

GUIDE TO ZONING ARTICLES IN THE
2008 SPECIAL TOWN MEETING
ARTICLES 1 & 2

In accordance with Article 84 of the Annual Town Meeting of 1963, the Planning Board submits the following brief report regarding zoning amendments in the 2008 Special Town Meeting Warrant. For this Special Town Meeting there are two zoning articles submitted by the Board of Selectmen.

RE: Article 1: Amend Zoning By-Law – Map Change to Center Business District

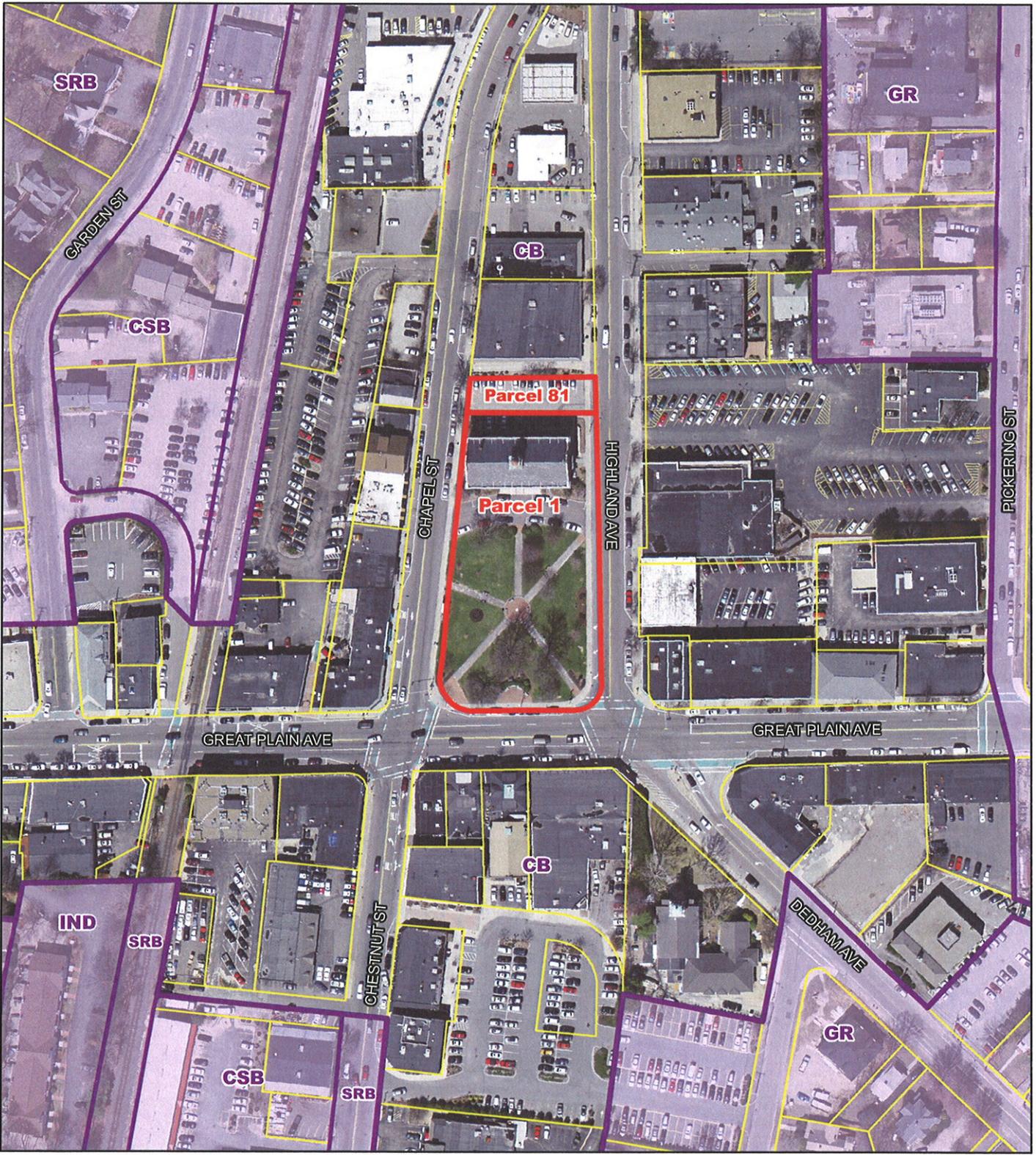
Article 1 is proposed by the Board of Selectmen. The Planning Board held a public hearing on September 17, 2008 and voted to support the article and will offer its full report at Town Meeting.

The article, as submitted by the Board of Selectmen, is offered to guide the planned renovation and expansion of the Needham Town Hall. The article describes the geographical area located between Great Plain Avenue, Chapel Street and Highland Avenue proposed to be changed from a Single Residence B District to a Center Business District. Two parcels namely the Town Hall/ Common property and parking lot, Parcels 1 and 81 on Assessors' Plan 51, that are currently zoned Single Residence B are affected by this rezoning. Current setback and dimensional requirements in the Single Residence B district require a minimum front yard setback of 25 feet by right with a waiver by special permit to 20 feet for an institutional use in this district. As the Town Hall fronts three separate streets, it effectively has three front yards. Rezoning of the Town Hall and Common Property to the Center Business District will permit a front yard setback of 3 feet or the average of the abutting properties (whichever is smaller) at this locale consistent with its abutting Center Business District neighbors. A map showing the location of the proposed Center Business District as described above is attached to this handout for your consideration.

RE: Article 2: Amend Zoning By-Law – Story, Height, and Non-Residential Occupancy Limitations of a Municipal Building in the Center Business District

Article 2 is proposed by the Board of Selectmen. The Planning Board held a public hearing on September 17, 2008 and voted to support the article and will offer its full report at Town Meeting.

The article, as submitted by the Board of Selectmen, proposes to amend the section of the Zoning By-Law that limits the story, height and non-residential occupancy limitations of a municipal building in the Center Business District. The amendment is offered to guide the planned renovation and expansion of the Needham Town Hall. The amendment would allow the Planning Board, acting as a special permit granting authority, to issue a special permit in the Center Business District to permit a municipal building of three (3) stories, to permit an increase in the height of a municipal building to a height not to exceed fifty (50) feet and to permit four (4) floors of a municipal building to be used for non-residential occupancy. Such a special permit could only be granted after it was demonstrated by the applicant that: (i) the proposed increased building height and number of stories would not create a significant detrimental impact on existing buildings in the vicinity; and (ii) the proposed building and its occupancy contributed to, and did not detract from, a pedestrian-friendly streetscape. Currently in the Center Business District, the height limit of a municipal building is two and one-half (2½) stories not to exceed thirty-five (35) feet with a non-residential occupancy limitation of no more than two (2) floors.



Article 1: Amend Zoning By-Law Map Change to Center Business District

October 2008 Special Town Meeting

Legend

- Use Districts
- Parcel lines
- Center Business District
- Parcels rezoned, SRB to CB

Aerial Photo: April 2008

