

NEEDHAM PLANNING BOARD

Monday, May 1, 2023

7:00 p.m.

Highland Room

Needham Town Hall, 1471 Highland Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(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: **880 4672 5264**

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: **880 4672 5264**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

1. Discussion of Town Meeting warrant articles.
2. Correspondence.
3. Report from Planning Director and Board members.

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

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Thursday, April 27, 2023 12:14:52 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Catherine Dittmer

Email Address:: ksdtittmer@gmail.com

Address:: 66 Highgate Street

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 7735207738

Comments / Questions: Planning Board Members,

I'm writing to express my opposition to the proposed change to ADU by-laws. Allowing a rental unit fundamentally changes single family property zoning -- zoning which was most homebuyers' expectation when choosing to purchase a home in Needham. An adjacent rental unit -- particularly a detached rental unit that could be built extremely close to property lines -- directly affects residents' right to enjoy their properties, infringes on privacy, and has the potential to reduce home values.

I urge you to vote against this change at Monday's meeting, or -- at the very least -- propose an amendment to delay the vote to allow more time for resident input. Although these changes were publicized, many residents are just learning of them (a separate issue with town communication that should be addressed generally!)

As our representatives, I believe you need to do your due diligence to gather resident input. In the end, this will result in the best decision for Needham and ensure the public buys into any changes that are ultimately made.

Thank you for your time serving Needham, and for your consideration of my concerns.

Additional Information:

Form submitted on: 4/27/2023 12:14:45 PM

Submitted from IP Address: 173.76.243.240

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From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Thursday, April 27, 2023 4:03:32 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Jamie silverberg

Email Address:: Jsilverbergmgt@gmail.com

Address:: 55 Rybury Hillway

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 6179994021

Comments / Questions: I'm writing to express my opposition to the proposed change to

ADU by-laws. Allowing a rental unit fundamentally changes single family property zoning - zoning which was most homebuyers' expectation when choosing to purchase a home in Needham. An adjacent rental unit -- particularly a detached rental unit that could be built extremely close to property lines - directly affects residents' right to enjoy their properties, infringes on privacy, and has the potential to reduce home values.

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-- at the very least -- propose an amendment to delay the vote to allow more time for resident input. Although these changes were publicized, many residents are just learning of them (a separate issue with town communication that should be addressed generally!

As our representatives, I believe you need to do your due diligence to gather resident input. In the end, this will result in the best decision for Needham and ensure the public buys into any changes that are ultimately made.

Additional Information:

Form submitted on: 4/27/2023 4:03:26 PM

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From: norahly@chvconk.us.com
To: [Alexandra Cies](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Thursday, April 27, 2023 9:21:06 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Henrietta Curley
Email Address:: sotolaw@rcn.com
Address:: 61 Rybury Hillway
City/Town:: Needham
State:: MA
Zip Code:: 02492
Telephone Number:: 6177232111

Comments / Questions: To all members of the Planning Board,
We reach out to you as long time residents of Needham to voice our opposition to the proposed bylaw changes to ADUs. To begin with it has been surprising at the least for myself, my husband and my neighbors to learn that a vote would potentially take place this Monday May 1st, regarding those proposed changes. One would think there would be more awareness as to what is essentially a change in property rights as to each resident. I live next door to a home that has a detached garage that sits 18' from my driveway and faces directly into my kitchen. We cannot go in our backyard without being seen through every window and door of their detached garage. If it was just a garage it is not an issue, but allowing these changes means their "pre-existing nonconforming structure" will now have the opportunity to become a home for 3 people, unrelated to the homeowner who will be able to look into our yard by simply standing in the doorway of the ADU, watch our children playing in our driveway without even having to leave the ADU, and the potential for changeover every six months creates another level of uneasiness. I cannot imagine what movie nights, birthday parties, basketball games, playing catch would have been like if the garage next to me was an ADU. When we were searching for our home in Needham, there were three similar houses for sale. I can assure you we would not have purchased this home if we were shown what is essentially an apartment abutting our property. We purchased this home when we left the urban setting of Boston after having our third child for the sole purpose of living in a SINGLE FAMILY ZONED NEIGHBORHOOD, where we could raise our three children with the benefit of comfort and safety and we paid a premium for that opportunity. A premium that was earned by hard work and sacrifices to give our children the freedom to grow up in a safe place with a yard and the privacy to be a family for the limited time we have them here. This proposal has wide sweeping changes that essentially change the very character of our community, the way we live as neighbors and the enjoyment of our homes. I am sure there are plenty of properties here in Needham that have a neighbor with old structures that violate every setback currently in effect, and any detached structure that is presently nonconforming will become a greater problem to every homeowner unlucky enough to live next to one. I am only 5'5" tall and I can touch the top of their garage roof from my driveway, I walk two feet away from their garage everyday to get into my car. My back door is closer to their garage than their back door.
With these changes, we would have up to three complete strangers within arms reach of our children, our property and our pets.
The effect of the policy would be to diminish the value of my property by hundreds of thousands of dollars, no single property owner should be unfairly burdened with financing solutions for our housing situation. While well intentioned the issues raised by the proposal should cause pause and invite solutions that would more fairly spread the burden of addressing our housing issues across the entire tax paying community.
In closing, I urge you to not act on this proposal and look for solutions that affect every home owner proportionately and put that before a vote of the town to see if everyone holds this issue with the same regard and priority that the proponents do.
Respectfully, Henrietta and Jay Curley

Additional Information:
Form submitted on: 4/27/2023 9:20:58 PM
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Form Address: <https://linkprotect.cudasvc.com/url2a=http%3a%2f%2fneedhamma.gov%2fForms.aspx%3fID%3d2298&c=E.1.OzKlg6KOxEynYieLwouuXCmddcy3yQWwo7FvJssnUjIGXyvFUam6Uclmhha6QcsmJUq5PlmCuL6aSpJMOzWWDJCd8EdKEFbwFcMRuctVCwd&typo=1>

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Elsa Litchman](#)
Subject: Online Form Submittal: Contact Planning Department
Date: Friday, April 28, 2023 1:28:14 PM

The following form was submitted via your website: Contact Planning Department

Full Name:: Marc Aaronson

Email Address:: dwightstreetmanagement@gmail.com

Address:: 49 Rybury Hillway

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 6177997575

Comments / Questions: We are voicing our concern and disagreement about the ADU changes

Precinct I Town Meeting Members,

I'm writing to express my opposition to the proposed change to

ADU by-laws. Allowing a rental unit fundamentally changes single family property zoning - - zoning which was most homebuyers' expectation when choosing to purchase a home in Needham. An adjacent rental unit -- particularly a detached rental unit that could be built extremely close to property lines - directly affects residents' right to enjoy their properties, infringes on privacy, and has the potential to reduce home values.

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Marc and Sharon Aaronson

Precinct I

Additional Information:

Form submitted on: 4/28/2023 1:28:10 PM

Submitted from IP Address: 99.196.130.104

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