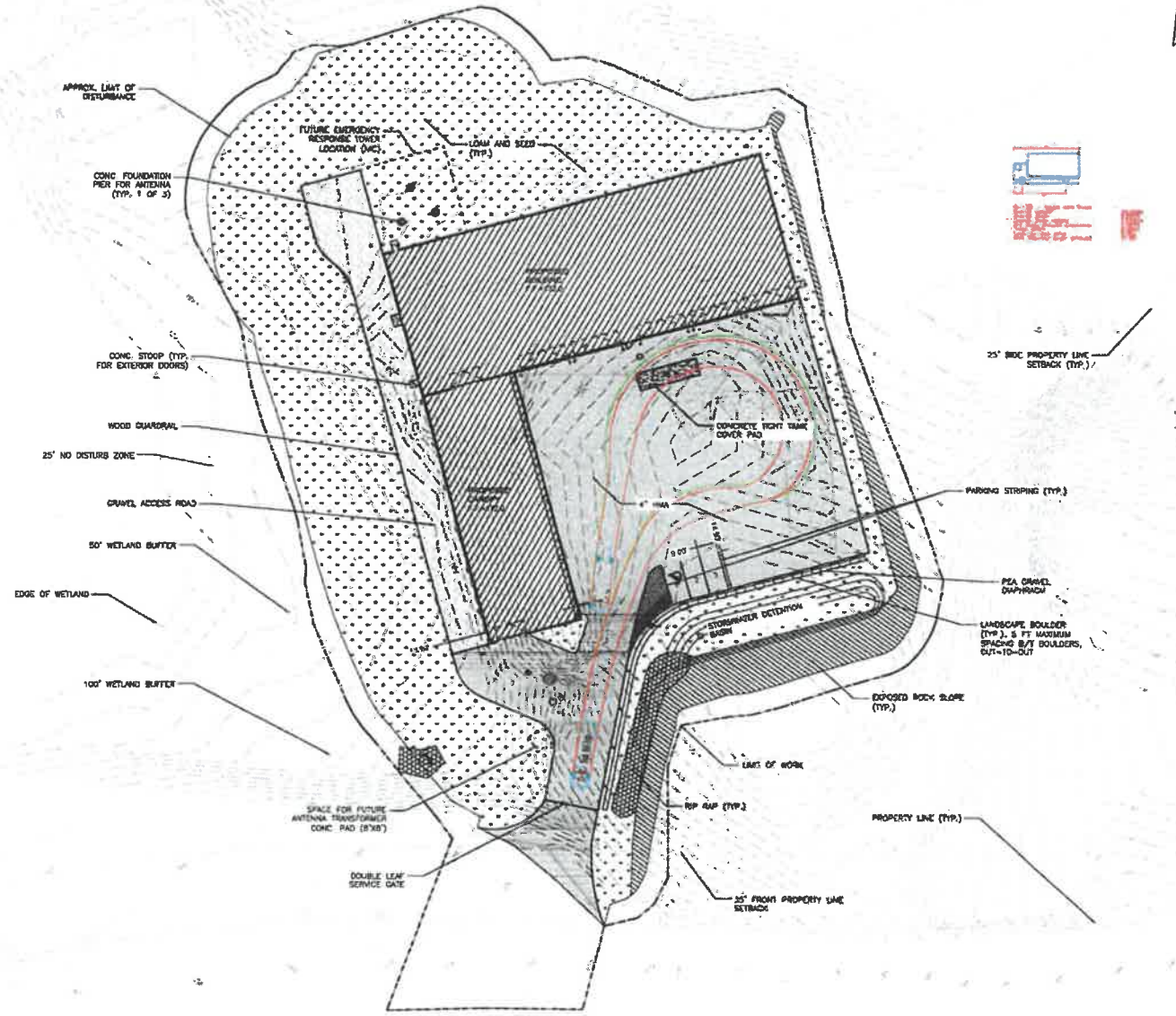
Sincerely,



Christopher H. Heep

cc: K. Fitzpatrick

Exhibit A



NOTES:

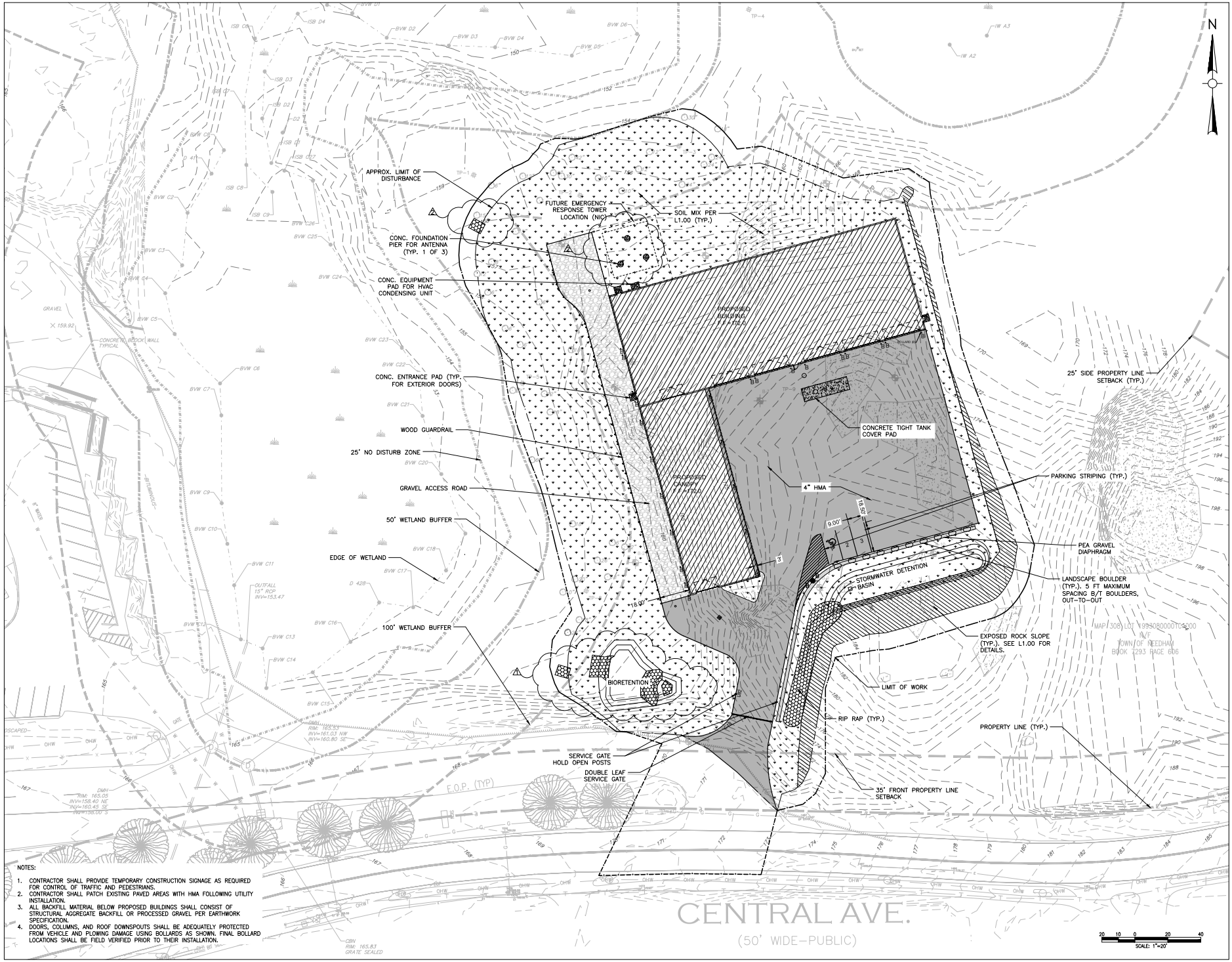
1. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED FOR CONTROL OF TRAFFIC AND PEDESTRIANS.
2. CONTRACTOR SHALL PATCH DISTURBED PAVED AREAS WITH MIN 1'BLOWING UTILITY INSTALLATION.
3. ALL BACKFILL MATERIAL BELOW PROPOSED BUILDINGS SHALL CONSIST OF STRUCTURAL AGGREGATE BACKFILL OR PROCESSED GRAVEL PER EARTHWORK SPECIFICATION

TOWN OF WEEDHAV

FOR PERMITTING ONLY

LAYOUT AND MATERIALS PLAN

C3.00



NOTES:

1. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED FOR CONTROL OF TRAFFIC AND PEDESTRIANS.
2. CONTRACTOR SHALL PATCH EXISTING PAVED AREAS WITH HMA FOLLOWING UTILITY INSTALLATION.
3. ALL BACKFILL MATERIAL BELOW PROPOSED BUILDINGS SHALL CONSIST OF STRUCTURAL AGGREGATE BACKFILL OR PROCESSED GRAVEL PER EARTHWORK SPECIFICATION.
4. DOORS, COLUMNS, AND ROOF DOWNSPOUTS SHALL BE ADEQUATELY PROTECTED FROM VEHICLE AND PLOWING DAMAGE USING BOLLARDS AS SHOWN. FINAL BOLLARD LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO THEIR INSTALLATION.

Project:

TOWN OF NEEDHAM

PUBLIC WORKS CENTRAL AVENUE OFF-SITE STORAGE
1407 CENTRAL AVENUE,
NEEDHAM, MA 02492

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Consultants:

Seal:

JAMES P. PEARSON No. 30075 REGISTERED PROFESSIONAL ENGINEER

Revisions:

Rev	Date	Description
1	10/9/18	BIORETENTION SYSTE
2	10/23/18	ROOF DRAINAGE DETA

FOR PERMITTING ONLY

Issued For: PERMITTING REVIEW

Date:	9/13/2018
Drawn By:	ZDW
Reviewed By:	JIP
Approved By:	BWA
W&S Project No:	2180409

Drawing Title:

LAYOUT AND MATERIALS PLAN

Sheet Number:

C3.00

WESTON & SAMPSON: COPYRIGHT 2017

Bk 36509 P264 #112431
12-18-2018 @ 02:36p

TOWN OF NEEDHAM, MA

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

2018 NOV 23 PM 1:05

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

PLANNING

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

WILLIAM P. O'DONNELL, REGISTER

AMENDMENT DECISION
MAJOR PROJECT SITE PLAN SPECIAL PERMIT
November 20, 2018

Town of Needham
1407 Central Avenue
Application No. 2013-02
(Original Decision April 2, 2013, Amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016 and July 19, 2016)

DECISION of the Planning Board of the Town of Needham, Massachusetts, (hereinafter referred to as the Board) on the petition of Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, (to be referred to hereinafter as the "Petitioner") for property located at 1407 Central Avenue, Needham, MA, located in the Single Residence A zoning district, the Wireless Communications Facilities Towers Overlay zoning district, and the Large-Scale Ground-Mounted Solar Photovoltaic Installation Overlay zoning district. The property is shown on Assessors Plan No. 308 as Parcel 2 containing 75.9 acres.

This decision is in response to an application submitted to the Board on September 20, 2018, by the Petitioner for: (1) a Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the "By-Law") and Section 4.2 of Major Project Site Plan Review Special Permit No. 2013-02, dated April 2, 2013, amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016 and July 19, 2016; and (2) a Special Permit under Section 5.1.1.5 of the By-Law, to waive strict adherence to the requirements of Section 5.1.3, Parking Plan and Design Requirements, specifically sections 5.1.3(a) and 5.1.3(n), is required.

The requested Amendment to Major Project Site Plan Review Special Permit No. 2013-02, would, if granted, permit the Petitioner to construct a 17,792 square foot, one-story vehicle and equipment storage facility. The facility would have two components: an enclosed vehicle storage building containing 12,600 square feet and a 5,192 square foot canopy structure located perpendicular to that storage building.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted, and mailed to the Petitioner, abutters, and other parties in interest, as required by law, the hearing was called to order by Chairperson, Paul S. Alpert, on Tuesday, October 16, 2018 at 7:10 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. No testimony was taken at the October 16, 2018 public hearing due to a lack of a voting quorum and the public hearing was continued to Tuesday, October 30, 2018 at 7:45 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. Board members Paul S. Alpert, Martin Jacobs, Ted Owens, Jeanne S. McKnight and Elizabeth J. Grimes were present throughout the October 30, 2018 proceedings. The record of the proceedings and submissions upon which this approval is based may be referred to in the office of the Town Clerk or the office of the Board.

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

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Exhibit 1 - Application Form for Site Plan Review completed by the applicant, dated September 20, 2018.

Exhibit 2 - One letter to Planning Board Members from Attorney Christopher H. Heep, dated September 12, 2018.

Exhibit 3 - Stormwater Report, prepared by Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated September, 2018.

Exhibit 4 - Site Lighting Specifications.

Exhibit 5- Building Renderings comprising 5 sheets, prepared by Weston & Sampson, dated August 23, 2018.

Exhibit 6 - Memorandum prepared by Larry Keegan, Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated September 11, 2018, regarding Preliminary Traffic Evaluation.

Exhibit 7 - Plan entitled "Plan of Land in Needham, Mass. Showing Property of the Town of Needham" dated February 11, 1991 and recorded with the Norfolk County Registry of Deeds in Plan Book 619 at Page 36 and Lot 2 on Land Court Subdivision Plan 21906-C.

Exhibit 8 - Plan entitled "Recycle & Transfer Station Existing Conditions", prepared by the Needham Department of Public Works, Engineering Division, dated June 17, 2008.

Exhibit 9 - Plan entitled "Site Constraints Map," prepared by Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated September, 2018.

Exhibit 10 - Memorandum prepared by Michael Richard, Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated September 10, 2018, regarding Building Layout Mirror Option.

Exhibit 11 - Vehicle Equipment List with associated floor plan.

Exhibit 12 - Letter from Peter-Paul Covo, Attorney, dated September 5, 2018.

Exhibit 13 - Letter directed to Ms. Newman, from Richard P. Merson, Director Public Works, dated September 14, 2018.

Exhibit 14 - Plan entitled "Town of Needham, Public Works Central Avenue Offsite Storage" prepared by Weston & Sampson, Inc., 100 Foxborough Blvd., S. 250, Foxborough, MA, , consisting of 16 pages: Sheet 1: Cover Sheet, undated; Sheet 2, Sheet C0.00, titled "General Notes & Legend," dated September 13, 2018; Sheet 3, Sheet C0.01, titled "Overall Parcel Layout Plan," dated September 13, 2018; Sheet 4, Sheet C1.00, titled "Existing Conditions Plan," dated September 13, 2018; Sheet 5, C2.00, titled "Site Preparation Plan and Erosion and Sediment Control," dated September 13, 2018; Sheet 6, Sheet C3.00, titled "Layout and Materials Plan," dated September 13, 2018; Sheet 7, Sheet C5.00, titled "Utility Plan," dated September 13, 2018; Sheet 8, Sheet C6.00, titled "Grading and

Drainage Plan," dated September 13, 2018; Sheet 9, Sheet C7.00, titled "Details," dated September 13, 2018; Sheet 10, Sheet C7.01, titled "Details," dated September 13, 2018; Sheet 11, Sheet C7.02, titled "Details," dated September 13, 2018; Sheet 12, Sheet C7.03, titled "Details," dated September 13, 2018; Sheet 13, Sheet L1.00, titled "Landscape Plan," dated September 13, 2018; Sheet 14, Sheet A1.01, entitled "Overall Floor Plans," dated September 13, 2018; Sheet 15, Sheet A1.02, entitled "Overall Roof Plan," dated September 13, 2018; and Sheet 16, Sheet A3.01, entitled "Overall Elevations," dated September 13, 2018.

Exhibit 15 – Two letters directed to Thomas Ryder, from Stephen H. Gentile, Project Manager, Public Facilities Construction, both letters dated October 11, 2018.

Exhibit 16- Stormwater Report, prepared by Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated October 23, 2018.

Exhibit 17 - Memorandum prepared by Mike Richard and James Pearson, Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960, dated September 11, 2018, Central Avenue Storage, Response to Questions and Summary of Changes.

Exhibit 18 - Plan entitled "Town of Needham, Public Works Central Avenue Offsite Storage" prepared by Weston & Sampson, Inc., 100 Foxborough Blvd., S. 250, Foxborough, MA, consisting of 18 pages: Sheet 1: Cover Sheet, undated; Sheet 2, Sheet C0.00, titled "General Notes & Legend," dated September 13, 2018; Sheet 3, Sheet C0.01, titled "Overall Parcel Layout Plan," dated September 13, 2018; Sheet 4: Sheet C1.00, titled "Existing Conditions Plan," dated September 13, 2018, revised October 9, 2018 and October 23, 2018; Sheet 5, C2.00, titled "Site Preparation and Erosion and Sediment Control Plan," dated September 13, 2018, revised October 9, 2018 and October 23, 2018; Sheet 6, Sheet C3.00, titled "Layout and Materials Plan," dated September 13, 2018, revised October 9, 2018 and October 23, 2018; Sheet 7, Sheet C3.00, titled "Layout and Materials Plan," dated September 13, 2018, revised October 9, 2018 and October 23, 2018; Sheet 8, Sheet C5.00, titled "Utility Plan," dated September 13, 2018, revised October 9, 2018 and October 23, 2018; Sheet 9, Sheet C6.00, titled "Grading and Drainage Plan," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 10, Sheet C7.00, titled "Details," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 11, Sheet C7.01, titled "Details," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 12, Sheet C7.02, titled "Details," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 13, Sheet C7.03, titled "Details," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 14, Sheet C7.04, titled "Details," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet 15, Sheet L1.00, entitled "Landscape Plan," dated September 13, 2018 , revised October 9, 2018 and October 23, 2018; Sheet16, Sheet A1.01, entitled "Overall Floor Plans," dated September 13, 2018; Sheet 17, Sheet A1.02, entitled "Overall Roof Plan," dated September 13, 2018; and Sheet 18, Sheet A3.01, entitled "Overall Elevations," dated September 13, 2018.

Exhibit 19 - Inter-Departmental Communication (IDC) to the Board from Thomas Ryder, Assistant Town Engineer, dated October 11, 2018 and October 26, 2018; IDC to the Board from the Needham Fire Department, Dennis Condon, Chief, dated October 9, 2018; IDC to the Board from the Needham Police Department, Lt. John Kraemer, dated October 1, 2018.

Exhibits 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, and 18 are referred to hereinafter as the Plan.

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FINDINGS AND CONCLUSIONS

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

1.1 The subject property is currently occupied by the Recycling & Transfer Station (RTS), the Town of Needham Salt Storage Shed Building as well as 1,200 solar panels on approximately 13 acres on the top of the 75.9 acre now closed Town of Needham Sanitary landfill. The property is located in the Single Residence A zoning district, the Wireless Communications Facilities Towers Overlay zoning district, and the Large-Scale Ground-Mounted Solar Photovoltaic Installation Overlay zoning district at 1407 Central Avenue, Needham, Massachusetts. The said property is shown on Needham Town Assessors Plan No. 308 as Parcel 2 containing 75.9 acres.

1.2 By Major Project Site Plan Review Special Permit No. 2013-02, dated April 2, 2013, the original Petitioner (Town of Needham by its agent the Needham Permanent Public Building Committee) was permitted to construct a new one-story Salt Shed Storage Building at the Recycling & Transfer Station. The Salt Shed Storage Building has a footprint of 14,296 gross square feet and was constructed north of the existing garage building and south of the materials handling area of the site. By Amendment to the Decision dated June 10, 2014, the Planning Board approved approximately 1,200 solar panels to be placed on approximately 13 acres on the top of the 75.9 acre now closed Town of Needham Sanitary landfill. Several De Minimus changes decisions were also issued, dated July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016 and July 19, 2016.

1.3 The Petitioner now proposes to construct a 17,792 square foot, one-story vehicle and equipment storage facility. The facility would have two components: an enclosed vehicle storage building containing 12,600 square feet and a 5,192 square foot canopy structure located perpendicular to that storage building. The canopy structure will be enclosed on three sides and open on the east face. The facility will not have any rooftop mechanicals and will not have a generator. There will be a paved area in front of the facility, which will be accessed from the existing RTS site drive. No new curb cuts onto Central Avenue are being proposed.

1.4 The facility is located at the RTS. This site contains a total of 75.9 acres, but it offers a limited area in which this storage facility can feasibly be located. A majority of the site is a capped landfill; this area is generally unsuitable for new building construction and is already substantially occupied by a solar panel array. The front of the site near Central Avenue is occupied by existing RTS operations, including the transfer station, the compost area, a garage, storage buildings and several sheds. There are also wetlands present throughout the site and, in particular, immediately to the north and west of the proposed location for the facility. The site constraints are also depicted on the plan detailed in Exhibit 9. These site constraints, and the location of the wetlands in particular, prevent the facility from being moved further to the north or west of the RTS site (that is, further from Central Avenue and the nearest residential abutter, respectively). Notwithstanding these site constraints, the facility is sited 129.4 feet from Central Avenue (where a 35' front yard setback is required) and 189.1' from the easterly side lot line (where a 25' side yard setback is required).

1.5 The facility will be used to store the Department of Public Works' (DPW)'s seasonal vehicles and equipment while they are not in active use. The facility will not be staffed on a regular basis, and will be visited by DPW staff when they are moving vehicles or equipment into or out of storage. The Petitioner anticipates that only one or two DPW staff will be present at the facility at any particular time, and that the majority of their use will occur sporadically over a month-long window in the spring and sporadically over another month-long window in the fall. All vehicles and equipment shall be stored either within the 12,600 square foot storage building or within and under the 5,192 square foot canopy structure. Nothing is to be stored outside.

1.6 There are presently 72 parking spaces at the RTS and 1 space at the Salt Shed building. The project includes a total of three (3) new parking spaces that will serve the storage facility exclusively, and the project should have no effect on parking demand for the RTS or on the use of the pre-existing parking spaces at the property.

1.7 The By-Law does not contain a specific parking requirement for the Central Avenue Storage use. In cases where the By-Law does not provide a specific requirement, the required number of parking spaces shall be derived from the "closest similar use as shall be determined by the Building Inspector" Section 5.1.2 (20). In the event that the Building Inspector is unable to determine that a proposed use relates to any use within Section 5.1.2, the Board shall recommend a reasonable number of spaces to be provided based on the expected parking needs of occupants, users, guests, or employees of the proposed business, with said recommendation based on the ITE Parking Generation Manual, 2nd Edition, or an alternative technical source determined by the Planning Board to be equally or more applicable.

1.8 The Petitioner assessed the number of parking spaces needed to support the noted storage use at the site. The Petitioner evaluated parking need by using the maximum number of DPW personnel that are expected to be on site at the storage facility at any given time. The DPW will have a maximum of 3 employees working on site at the storage facility at any particular time. Therefore, a total of 3 parking spaces are proposed. The three (3) proposed new parking spaces will adequately serve the parking needs of the proposed use. As noted, the facility will not be regularly occupied or used, and will draw DPW staff in small groups only as needed when vehicles or equipment are being switched into or out of storage on a seasonal basis. These three (3) new parking spaces are intended to serve the storage facility exclusively, and there will be no need for members of the public to park at this facility.

1.9 As indicated in the Zoning Table shown on the Plan, the lot conforms to zoning requirements as to area and frontage. As indicated in the Zoning Table shown on the Plan, the proposed building will comply with the following applicable dimensional and density requirements of the Single Residence A Zoning District for an institutional use: side and rear setback, maximum building height, maximum number of stories, maximum lot coverage, and maximum floor area ratio. There is a guard shed on the property which is located 4.9 feet from the front property line. It is less than 100 square feet in size, but is greater than 8 feet tall, meeting the definition of a structure and thus making it subject to the front yard setback requirements for the Single Residence A district of 35 feet for an institutional use. It is a legal preexisting nonconforming condition, and it is requested that this structure be allowed to remain due to its age and function.

1.10 The Petitioner notes that the RTS site contains 75.9 acres in total, but is made up of two parcels as a matter of record. The majority of the site is shown as the lot containing 71.667+/- acres on the "Plan of Land in Needham, Mass. Showing Property of the Town of Needham" dated February 11, 1991 and recorded with the Norfolk County Registry of

Deeds in Plan Book 619 at Page 36. The site also includes another lot that contains 4.24 acres and is shown as Lot 2 on Land Court Subdivision Plan 21906-C. A new survey of the entire RTS site is being prepared by the Petitioner, and will be filed with the Planning Board prior to the issuance of the building permit for the project.

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1.11 The project complies with all of the parking area design criteria set forth in Section 5.1.3 except that the Petitioner is seeking a waiver from Section 5.1.3(a) and 5.1.3 (n). The Petitioner is seeking a waiver from the 5.1.3(a) requirement of a minimum parking lot illumination level, as the Petitioner is not proposing any outdoor lighting, because the site will only be utilized during daylight hours and so as to reduce the visual impact of the project. The Petitioner is seeking a waiver from the 5.1.3(n) requirement of bicycle racks. The facility is not going to be accessed frequently and not by the general public and therefore, does not warrant a bicycle rack.

1.12 The Petitioner appeared before the Design Review Board on August 27, 2018, and obtained approval for the project.

1.13 The Petitioner notes that to the rear of the facility, the plan denotes "Future Emergency Response Tower Location" as well as the "Concrete Foundation Pier for Antenna." No actual tower is proposed with this application.

1.14 The project has been designed to protect adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air. With respect to surface water drainage, the stormwater management system has been designed to comply with the Massachusetts Department of Environmental Protection (MassDEP) requirements and regulations. The Petitioner's engineer has worked with the Town Engineering Department and has addressed their comments. In addition, the stormwater management system has been reviewed and approved by the Conservation Commission under the Notice of Intent for this project.

The proposed facility will not be regularly staffed, and has no rooftop mechanicals and no generator. The facility will not produce any seriously detrimental sound impacts on the neighboring residential properties.

With respect to sight buffers and the preservation of views, light and air, the Petitioner has maximized the setbacks between the proposed facility, the street, and the closest residential abutters. The facility is located 129.4 feet from Central Avenue, and the southeast corner of the proposed facility is located 189.1 feet away from the nearest abutting residential lot line. The wetlands to the north and west of the proposed facility prevent it from being moved farther in either direction. The facility will be located in a vegetated area of the RTS; the existing vegetation will be left undisturbed to the greatest extent possible and will provide a visual buffer to the neighboring properties. In addition, the Petitioner is proposing minimal exterior lighting of the building, and no lighting for the parking area, in order to avoid any light-based impacts on the surrounding area. Finally, the proposed facility is only one-story in height and is within the permissible building height for the SRA zoning district.

1.15 Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, and the location of driveway openings in relation to traffic and to adjacent streets have been fully addressed in the site design. Members of the general public will have no cause to visit this facility, and will not be driving to, parking at, or walking around the storage facility. The facility will be visited by DPW staff exclusively, and only when equipment is being moved in and out of storage on a seasonal basis. Accordingly, the facility has been designed with a paved parking area in front of

the building that will allow for vehicles to maneuver in and out of storage, and which will also allow sufficient area for DPW staff to navigate the site.

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In addition, this project is accessed via the existing RTS site drive. No new curb cuts onto Central Avenue are proposed as part of this project.

1.16 The site has been designed to accommodate the parking and loading operational requirements for the proposed facility. The parking spaces are located along the southeastern limit of the paved portion of the project. These parking spaces have been sited to allow adequate room for the vehicles entering and exiting the storage facility to maneuver, and will adequately serve the DPW staff that visit this facility.

1.17 Adequate methods of disposal or refuse and other wastes will be provided. The facility will not be staffed regularly, and will not generate refuse for extended periods of time when the facility is not in active use. As a result, the facility does not include any exterior refuse or recycling storage areas, and regular trash pickup should not be necessary. Given that this facility is located within the RTS, it is anticipated that DPW staff will dispose of refuse themselves as needed. In addition, the facility has been designed with a 2,000 gallon tight tank to service the floor drains and the restroom.

1.18 The relationship of the proposed structure to the natural landscape, existing buildings, and other community assets in the area, and compliance with other requirements of the By-Law, have been carefully considered and addressed in the site design. The facility is 129.4 feet from Central Avenue at its closest point where a 35' front setback is required, and is 189.1 feet from the side lot line at its closest point, where a 25' side setback is required. The facility is bound in the north and west sides by wetlands that prevent it from being moved further in either direction; given the presence of these wetlands, the facility has been placed at the greatest possible remove from both Central Avenue and the easterly side lot line. The facility satisfies all other applicable dimensional requirements for the SRA zoning district. In addition, the facility is surrounded by existing vegetation. Tree removal will be kept to the absolute minimum to allow for construction and site grading, and the existing vegetation at the site will provide natural screening from Central Avenue and from the abutting residential properties.

1.19 This project will have no adverse impacts on the Town's resources. The proposed facility will be located at the RTS. This site is currently developed and in active use. This project will add a new structure to the site, but use of this structure will be primarily passive and will not generate any adverse impacts on the Town's resources. The Town has adequate water system capacity to serve the demands of this proposed facility, and the restroom will be served by a 2,000 gallon tight tank and will therefore have no impact on the Town's sewer system.

1.20 Under Section 7.4 of the By-Law, a Major Project Site Plan Review Special Permit may be granted in the Single Residence A District, if the Board finds that the proposed development complies with the standards and criteria set forth in the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds that the proposed development Plan, as conditioned and limited herein for the site plan review, to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements, to have minimal adverse impact and to have promoted a development which is harmonious with the surrounding area.

1.21 Under Section 5.1.1.5 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.3 of the By-Law (Off-Street Parking Requirements) may be granted provided the Board finds that owing to special and unique circumstances, the

particular use, structure or lot does not warrant the application of certain design requirements and that waiver of certain design requirements is warranted. On the basis of the above findings and conclusions, the Board finds that there are special and unique circumstances justifying a waiver of certain design requirements, as conditioned and limited herein, which will also be consistent with the intent of the By-Law and which will not increase the detriment to the Town's and neighborhood's inherent use.

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THEREFORE, the Board voted 5-0 to grant: (1) the requested Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By- and Section 4.2 of Major Project Site Plan Review Special Permit No. 2013-02, dated April 2, 2013, amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016 and July 19, 2016; and (2) the requested Special Permit under Section 5.1.1.5 of the By-Law, to waive strict adherence to the requirements of Section 5.1.3, Parking Plan and Design Requirements, specifically sections 5.1.3(a) and 5.1.3(n); subject to the following plan modifications, conditions and limitations.

PLAN MODIFICATIONS

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

2.0 The Plan shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement.

a) The Plan shall be revised to show the total acreage of the property at 75.9 acres as shown on the plans delineated under Exhibit 7 above.

CONDITIONS

3.0 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and permit conditions shall give the Board the rights and remedies set forth in Section 3.29 hereof.

3.1 This permit is issued for the construction of a 17,792 square foot, one-story vehicle and equipment storage facility. The facility shall have two components: an enclosed vehicle storage building containing 12,600 square feet and a 5,192 square foot canopy structure located perpendicular to the storage building. The operation of the proposed Central Avenue vehicle and equipment storage facility shall be as described in Sections 1.3, 1.4, 1.5, 1.6, 1.8 of this Decision and as further described under the support materials provided under Exhibits 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, and 18. Any changes of such above-described use shall be permitted only by amendment of this Approval by the Board.

3.2 The proposed vehicle and equipment storage facility building, parking areas, driveways, walkways, landscape areas, and other site and off-site features shall be constructed in

accordance with the Plan, as modified by this Decision. Any changes, revisions or modifications to the Plan, as modified by this Decision, shall require approval by the Board.

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3.3 The proposed vehicle and equipment storage facility building and support services shall contain the dimensions and shall be located on that portion of the locus as shown on the Plan, as modified by this Decision, and in accordance with the applicable dimensional requirements of the By-Law. Any changes, revisions or modifications to the Plan, as modified by this Decision, shall require approval by the Board.

3.4 All buildings and land constituting the premises shall remain under a single ownership.

3.5 The proposed building and parking areas shall contain the dimensions and shall be located on that portion of the site as shown on the Plan and in accordance with applicable dimensional requirements of the By-Law, except as waived hereby. Upon completion of the project, 72 parking spaces shall continue to be available at the RTS, 1 parking space at the Salt Shed building, and 3 additional parking spaces shall be available at this proposed facility. All off-street parking shall comply with the requirements of Section 5.1.3 and 5.1.2 of the By-Law, as shown on the Plan, except as waived by this Decision. All snow shall be removed from the site so that the total number and size of parking spaces are not reduced.

3.6 All required handicapped parking spaces shall be provided including above-grade signs at each space that include the international symbol of accessibility on a blue background with the words "Handicapped Parking Special Plate Required Unauthorized Vehicles May Be Removed At Owners Expense". The quantity & design of spaces, as well as the required signage shall comply with the M.S.B.C. 521 CMR Architectural Access Board Regulation and the Town of Needham General By-Laws, both as may be amended from time to time.

3.7 Construction vehicles shall only use main arterials when traveling in Needham to and from the site, such as Central Avenue. Construction vehicles shall not utilize secondary streets for purposes of site access.

3.8 The maintenance of site and parking lot landscaping shall be the responsibility of the Petitioner and the site and parking lot landscaping shall be maintained in good condition.

3.9 All new utilities, including telephone and electrical service, shall be installed underground from the street line, with the exception of the new transformer pole and transformer as shown on Sheet C5.00, titled "Utility Plan," as described in Exhibit 18.

3.10 The Petitioner shall secure from the Needham Board of Health a Septic Construction Permit and a Septic Trench Permit for the proposed "tight tank".

3.11 The Petitioner shall secure from the Needham Department of Public Works a Street Opening Permit and any grants of location that are required from the utility companies.

3.12 The Petitioner shall secure from the Needham Department of Public Works a Water Main and Water Service Connection Permit per Town requirements.

3.13 The Petitioner shall seal all abandoned drainage connections and other drainage connections where the developer cannot identify the sources of the discharges. Sealing of

abandoned drainage facilities and abandonment of all utilities shall be carried out per Town requirements.

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3.14 The construction, operation and maintenance of any subsurface infiltration facility, on-site catch basins and pavement areas, shall conform to the requirements outlined in the EPA's Memorandum of Understanding signed by the Needham Board of Selectmen.

3.15 The Petitioner shall implement the following maintenance plans in conjunction with the project consistent with the amended O&M Plan:

a) Parking lot sweeping - sweep once per year; in accordance with the Town of Needham NPDES Permit #MA-041237.

b) Catch basin cleaning - inspect and clean basins annually; in accordance with the Town of Needham NPDES Permit #MA-041237.

c) Oil/grit separators - inspect and clean annually of all oil and grit; in accordance with the Town of Needham NPDES Permit #MA-041237.

3.16 The Storm Water Management Policy form shall be submitted to the Town of Needham signed and stamped and shall include construction mitigation and an operation and maintenance plan as described in the policy.

3.17 All solid waste shall be removed from the site. All snow shall also be removed or plowed. All snow shall be removed or plowed such that the total number and size of parking spaces are not reduced.

3.18 In constructing and operating the proposed building and parking area on the site pursuant to this approval, due diligence shall be exercised and reasonable efforts shall be made at all times to avoid damage to the surrounding areas or adverse impact on the environment.

3.19 Excavation material and debris, other than rock used for walls and ornamental purposes and fill suitable for placement elsewhere on the site, shall be removed from the site.

3.20 All construction staging shall be on-site. No construction parking shall be on public streets. Construction parking shall be all on-site or a combination of on-site and off-site parking at locations in which the Petitioner can make suitable arrangements. Construction staging plans shall be included in the final construction documents prior to the filing of a Building Permit and shall be subject to the review and approval of the Building Inspector.

3.21 All construction deliveries shall be limited to Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. The Petitioner shall, by contract and by direct field intervention, divert traffic away from the local streets surrounding the subject property to the main streets. The Petitioner shall create a contract exhibit indicating possible truck/delivery routes, which details the area where no construction vehicles will be permitted. The noted map shall be submitted to the Board for review and approval prior to the issuance of the building permit.

3.22 All Subcontractors/Vendors shall be contractually required to agree to the traffic condition set forth in Section 3.21 in their contract with the Petitioner to work on this project. The Petitioner shall order signage, including poster boards of the above-noted map, which will be posted on site for enforcement purposes. Weekly meetings between the Petitioner and the Subcontractors/Vendors shall emphasize this delivery requirement.

3.23 The following interim safeguards shall be implemented during construction:

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a. The hours of construction shall be 7:00 a.m. to 5:00 p.m. Monday through Saturday.

b. The Petitioner's contractor shall provide temporary security chain-link or similar type fencing around the portions of the project site that require excavation or otherwise pose a danger to public safety.

c. The Petitioner's contractor shall designate a person who shall be responsible for the construction process. That person shall be identified to the Police Department, the Department of Public Works, the Building Inspector and the abutters and shall be contacted if problems arise during the construction process. The designee shall also be responsible for assuring that truck traffic and the delivery of construction material does not interfere with or endanger traffic flow on Central Avenue or the adjacent roads.

d. The Petitioner shall take appropriate steps to minimize, to the maximum extent feasible, dust generated by the construction including, but not limited to, requiring subcontractors to place covers over open trucks transporting construction debris and keeping Central Avenue and the adjacent roads clean of dirt and debris and watering appropriate portions of the construction site from time to time as may be required.

3.24 No building permit shall be issued for the 17,792 square foot building in pursuance of the Site Plan Approval until:

a. The final plans shall be in conformity with those approved by the Board, and a statement certifying such approval shall have been filed by this Board with the Building Inspector.

b. A construction management and staging plan shall have been submitted to the Police Chief and Building Inspector for their review and approval.

c. The Petitioner shall prepare and file with the Board and the Norfolk County Registry of Deeds a new survey plan which shows the lot containing 71.667+/- acres on the "Plan of Land in Needham, Mass. Showing Property of the Town of Needham" dated February 11, 1991 and recorded with the Norfolk County Registry of Deeds in Plan Book 619 at Page 36 and the lot that contains 4.24 acres and is shown as Lot 2 on Land Court Subdivision Plan 21906-C.

d. The Petitioner shall have recorded with the Norfolk County Registry of Deeds a certified copy of this Decision granting this Special Permit and Site Plan Approval with the appropriate reference to the book and page number of the recording of the Petitioner's title deed or notice endorsed thereon.

3.25 The 17,792 square foot building subject to this Site Plan Approval shall not be occupied until:

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

the as-built plan for the project shall show the final location, size, depth, and material of all public and private utilities on the site and their points of connection to the individual utility, and all utilities which have been abandoned for the project. In addition to the engineer of record, said plan shall be certified by a Massachusetts Registered Land Surveyor.

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COPY COPY

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

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

d. There shall be filed with the Board and Building Inspector a Certificate of Compliance signed by a registered architect upon completion of construction of the project.

e. The Petitioner shall prepare and file with the Board and the Norfolk County Registry of Deeds a plan which shows the lots designated under Section 3.24 c. above merged, using customary surveyor's notation.

f. Notwithstanding the provisions of Section a, b, c and e hereof, the Building Inspector may issue one or more certificates for temporary occupancy of the building or parking lots prior to the installation of final landscaping and other site features, provided that the Petitioner shall have first filed with the Board a bond in an amount not less than 135% of the value of the aforementioned remaining landscaping or other work to secure installation of such landscaping and other site and construction features for the project.

3.26 The Petitioner shall prepare a plan showing a landscaped transition and screening area along the Central Avenue frontage between the two curb cuts sufficient in design so as to screen the operation of the RTS and proposed vehicle and equipment storage building from Claxton Field and vehicular traffic along Central Avenue. The landscaped transition and screening area shall consist of a landscaped strip and may include fences, walls or berms which shall serve to provide an effective year round visual screen at the time of installation. Visual screening comprised of a mixed planting of deciduous and coniferous trees and shrubs and walls or fences shall have a minimum overall height of three feet at the time of installation. Plantings should comprise a mixture of deciduous and coniferous trees and shrubs to maintain its effectiveness throughout the winter months. Said plan shall be submitted to and approved by the Planning Board prior to the issuance of the Occupancy Permit for the subject project with the approved upgrades installed within 6 months of said plan approval.

3.27 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commissions or other agencies, including, but not limited to, the Board of Selectmen, Building Inspector, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.

3.28 The Petitioner, by accepting this permit Decision, warrants that the Petitioner has included all relevant documentation, reports, and information available to the Petitioner in the application as submitted, that this information is true and valid to the best of the Petitioner's knowledge.

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3.29 Violation of any of the conditions of this Approval shall be grounds for revocation of any building permit or certificate of occupancy granted hereunder as follows: In the case of violation of any conditions of this Approval, the Town will notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If, at the end of said thirty (30) day period, the Petitioner has not cured the violation, or in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure continuously, the permit granting authority may, after notice to the Petitioner, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in a recommendation to the Building Inspector to revoke any building permit or certificate of occupancy granted hereunder. This provision is not intended to limit or curtail the Town's other remedies to enforce compliance with the conditions of this Approval including, without limitation, by an action for injunctive relief before any court of competent jurisdiction. The Petitioner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Approval if the Town prevails in such enforcement action.

LIMITATIONS

4.0 The authority granted to the Petitioner by this permit is limited as follows:

4.1 This permit applies only to the site and off-site improvements, which is the subject of this petition. All construction to be conducted on-site and off-site shall be conducted in accordance with the terms of this permit and shall be limited to the improvements on the Plan, as modified by this Decision.

4.2 There shall be no further development of this site without further site plan approval as required under Section 7.4 of the By-Law. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this Decision and to take other action necessary to determine and ensure compliance with the Decision.

4.3 This Decision applies only to the requested Special Permits and Site Plan Review. Other permits or approvals required by the By-Law, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this Decision.

4.5 No approval of any indicated signs or advertising devices is implied by this Decision.

4.6 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the By-Law.

4.7 This Site Plan Special Permit shall lapse on November 20, 2020, if substantial use thereof has not sooner commenced, except for good cause. Any requests for an extension of the time limits set forth herein must be in writing to the Board at least thirty (30) days prior to November 20, 2020. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided unless it finds that the use of the property in question or the construction of the site has not begun, except for good cause.

4.8 This decision shall be recorded in the Norfolk District Registry of Deeds and shall not become effective until the Petitioner has delivered a certified copy of the document to the Board. In accordance with G.L. Chapter 40A, Section 11, this Major Site Plan Special Permit shall not take effect until a copy of this decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time is recorded in the Norfolk District Registry of Deeds and is indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at the risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

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

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

Witness our hands this 20th day of November, 2018.

NEEDHAM PLANNING BOARD

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Paul S. Alpert, Chairperson

Martin Jacobs, Vice-Chairperson

Elizabeth J. Grimes

Jeanne S. McKnight

Ted Owens

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

Nov. 20 2018

On this 20 day of November, 2018, before me, the undersigned notary public, personally appeared Paul Alpert, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Notary Public
My Commission Expires: March 18, 2022

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the project proposed by Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, for property located at 1407 Central Avenue, Needham, Massachusetts, shown on Assessor's Map No. 308 as Parcel 2 containing 75.9 acres, has passed,

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

December 14, 2018
Date

Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner-Certified Mail # _____	Board of Selectmen	Board of Health
Design Review Board	Engineering	Town Clerk
Building Inspector	Fire Department	Director, PWD
Conservation Commission	Police Department	Parties in Interest
Stephen Gentile, PPBC		

DECISION
MAJOR PROJECT SITE PLAN SPECIAL PERMIT
AMENDMENT
January 4, 2021

Town of Needham
Application No. 2013-02
(Original Decision April 2, 2013, Amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016, July 19, 2016, November 20, 2018, August 6, 2019, September 3, 2019, October 19, 2019 and Insignificant Change on September 15, 2020)

(Filed during the Municipal Relief Legislation, Chapter 53 of the Acts of 2020)

DECISION of the Planning Board (hereinafter referred to as the "Board") on the petition of the Town of Needham Select Board, 1471 Highland Avenue, Needham, Massachusetts, (hereinafter referred to as the "Petitioner") for property located at 1407 Central Avenue, Needham, MA. The property is shown on Assessors Plan No. 308 as Parcel 2 containing 75.9 acres in the Single Residence A Zoning District.

This Decision is in response to an application submitted to the Board on December 18, 2020, by the Petitioner. The requested Amendment would, if granted, allow Department of Public Works (DPW) staff to temporarily report to and work from the Jack Cogswell building during the Covid 19 state of emergency only.

The changes requested are deemed minor in nature and extent and do not require a public notice or a public hearing. Testimony and documentary evidence were presented to the Board on January 4, 2021 via remote meeting using Zoom ID 826-5899-3198. Board members Martin Jacobs, Jeanne S. McKnight, Paul S. Alpert, Ted Owens and Adam Block were present throughout the proceedings. Testimony and documentary evidence were presented and the Board took action on the matter.

EVIDENCE

Submitted for the Board's review were the following exhibits:

Exhibit 1 Application form for Further Site Plan Review completed by the Applicant dated December 18, 2020.

Exhibit 2 Letter from, Christopher H. Heep, Attorney, Miyares Harrington, dated December 16, 2020.

Exhibit 3 Plan sheet prepared by Weston and Sampson, 100 Foxborough Blvd., Suite 250, Foxborough, MA, Sheet C3.00, entitled "Layout and Materials Plan,", dated August 2019. (Note: This plan sheet to be substituted by Applicant. Plan submitted was not the final approved plan.)

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FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Special Permit No. 2013-02, dated April 2, 2013, amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016, July 19, 2016, November 20, 2018, August 6, 2019, September 3, 2019, October 19, 2019 and Insignificant Change on September 15, 2020, were ratified and confirmed except as follows:

1.1 The Petitioner proposes to have the decision amended to allow Department of Public Works staff to temporarily report to and work from the Jack Cogswell building during the Covid 19 state of emergency only.

1.2 The Amendment Decision to Major Project Site Plan Special Permit dated November 20, 2018 authorized the construction and operation of the Department of Public Works' seasonal storage building (now known as the Jack Cogswell Building) on a portion of the 75.9 acre site.

The following sections of the noted amendment decision dated November 20, 2018 specifically limited the number of staff that would report to and use the building for work.

"1.5 The facility will be used to store the Department of Public Works' (DPW)'s seasonal vehicles and equipment while they are not in active use. The facility will not be staffed on a regular basis, and will be visited by DPW staff when they are moving vehicles or equipment into or out of storage. The Petitioner anticipates that only one or two DPW staff will be present at the facility at any particular time, and that the majority of their use will occur sporadically over a month-long window in the spring and sporadically over another month-long window in the fall."

"1.8 The Petitioner assessed the number of parking spaces needed to support the noted storage use at the site. The Petitioner evaluated parking need by using the maximum number of DPW personnel that are expected to be on site at the storage facility at any given time. The DPW will have a maximum of 3 employees working on site at the storage facility at any particular time. Therefore, a total of 3 parking spaces are proposed. The three (3) proposed new parking spaces will adequately serve the parking needs of the proposed use. As noted, the facility will not be regularly occupied or used, and will draw DPW staff in small groups only as needed when vehicles or equipment are being switched into or out of storage on a seasonal basis. These three (3) new parking spaces are intended to serve the storage facility exclusively, and there will be no need for members of the public to park at this facility."

1.14 …."[t]he proposed facility will not be regularly staffed"…

1.15 … "[t]he facility will be visited by DPW staff exclusively, and only when equipment is being moved in and out of storage on a seasonal basis."

1.3 In light of the ongoing COVID-19 pandemic and state of emergency, the DPW has experienced an increased need to space its staff out in order to maintain safe social distancing in the workplace. In particular, the DPW has been forced to look for space beyond its headquarters at 470 Dedham Avenue for staff to report to at the beginning and end of each workday, and new spaces for its staff to work indoors primarily during inclement weather. The Jack Cogswell Building, which has by nature been generally unoccupied, offers such a location. Based on current staffing levels and the limitations imposed by the pandemic, the DPW anticipates the need to have approximately 16 employees temporarily report to the Jack Cogswell Building. Given that the DPW's core functions are based outdoors—including operations and maintenance of the public ways, fields, water and

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sewer facilities, etc.—these employees will then generally work at other locations (not within the building itself). At any given time, and mostly during inclement weather, one or more employees might be expected to work inside cleaning, prepping or making minor repairs to their equipment. The above description is intended to be an accurate description of the DPW's needs as of the date of this writing, but the Petitioner notes that there is some need for flexibility as DPW responds to changing seasonable conditions.

1.4 This increased use of the Jack Cogswell Building by DPW staff should not require additional on-site parking. The Jack Cogswell Building presently has three (3) approved parking spaces. See approved Site Plan Sheet C3.00 included with the application and listed in Exhibit 3 of this Decision. To the extent that there is any parking demand beyond what can be accommodated in this area, DPW staff will temporarily use the available parking spaces located across Central Avenue at the Claxton Field House.

1.5 The DPW's increased use of the building will comply with all sanitary requirements. The Jack Cogswell Building is currently served by a tight tank and Petitioner will consult with the Building Commissioner and ensure that its use of the building is consistent with occupancy and sanitary requirements under the State Building Code.

1.6 The Board hereby approves the modifications as described under Exhibits 1 and 2 above.

1.7 The proposed changes are deemed minor in nature and do not require public notice or a hearing.

PLAN MODIFICATIONS

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

2.0 The Plans shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement.

a) No Plan Modifications are required.

CONDITIONS AND LIMITATIONS

The plan modifications, conditions and limitations contained in Major Project Site Plan Special Permit No. 2013-02, dated April 2, 2013, Amended June 10, 2014, July 8, 2014, January 20, 2015, May 6, 2015, January 26, 2016, July 19, 2016, November 20, 2018, August 6, 2019, September 3, 2019, October 19, 2019 and Insignificant Change on September 15, 2020, are ratified and confirmed except as modified herein.

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3.1 The Board approved approximately 16 DPW employees temporarily reporting to the Jack Cogswell Building. Given that the DPW's core functions are based outdoors—including operations and maintenance of the public ways, fields, water and sewer facilities, etc.—these employees will then generally work at other locations (not within the building itself). At any given time, and mostly during inclement weather, one or more employees might be expected to work inside cleaning, prepping or making minor repairs to their equipment. While the above description is intended to be an accurate description of the DPW's needs as of the date of this writing, the Board recognizes that there is some need for flexibility as DPW responds to changing seasonal conditions.

3.2 Operation of the facility shall be as described under Exhibits 1 and 2 and Sections 1.3, 1.4 and 1.5 above.

3.3 This Decision Amendment allowing DPW staff to report to and/or work from the Jack Cogswell Building during the COVID-19 state of emergency, as limited above shall automatically expire thirty (30) days after the Governor lifts the declared COVID-19 state of emergency.

DECISION

NOW THEREFORE, by unanimous vote of the Planning Board, the Board votes that:

1. The proposed changes are deemed minor in nature and do not require a public notice or public hearing. No 20-day appeal period from this Amendment of Decision is required.

2. The requested modifications are granted.

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Witness our hands this _____ day of January, 2021.

NEEDHAM PLANNING BOARD

_____
Jeanne S. McKnight, Chairman

_____
Paul S. Alpert

_____
Martin Jacobs

_____
Adam Block

_____
Ted Owens

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2021

On this _____day of _____, 2021, before me, the undersigned notary public, personally appeared _____, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Notary Public: _____
My Commission Expires: _____

Copy sent to:
- Town Clerk
- Building Inspector
- Director, PWD
- Board of Health
- Conservation Commission
- Design Review Board
- Board of Selectmen
- Engineering
- Fire Department
- Police Department

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NEEDHAM
ZONING BOARD OF APPEALS
AGENDA

THURSDAY, January 21, 2021 - 7:30PM

Zoom Meeting ID Number: #TBD

FOR PLANNING BOARD USAGE ONLY

To join the meeting link at: link TBD

Minutes	Review and approve Minutes from December 17, 2020 meeting.
Case #1 – 7:30PM	**460 Central Avenue -** Public notice is hereby given that Needham Enterprises, LLC, has made application to the Board of Appeals for a Variance Amendment under Sections 3.2.1, 7.5.3 and any other applicable Sections of the By-Law to allow the Plan Substitution and/or further relief pursuant to a *ZBA Variance, 460 Central Avenue, July 9, 1963* authorizing use of the Premises for two-family purposes; and any and all other relief necessary to permit the demolition of the existing two-family dwelling and replace it with a new two-family dwelling. The property is located at **460 Central Avenue**, Needham, MA in the Single Residential B District.
Case #2 – 7:30 PM	**16 Edwardel Road -** Public notice is hereby given that Nader and Rhonda Sidhom, applicants, have made application to the Board of Appeals for a Special Permit under Sections 3.1.5, 7.5.2 and any other applicable Sections of the Zoning By-Law to allow the addition of an Accessory Dwelling Unit. The property is located at **16 Edwardel Road**, Needham, MA in the Single Residential A District.

Next Meeting: **Thursday, February 25, 2020,** 7:30pm

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 465-6059

December 14, 2020

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Needham Enterprises, LLC
460 Central Avenue, Needham, MA

Dear Ms. Collins,

Please be advised this office represents Needham Enterprises, LLC (hereinafter, the "Applicant") with respect to its property at 460 Central Avenue, Needham, MA 02492 (hereinafter the "Premises"). In connection therewith, submitted herewith please find:

1. A Completed Application for Hearing

2. One copy of architectural plans, dated November 12, 2020, prepared by Mark Gluesing Architect, consisting of seven sheets, as follows: G1-0; A1-0; A1-1; A1-2; A1-3; A2-0; and A3-0;

3. One copy of "Proposed Plot Plan" Dated November 23, 2020, prepared by Field Resources, Inc.; and

4. Check no. 3644 in the amount of $200 for the applicable filing fee.

The Premises is currently occupied by a two-family house, authorized by variance dated July 9, 1963, issued to Syvlia R. Hall. The original house appears to have been built in 1840, with an addition added in 1955, and converted to two family use in 1963 pursuant to the said variance. The Applicant now desires to demolish the existing two-family dwelling and replace it with a new two-family house, conforming in all respects to dimensional and density requirements. In as much as the use was authorized by a variance, the Building Inspector has determined that further review is required in order for the Applicant to proceed.

Therefore, please schedule this matter for the next available hearing of the Board, whether in person, via Zoom or other electronic format. In the meantime, if you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,

George Giunta, Jr.

TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS

APPLICATION FOR HEARING

IT IS STRONGLY RECOMMENDED THAT APPLICANTS CONSULT WITH THE BUILDING INSPECTOR PRIOR TO FILING THIS APPLICATION.

Note: Application must be complete, with certified plot plan attached, and application fee included, or application will not be accepted.

Date: December 14, 2020

Name of Applicant or Appellant Needham Enterprises, LLC

Address: 105 Chestnut Street, Suite 28

Needham MA 02492

(Optional) E-mail address:

Daytime telephone: 617.435.1090 (Mattew Borrelli, Manager)

(Optional) Cell phone:

(Optional) additional contact information, (ie: ☐ contractor ☐ architect, ☐ builder or ☒ attorney):

George Giunta, Jr., Esq. – 281 Chestnut Street, Needham, MA 02492

781-449-4520; george.giuntajr@needhamlaw.net

Address/Location of Property 460 Central Avenue, Needham, MA 02492

Assessor Map/Parcel Number Map 96, Parcel 20

Zone for property: Single Family Residential B (SRB)

Is property within 100 feet of wetlands, 200 ft. of stream or in flood plain? ☐ Yes ☒ no

Applicant is ☒ owner, ☐ tenant, ☐ prospective tenant, ☐ licensee ☒ prospective purchaser

Type of Permit requested: ☒ residential or ☐ commercial

If residential renovation, will renovation constitute "new construction"? ☒ yes ☐ no

If commercial, please consult with building inspector regarding parking issues

Select one: ☐ Special Permit ☒ Variance ☐ Comprehensive Permit, M.G. L Ch. 40B

☒ Amendment ☐ Appeal Building Inspector Decision*

*(For an appeal from decision of Building Inspector, attach copy of the decision or other written notice received from the Building Inspector.)

Existing Conditions:

Two-family residential dwelling.

Statement of relief sought:

Plan substitution and/or further relief pursuant to Variance dated July 9, 1963, issued to Sylvia R. Hall, authorizing use of the Premises for two-family purposes; and any and all other relief necessary and appropriate to permit the demolition of the existing two family dwelling and replacement thereof with a new two family structure.

Applicable Section (s) of Zoning By-Law 3.2.1, 7.5.3 and any other applicable Section or By-Law

_____

If application under Zoning Section 1.4, listed immediately above:

List nonconformities related to lot/structure(s) in application:

N/A (Non-conforming two-family use authorized by variance)

Date structure(s) on lot constructed (including any additions):

N/A

Date lot created:

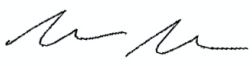
N/A

A certified plot plan, prepared by a registered surveyor, must be attached to each of the thirteen (13) copies of this application at time of filing. Application will be returned if a copy of the plot plan is not attached to each application.

•Applications for Comprehensive permits under M.G.L. Ch. 40B require thirteen (13) copies of plot plan (two reduced to 8 ½ by 11), plus additional submissions.

Please feel free to attach any additional information/photos relative to the application.
Additional information may be requested by the Board at any time during the application or hearing process.
A hearing before the Board of Appeals, with reference to the above noted application or appeal, is requested by

Needham Enterprises, LLC,
By its attorney,



Signed _____
By George Giunta, Jr., Esq.

Mark Gluesing Architect
48 Mackintosh Avenue
Needham Massachusetts 02492
781.444.3504

General Notes

1. 1. ALL WORK TO CONFORM TO STATE AND LOCAL CODES AND REGULATIONS
   2. PROPERLY DISPOSE OF ALL DEBRIS.
   3. TYPICAL ROOF SYSTEM: INSTALL ARCHITECTURAL GRADE ASPHALT SHINGLES ON 15 LB. ROOFING FELT, ON 5/8" CDX PLYWD ON FRAMING AS INDICATED ON FRAMING PLANS. INSTALL ICE AND WATER SHIELD AT ALL ROOF EDGES, INTERSECTIONS AND VALLEYS. INSTALL SPRAY FOAM INSULATION AT RAFTERS, SEE INSULATION NOTES FOR R VALUE. INSTALL SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS.
   4. FOUNDATION: 10" CONCRETE WALLS WITH REINFORCING AS SHOWN ON DRAWINGS. INSTALL SILL ANCHOR BOLTS WITHIN 8 INCHES OF CORNERS AND A MAXIMUM 6N FT ON CENTER. INSTALL 3"X3" PLATE WASHER AND NUT ON ANCHOR BOLTS. INSTALL 2 ANCHOR BOLTS AT EACH GARAGE DOOR PIER OR SIMPSON SHEAR WALL ANCHOR BOLTS AT SHEAR WALL LOCATIONS. INSTALL DAMPPROOFING ON EXTERIOR FACE BELOW GRADE. INSTALL 4" CONCRETE SLABS ON 6 MIL POLY VAPOR BARRIER ON 6" COMPACTED GRAVEL. INSTALL PRESSURE TREATED 2X SILL WITH SILL SEALER AND ADDITIONAL 2X6 SILL. PROVIDE 3000 PSI CONCRETE AT WALLS, FOOTINGS, AND GARAGE SLAB, AND 2500 PSI BASEMENT SLAB
   5. TYPICAL FLOOR FRAMING: ENGINEERED LUMBER FLOOR JOISTS AND NOMINAL LUMBER JOISTS AS INDICATED ON FRAMING PLANS. PROVIDE FIRESTOPPING AT WALL INTERSECTIONS AND SOFFITED AREAS AS REQUIRED. PROVIDE BEARING AS REQUIRED BY JOIST MANUFACTURER. INSTALL BRIDGING AS RECOMMENDED BY MANUFACTURER OF ENGINEERED LUMBER. INSTALL 3/4 INCH TONGUE AND GROOVE PLYWOOD SUBLFLOOR ON JOISTS INDICATED ON FRAMING PLANS.
   6. TYPICAL EXTERIOR WALL: CLAPBOARD SIDING ON RAIN SCREEN AIR BARRIER WITH ALL JOINTS TAPED, ON 1/2" CDX PLYWOOD SHEATHING, OR 1/2" ZIP SYSTEM WALL SHEATHING WITH TAPED JOINTS, ON 2X6 STUDS 16" OC. INSTALL 1/2" BLUEBOARD AND VENEER PLASTER INTERIOR FINISH OVER KRAFT FACED BATT INSULATION. INSTALL SHEATHING AT SECOND FLOOR LEVEL TO OVERLAP BOTH 1ST AND SECOND FLOOR WALLS 12" MINIMUM.
   7. NOMINAL FRAMING LUMBER TO BE #2 GRADE SPRUCE OR BETTER.
   8. BRACED WALL PANEL METHODS R602.10.4
      a. EXTERIOR WALLS : METHOD CS-WSP. CONTINUOUS 1/2" SHEATHING, BLOCK AND NAIL HORIZONTAL JOINTS AT PANEL LOCATIONS SHOWN ON PLANS
      b. INTERIOR WALLS: METHOD LIB, LET IN 1X4 AT 45- 60 DEGREES AS LOCATIONS SHOWWN ON PLANS
   9. INSTALL EXTERIOR DOORS AS NOTED ON FLOOR PLANS. PROVIDE INSULATED BULKHEAD DOOR.
   10. INSTALL ANDERSON 200 SERIES VINYL CLAD WINDOWS AS INDICATED ON DRAWINGS AND SCHEDULE. EXTENSION JAMBS REQUIRED. SIZES ON SCHEDULE ARE FRAME SIZE. SEE MANUFACTURERS DATA FOR ROUGH OPENINGS. LOW-E 270 ARGON GLAZING. GRILLES BETWEEN GLASS LITES. PROVIDE TRIM PACKAGE AS SELECTED BY BUILDER. INSULATED LOW-E GLAZING IN THERMA TRU DOORS AND SIDELITES. TEMPERED GLASS ON WINDOWS NOTED ON PLAN WITH "T".
   11. PROVIDE CONTINUOUS AIR BARRIER MEETING REQUIREMENTS OF 2015 IECC.
   12. INSTALL INSULATION TYPES AND R VALUES AS NOTED IN HERS REPORT. SLOPED ATTIC CEILING R45, WALLS R21, FLOOR ABOVE UNFINISHED BASEMENT R38, WINDOWS AND GLAZED DOORS U=.28, SOLID DOORS=U.19
   13. TYPICAL INTERIOR WALL: 1/2" BLUEBOARD AND VENEER PLASTER ON 2X4 FRAMING 16" OC. UNLESS NOTED OTHERWISE. PROVIDE SOUND BATT INSULATION AT BATHROOMS AND LAUNDRY. THIN SET TILE WALLS ON WONDERBOARD UNDERLAYMENT OR WATERPROOF TILE MEMBRANE ON WALL BOARD. MUDSET SHOWER FLOOR ON COPPER OR MEMBRANE PAN. USE COMPATIBLE DRAIN PIPING FOR SELECTED PAN. THINSET TILE FLOORS ON TILE MESH ON SUBFLOOR OR UNDERLAYMENT.
   14. INSTALL HYDRONIC FORCED AIR HEATING AND COOLING SYSTEM. PROVIDE FRESH MAKE UP AIR INTAKE AND BUILDING EXHAUST SYSTEM.
   15. INSTALL HARDWIRED, INTERCONNECTED SMOKE DETECTORS AS SHOWN ON PLANS OR AS DIRECTED BY THE FIRE DEPARTMENT. REVIEW FINAL LOCATIONS WITH FIRE INSPECTOR. INSTALL CO DETECTORS ON EACH LEVEL AND ATTIC.
   16. CONNECT ALL ROOF DRAINAGE TO DRYWELLS.

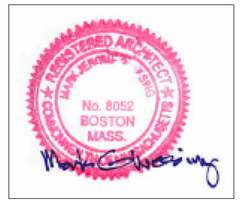
BUILDING DATA

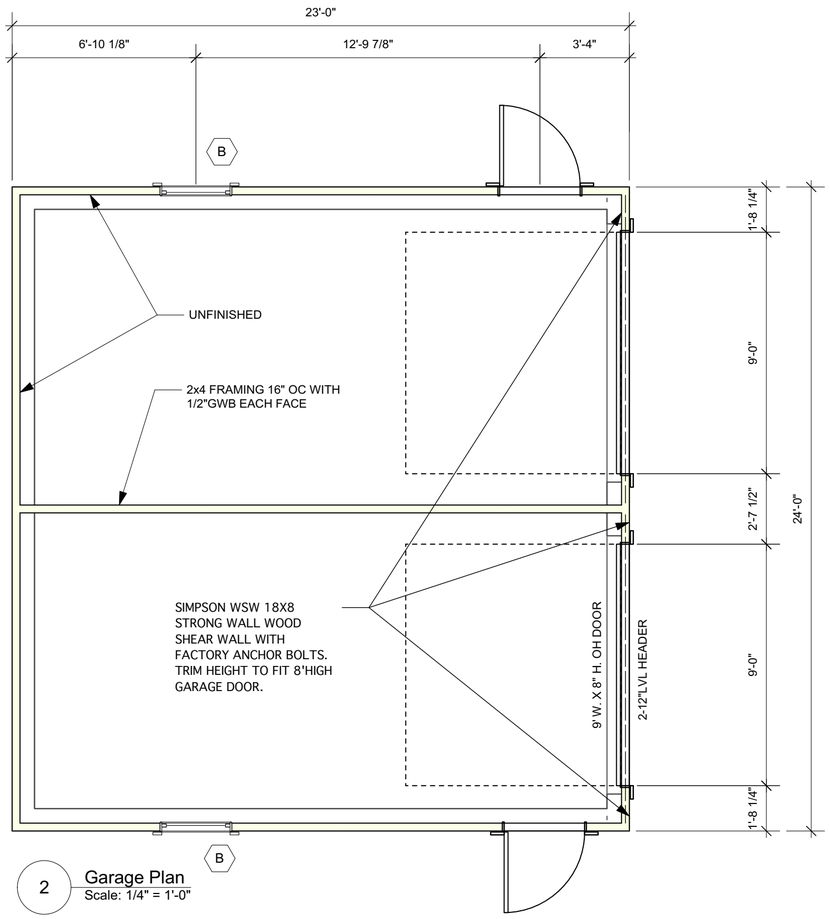
ZONE SR-B

REBUILDING EXISTING NON-CONFORMING TWO FAMILY STRUCTURE ON CONFORMING LOT
BASED ON PREVIOUSLY RECORDED VARIANCE

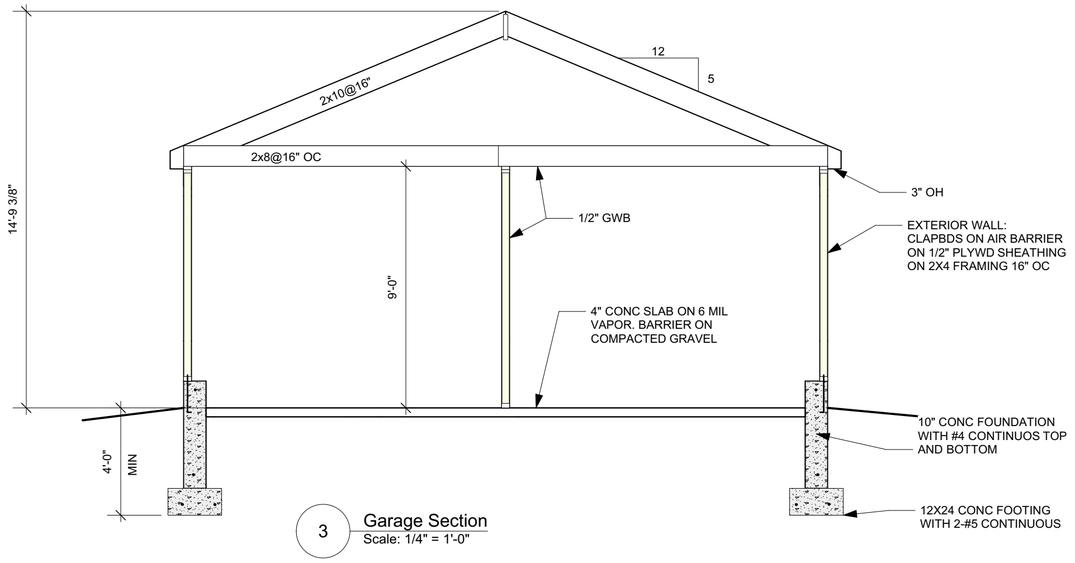
LOT SIZE	11,498 SF
LOT COVERAGE ALLOWED 18% BASED ON ZONING 1.4.7.4.b	2069 SF
LOT COVERAGE PROPOSED	2036 SF

	UNIT A	UNIT B	TOTAL PER FLR
1ST FLOOR LIVING AREA	1005 SF	1031 SF.	2036 SF
2ND FLOOR LIVING AREA	1005 SF	1031 SF.	2036 SF
1/2 STORY	488 SF	511 SF	999 SF
TOTAL FINISHED LIVING AREA	2498 SF	2573 SF	

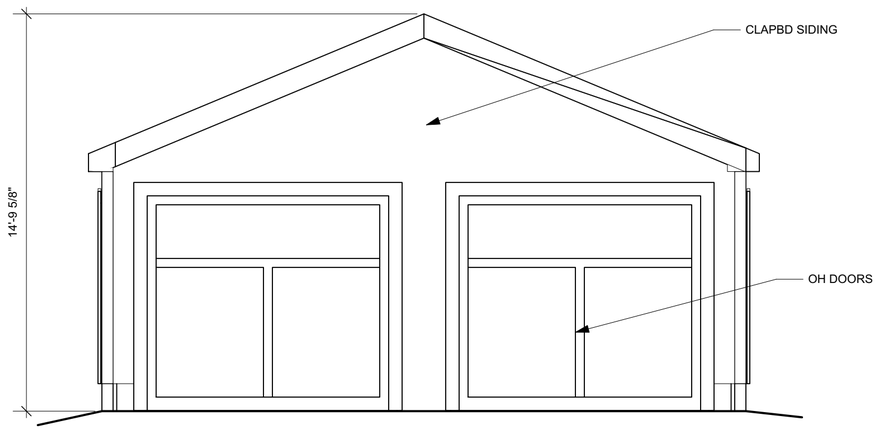




2 Garage Plan
Scale: 1/4" = 1'-0"



3 Garage Section
Scale: 1/4" = 1'-0"



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

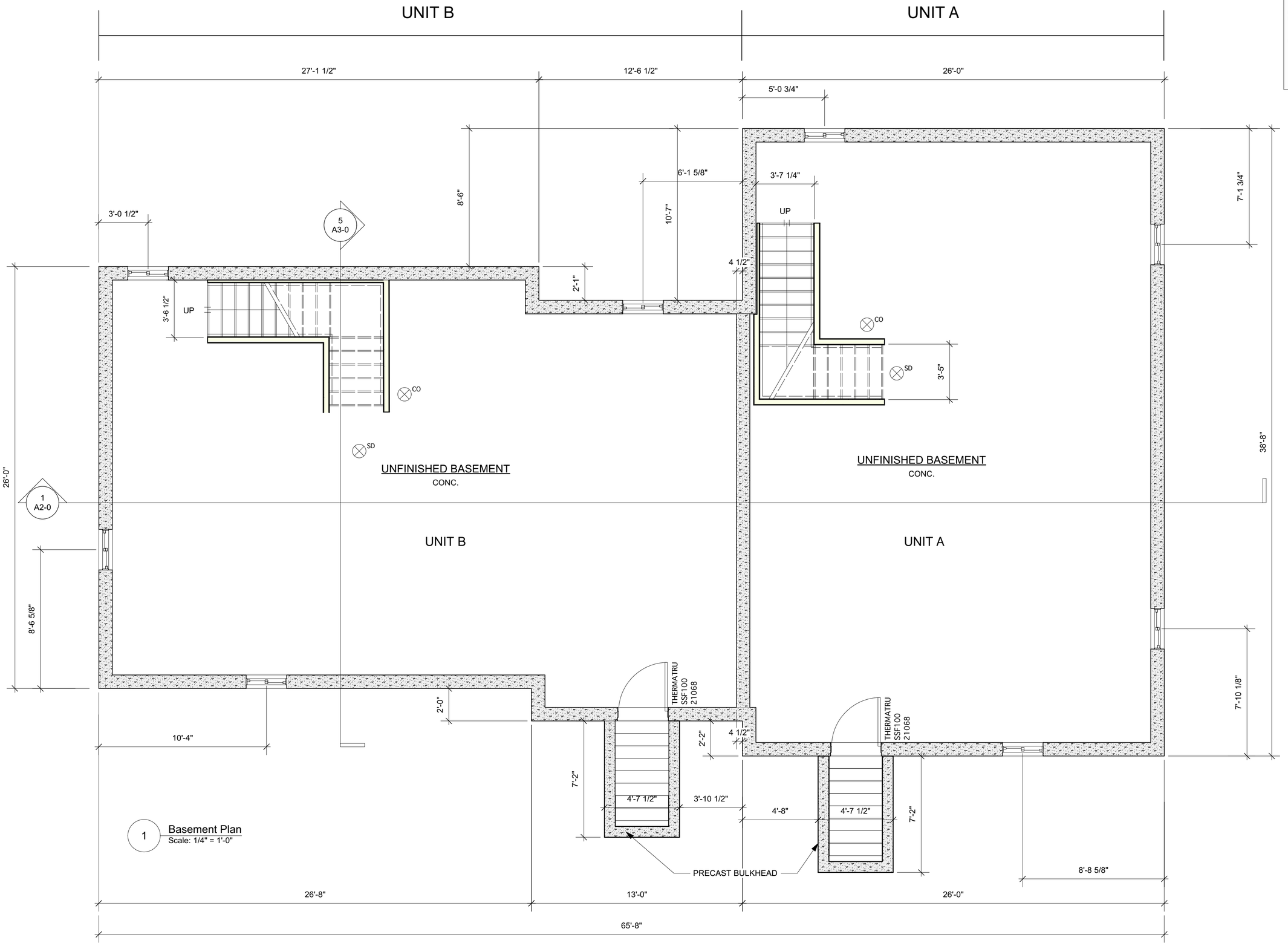
TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
33 OAK STREET
NEEDHAM MASSACHUSETTS

11.12.20

G1-0

Mark Gluesing Architect
48 Mackintosh Avenue
Needham, Massachusetts 02492
781.444.3504

REGISTERED ARCHITECT
MARK GLUESING
No. 8052
BOSTON
MASS.



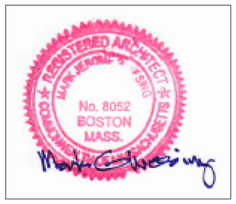
1 Basement Plan
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

A1-0

Mark Gluesing Architect
48 Mackintosh Avenue
Needham Massachusetts 02492
781.444.3504



UNIT B

UNIT A

27'-1 1/2"
3'-0 1/2"
19'-2 1/4"
4'-10 3/4"
12' 6 1/2"
26'-0"
4'-8 1/2"
6'-11 7/8"
11'-3"
3'-0 1/2"

COMPOSITE DECKING ON PT
2X8 FRAMING

8X8 TRIMMED WOOD POST

5
A3-0

Mudroom
WD FLR

THERMATRU
CCV960 3068

Bath 1
TILE

Bedroom 1
WD FLR

CL

L

Living/Dining
WD FLR

Kitchen
WD FLR

SD
CO

1
A2-0

1ST FLOOR
Scale: 1/4" = 1'-0"

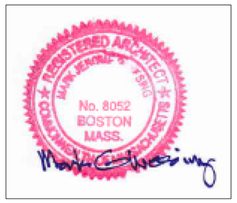
WALL BRACING
X'

TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

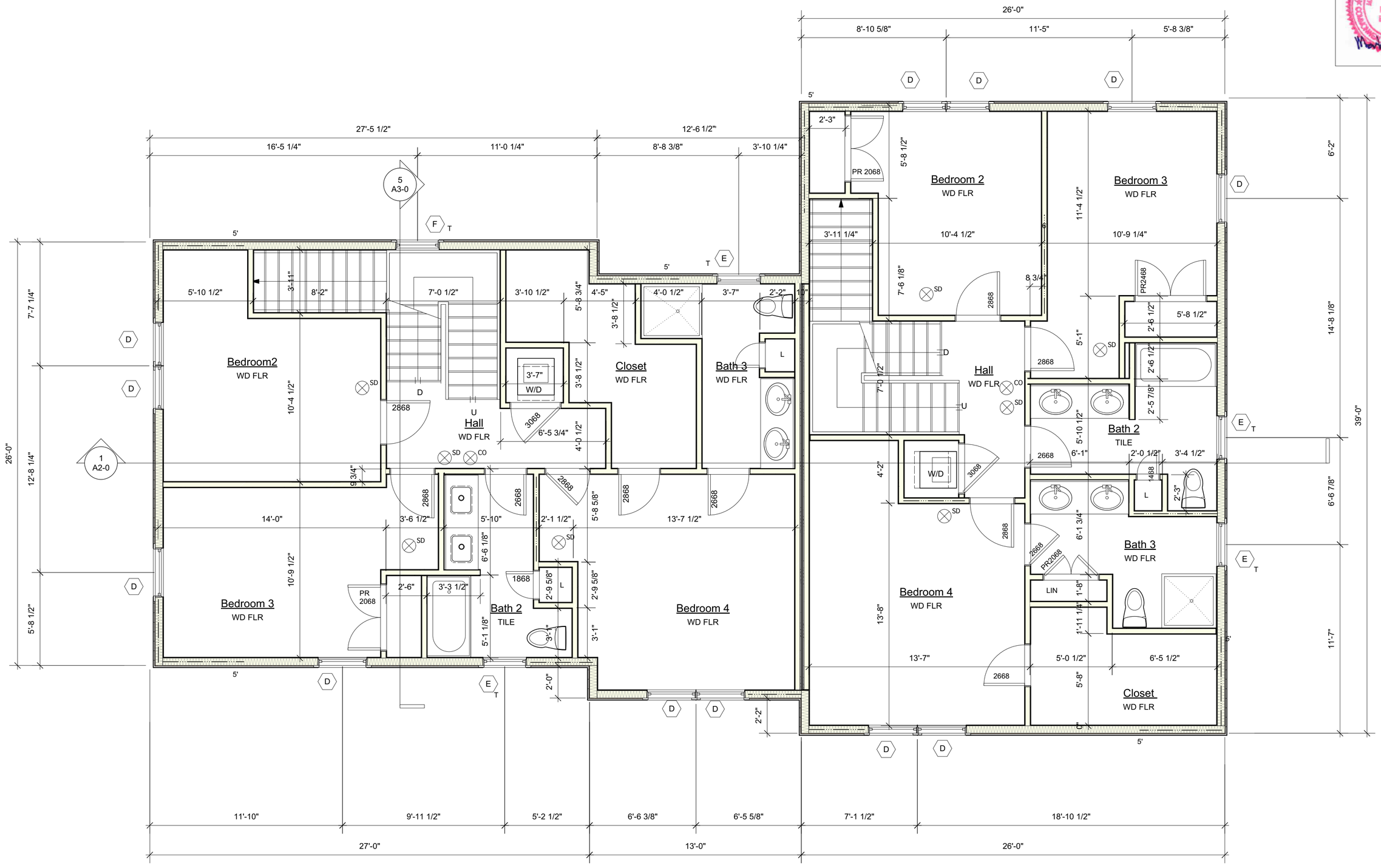
A1-1

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



UNIT B

UNIT A



1 2ND FLOOR
Scale: 1/4" = 1'-0"

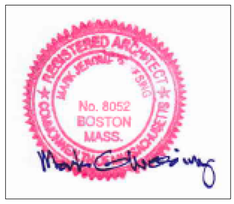
WALL BRACING
——·····—— X'

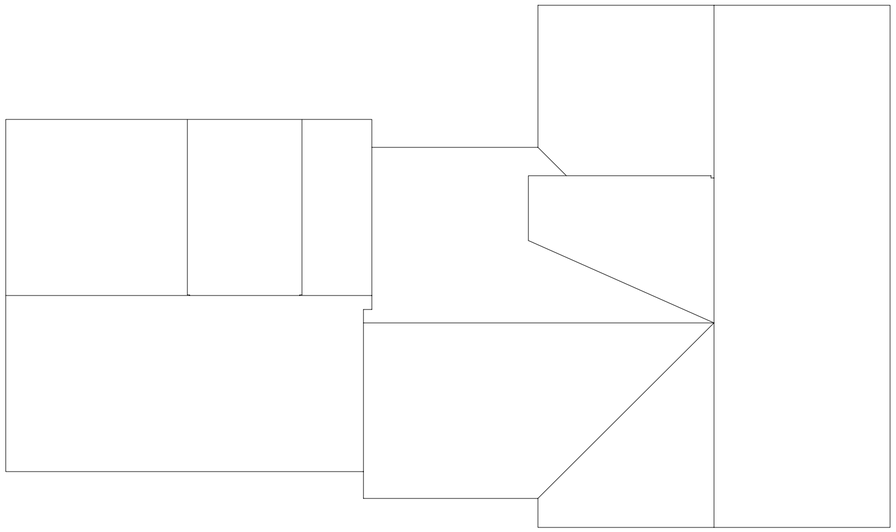
TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

A1-2

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





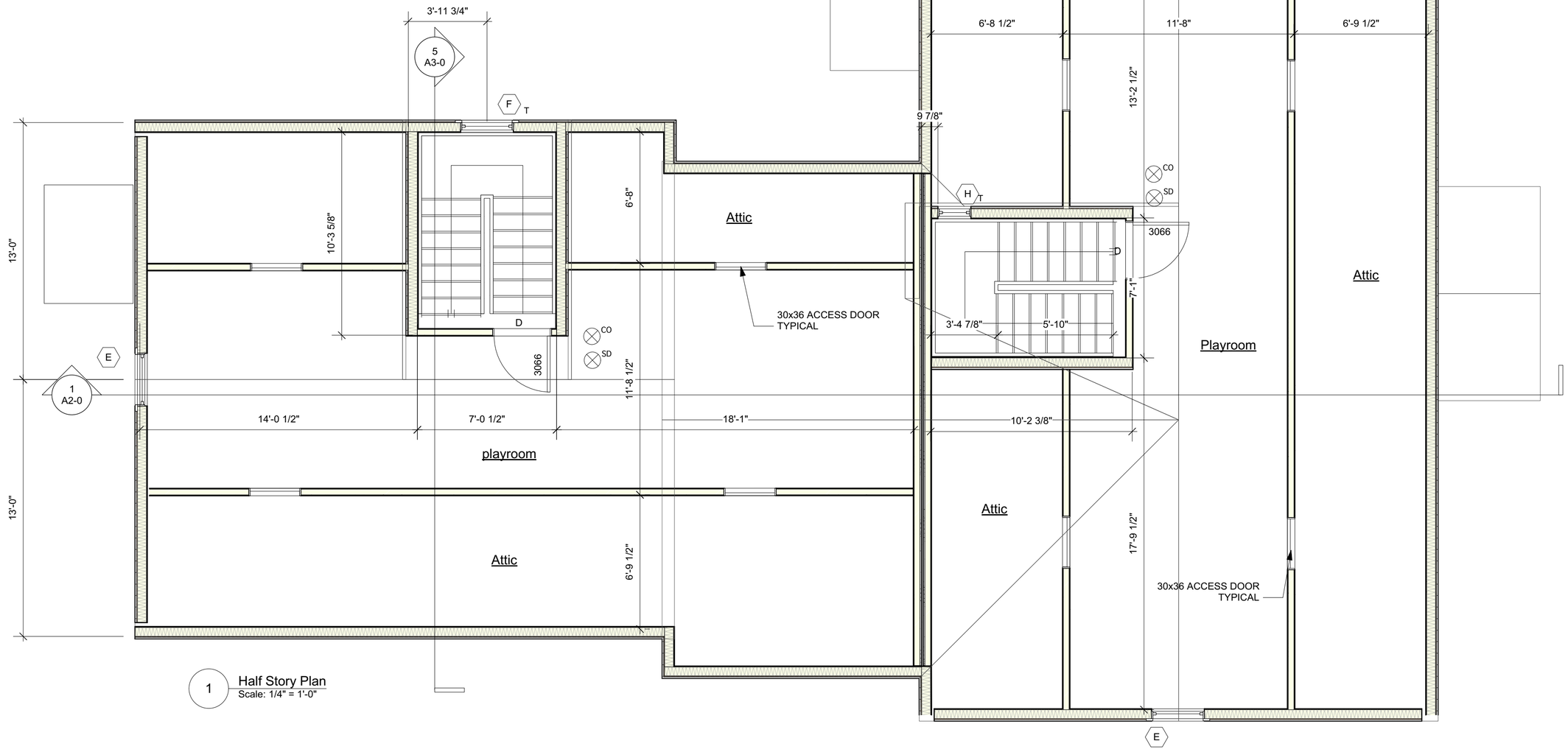
2 Roof Plan
Scale: 1/8" = 1'-0"

WINDOW and DOOR SCHEDULE

	MANUF.	DESCRIPTION	UNIT	SIZE	
A	Andersen	Double Hung	WDH 3052	2-9 X5-5	
B	Andersen	Double Hung	WDH 2846	2-8X4-9	
C	Andersen	Casement	CW135	3-0X3-8	
D	Andersen	Double Hung	WDH 3046	3-1X4-9	
E	Andersen	Double Hung	WDH 28310	2-9X4-1	
F	Andersen	Casement	CX135	2-7 1/2X3-4	
G	Andersen	Slider	CXW235	2-6x1-4	BASEMT WDW
H	Andersen	Casement	AN21	2-0X2-0	

GENERAL WINDOW NOTES

A Windows to be Andersen 200 series, Doors by ThermaTru and Andersen windows as noted on pl
B add 4" to foundation opening for rough framing when used as basement window
C verify final RO with supplier
D not used
E Glazing to be Double paned Low E film with Argon gas with divided lites as shown on elevations
F Operating or fixed as indicated on plans and elevations.
G full size screens except at fixed windows
H Glazing tempered where noted on plans "**T**"
I Head height as noted on elevations. Height noted to top of frame

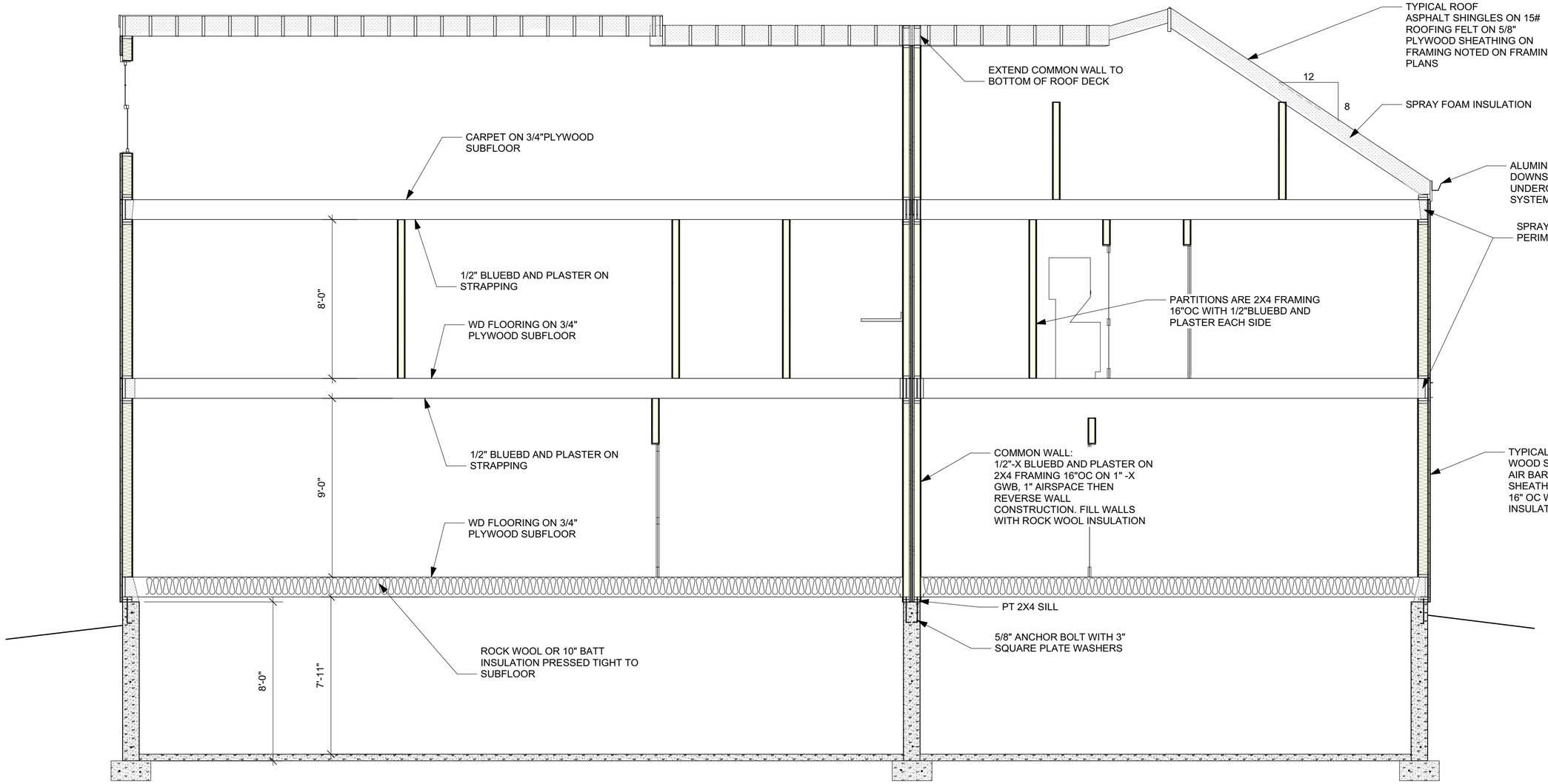


TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

A1-3

Mark Gluesing Architect
48 Mackintosh Avenue
Needham Massachusetts 02492
781.444.3504



1 Long Section
Scale: 1/4" = 1'-0"

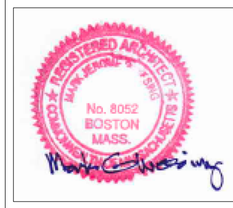
REGISTERED ARCHITECT
MARK GLUESING
1996
No. 8052
BOSTON
MASS.

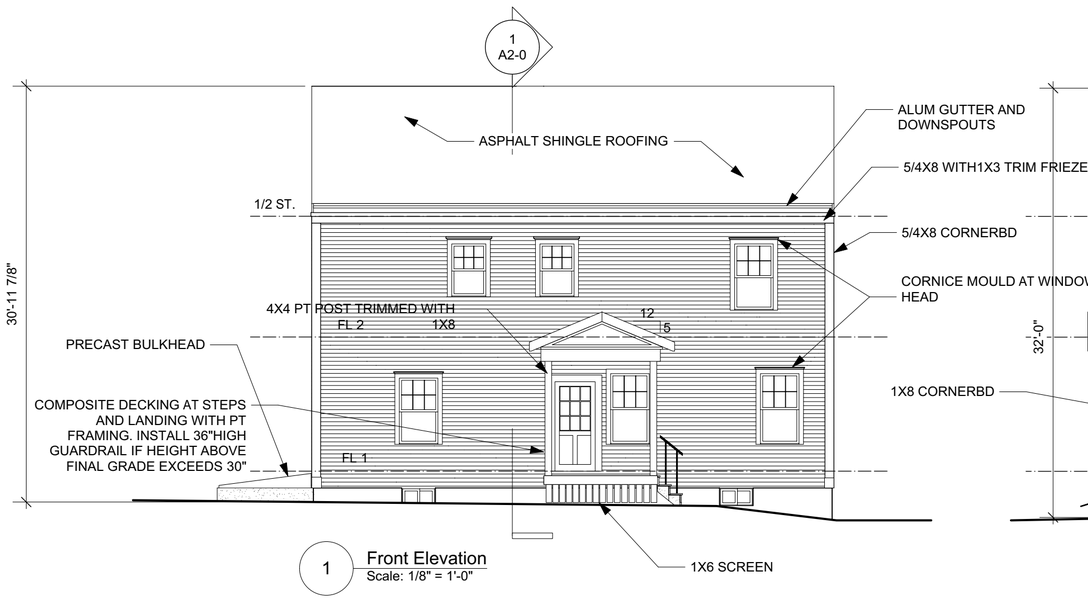
TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

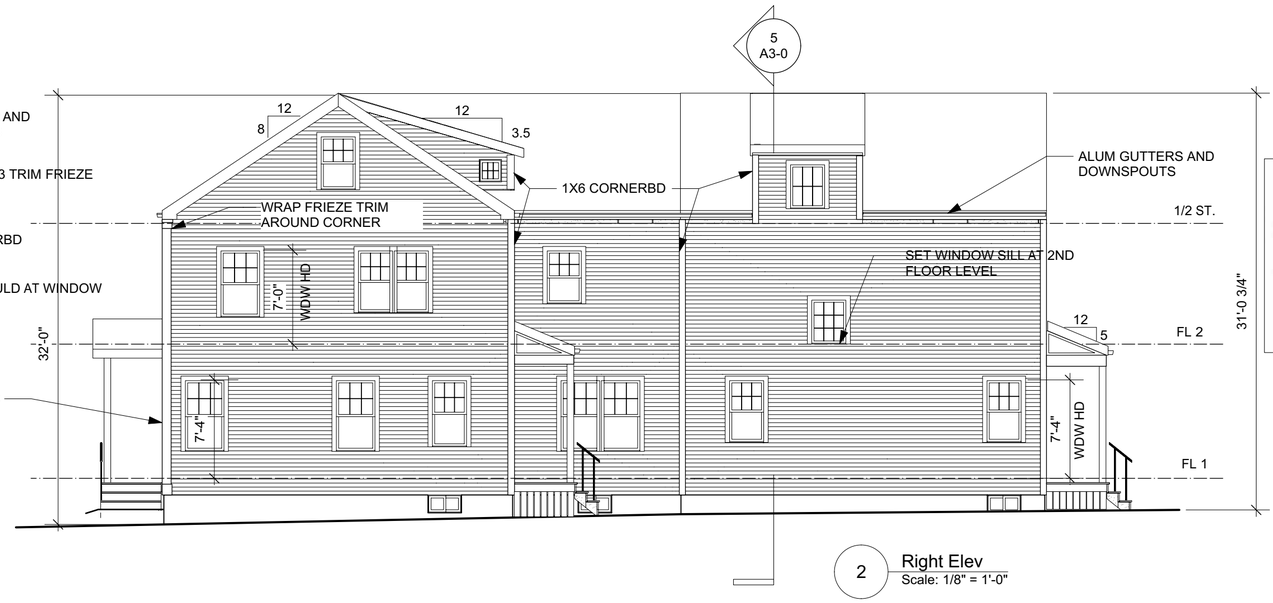
A2-0

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





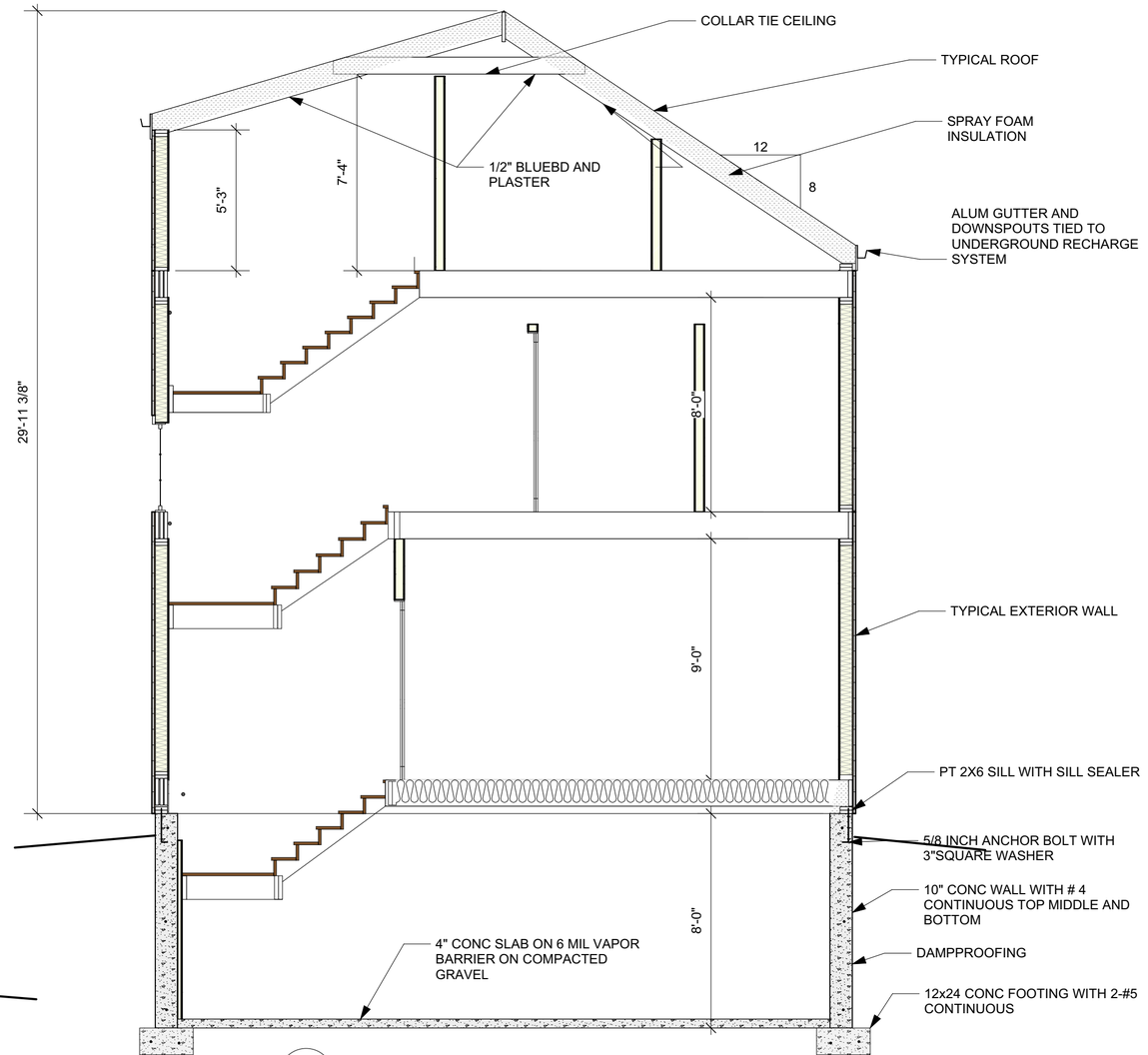
1 Front Elevation
Scale: 1/8" = 1'-0"



2 Right Elev
Scale: 1/8" = 1'-0"

3 Rear Elev
Scale: 1/8" = 1'-0"

4 Left Elev
Scale: 1/8" = 1'-0"



5 Section Unit B
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
NEEDHAM ENTERPRISES
460 CENTRAL AVENUE
NEEDHAM MASSACHUSETTS

11.12.20

A3-0

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel No. MAP 96 PARCEL 20

Building Permit No. _____ At No. 460 CENTRAL AVENUE

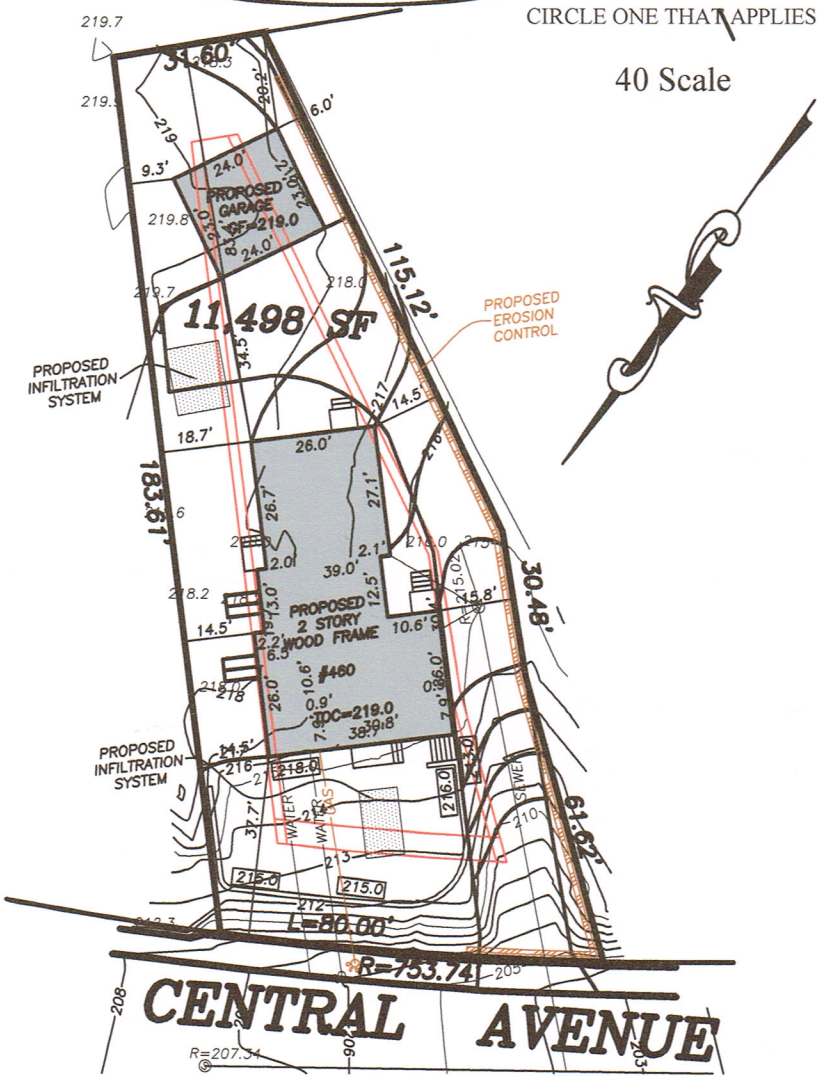
Lot Area 11,498 SF Zoning District SRB

Owner NEEDHAM ENTERPRISES LLC Builder MATT BORELLI

PROPOSED PLOT PLAN / FOUNDATION ASBUILT/FINAL ASBUILT

CIRCLE ONE THAT APPLIES

40 Scale



Field Resources, Inc.

LAND SURVEYORS

P.O .Box 324 Auburn, MA 01501 508 832 4332

281 Chestnut Street Needham, MA 02492 781 444 5936

fieldresources@hotmail.com

PROPOSED LOT COVERAGE = 22.5%

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI #47581
11/23/2020
PROFESSIONAL LAND SURVEYOR

059-20

Note: Plot plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the Town of Needham. All plot plans shall show existing structures and public utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, sideline offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at street line and existing and approved street grades shall be shown for grading along lot line bordering streetline. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in unsewered area.
(*Accessory structures may require a separate building permit - See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.

The above is subscribed to and executed by me this 23RD day of NOVEMBER 2020

Name Bradley J. Simonelli , PLS Registered Land Surveyor No 47581

Address 281 CHESTNUT ST City NEEDHAM State MA Zip 02492 Tel No 781-444-5936

Approved _____ Director of Public Works Date _____

Approved _____ Building Inspector

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GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 465-6059

December 14, 2020

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Nader Sidhom and Rhonda Sidhom
16 Edwardel Road, Needham, MA

Dear Ms. Collins,

Please be advised this office represents Nader Sidhom and Rhonda Sidhom (hereinafter, jointly, the "Naders") with respect to their property at 16 Edwardel Road, Needham, MA 02492 (hereinafter the "Premises"). In connection therewith, submitted herewith please find:

1. A Completed Application for Hearing

2. One copy of architectural plans, titled "New Residence, 16 Edwardel Road, Needham, MA", dated July 22, 2020, prepared by McKay Architects, consisting of six sheets, as follows: A-1.2, First Floor Plan; A-1.3, Second Floor Plan; A-2.1 Front Elevation; A-2.2 Right Side Elevation; A-2.3 Rear Elevation; and A-2.4, Left Side Elevation;

3. One copy of "Certified Plot Plan Showing Grade Plan Calculations, 16 Edwardel Road, Needham, Mass." Dated March 15, 2019, prepared by Field Resources, Inc.; and

4. Check no. 107 in the amount of $200 for the applicable filing fee.

The Premises is currently occupied by a single-family house, currently under construction, that complies with all dimensional and density requirements. However, as a part of the construction, the Naders would like to include an Accessory Dwelling Unit ("AUL"), labelled on the plans as "In-Law Suite", for family, as contemplated by Section 3.15 of the Zoning By-Law. Whereas the AUL requires a special permit, an application to the Board is required.

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

Your courtesy and attention are appreciated.

Sincerely,

George Giunta, Jr.

TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS

APPLICATION FOR HEARING

IT IS STRONGLY RECOMMENDED THAT APPLICANTS CONSULT WITH THE BUILDING INSPECTOR PRIOR TO FILING THIS APPLICATION.

Note: Application must be complete, with certified plot plan attached, and application fee included, or application will not be accepted.

Date: December 14, 2020

Name of Applicant or Appellant Nader Sidhom and Rhonda Sidhom

Address: 16 Edwardel Road

Needham MA 02492

(Optional) E-mail address: nsidhom@msn.com

Daytime telephone: 617-962-3277

(Optional) Cell phone: _____

(Optional) additional contact information, (ie: ☐ contractor ☐ architect, ☐ builder or ☒ attorney):

George Giunta, Jr., Esq. – 281 Chestnut Street, Needham, MA 02492

781-449-4520; george.giuntajr@needhamlaw.net

Address/Location of Property 16 Edwardel Road, Needham, MA 02492

Assessor Map/Parcel Number Map 26, Parcel 10

Zone for property: Single Family Residential B (SRB)

Is property within 100 feet of wetlands, 200 ft. of stream or in flood plain? ☐ Yes ☒ no

Applicant is ☒ owner, ☐ tenant, ☐ prospective tenant, ☐ licensee ☒ prospective purchaser

Type of Permit requested: ☒ residential or ☐ commercial

If residential renovation, will renovation constitute "new construction"? ☒ yes ☐ no

If commercial, please consult with building inspector regarding parking issues

Select one: ☒ Special Permit ☐ Variance ☐ Comprehensive Permit, M.G. L Ch. 40B

☐ Amendment ☐ Appeal Building Inspector Decision*

*(For an appeal from decision of Building Inspector, attach copy of the decision or other written notice received from the Building Inspector.)

Existing Conditions:

Single family residential dwelling (in construction).

Statement of relief sought:

Special Permit pursuant to Section 3.2.1 of the Needham Zoning By-Law to permit an Accessory Dwelling Unit, as shown on the plans submitted herewith, and all other relief as may be necessary and appropriate therefor.

Applicable Section (s) of Zoning By-Law 3.2.1, 5.15, 7.5.2 and any other applicable Section or By-Law

_____

If application under Zoning Section 1.4, listed immediately above:

List nonconformities related to lot/structure(s) in application:

Date structure(s) on lot constructed (including any additions):

Date lot created:

N/A

A certified plot plan, prepared by a registered surveyor, must be attached to each of the thirteen (13) copies of this application at time of filing. Application will be returned if a copy of the plot plan is not attached to each application.

•Applications for Comprehensive permits under M.G.L. Ch. 40B require thirteen (13) copies of plot plan (two reduced to 8 ½ by 11), plus additional submissions.

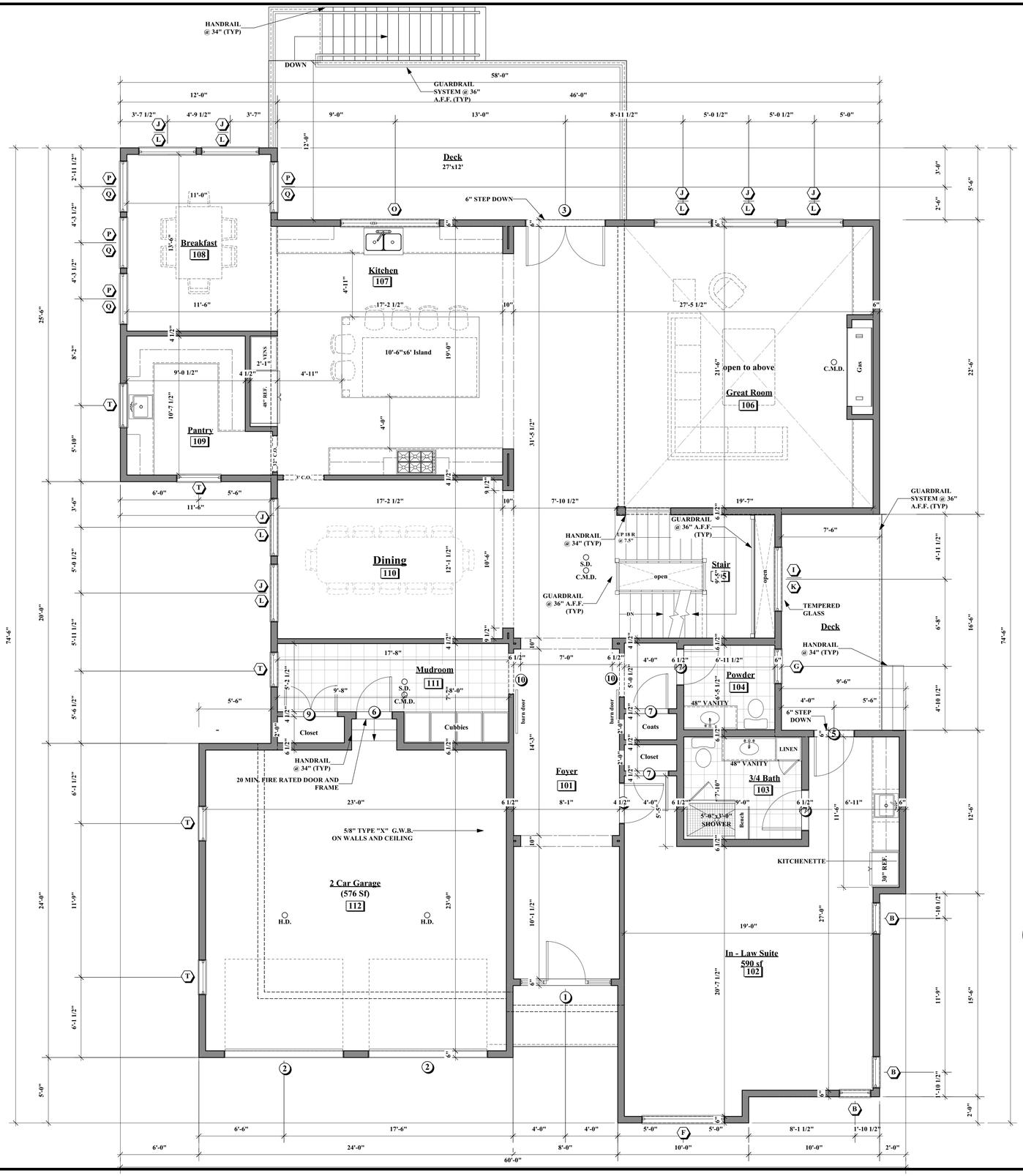
Please feel free to attach any additional information/photos relative to the application.

Additional information may be requested by the Board at any time during the application or hearing process.

A hearing before the Board of Appeals, with reference to the above noted application or appeal, is requested by

Nader Sidhm and Rhonda Sidhom,
By their attorney,

Signed _____
By George Giunta, Jr., Esq.



1 / A-1.2 **First Floor Plan (2766 SF)**

1/4" = 1'-0"

New Residence

16 Edwardel Road
Needham, Ma

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT MICHAEL L. MCKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	06.05.20	First Draft
2	06.22.20	Second Draft
3	07.14.20	Third Draft
4	07.22.20	Set
5	08.13.20	Permit

OWNERSHIP & USE OF DOCUMENTS

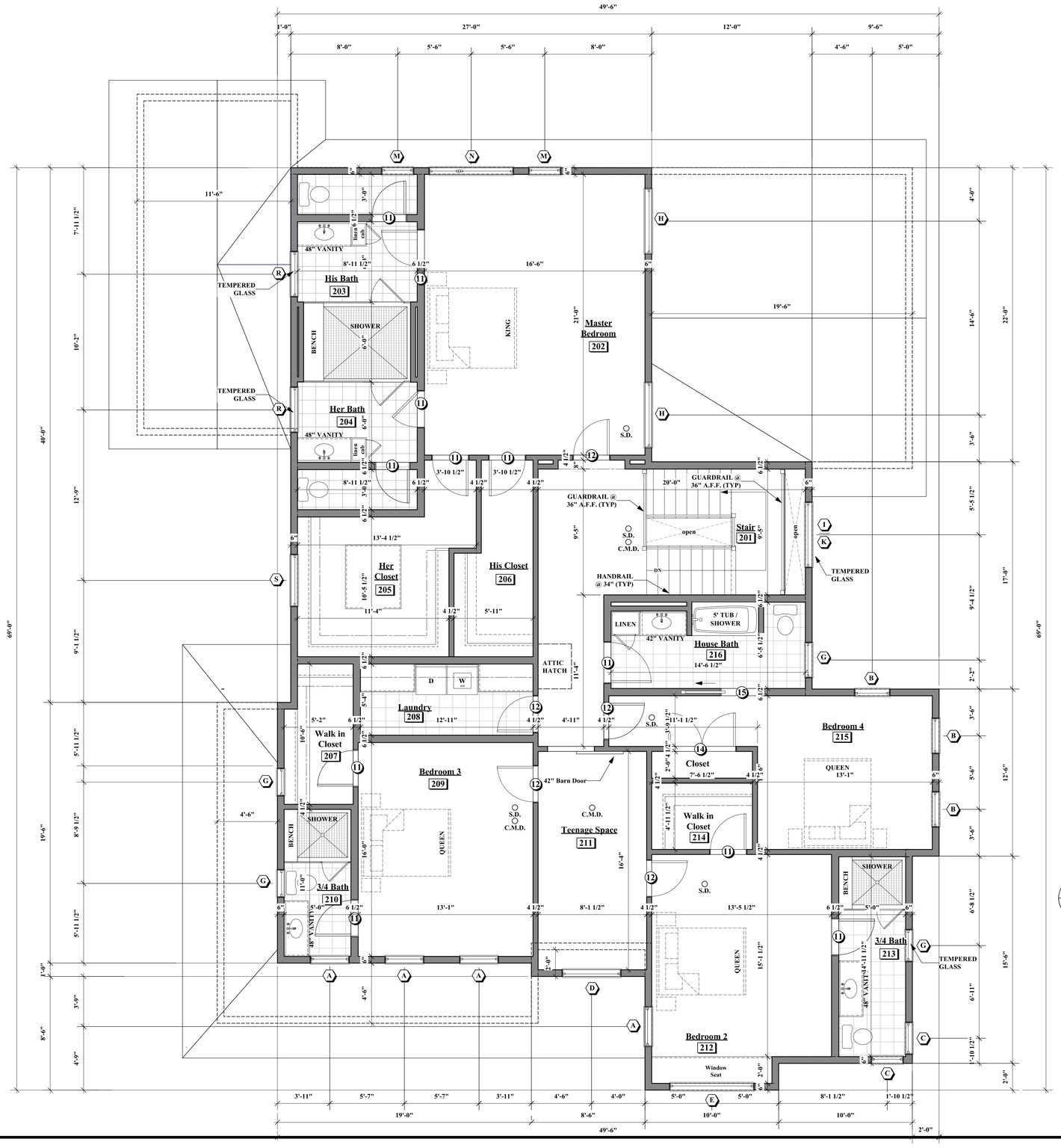
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

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

First Floor Plan

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.2



1 / A-1.3 **Second Floor Plan (2433 SF)**

1/4" = 1'-0"

New Residence

16 Edwardel Road
Needham, Ma

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

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

Second Floor Plan

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.3

1 / A-2.1 **Front Elevation**

1/4" = 1'-0"

New Residence

16 Edwardel Road
Needham, Ma

OWNER

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

REGISTERED ARCHITECT MICHAEL L. MCKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	06.05.20	First Draft
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3	07.14.20	Third Draft
4	07.22.20	Set
5	08.13.20	Permit

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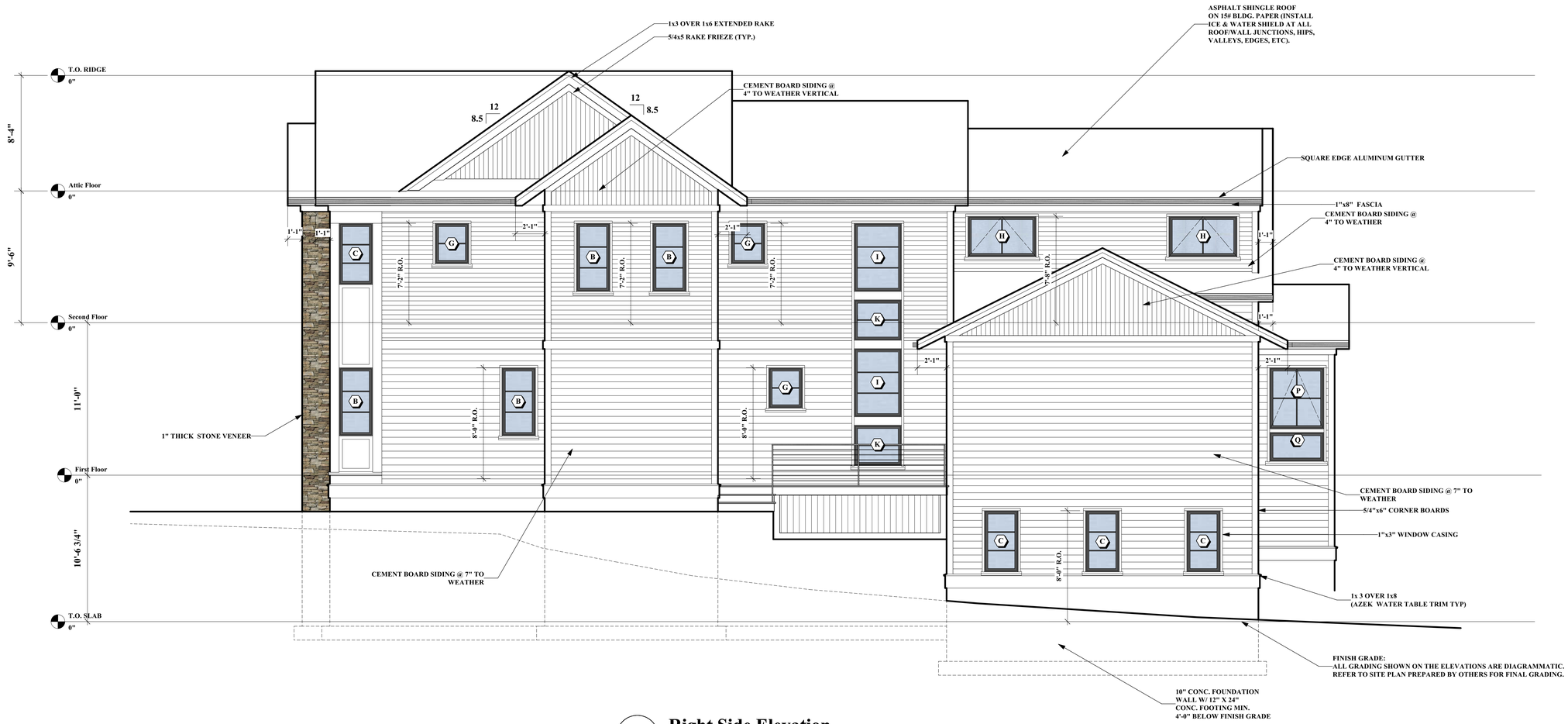
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Front Elevation

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



1 / A-2.2 **Right Side Elevation**

1/4" = 1'-0"

New Residence

16 Edwardel Road
Needham, Ma

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. RA 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	06.05.20	First Draft
2	06.22.20	Second Draft
3	07.14.20	Third Draft
4	07.22.20	Set
5	08.13.20	Permit

OWNERSHIP & USE OF DOCUMENTS

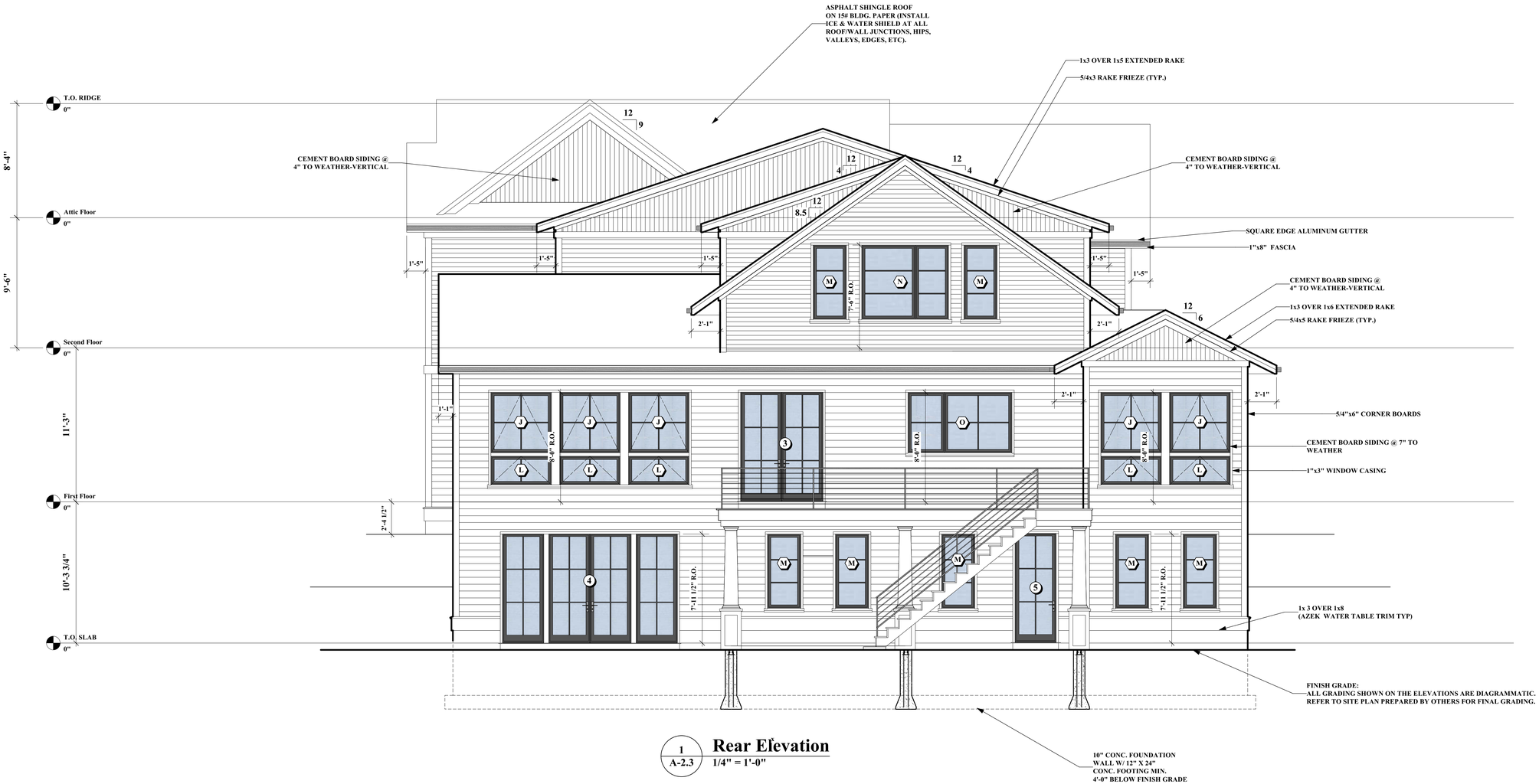
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

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

Right Side Elevation

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



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

New Residence

16 Edwardel Road
Needham, Ma

OWNER

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

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

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Rear Elevation

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3

1 / A-2.4 **Left Side Elevation**

1/4" = 1'-0"

New Residence

16 Edwardel Road
Needham, Ma

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
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REGISTERED ARCHITECT
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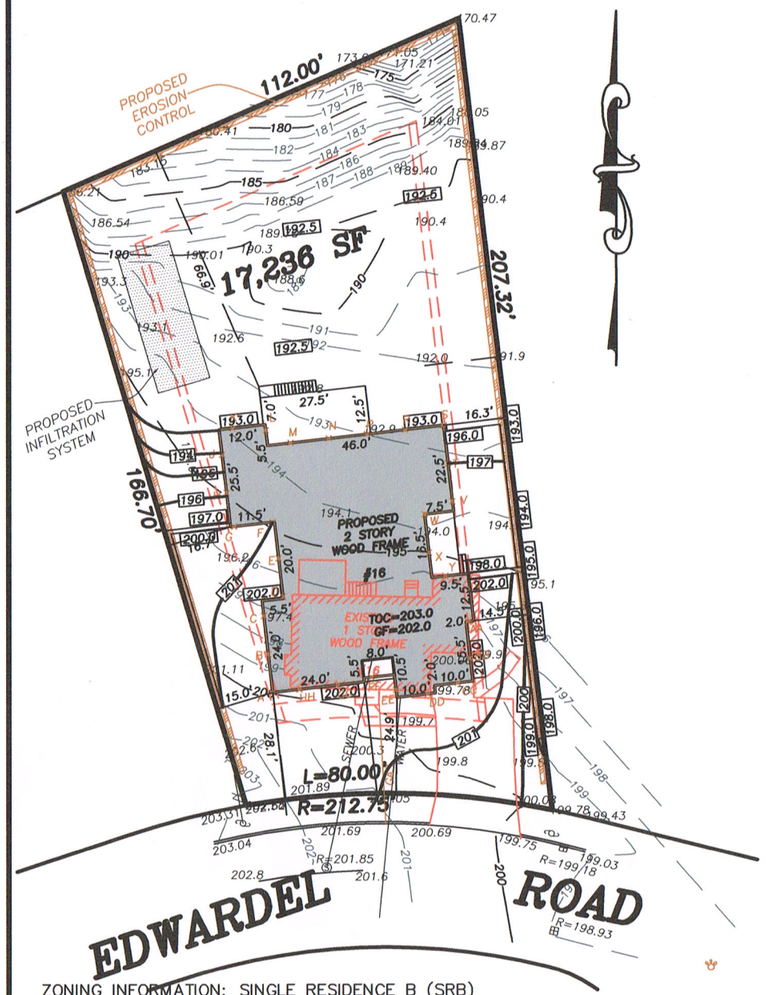
Left Side Elevation

JOB NO	
DATE	07.22.20
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4



ZONING INFORMATION: SINGLE RESIDENCE B (SRB)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	17,236 SF.
MINIMUM LOT FRONTAGE	80 FEET	80.00 FEET
MINIMUM FRONT SETBACK	20 FEET (25 FEET FOR GARAGE)	24.9 FEET (28.1 FEET TO GARAGE)
MINIMUM SIDE YARD	14 FEET*	14.5 FEET* 15.0 FEET
MINIMUM REAR YARD	20 FEET	66.9 FEET
MAXIMUM BUILDING COVERAGE	25%(4,309 SF)	19.6%(3,377 SF)
MAXIMUM BUILDING HEIGHT	32 FEET**	31.48 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

*MAXIMUM OF 32 LINEAR FEET OF THE BUILDING MAY BE BUILT AT MINIMUM SETBACK THE REMAINDER MUST BE AT LEAST 2 ADDITIONAL FEET.

PROPOSED FOOTPRINT = 3377 SF

(3,377 S.F. X 1") / 12 = 281.4 Cu. Ft.

MITIGATED WITH 6 CULTEC CONTRACTOR 150 XLHD RECHARGER DRYWELL CHAMBERS (OR SUITABLE REPLACEMENT) CAPACITY OF 53.79 CU FT EACH.
RECHARGE WILL MITIGATE COMPLETELY FOR A 1" STORM FOR THE PROPOSED IMPERVIOUS
SEE DRYWELL DETAIL FOR SPECIFICATIONS AND PLAN FOR LOCATIONS. LOCATIONS AS SHOWN.

109–18

ELEV STATION	PROPOSED ELEVATION
A	202.0
B	202.0
C	202.0
D	202.0
E	201.5
F	201.0
G	200.0
H	195.0
J	194.0
K	193.0
L	193.0
M	193.0
N	193.0
P	193.0
R	193.0
S	196.0
T	197.0
V	198.0
W	198.0
X	197.0
Y	198.0
Z	202.0
AA	202.0
BB	202.0
CC	202.0
DD	202.0
EE	202.0
FF	202.0
GG	202.0
HH	202.0

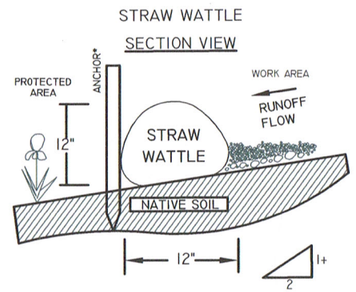
PROPOSED

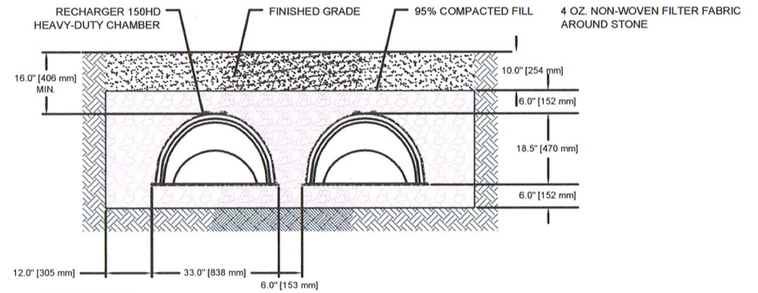
GRADE PLANE = 5960.5 / 30 = 198.68
TOC TO GRADE = 203.00–198.68=4.32
4.32 FEET EXPOSED OF A 9.0 FOOT POUR
48.0% EXPOSED (NOT A STORY)

**METHOD #2 FOR BUILDING HEIGHT HAS BEEN USED ON THIS PROJECT. HIGH 1/3 OF CENTERLINE GRADE FOR EDWARDEL ROAD IS 202.2 INDICATING THE MAXIMUM RIDGE ELEVATION ALLOWED WOULD BE 234.2
THIS RIDGE ELEVATION IS FUTHER CONSTRAINED BY THE LIMIT OF 41 FEET ABOVE LOWEST ADJACENT GRADE. IN THIS CASE THE LOWEST ADJACENT GRADE IS 193.0. CREATING A MAXIMUM RIDGE ELEVATION OF 234.0
THE PROPOSED HOUSE HAS A TOP OF CONCRETE OF 203.0 AND THE PROPOSED CONSTRUCTION TO RIDGE BEING 30.68 FEET BRINGING THE PROPOSED RIDGE TO 233.68 GIVING THE HOUSE A PROPOSED HEIGHT OF 31.48 FEET ABOVE EDWARDEL ROAD. (WITH 40.68 FROM RIDGE TO LOWEST ADJACENT GRADE)

GRAPHIC SCALE
40 0 20 40 80

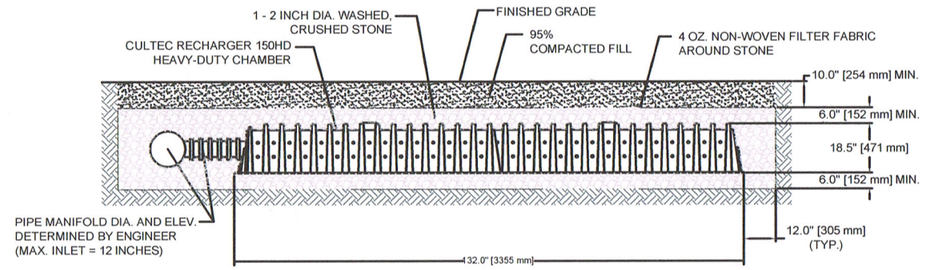
STRAW WATTLE
SECTION VIEW





GENERAL NOTES
RECHARGER 150HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 4.89 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 150HD HEAVY-DUTY FOR TRAFFIC AND/OR H20 APPLICATIONS.

ALL RECHARGER 150HD HEAVY-DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 150 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



INFILTRATION SYSTEM DETAILS

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J SIMONELLI #47581
PROFESSIONAL LAND SURVEYOR
8/13/2020

CERTIFIED PLOT PLAN
SHOWING GRADE PLANE CALCULATIONS
16 EDWARDEL ROAD
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

MARCH 15, 2019 SCALE 1"=40'

JOB NO. 109–18

REVISED: AUGUST 13, 2020
REVISED: NOVEMBER 8, 2019

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NADER N SIDHOM
JASON P CORAS
16 EDWARDEL RD ACCOUNT
75 BROOKLINE ST.
NEEDHAM, MA 02492-4057

53-7172/2113

107

DATE 12/12/2020

PAY TO THE ORDER OF TOWN OF NEEDHAM $ 200 —

TWO HUNDRED DOLLARS NO/100 DOLLARS

Security Features Included. Details on Back.

© DELUXE deluxe.com/checks

Dedham Savings
Dedham, MA 02026

MEMO

MP

⑆211371722⑆ 7770419631 0107

SPECIALTY BLUE

October 20, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, October 20, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She 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. She reviewed the rules of conduct for zoom meetings. She noted this meeting has no public hearings so there will be no public comments. If any votes are taken at the meeting the vote will be conducted by roll call.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to automatically continue the meeting to 11/4/20 at 7:15 p.m. with the same zoom ID number if any technical difficulties arise that keep the Planning Board from continuing this meeting tonight.

Request to Extend Temporary Occupancy Permit: Amendment to Major Project Site Plan Review No. 2013-02: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner (Property located at 1407 Central Avenue, Needham, Massachusetts).

Ms. Newman noted this is the Jack Cogswell Building. She has a request from Stephen Gentile, Project Manager, noting a previous extension and requesting a second extension of the temporary Certificate of Occupancy. Covid 19 has disrupted the work schedule and the applicants are requesting an extension for another 60 days until 1/13/2021. The lot consolidation plan with land court approvals has been delayed due to many delays in the courts.

Upon a motion made by Mr. Owens, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the requested extension to 1/13/21 in light of the circumstances.

Vote to request project review fee pursuant to Chapter 44, Section 53G of the General Laws: Major Project Site Plan Special Permit No. 2012-07: The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, Massachusetts, Petitioner (Property located at 66 B Street, 360 First Avenue, 410 First Avenue and 37 A Street, Needham, Massachusetts).

Ms. Newman noted she has read the scope of work from Beta for peer review. They have established a parking requirement and she has received the trip generation use. The peer review was done be Beta. Children's Hospital was not ready to do a traffic study at that time. The Special Permit was filed last week and will have a peer review. Mr. Block asked what the industry standards are here and if the applicant will reimburse the town for the expense. Ms. Newman noted the applicant will give the money before the review begins. Mr. Block asked what is included in their overhead costs. What is the industry standard? Ms. Newman will get that information for him.

Ms. McKnight noted on the 2nd page of the proposal, task 4, future conditions and traffic operations analysis, she wants to make sure there are 2 things that happen. The proposed Highland Avenue/Needham Street state highway renovation project timeframe should be taken into account and the Northland Needham development project, a 2 acre development, should also be taken into consideration. She feels any analysis should include these 2 projects. Ms. Newman stated the Planning Board consultant will be looking at what the applicant's consultant has come up with and will make sure those projects have been included. Mr. Block noted they are charging 36 hours for 4 meetings. Ms. Newman clarified it was up to 36 hours.

Mr. Alpert noted in the subdivision regulations and procedural rules, Section 9, this is money funded by the applicant, put in a specific fund held by the Town and Beta will charge based on the amount of services performed.

If it is not all incurred all expense balances will be refunded to the applicant. The Board has the authority to go back to the applicant if more money is needed. The Town is not paying for this. He noted he was on the Board when someone he believes was Rockwood Lane challenged the fees. The applicant has the right and ability to complain. Rockwood was brought before the Board and the Town Manager. If the fees get too high the applicant has the right to bring it back to the Board. Ms. McKnight stated $21,175 is the total cost being asked to request for a Peer Review Transportation and Access Study.

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

VOTED: to direct our Planning Director to enter into an agreement for the hire of Beta as the Planning Board consultant to review the traffic study that has been presented by the applicant for Children's Hospital and assess the fee of $21, 175 to be held and expended pursuant to Section 9 of our subdivision and procedures rules and MGLs Chapter 44, Section 53G.

Determination of Use Category Assignment under zoning: Massage therapy service in the Center Business District.

Ms. Newman noted the Building Inspector wants to make sure this is an allowed use. Building Inspector David Roche noted there will be one office, 200 square feet and one employee. He suggested 2 parking spaces, which the property owner has to dedicate to this space. The Building Inspector was going to classify this as professional services. Mr. Alpert made a general comment regarding this By-Law. This is a catchall use provision. All services not enumerated elsewhere. It bothers him this is a use as of right and not a special permit. The use catchall creates a use as of right. He would like to see this changed to a special permit use. Mr. Owens feels this is an allowed use. Ms. McKnight agreed.

Minutes

Ms. McKnight will drop off a set of minutes she has marked up.

Correspondence

There was no correspondence.

Report from Planning Director and Board members.

Mr. Block asked if there was an update on traffic for Highway Commercial 1. Ms. Newman stated she met with GPI today to revise 2 components. She will have the revised copy next week and will get it out to the working group. She is scheduling with the Town Manager for the working group for the next week or two. She wants to have the meetings taped so the other members of the Board can hear GPIs presentation. Her impression is the news is good. GPI is showing a 1.35 FAR with commercial and office with an ancillary retail use is able to be done at Gould and Highland. It also shows a reduction in trips with the Add-a-Lane making a right onto Gould Street. Mr. Block asked if someone could say the results are skewed due to Covid. Ms. Newman stated the data was gathered prior to Covid. She feels the results are positive.

Mr. Block asked about the timing in being able to present at the April Town Meeting. Ms. Newman will set up a meeting and work with Natasha. They need to figure out the density and land use profile then the zoning can be drafted. Ms. McKnight asked who the working group was. Ms. Newman noted 2 members of the Planning Board, 2 members of the Select Board, 2 members of the Finance Committee, the Town Manager and herself. She will share the adjustments in the traffic study.

Mr. Jacobs noted at the Pollard School near the entrance/exit on Dedham Avenue there is a gate that is supposed to be down at all times except when the buses enter or exit. It has apparently been damaged and has not been closed in possibly 2 years. He feels this is a blatant disregard of the permit. He asked if the Board members want to press to get that gate fixed. Mr. Owens asked if the Board has spoken with the School Department and they ignored it or

DRAFT

are they not paying attention. Mr. Jacobs stated he had asked the Planning Director at some point to speak with them about getting it fixed but that was over a year ago. Ms. Newman stated she had reached out to the School Department at that point and thought it was taken care of.

Mr. Owens suggested Ms. Newman reach out to them again and ask what the plan is. If they continue to ignore the request the Board should take action. The Building Inspector could do that as the enforcement. Ms. Newman will reach out to the Superintendent and report back at the next meeting.

Mr. Alpert gave a report of the Chair/Vice-Chair meeting with the Select Board last week on the Tree By-Law. It was made clear Tree Warden Ed Olsen and the Select Board are not in favor of pursuing a Tree By-Law. They feel it would create a large amount of work and there is not the staff for it at this time. There was talk about being more proactive with creating a tree fund. Developers would be assessed a fee for the Town to plant trees around town. They feel it would be too onerous to enforce but they will continue to discuss it. Mr. Olsen has offered to have his counterpart from Lexington come to a meeting to discuss their Tree By-Law.

Ms. Newman stated she is preparing the budget for the Planning and Community Development Department. This includes identification of a request for a Warrant Article for money for planning studies. In 2015 there was an allocation of $45,000 which has been depleted. There was an appropriation at Special Town Meeting in the Spring for $45,000 which is being used for the GPI Study. The regular funds have been depleted. She is putting in a request for $60,000 as part of the budget proposal and a request for $50,000 refunding for a small grant program. Ms. McKnight noted it sounded reasonable.

Ms. Newman noted Selectman Dan Matthews has drafted 40B guidelines. She requested all members take a look at that. The Planning Boards role is to make a recommendation. Mr. Block noted the Board should have a conversation regarding where they can identify high density development as a goal for redevelopment. Ms. McKnight stated the report does identify several sites in town. Ms. Newman had emailed the proposed guidelines to all members and will forward again. She will attach the old guidelines and the new.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 8:20 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Paul Alpert, Vice-Chairman and Clerk

DRAFT

October 20, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, October 20, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She 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. She reviewed the rules of conduct for ~~z~~Zoom meetings. She noted this meeting has no public hearings so there will be no public comments. If any votes are taken at the meeting the vote will be conducted by roll call.

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Ms. Newman noted the subject property~~this~~ is the Jack Cogswell Building. She has a request from Stephen Gentile, Project Manager, noting a previous extension and requesting a second extension of the temporary Certificate of Occupancy. Covid 19 has disrupted the work schedule, and the applicants are requesting an extension for another 60 days until 1/13/2021. The lot consolidation plan with land court approvals has been delayed due to many delays in the courts.

Upon a motion made by Mr. Owens, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the requested extension to 1/13/21 in light of the circumstances.

Vote to request project review fee pursuant to Chapter 44, Section 53G of the General Laws: Major Project Site Plan Special Permit No. 2012-07: The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, Massachusetts, Petitioner (Property located at 66 B Street, 360 First Avenue, 410 First Avenue and 37 A Street, Needham, Massachusetts).

Ms. Newman noted she has read the scope of work in the proposal from Beta Engineering to conduct~~for~~ peer review. The~~y~~ applicant has calculated~~have established~~ a parking requirement, and she has received the trip generation data for this use. The peer review will be~~was~~ done by~~e~~ Beta. Children's Hospital was not ready to do a traffic study at the~~at~~ time of rezoning; it will be done now. The Special Permit application was filed last week and will have a peer review as part of the special permit process. Mr. Block asked what the industry standards are here and if the applicant will reimburse the town for the expense. Ms. Newman noted the applicant will ~~give~~provide the money before the peer review begins. Mr. Block asked what is included in Beta's~~their~~ overhead costs. What is the industry standard? Ms. Newman will get that information for him.

Ms. McKnight noted on the 2nd page of the proposal, task 4, future conditions and traffic operations analysis, she wants to make sure there are 2 things that happen. The proposed Highland Avenue/Needham Street state highway renovation project timeframe should be taken into account and the Northland Needham development project, a 2 acre development, should also be taken into consideration. She feels any analysis should include these 2 projects. Ms. Newman stated the Planning Board consultant will be looking at what the applicant's consultant has come up with and will make sure those projects have been included. Mr. Block noted ~~they~~Beta will ~~are~~ charge~~ing~~ 36 hours for 4 meetings. Ms. Newman clarified it was up to 36 hours.

Mr. Alpert noted in the subdivision regulations and procedural rules, Section 9, this is money funded by the applicant, put in a specific fund held by the Town, and Beta will charge based on the amount of services performed. If it is not all incurred all expense balances will be refunded to the applicant. The Board has the authority to go back to the applicant if more money is needed. The Town is not paying for this. He noted he was on the Board when someone he believes was developing Rockwood Lane challenged the fees. The applicant has the right and ability to complain. Rockwood was brought before the Board and the Town Manager. If the fees get too high the applicant has the right to bring it back to the Board. Ms. McKnight stated $21,175 is the total cost being asked to request for a Peer Review Transportation and Access Study.

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

VOTED: to direct our Planning Director to enter into an agreement for the hire of Beta as the Planning Board consultant to review the traffic study that has been presented by the applicant for Children's Hospital and assess the fee of $21,175 to be held and expended pursuant to Section 9 of our subdivision and procedures rules and MGL Chapter 44, Section 53G.

Determination of Use Category Assignment under zoning: Massage therapy service in the Center Business District.

Ms. Newman noted the Building Inspector wants to make sure massage therapy service is an allowed use. Building Inspector David Roche noted there will be one office, 200 square feet and one employee. He suggested 2 parking spaces, which the property owner has to dedicate to this space. The Building Inspector was going to classify this as professional services. Mr. Alpert made a general comment regarding the Zoning By-Law. There is a catchall use provision all services not enumerated elsewhere. It bothers him this is a use as of right and not a special permit. The use catchall creates a use as of right. He would like to see this changed to a special permit use. Mr. Owens said this is now an allowed use. Ms. McKnight agreed.

Minutes

Ms. McKnight will drop off at the Planning Board office a set of minutes she has marked up.

Correspondence

There was no correspondence.

Report from Planning Director and Board members.

Mr. Block asked if there is an update on the traffic study for the proposed Highway Commercial 1 zoning study area. Ms. Newman stated she met with Greenman-Pederson, Inc. (GPI) today to revise 2 components of the study. She will have the revised copy next week and will get it out to the working group. She is scheduling with the Town Manager for the working group to meet during the next week or two. She wants to have the meetings taped so the other members of the Board can hear GPIs presentation. Her impression is the news is good. GPI is showing that a 1.35 FAR with commercial and office with an ancillary retail use is able to be done at Gould and Highland. It also shows a reduction in trips making a right onto Gould Street now that the Add-a-Lane project is completed. Mr. Block asked if someone could say the results are skewed due to Covid impact on commuting. Ms. Newman stated the data was gathered prior to Covid. She feels the results are positive.

Mr. Block asked about the timing in being able to present HC-1 rezoning at the April Town Meeting. Ms. Newman will set up a meeting and work with Studio Enee architect Natasha Espada. They need to figure out the appropriate density and land use profile then the zoning can be drafted. Ms. McKnight asked who the working group is. Ms. Newman noted 2 members of the Planning Board, 2 members of the Select Board, 2 members of the Finance Committee, the Town Manager and herself. She will share the adjustments in the traffic study.

DRAFT

Mr. Jacobs noted at the Pollard School near the entrance/exit on Dedham Avenue there is a gate that is supposed to be down at all times except when the buses enter or exit. It has apparently been damaged and has not been closed in possibly 2 years. He feels this is a blatant disregard of the special permit conditions. He asked if the Board members want to press to get that gate fixed. Mr. Owens asked if the Board has spoken with the School Department and they ignored it or are they not paying attention. Mr. Jacobs stated he had asked the Planning Director at some point to speak with them about getting it fixed but that was over a year ago. Ms. Newman stated she had reached out to the School Department at that point and thought it was taken care of.

Mr. Owens suggested Ms. Newman reach out to them again and ask what the plan is. If they continue to ignore the request the Board should take action. The Building Inspector could do that as the enforcement officer. Ms. Newman will reach out to the Superintendent of Schools and report back at the next meeting.

Mr. Alpert gave a report of the Chair/Vice-Chair meeting with the Select Board last week on the Tree By-Law. It was made clear Tree Warden Ed Olsen and the Select Board are not in favor of pursuing a Tree By-Law. They feel it would create a large amount of work and there is not the staff for it at this time. There was talk about being more proactive with creating a tree fund. Developers would be assessed a fee for the Town to plant trees around town. They feel it would be too onerous to enforce but they will continue to discuss it. Mr. Olsen has offered to have his counterpart from Lexington come to a meeting to discuss ~~their~~Lexington's Tree By-Law.

Ms. Newman stated she is preparing the budget for the Planning and Community Development Department. This includes ~~identification of~~ a request for a Warrant Article for money for planning studies. In 2015 there was an allocation of $45,000 which has been depleted. There was an appropriation at Special Town Meeting in the Spring for $45,000 which is being used for the GPI Study. The regular funds have been depleted. She is putting in a request for $60,000 as part of the budget proposal and a request for $50,000 for ~~re~~funding ~~for~~ a small repair grant program. Ms. McKnight noted it sounded reasonable.

Ms. Newman noted Selectman Dan Matthews has drafted an update to 40B guidelines. She requested all members take a look at that. The Planning Boards role is to make a recommendation. Mr. Block noted the Board should have a conversation regarding where they can identify high density development as a goal for redevelopment. Ms. McKnight stated the report does identify several sites in town. Ms. Newman had emailed the proposed guidelines update to all members and will forward again. She will attach the old guidelines and the new.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 8:20 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Paul Alpert, Vice-Chairman and Clerk

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NEEDHAM PLANNING BOARD MINUTES

November 18, 2020

The virtual joint meeting of Needham Planning Board, Select Board and Finance Committee using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Wednesday, November 18, 2020, at 8:00 a.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee, Select Board members Moe Handel, Chairman, Messrs. Matthews, Bulian and Ms. Cooley and Finance Committee members Carol Smith-Fachetti, Chairman, Messrs. Coffman, Connolly, Levy and Reilly and Ms. Miller, Town Manager Kate Fitzpatrick, Town Engineer Anthony DelGaizo, Mmes. Gonzalez and King.

Ms. McKnight took a roll call attendance of people expected to be at the meeting. She 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. She reviewed the rules of conduct for zoom meetings. She noted if any votes are taken at the meeting the vote will be conducted by roll call.

Ms. McKnight noted a working group was formed in May to study the proposed rezoning of the Muzi Motors and Channel 5 properties at Highland Avenue and Gould Street. This property is in the Industrial 1 Zoning District. The Town has engaged Greenman-Pederson Inc. (GPI) to do a build out of the site. Select Board member Marianne Cooley chairs the working group. Ms. Cooley thanked the working group. She noted there was collective agreement the ~~town~~ Town would benefit by the potential rezoning of this parcel. The concern heard was largely around traffic then the pandemic happened and traffic became a non-issue. The Town needed to see how to get the study done.

Rebecca Brown, of GPI, walked through the traffic study. The site has just under 870,000 square feet of space. There could be 370,000 square feet of corporate office, 370,000 research and development space and 130,000 ancillary retail uses. This has been designed for office and research and development space to enhance it. During the design the intersections looked at were along Central Avenue at Gould, Hampton and River Park and along Gould at Ellis, Kearney, the 2 site drives and Highland and Hunting. New counts were not able to be collected but a former study was done in 2015 by Beta Engineering which included all these same intersections. That study was done for a previous rezoning effort for this property.

Ms. Brown noted more updated counts were done in 2019 by McMann Associates following the widening of 128 to add a lane. This included counts for Highland at Gould and Gould at Central. She compared the 2015 and the 2019 counts and found a decrease in traffic. A large portion of that decrease was the left turn from Highland to Hunting and the right from Hunting onto Highland. That decrease may be a result of detours that had been going on during construction on 128. She used the 2015 traffic volumes for areas where there was no new data and used the 2019 data for the 2 intersections done then. She also did a review of the collision history. The majority of intersections have crash rates well below state and districtwide figures. Highland, Hunting and Gould had 46 crashes but she feels that was high due to the construction. She anticipates that figure will be reduced when construction is completed.

Ms. Brown noted there is a bike and pedestrian improvement project which is adding bike lanes and updating pedestrian crossings and signal timings. This is not a capacity improvement project. The only real improvement is the retiming of the intersection. She looked at how much traffic would actually be generated by this project on a daily basis at the a.m. and p.m. peaks. The retail uses are really ancillary for offices with no large volume of new traffic. She looked at new external trips and pass by traffic. Based on ITE data, 26% to 34% of retail use is generally pass by traffic. The existing uses have been subtracted out based on the 2015 counts. Newly generated traffic is estimated to be 620 in the a.m. and 870 in the p.m. An alternative condition would include 226 residential units. Daily this would generate just under 2,000 trips less than office and research and development. The peak traffic would be less with 130 in the a.m. and 240 in the p.m.

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Ms. Brown stated she looked at traffic distributed over the roadways. She looked at where people were coming from, journeys to work or place of residency and building density model within a 30 minute driving radius of the site. Trip distribution came out similar with each. She noted 15% comes from each direction along Central, 10% west on Highland, 20% south on Hunting and 40% east on Highland. Highland and Hunting has a substantial increase particularly for the left turn off Gould and right onto Gould. She reviewed the Capacity and Cue Analysis and showed the impact at each intersection. There are 3 intersections with significant issues and they looked at how to improve them. These intersections include Central at Gould, site driveway traffic trying to get out and the Highland and Gould intersection. At Central and Gould, she did a Signal Warrant Analysis as the existing traffic already met the requirements for a traffic signal. She showed a dedicated left lane and a through lane. This would require a widening of the radius and would need easements. The other area is the intersection at Highland through the 2 site driveways. The northerly site drive does not meet the requirement for a signal but would require separate right and left turn lanes and a left turn to enter. At the southerly site drive a traffic signal is warranted. There should be 2 left turn lanes exiting the site. This would require 2 receiving lanes on Gould and 2 travel lanes with a dedicated right turn lane to accommodate a.m. traffic. The Highland and Hunting intersection would need 2 dedicated left turn lanes onto Highland, a dedicated through lane to Hunting and a dedicated right turn onto Highland. There would also need to be a dedicated right onto Gould. The current garden at the corner would be eliminated.

Ms. Brown noted this assumes no property takings and minimal easements. On the westerly side of Gould any widening would be done toward the site itself. She looked at a secondary alternative by the consolidation of the 2 drives into one and only allowing a right turn out at the north drive. This does not change operations at Highland and Hunting. A single travel lane southbound could be provided which eliminates the widening issue. There would be significantly less impact. She discussed the impacts with implementing all the traffic measures. It is comparable to no build conditions at most intersections. At Central and Gould there are still issues in the a.m. but it improves the rest of the time. All intersections are at Level D or better. Highland and Hunting will still have some movement issues but they are minimizing the total cue and delays at that intersection.

Ms. Smith-Fachetti asked if the proposed modification in traffic will still have some areas at Level E and F and, if so, what it would take to improve that. Ms. Brown noted at Central and Gould it would require the addition of a lane on Gould, which would require a property taking on one or both corners. The Highland, Hunting and Gould intersection would also need a taking. Some of the issue is the signal cycle is so long. The greatest need is Hunting northbound approaching the intersection. This should be 3 lanes with a dedicated right, a dedicated left and a through lane but that would require substantial takings. Ms. Smith-Fachetti feels if they are going to do this zoning they need to do better than the current.

Select Board member Mr. Bulian noted he travels north on Hunting regularly. He stated there will be more traffic exiting off Exit 18 flowing up to Hunting. He feels there is an underestimate of traffic on Hunting going straight to the Muzi site. It looks like it jogs to the right to go straight, which will be an issue. He believes it would be necessary to have right, straight and left lanes on Hunting to manage the traffic on Hunting. He noted Christina Street at Oak was just straightened in Newton to make it more even with each other. This should be looked at for Highland, Hunting and Gould with any redesign. Select Board Chair Moe Handel asked if the Planning Board would require a traffic mitigation levy on any site development. He noted there is a large fluctuation in terms of work patterns at this point. He feels the ~~town~~ Town should concentrate on how the site will be used and managing traffic in and out of the site. Residential reduces traffic substantially in and out of the site. Ms. Brown stated traffic is about the same now but more spread out throughout the day. She asked GPI to look at a residential component. Residential was not recommended by the Planning Board or the Select Board as it does not meet Transit Oriented Development.

Mr. Levy noted the Central and Gould intersection. In the morning at times the traffic at Eliot Street in Newton backs up to this intersection. He asked if the traffic would back up even further. Ms. Brown noted the eastbound cue in the morning is 870 feet. This project would need a dedicated right turn lane onto Gould and property takings to cut this in about half. Installing a signal brings it back to no build conditions. Ms. McKnight stated, in response to Mr. Handel, the Planning Board would require traffic mitigation by the developer. The property owner would be expected to pay for improvements. Mr. Alpert stated all these improvements sound necessary but very expensive.

No one has talked about costs. The developer could say it is too expensive to be economically viable. He would like to see how much money this would be. Post epidemic he has no idea what this would be like but in his experience it takes years to get a traffic light approved and built.

Select Board member Dan Matthews asked what the proposed path for this initiative is and what are the next steps. He asked if the members support this and if the aim is the May Town Meeting. Ms. Cooley stated she wanted this information to inform the decision. She believes the path was to May but asked if this information changed that path. Redevelopment under the current zoning is not a benefit to the Town. Ms. Newman stated this is doable by May Town Meeting but there would need to be collective satisfaction to proceed at that density profile. Mr. Handel stated to rezone does not mean a mandate. It creates an envelope to manage. He feels it makes sense to proceed as this creates an opportunity for a higher and better use of this site. He noted the question is, if certain expenses come to the Town beyond those imposed for the developer, would the increase in taxes offset that to an advantageous benefit to the residents of the town. Ms. McKnight noted life service businesses are expanding to the north and south of Needham. She would encourage zoning that allows that. Mr. Alpert feels they should go forward with the rezoning with a Spring Town Meeting. Mr. Reilly stated he is concerned with putting too rigid an envelope on what can be done at this site. He asked if there is enough flexibility for a variety of uses. Mr. Handel stated he would not preclude housing here. Conditions could be set for the housing and to mitigate traffic as well. Mr. Bulian agrees he would not preclude housing. He would also consider a sports complex similar to Wellesley's on Route 9.

Ms. Newman stated she wants a foundational agreement for a build out of about a 1.35 FAR. The platform for zoning would be to take 1.35 and use it for the build out for this property. All agree. Mr. Connelly asked what the ability is to have any developer work at Central and Gould that far away from their property. He also asked if the Town could add that project to their list of priorities. Town Manager Kate Fitzpatrick will look at this.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the three members present unanimously:
VOTED: to adjourn the meeting at 9:25 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Paul Alpert, Vice-Chairman and Clerk

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NEEDHAM PLANNING BOARD MINUTES

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Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the three members present unanimously:
VOTED: to adjourn the meeting at 9:25 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

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Paul Alpert, Vice-Chairman and Clerk

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ZONING DISTRICT	MULTI-FAMILY	MIXED-USE BUILDING	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	DEVELOPMENT(S)
Single Residence A	N					
Single Residence B	N					
General Residence	N (Y for 2-family)					
Elder Services	Y		must be within a CCRC & 55+ age	40' height; 3 stories; FAR 1.0	10 units/1 AHU; 11+ units/10% AHU	Wingate
Apartments A-1	Y			40' height; 3 stories; FAR 0.5; 18 DU/acre	none	Webster Green, Rosemary Ridge, Rosemary Lake Apts
Apartments A-2	Y			40' height; 3 stories; FAR 0.3; 8 DU/acre	none	The Highlands
Rural Residence - Cons	N					
Institutional	N					
Business	N					
Industrial	N					
Industrial - 1	N					
Avery Square Business	SP			35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	2 examples on Highland Avenue in Heights
Avery Square Overlay		SP	in building w Assisted Living/Memory Units; 55+	44' height; 4 stories w 4th story set back	10+ units/12 1/2% AHU	Carters (to be rebuilt)
Center Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 1.0; 18 DU/acre	none	Corner of GPA & Maple St. across from Mobil
Needham Center Overlay A	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	Dedham Ave across from UU Church
Needham Center Overlay B	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
Lower Chestnut St. Overlay	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 1/5 or 2.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
Garden Street Overlay	SP	Y 1-5 DU's; SP 6+ DU's	for M-U, 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & FAR 1.0 - MF & 1.2 - M-U	6-10 units/1 AHU; 11+ units/10% AHU	none
Chestnut St. Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7	none	Oak Street @ RR X
Highland Commercial - 128	N					
Hillside Avenue Business	SP			35' height; 2 1/2 stories; FAR 0.7	none	Townhouses @ corner of Hillside & Hunnewell
Mixed Use - 128	N (but see MUOD)					
Mixed Use Overlay District (MUOD)	SP (4-250 DU'S; 40-70% 1BR)	SP 4-250 DU'S; 40-70% 1BR	for M-U, DU's only on upper stories	84' height (54' w/in 350' of river); FAR 3.0	12 1/2% AHU	none
Neighborhood Business - 128	N	SP	only on upper floor(s) above NR use	35' height; 2 1/2 stories; FAR 0.5	6+ units/12 1/2% (or $$ to AH Trust)	none
Neighborhood Business - South St.	N					
New England Business Center	N					