NEEDHAM PLANNING BOARD
Tuesday, May 16, 2023
7:00 p.m.

Charles River Room
Public Services Administration Building, 500 Dedham 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. Reorganization.

2. Public Hearings:

   7:00 p.m. Special Permit Amendment No. 2017-01: Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, Petitioner. (Property located at 29-37 Franklin Street, Needham, MA). Regarding proposal to eliminate the "appointment-only" operational requirement for the facility.

   7:20 p.m. Major Project Site Plan Special Permit No. 2023-01: Tristan Roveto, 16 Malbert Rd., Brighton, MA 02315, Petitioner. (Property located at 1502 Highland Avenue, Needham, Massachusetts). Regarding request to occupy the Premises for a Personal Fitness Services Establishment.

   7:40 p.m. Major Project Site Plan Special Permit No. 2023-02: Shallots Needham, Inc. dba Sweet Boba, Kakada Ly, President, Petitioner. (Property located at 1032 Great Plain Avenue, Needham, Massachusetts). Regarding request to renovate approximately 644 SF of first floor space for use as a retail bakery with an accessory eat in/take out counter and 6 seats.

3. De Minimus Change: Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner. (Property located at 1471 Highland Avenue, Needham, Massachusetts). Regarding proposed design change to the MBTA bus shelter at the Town Common.

4. Decision: Amendment to Major Project Site Plan Special Permit No. 1991-01: Ceed Corp, d/b/a Cook Restaurant, 15 Nell Road, Revere, MA, 02151, Petitioner. (Property located at 101-109 Chapel Street, Needham, Massachusetts). Regarding request for further parking waiver to allow for additional seating (outdoor seats, which will subsequently be reviewed by Select Board).

5. Decision: Amendment to Major Project Site Plan Special Permit No. 93-3: Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494, Petitioner. (Property located at 589 Highland Avenue, Needham, Massachusetts). Regarding request to permit adding a third floor to the building, which would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable.)

6. Agreement: Scenic Road Act and Public Shade Tree Act: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA).

7. Board of Appeals – May 18, 2023.

8. Minutes.

9. Report from Planning Director and Board members.

10. Correspondence.

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

PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S. 11, and the Needham Zoning By-Laws, Sections 7.4, and Major Project Site Plan Special Permit No. 93-3 Sections 4.2 and 4.5, the Needham Planning Board will hold a public hearing on Tuesday, May 16, 2023 at 7:00 PM in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. for an amendment to Major Project Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 29-37 Franklin Street, Needham, MA, located in the Mixed Use 128 Zoning District. The property is shown on Assessors Plan No. 75 as Parcels 6 and 8 containing a total of 13,365 square feet. The requested Major Project Site Plan Review Special Permit, would, if granted, permit the permit to be amended as follows: FIRST: by making permanent the elimination of the "appointment only" operational requirement for the facility; and SECOND: by making such additional amendments to the Decision as are needed to comport with the preceding proposed amendment.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit Amendment is required. In accordance with Special Permit No. 2017-01, Section 4.2, further site plan approval is required.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 880 4672 5264

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

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, April 27, 2023 and May 4, 2023.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 APR 13 PM 4:49

TOWN OF NEEDHAM
MASSACHUSETTS

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

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.

Location of Property: 29 and 37 Franklin Street, together with a parking and access easement over part of 55 Franklin Street, Needham, MA 02494

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly known as Sage Naturals, Inc.

Address: 300 Trade Center, Suite 7750, Woburn, MA 01801

Applicant is: Owner ____ Tenant _x__

Property Owners:

As to 29 Franklin Street: Mad Dog Realty Trust, 29 Franklin St., Needham, MA 02494
As to 37 Franklin Street: 37 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035
As to 55 Franklin Street: 55 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035

Characteristics of Property: Lot Area: 13,365 sq. ft. Present Use: Medical Marijuana Treatment Center

Map #: 75 Parcels #s: 6 and 8 Zoning District: Mixed Use – 128

Description of Proposed Amendment: See attached Exhibit A

Signature of Applicant:
(or his representative)
Address if not Applicant:

Robert T. Smart, Jr., Esq.
399 Chestnut Street
Needham, MA 02492

Tel #: 781-444-9344

Owner's permission if other than applicant:

As to 29 Franklin Street:

Daniel A. Roma, Trustee of
Mad Dog Realty Trust

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 APR 13 PM 4:49

EXHIBIT A

TOWN OF NEEDHAM
MASSACHUSETTS

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.

Description of Proposed Amendments:

The Applicant proposes to amend the Planning Board's DECISION, Granting of Special Permits, dated June 13, 2017, as amended by the Planning Board's AMENDMENT TO DECISION, dated October 18, 2022, in the following respects:

FIRST: by making permanent the elimination of the "appointment-only" operational requirement for the facility.

SECOND: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendment.

As to 37 Franklin Street:

37 Franklin, LLC, a
Massachusetts limited liability co.

By: _____
Daniel A. Roma, Manager

As to 55 Franklin Street:

55 Franklin, LLC, a
Massachusetts limited liability co.

By: _____
Daniel A. Roma, Manager

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

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

April 13, 2023

BY HAND DELIVERY, AND ELECTRONIC MAIL

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

Re: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.
Application for Amendments to Special Permit

Dear Members of the Board:

I represent Sira Naturals, Inc., d/b/a Ayr (hereinafter "Sira"), of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. (hereinafter "Sage"). Sira is proposing amendments to the Planning Board's DECISION, Granting of Special Permits, dated June 13, 2017, as amended by the Planning Board' AMENDMENT TO DECISION, dated October 18, 2022 (hereinafter "October 18, 2022 Decision"), regarding the operation of its medical marijuana facility at 29-37 Franklin Street, Needham (hereinafter, the "facility").

This application seeks amendments which would make permanent certain relief which was granted on a temporary basis in the October 18, 2022 Decision, as will be detailed below.

In support of this application, Sira is submitting an original and two copies of this letter, and of the documents referred to in the letter:

1. Application for Amendments to Special Permit.

2. Operations Narrative for the 29-37 Franklin Street, Needham Facility, by Richard Parsons, Manager of the Sira Naturals, Inc. d/b/a Ayr facility at 29-37 Franklin Street, Needham, dated April 13, 2023.

3. Letter from Vanasse & Associates, Inc. to the Needham Planning Board, dated April 11, 2023.

4. Filing fee check of $1,000.00.

Background

On June 13, 2017, the Planning Board granted special permits to Sage for operation of a medical marijuana treatment center at the facility, to alter a non-conforming building, and to waive certain parking plan and design requirements.

On October 18, 2022, after hearing on Sira's July 28, 2022 application, the Planning Board granted six amendments to the 2017 special permit.

Four amendments (conduct of business by Sira Naturals, Inc. d/b/a Ayr; compliance with CCC as well as DPH requirements; sales of products other than Sira's own; allowing delivery vans to be housed at the Needham facility) were granted permanently.

Two amendments (elimination of appointment-only requirement; increase in maximum number of sales stations from 5 to 7) were granted for a limited time of 8 months (until June 18, 2023). The October 18, 2022 Decision authorized Sira to request an extension of the temporarily-granted relief. The application submitted herewith requests that the elimination of the appointment-only requirement be made permanent. Additional sales stations are not needed.

Proposed Amendments to the Special Permit

Sira seeks to amend its Special Permit, as amended on October 18, 2022, in the following respects:

FIRST: by making permanent the elimination of the "appointment-only" operational requirement for the facility.

SECOND: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendment.

No changes to the building footprint of the facility, parking space layout, or operations as currently allowed by the October 18, 2022 Decision, are contemplated as part of this application.

In support of the requested amendments, Sira submits the following:

I. Make permanent the elimination of the "appointment only" requirement for operations.

Since the October 18, 2022 Decision became final, Sira has operated the facility without an appointment-only requirement.

Sales have increased. Although the high monthly demand (5,335 patients in December, 2020) has not been reached, there has been a modest uptick in patient visits, from its low of 1,918 monthly visits in October, 2022, to 2,582 in November, 2,964 in December, 3,044 in January, 3,056 in February, and 2,543 in March.

As hoped, operation of the facility without the requirement of patient appointments has functioned smoothly. Lines outside have not been observed. On-site parking has proved to be adequate for employees and patients. At no time have the facility's parking spaces been fully utilized, and to Sira's knowledge there has been no offsite parking by staff or patient vehicles. Sira is not aware of any complaints to the Needham police or other officials. The administrative burden on the Sira staff has been reduced.

The issues raised by business neighbors at the public hearing in the fall of 2022 have been addressed. There have been several meetings and telephone conversations with those neighbors, as outlined in the Operations Narrative provided by manager Richard Parsons. Patients and staff are informed that parking for the facility is to be on-site only. The area outside the facility has been monitored, to make sure there is no use of marijuana products by staff, patients or others, and patients and staff have been instructed that such usage is illegal and will not be tolerated. The site is cleaned daily of trash. Sira has not received any complaints since the hearing in the fall of 2022, other than the comments made by Dan Socci, owner of Socci Auto Service, when Sira employees reached out to him, as described in the Operations Narrative.

II. Other amendments.

Approve such other Special Permit amendments as may be required in connection with the above-listed amendments.

Request for Hearing

I understand that you will be filing copies of the Application and related materials with the Town Clerk. Please confirm that this matter will be heard at the Planning Board's May 16, 2023, hearing.

Very truly yours,

Robert T. Smart, Jr.

Cc: Sira Naturals, Inc.

SIRA NATURALS

Operations Narrative for the 29-37 Franklin Street, Needham Facility

I have served as operations manager for Sira Naturals, Inc., d/b/a Ayr, at its facility at 29-37 Franklin Street, Needham, since 2018.

After the Needham Planning Board's October 18, 2022 amendment decision became final, Sira switched from an appointment-only model to an open, walk-in model for patients. The change has reduced the administrative burden on Sira employees, by eliminating time-consuming scheduling demands and impacts to business productivity due to missed appointments.

The elimination of the appointment-only operation requirement has helped Sira's business at the facility. While previous high monthly patient volumes (5,335 in December, 2020), have not been approached, the number of monthly visits has increased from a low of 1,918 in October, 2022. The monthly visits since then have been 2,582 in November 2022, 2,964 in December 2022, 3,044 in January 2023, 3,056 in February, 2023, and 2,543 in March, 2023.

The elimination of the appointment-only requirement has not caused any undue bunching of patient visits. There have been no lines out the door, and patients have not had to wait to see a sales representative. The facility's on-site and leased parking spaces have been more than adequate for employee and patient parking. To my knowledge there has been no off-site parking associated with Sira's operations at the facility. Sira's on-site parking spaces have been more than adequate for employee and patient parking.

Since October of 2022, Sira has instructed its staff and patients to park only in Sira's on-site and leased spaces, and to avoid parking in public spaces commonly used by patrons of neighboring businesses. Trash and other rubbish are picked up during routine security sweeps, which occur daily, on the properties leased by Sira.

At the public hearing in September of 2022, several business neighbors voiced complaints about Sira's operations, which had not been raised to Sira prior to the public hearing. Sira reached out to these neighbors, as follows.

Dan Socci, of Socci Auto Service, 76 Wexford Street: I spoke with him personally on two separate occasions in September and October of 2022, provided him my personal contact information, and told him that we instruct employees and patients not to park anywhere but in Sira's leased parking spaces, and that we hang signage on the wall inside the facility showing where the approved parking spaces are. I showed him a site plan of Sira's parking spaces. In February of 2023, Sira employees Dwan Packnett and Alycia DeAngelis met with Mr. Socci. He complained about neighborhood driving speeds, and said that his son had witnessed one individual leaving the Sira store and giving marijuana or marijuana products to a third party, that he had once spelled burning marijuana, and that he had once seen someone parking on the street next to his property who was smoking a cigarette inside his car. Dates for the son's observations were not provided. Dwan and Alycia explained that usage or transfers of marijuana outside the

SIRANATURALS

facility are prohibited by law, that patients and employees are routinely made aware of this. Mr. Socci said he does not agree with adult or medical use marijuana laws in Massachusetts.

James Ahigian, You Do It Electronics, 40 Franklin Street: both Dwan Packnett and I have called him, leaving messages to call back, but did not receive responses. On March 24, 2023, I walked across the street and met with James' brother John Ahigian, who works at You Do It Electronics. In response to my question about ongoing parking concerns related to Sira's business, John said that there are no problems.

Brian Mushnick, 43 Fremont Street: I spoke with him at his business in early April of this year, and told him that I am the manager of Sira's Needham facility, and that I wanted to check in. He did not express any concerns about Sira's operation.

John Negosian, 56 Wexford Street: In early April, I visited his business on Wexford Street. There was no access to the facility. I called his business number but only received a fax machine tone. I called another phone number and asked the person who answered to have Mr. Negosian call me back. To date, he has not done so.

I believe all the issues raised by the neighbors have been addressed. There has been no off-site parking by Sira patients or employees. The seven leased spaces at 55 Franklin Street have been available for use by Sira patients and employees, as per the terms of the lease. I have trained the staff to park only in Sira's designated on-site spaces. I regularly sweep the parking area to clear any litter or debris, and check to see that there is no off-site parking. We have posted instructions inside the building and on Sira's website regarding appropriate places to park, not to leave trash in the vicinity, and that use or transfer of marijuana or marijuana products outside the store is prohibited by law. To my knowledge, there has not been use of medical marijuana by patients or others outside the facility. Neither I nor any Sira employees have observed any exchanges of money outside Sira's store. We have not received any complaints from neighbors since the public hearing last September, other than the comments from Mr. Socci described above, and there have been no incidents or police involvement that I am aware of.

Richard Parsons, Operations Manager
April 13, 2023

Vanasse & Associates inc
Transportation Engineers & Planners

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

Ref: 9320.1

April 11, 2023

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: Traffic Monitoring Study – Sira Naturals
Needham, Massachusetts

Dear Members of the Board:

As requested by Sira Naturals, Vanasse & Associates, Inc. (VAI) has prepared this traffic monitoring study update for the Sira Naturals facility located at 29-37 Franklin Street in Needham, Massachusetts. VAI conducted parking counts and a review of transaction data from the facility. This data was used to determine daily and peak-hour vehicle trips for the site as well as the site's parking demand characteristics. This data was then compared to the estimated trip-generation and parking demand presented in a June 7, 2022 letter[1] to the Needham Planning Board that was prepared in support of the then-proposed removal of appointment-based transactions requirement which was requested (and approved) in 2022.

The traffic monitoring study indicates that the site continues to generate less vehicle traffic than expected during the peak periods and that there are available parking spaces on-site. Based on this review, the site continues to generate fewer trips, fewer transactions, and less demand for parking spaces than anticipated. In our opinion, no further analysis or monitoring is required.

TRIP CALCULATIONS

Trip estimates were calculated based on the number of transactions. Each transaction equates to two trips (one entering and one exiting). The transactional data was provided by Sira for a representative weekday (Thursday, March 30, 2023). The weekday midday peak period is between 11:00 AM and 2:00 PM and the weekday evening peak period is between 5:00 PM and 8:00 PM. The number of daily transactions for each day in the month of March was also provided by Sira Naturals to determine the average number of transactions per day. This data indicated the average number of transactions per day in March was 82. The number of transactions on Thursday, March 30, 2023 was 81, which is representative of the average number of transactions per day. Therefore, the transaction data did not require adjustment to average conditions. The resulting trips are shown in Table 1.

[1] *Proposed Operation Changes to Sira Naturals Needham Massachusetts*; Vanasse & Associates Inc; June 7, 2022.

Table 1
TRIP-GENERATION SUMMARY

Time Period/Direction	Vehicle Trips[a] March 30, 2023	Estimated Trips[b] June 7, 2022	Delta	Percent Decrease
Weekday Midday Peak Hour:				
Entering	10	18	-8	
Exiting	10	18	-8	
Total	20	36	-16	44
Weekday Evening Peak Hour:				
Entering	9	26	-17	
Exiting	9	26	-17	
Total	18	52	-34	65
Daily:				
Entering	81	--	--	--
Exiting	81	--	--	--
Total	162	--	--	--

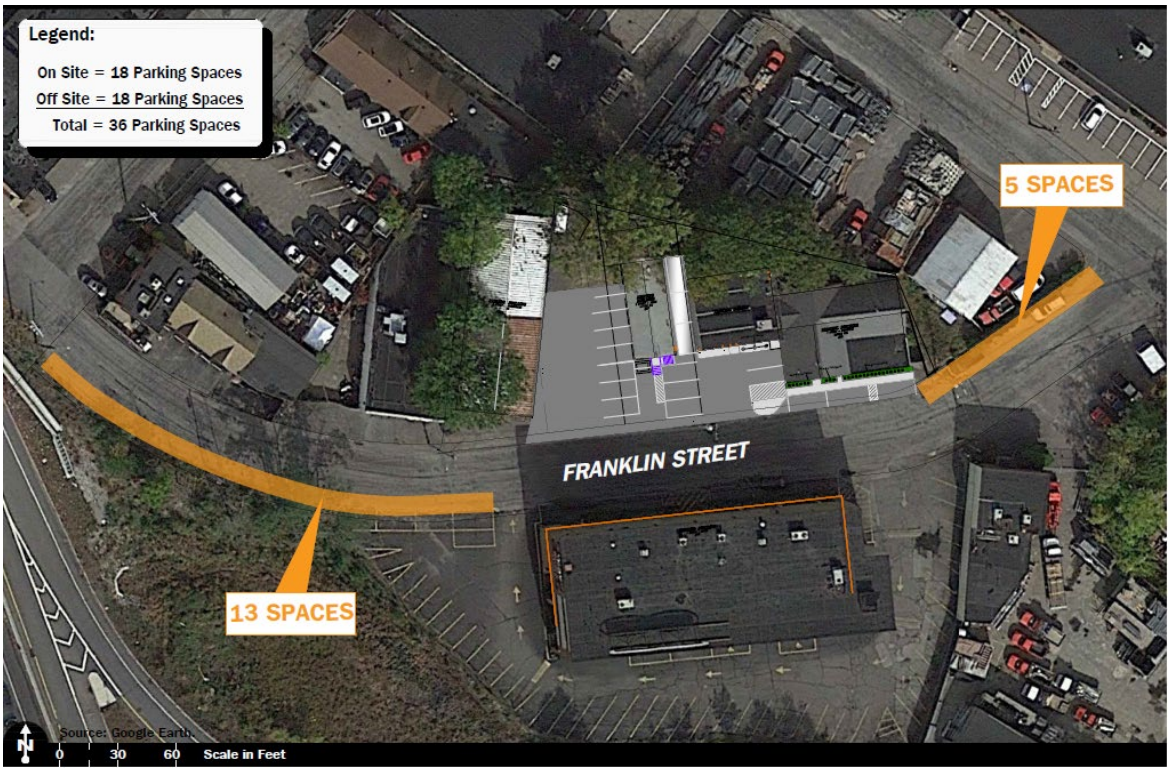
[a]Based on transaction data for Needham on Thursday, March 30, 2023.
[b]From VAI's June 7, 2022 letter to the Needham Planning Board.

Table 1 indicates that the Needham facility generated 20 weekday midday peak-hour trips and 18 weekday evening peak-hour trips on Thursday, March 30, 2023. Compared to the estimated number of trips presented in the June 7, 2022 letter, the site is generating 44 percent fewer trips than projected during the weekday midday peak hour and 65 percent fewer trips than projected during the weekday evening peak hour.

PARKING ANALYSIS

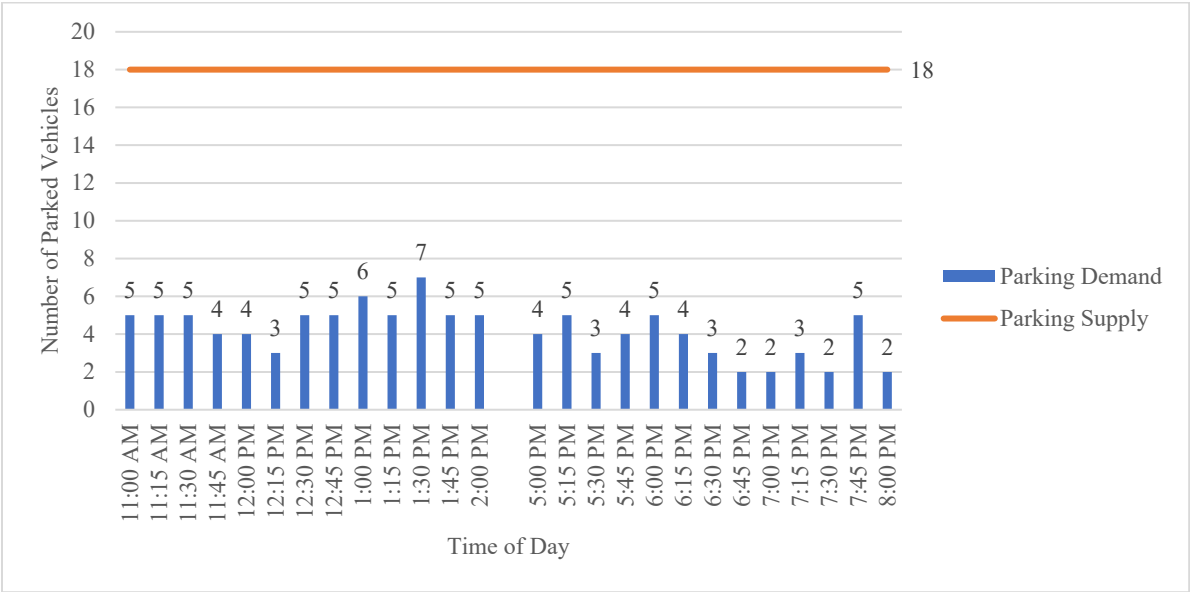
Parking counts were also conducted at the Needham facility on Thursday, March 30, 2023 during the same weekday midday peak period (11:00 AM to 2:00 PM) and weekday evening peak period (5:00 to 8:00 PM) noted above and accounted for parking on-site and off-site. A total of 18 parking spaces are on-site and accommodate eight (8) staff spaces and ten (10) patient spaces, while Franklin Street accommodates 24 off-site parking spaces. As was the case in 2022, 6 of the Franklin Street spaces are assigned for U-Do-It Electronics customer use only; therefore, these spaces were not included in observations. The observed spaces are shown on Figure 1.

Figure 1
PARKING INVENTORY



The results of the parking accumulation survey are shown in Figure 2 for on-site spaces and Figure 3 for off-site spaces.

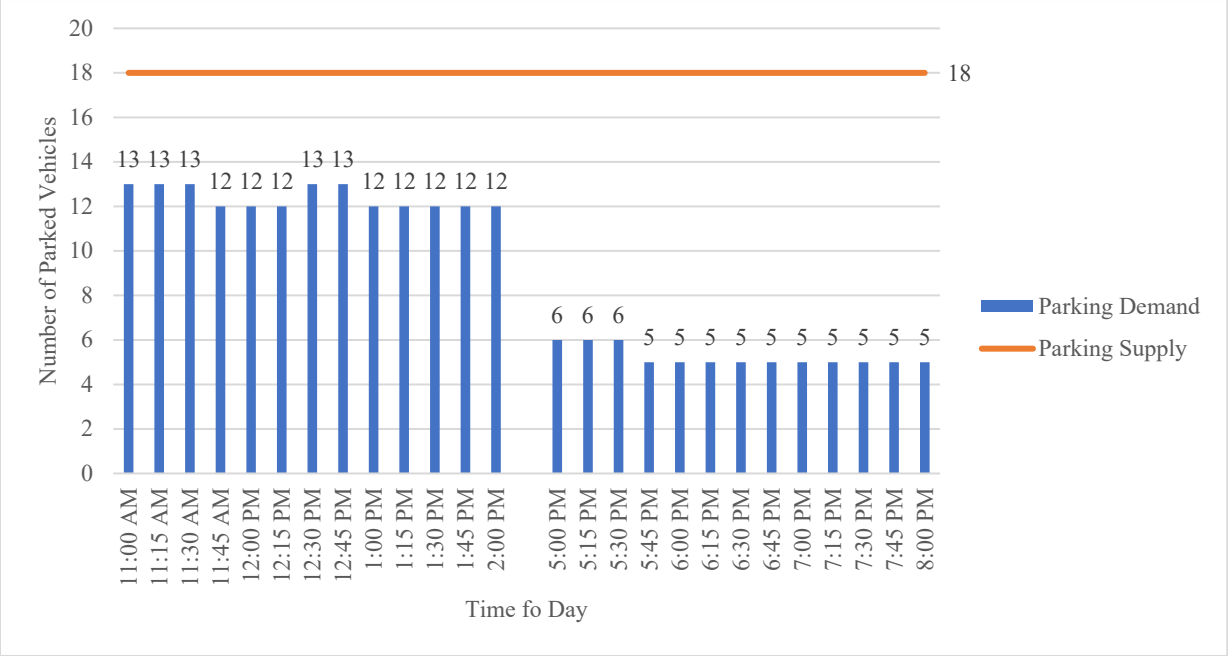
Figure 2
PARKING DEMAND ON-SITE SPACES[a]



[a]Based on counts conducted by VAI on March 30, 2023.

Figure 2 indicates the maximum parking demand on-site during the midday peak period was 7 spaces, or 39 percent utilization, while the maximum parking demand on-site during the evening peak period was 5 spaces, or 28 percent utilization. This included staff vehicles.

Figure 3
PARKING DEMAND OFF-SITE SPACES[a]



[a]Based on counts conducted by VAI on March 30, 2023.

Figure 3 indicates the maximum parking demand on Franklin Street was 13 spaces during the midday peak period, or 72 percent utilization, while the maximum parking demand during the evening peak period was 6 spaces, or 33 percent utilization, excluding the 6 U-Do-It spaces.

The transaction data from March 30, 2023 indicated the average time between transactions is approximately 2.3 minutes. A 5-minute transaction time would allow each of the 10 spaces reserved for patients to turn over 12 times, for an average capacity of 120 vehicles to be parked. Since a maximum of 10 transactions are expected during the midday peak-hour time period, this would leave sufficient capacity for the patients to park their vehicles on-site. In addition, during the evening there would be between 12 and 13 spaces on Franklin Street available for use. It should be noted that due to reduced demand, Sira has not increased staffing levels and does not typically have 8 staff on-site at any one time, which provides additional parking spaces for customers should they be required.

CONCLUSION

VAI has completed this traffic monitoring study for the Sira Naturals facility located at 29-37 Franklin Street in Needham. Based on the monitoring study, the facility is generating 44 percent less trips than projected during the weekday midday peak hour and 65 percent less trips than projected during the weekday evening peak hour. In addition, the maximum parking demand on-site during the weekday midday peak

hour was 7 vehicles and during the weekday evening peak hour was 5 vehicles, indicating 11 available spaces during the weekday midday peak hour and 13 available spaces during the weekday evening peak hour.

Based on the above, VAI concludes the site is generating less vehicle traffic than expected during the peak periods and there are available parking spaces on-site to meet current demands. Based on this review, the site continues to generate fewer trips, fewer transactions, and less demand for parking spaces than anticipated. In our opinion, no further analysis or monitoring is required.

Sincerely,

VANASSE & ASSOCIATES, INC.

Scott W. Thornton, P.E.
Principal

Derek Roach, P.E.
Senior Transportation Engineer

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

Enclosures: Technical Appendix

APPENDIX

TRANSACTION DATA
PARKING COUNTS

TRANSACTION DATA

From Date: 3/30/23
To Date: 3/30/23
Location: Sira Naturals Needham

Location	PatientStateId	ReceiptId	Register	Transactio	CheckInDate	AssignedtoRegister	TransactionCompleted	TransactionTime
Sira Naturals Needham	P11072014	14130047	POS 3	Kyle P	3/30/2023 8:59	3/30/2023 10:03	3/30/2023 10:03	0.67
Sira Naturals Needham	P11124130	14130999	POS 3	Kyle P	3/30/2023 10:11	3/30/2023 10:11	3/30/2023 10:13	1.67
Sira Naturals Needham	P11149009	14131417	POS 1	Kyle P	3/30/2023 10:34	3/30/2023 10:41	3/30/2023 10:42	1.72
Sira Naturals Needham	P11132599	14131766	POS 3	Kyle P	3/30/2023 10:54	3/30/2023 10:55	3/30/2023 10:58	3.73
Sira Naturals Needham	P11130699	14131712	POS 1	Kyle P	3/30/2023 10:51	3/30/2023 10:55	3/30/2023 10:57	2.55
Sira Naturals Needham	P11133351	14131908	POS 3	Kyle P	3/30/2023 11:02	3/30/2023 11:02	3/30/2023 11:05	2.75
Sira Naturals Needham	P11266520	14131863	POS 1	Kyle P	3/30/2023 11:00	3/30/2023 11:06	3/30/2023 11:08	1.50
Sira Naturals Needham	P11043731	14132190	POS 3	Kyle P	3/30/2023 11:12	3/30/2023 11:12	3/30/2023 11:13	0.87
Sira Naturals Needham	P11262055	14132251	POS 1	Kyle P	3/30/2023 11:14	3/30/2023 11:20	3/30/2023 11:21	1.42
Sira Naturals Needham	P11266276	14132416	POS 3	Kyle P	3/30/2023 11:20	3/30/2023 11:21	3/30/2023 11:25	4.38
Sira Naturals Needham	P11093934	14131039	POS 1	Kyle P	3/30/2023 10:12	3/30/2023 11:23	3/30/2023 11:24	0.87
Sira Naturals Needham	P11018861	14132619	POS 3	Kyle P	3/30/2023 11:28	3/30/2023 11:30	3/30/2023 11:33	3.27
Sira Naturals Needham	P11249028	14132737	POS 1	Kyle P	3/30/2023 11:32	3/30/2023 11:37	3/30/2023 11:41	3.30
Sira Naturals Needham	P11094880	14133042	POS 3	Kyle P	3/30/2023 11:44	3/30/2023 11:44	3/30/2023 11:50	6.23
Sira Naturals Needham	P11271224	14133221	POS 1	Kyle P	3/30/2023 11:50	3/30/2023 11:52	3/30/2023 11:59	7.03
Sira Naturals Needham	P11234424	14134083	POS 1	Kyle P	3/30/2023 12:21	3/30/2023 12:22	3/30/2023 12:25	3.18
Sira Naturals Needham	P11123651	14133319	POS 3	Kyle P	3/30/2023 11:54	3/30/2023 12:22	3/30/2023 12:23	0.70
Sira Naturals Needham	P11258903	14132980	POS 1	Kyle P	3/30/2023 11:41	3/30/2023 12:30	3/30/2023 12:34	3.92
Sira Naturals Needham	P11240965	14133709	POS 3	Kyle P	3/30/2023 12:07	3/30/2023 12:33	3/30/2023 12:34	0.95
Sira Naturals Needham	P11175983	14128944	POS 3	Samuel B	3/30/2023 0:30	3/30/2023 13:10	3/30/2023 13:11	1.08
Sira Naturals Needham	P11177752	14134960	POS 1	Kyle P	3/30/2023 12:54	3/30/2023 13:12	3/30/2023 13:13	1.28
Sira Naturals Needham	P11151493	14135881	POS 3	Samuel B	3/30/2023 13:26	3/30/2023 13:26	3/30/2023 13:33	7.27
Sira Naturals Needham	P11254822	14136030	POS 1	Kyle P	3/30/2023 13:31	3/30/2023 13:35	3/30/2023 13:37	2.55
Sira Naturals Needham	P11058334	14132547	POS 3	Samuel B	3/30/2023 11:25	3/30/2023 13:37	3/30/2023 13:38	0.63
Sira Naturals Needham	P11264579	14137298	POS 3	Samuel B	3/30/2023 14:17	3/30/2023 14:17	3/30/2023 14:18	1.25
Sira Naturals Needham	P11199705	14137530	POS 1	Kyle P	3/30/2023 14:25	3/30/2023 14:27	3/30/2023 14:32	4.70
Sira Naturals Needham	P11095324	14135726	POS 3	Samuel B	3/30/2023 13:22	3/30/2023 14:27	3/30/2023 14:28	1.13
Sira Naturals Needham	P11122594	14137597	POS 3	Samuel B	3/30/2023 14:27	3/30/2023 14:29	3/30/2023 14:33	3.52
Sira Naturals Needham	P11167146	14132511	POS 3	Samuel B	3/30/2023 11:24	3/30/2023 14:35	3/30/2023 14:36	1.18
Sira Naturals Needham	P11003369	14137650	POS 1	Kyle P	3/30/2023 14:30	3/30/2023 14:35	3/30/2023 14:37	1.30
Sira Naturals Needham	P11115576	14137816	POS 3	Samuel B	3/30/2023 14:35	3/30/2023 14:37	3/30/2023 14:39	1.95
Sira Naturals Needham	P11203665	14137535	POS 1	Kyle P	3/30/2023 14:25	3/30/2023 14:39	3/30/2023 14:42	2.98
Sira Naturals Needham	P11113025	14126773	POS 1	Kyle P	3/29/2023 20:34	3/30/2023 14:54	3/30/2023 14:57	3.00
Sira Naturals Needham	P11252523	14138298	POS 3	Samuel B	3/30/2023 14:53	3/30/2023 14:59	3/30/2023 15:04	4.70
Sira Naturals Needham	P11155722	14138493	POS 1	Kyle P	3/30/2023 15:00	3/30/2023 15:00	3/30/2023 15:03	3.17
Sira Naturals Needham	P11106932	14138546	POS 1	Kyle P	3/30/2023 15:02	3/30/2023 15:04	3/30/2023 15:05	0.62
Sira Naturals Needham	P11061227	14138558	POS 3	Samuel B	3/30/2023 15:03	3/30/2023 15:05	3/30/2023 15:07	2.57
Sira Naturals Needham	P11176927	14138243	POS 1	Kyle P	3/30/2023 14:51	3/30/2023 15:07	3/30/2023 15:08	1.38
Sira Naturals Needham	P11045755	14138979	POS 1	Kyle P	3/30/2023 15:17	3/30/2023 15:17	3/30/2023 15:18	1.23
Sira Naturals Needham	P11107454	14139197	POS 3	Samuel B	3/30/2023 15:24	3/30/2023 15:25	3/30/2023 15:25	0.43
Sira Naturals Needham	P11046189	14139264	POS 1	Kyle P	3/30/2023 15:26	3/30/2023 15:27	3/30/2023 15:28	1.42
Sira Naturals Needham	P11148159	14138329	POS 3	Samuel B	3/30/2023 14:54	3/30/2023 15:27	3/30/2023 15:28	0.78
Sira Naturals Needham	P11220231	14138070	POS 3	Samuel B	3/30/2023 14:45	3/30/2023 15:29	3/30/2023 15:34	4.18
Sira Naturals Needham	P11221246	14139500	POS 1	Kyle P	3/30/2023 15:33	3/30/2023 15:34	3/30/2023 15:39	4.42
Sira Naturals Needham	P11214633	14138994	POS 3	Samuel B	3/30/2023 15:17	3/30/2023 15:41	3/30/2023 15:41	0.40
Sira Naturals Needham	P11052414	14137512	POS 1	Kyle P	3/30/2023 14:24	3/30/2023 15:43	3/30/2023 15:47	3.97
Sira Naturals Needham	P11166601	14132986	POS 1	Kyle P	3/30/2023 11:41	3/30/2023 15:48	3/30/2023 15:49	0.58
Sira Naturals Needham	P11221246	14139954	POS 3	Samuel B	3/30/2023 15:48	3/30/2023 15:49	3/30/2023 15:51	2.22
Sira Naturals Needham	P11204045	14128009	POS 1	Kyle P	3/29/2023 22:28	3/30/2023 15:52	3/30/2023 15:54	1.62
Sira Naturals Needham	P11232612	14139436	POS 1	Kyle P	3/30/2023 15:31	3/30/2023 16:07	3/30/2023 16:07	0.75
Sira Naturals Needham	P11181868	14140598	POS 3	Samuel B	3/30/2023 16:09	3/30/2023 16:11	3/30/2023 16:13	2.80
Sira Naturals Needham	P11175470	14138841	POS 3	Samuel B	3/30/2023 15:12	3/30/2023 16:21	3/30/2023 16:21	0.77
Sira Naturals Needham	P11263993	14137803	POS 3	Samuel B	3/30/2023 14:35	3/30/2023 16:23	3/30/2023 16:24	0.95
Sira Naturals Needham	P11228028	14141356	POS 3	Samuel B	3/30/2023 16:32	3/30/2023 16:32	3/30/2023 16:34	1.92
Sira Naturals Needham	P11272613	14140914	POS 1	Kyle P	3/30/2023 16:19	3/30/2023 16:36	3/30/2023 16:38	2.12
Sira Naturals Needham	P11039097	14140497	POS 3	Samuel B	3/30/2023 16:06	3/30/2023 16:36	3/30/2023 16:37	1.58
Sira Naturals Needham	P11234035	14134212	POS 3	Samuel B	3/30/2023 12:25	3/30/2023 16:43	3/30/2023 16:44	0.60
Sira Naturals Needham	P11117459	14141744	POS 1	Kyle P	3/30/2023 16:44	3/30/2023 16:55	3/30/2023 16:58	2.42
Sira Naturals Needham	P11208125	14140192	POS 1	Kyle P	3/30/2023 15:56	3/30/2023 17:06	3/30/2023 17:07	0.80
Sira Naturals Needham	P11036766	14142625	POS 1	Kyle P	3/30/2023 17:11	3/30/2023 17:13	3/30/2023 17:14	1.20
Sira Naturals Needham	P11245270	14141501	POS 1	Samuel B	3/30/2023 16:36	3/30/2023 17:19	3/30/2023 17:19	0.82
Sira Naturals Needham	P11253944	14140473	POS 3	Samuel B	3/30/2023 16:05	3/30/2023 17:33	3/30/2023 17:34	1.07
Sira Naturals Needham	P11115676	14143346	POS 3	Samuel B	3/30/2023 17:36	3/30/2023 17:36	3/30/2023 17:37	1.38
Sira Naturals Needham	P11158968	14134476	POS 3	Samuel B	3/30/2023 12:35	3/30/2023 17:42	3/30/2023 17:56	14.08
Sira Naturals Needham	P11089059	14144172	POS 3	Samuel B	3/30/2023 18:01	3/30/2023 18:02	3/30/2023 18:07	5.15
Sira Naturals Needham	P11131461	14144320	POS 3	Samuel B	3/30/2023 18:06	3/30/2023 18:07	3/30/2023 18:10	3.18
Sira Naturals Needham	P11083487	14144416	POS 3	Samuel B	3/30/2023 18:09	3/30/2023 18:11	3/30/2023 18:15	4.60
Sira Naturals Needham	P11181500	14143183	POS 3	Samuel B	3/30/2023 17:29	3/30/2023 18:16	3/30/2023 18:16	0.62
Sira Naturals Needham	P11012158	14145223	POS 3	Samuel B	3/30/2023 18:33	3/30/2023 18:35	3/30/2023 18:41	6.57
Sira Naturals Needham	P11245783	14144263	POS 3	Samuel B	3/30/2023 18:04	3/30/2023 18:43	3/30/2023 18:43	0.65

Sira Naturals Needham	P11204021	14136218	POS 3	Samuel B	3/30/2023 13:38	3/30/2023 18:48	3/30/2023 18:48	0.70
Sira Naturals Needham	P11050190	14142157	POS 3	Samuel B	3/30/2023 16:57	3/30/2023 18:51	3/30/2023 18:52	1.17
Sira Naturals Needham	P11116865	14146227	POS 3	Samuel B	3/30/2023 19:07	3/30/2023 19:07	3/30/2023 19:09	1.35
Sira Naturals Needham	P11169704	14146251	POS 3	Samuel B	3/30/2023 19:08	3/30/2023 19:09	3/30/2023 19:14	4.95
Sira Naturals Needham	P11150975	14145821	POS 3	Samuel B	3/30/2023 18:53	3/30/2023 19:15	3/30/2023 19:16	0.82
Sira Naturals Needham	P11211525	14140313	POS 3	Samuel B	3/30/2023 16:00	3/30/2023 19:17	3/30/2023 19:18	0.80
Sira Naturals Needham	P11100686	14134701	POS 3	Samuel B	3/30/2023 12:43	3/30/2023 19:35	3/30/2023 19:36	0.50
Sira Naturals Needham	P11052856	14142877	POS 3	Samuel B	3/30/2023 17:19	3/30/2023 19:37	3/30/2023 19:38	0.65
Sira Naturals Needham	P11230712	14146601	POS 3	Samuel B	3/30/2023 19:22	3/30/2023 19:42	3/30/2023 19:43	1.18
Sira Naturals Needham	P11170969	14145996	POS 3	Samuel B	3/30/2023 18:59	3/30/2023 19:44	3/30/2023 19:45	0.72
Sira Naturals Needham	P11136364	14147257	POS 3	Samuel B	3/30/2023 19:44	3/30/2023 19:46	3/30/2023 19:47	1.05
							AV Transaction time	**2.30**

Grey Highlight = Check-in time is when Order Ahead was placed not when they entered the building

Transactions March 2023	
March 1	91
March 2	92
March 3	101
March 4	71
March 5	82
March 6	68
March 7	87
March 8	83
March 9	62
March 10	97
March 11	86
March 12	73
March 13	79
March 14	58
March 15	77
March 16	82
March 17	145
March 18	98
March 19	96
March 20	73
March 21	71
March 22	75
March 23	75
March 24	98
March 25	72
March 26	70
March 27	70
March 28	67
March 29	59
March 30	81
March 31	104
TOTAL	**2543**
AVG	**82**

Transactions per Month	
22-Jan	3,761
22-Feb	3,310
22-Mar	3,383
22-Apr	2,874
22-May	2,689
22-Jun	2,563
22-Jul	2,307
22-Aug	2,063
22-Sep	1,971
22-Oct	1,918
22-Nov	2,582
22-Dec	2,964
23-Jan	3,044
23-Feb	3,056
23-Mar	2,543

Like Months Appointment Only	
21-Nov	3,603
21-Dec	3,874
22-Jan	3,761
22-Feb	3,310
22-Mar	3,383
22-Apr	2,874
22-May	2,689
22-Jun	2,563
22-Jul	2,307
22-Aug	2,063
22-Sep	1,971
22-Oct	1,918

No Appointment	
22-Nov	2,582
22-Dec	2,964
23-Jan	3,044
23-Feb	3,056
23-Mar	2,543

PARKING COUNTS

VAI Calculations

Job:	Needham	9320.1
Location:	#29 Franklin Street	3/30/23
Title:	Parking Study	1 of 1
Calculated by:	SRF	

	Number of Cars Parked		
	Off-Site		On-Site
	Franklin Street, west of U-Do-It	**Franklin Street, east of U-Do-It**	**On-Site Spaces**
Total Available	13 spaces	5 spaces	18 spaces
Start Time			
11:00 AM	10	3	5
11:15	10	3	5
11:30	10	3	5
23:45	9	3	4
12:00	9	3	4
12:15	9	3	3
12:30	9	4 **	5
12:45	9	4 **	5
1:00	8	4 **	6
1:15	8	4 **	5
1:30	8	4 **	7
1:45	8	4 **	5
2:00	8	4 **	5
5:00 PM	5	1	4
5:15	5	1	5
5:30	5	1	3
5:45	4	1	4
6:00	4	1	5
6:15	4	1	4
6:30	4	1	3
6:45	4	1	2
7:00	4	1	2
7:15	4	1	3
7:30	4	1	2
7:45	4	1	5
8:00	4	1	2

** Zone full due to 3 trucks parked on Franklin Street

From: John Schlittler
To: Alexandra Clee
Subject: RE: Request for comment - Sira Naturals Amendment
Date: Friday, April 28, 2023 9:48:08 AM

The police are fine with it only if site will be responsive to any parking issues that arise. I am not sure if parking will become an issue but would look to meet with representatives if issues arise.
Thanks,

Chief John J Schlittler
Needham Police Department
88 Chestnut St
Needham, MA 02492
Office: (781-455-7583)
Fax: (781-453-9496)
FBINA 259
jschlittler@needhamma.gov

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, April 27, 2023 5:24 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - Sira Naturals Amendment

Dear all,

We have received the attached application materials for a proposal from Sira Naturals for the follow: FIRST: by making permanent the elimination of the “appointment only” operational requirement for the facility; and SECOND: by making such additional amendments to the Decision as are needed to comport with the preceding proposed amendment.

More information can be found in the attachments.

The Planning Board has scheduled this matter for May 16, 2023. Please send your comments by Wednesday May 10, 2023 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Special Permit No. 2017-01, with Exhibit A.

2. Letter from Attorney Robert Smart, dated April 13, 2023.

3. “Operations Narrative for the 29-37 Franklin Street, Needham Facility,” prepared by Richard Parsons, Operations Manager, Sira Naturals, dated April 13, 2023.

4. Letter from Scott W. Thornton and Derek Roach, Vanasse and Associates, Inc., dated April 11, 2023.

Thank you, alex.

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

From:	Tara Gurge
To:	Alexandra Clee
Subject:	RE: Request for comment - Sira Naturals Amendment
Date:	Wednesday, May 10, 2023 10:28:37 AM
Attachments:	image002.png image003.png

Alex –

The Public Health Division conducted the review for the proposed Sira Naturals project amendment, and we have no additional comments to share at this time.

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

Thanks,

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

please consider the environment before printing this email

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Follow Needham Public Health on Twitter!

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, April 27, 2023 5:24 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>;

Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - Sira Naturals Amendment

Dear all,

We have received the attached application materials for a proposal from Sira Naturals for the follow: FIRST: by making permanent the elimination of the "appointment only" operational requirement for the facility; and SECOND: by making such additional amendments to the Decision as are needed to comport with the preceding proposed amendment.

More information can be found in the attachments.

The Planning Board has scheduled this matter for May 16, 2023. Please send your comments by Wednesday May 10, 2023 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Special Permit No. 2017-01, with Exhibit A.

2. Letter from Attorney Robert Smart, dated April 13, 2023.

3. "Operations Narrative for the 29-37 Franklin Street, Needham Facility," prepared by Richard Parsons, Operations Manager, Sira Naturals, dated April 13, 2023.

4. Letter from Scott W. Thornton and Derek Roach, Vanasse and Associates, Inc., dated April 11, 2023.

Thank you, alex.

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

From: David Roche
To: Alexandra Clee
Subject: RE: Request for comment - Sira Naturals
Date: Wednesday, May 10, 2023 11:19:58 AM

Alex,

I have No issues with this proposal, and change to the Special Permit.

Dave

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, May 10, 2023 9:13 AM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: RE: Request for comment - Sira Naturals

Dear all,

This is a reminder to get comments on the proposed amendment to Sira Naturals to me today for the Planning Board's meeting of May 16.

Thanks!

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

From: Alexandra Clee
Sent: Wednesday, August 17, 2022 12:03 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - Sira Naturals

Dear all,

We have received the attached application materials for the proposal for an amendment to the Sira Naturals medical marijuana facility at 29-37 Franklin Street. The proposal is to permit the following changes to the existing permit: (1) by authorizing the activities permitted at 29-37 Franklin Street, Needham, to be conducted by Sira Naturals, Inc. d/b/a Ayr; (2) by requiring the Petitioner to comply with the requirements of the Massachusetts Cannabis Control Commission, rather than the Massachusetts Department of Public Health; (3) by eliminating the "appointment-only" operational requirement for the facility; (4) by allowing sales of marijuana products other than those cultivated and processed at the Petitioner's Milford facility; (5) by allowing an increase in the maximum number of sales stations from five to seven; (6) by eliminating the requirement that the delivery van(s) for home deliveries be housed at the Petitioner's main facility in Milford, and by allowing two vans to be kept in the garage at the facility; (7) by making such additional amendments to the Original Decision dated June 13, 2017 as are needed to comport with the preceding proposed amendments.

More information can be found in the attachments.

The Planning Board has scheduled this matter for September 20, 2022. Please send your comments by Wednesday September 14, 2022 at the latest.

The documents attached for your review are as follows:

1. Letter from Attorney Robert Smart, dated July 26, 2022.

2. Application for the Amendment to Major Project Special Permit No. 2017-01, with Exhibits A-H.

3. Memorandum to David Roche, Building Commissioner, dated June 23, 2022, regarding parking determination, including backup materials for parking determination.

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

5. Plan Sheet A1.1, prepared by Peter Quinn Architects, 259 Elm Street, Suite 301, Somerville, MA 02144, entitled "First Floor Plan Update 7-21-22, dated June 7, 2017, January 2, 2018, April 22, 2022 and July 21, 2022.

Thank you, alex.

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

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

May 10, 2023

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Amendment Major Project Site Plan Special Permit 2017-01
29-37 Franklin Street Sira Naturals, Inc. (formerly Sage Naturals)

Dear Members of the Board:

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

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

1. Letter from Attorney Robert Smart, dated July 26, 2022.
2. Application for the Amendment to Major Project Special Permit No. 2017-01, with Exhibits A-H.
3. Memorandum to David Roche, Building Commissioner, dated June 23, 2022, regarding parking determination, including backup materials for parking determination.
4. Memorandum from Scott W. Thornton, Vanasse & Associates, Inc., dated June 7, 2022, regarding traffic and parking assessment.
5. Plan Sheet A1.1, prepared by Peter Quinn Architects, 259 Elm Street, Suite 301, Somerville, MA 02144, entitled "First Floor Plan Update 7-21-22, dated June 7, 2017, January 2, 2018, April 22, 2022 and July 21, 2022.

Our comments and recommendations are as follows:

We have no comment or objection to the proposed modifications.

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer

PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Sections 3.2.2, 7.5.2, 5.1.1.6, 5.1.2 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, May 16, 2023 at 7:20 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of Tristan Roveto, 16 Malbert Rd., Brighton, MA 02315, for a Special Permit.

The subject property is located at 1502 Highland Avenue, Needham, Massachusetts, located in the Center Business Zoning District. The property is shown on Assessors Plan No. 50 as Parcel 25 containing a total of 16,365 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to occupy approximately 600 square feet of the Premises for a Personal Fitness Services Establishment.

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a personal fitness service establishment, where all required parking is not located on site. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-Law (Off-Street Parking Requirements). In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential building or use on a lot.

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

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

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, April 27, 2023 and May 4, 2023.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

2023 APR 13 PM 4:49

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR ~~SITE PLAN REVIEW~~ Special Permit

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 ~~1492~~ 1502 Highland Avenue (unit 1502) Needham, MA
Name of Applicant Tristan Roveto
Applicant's Address 16 Malbert Rd Brighton, Boston, 02135
Phone Number 800-605-7657

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

Property Owner's Name 1492 Highland Avenue, LLC.
Property Owner's Address 78 Hancock St Braintree, MA 02185
Telephone Number 781-849-1090

Characteristics of Property: Lot Area 0.376 AC Present Use retail
Map # 50 Parcel # ~~249~~ 25 Zoning District Center Business - CB

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
Special Permit application pursuant to section 3.2 of the Zoning by-law for the use of a personal fitness service establishment at 1502 Highland. Requesting to waive strict adherence to parking regulations. See letter and floor plan attached.

Signature of Applicant (or representative) Tristan Roveto
Address if not applicant _____
Telephone #
Owner's permission if other than applicant James Sullivan

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date 4/13/23
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.

Tristan W. Roveto
Founder and Operator of TWR Fitness
1502 Highland Avenue, Needham MA 02492
Tel: (860)-605-7657 Email: T.W.R.Fitness.Business@Gmail.com
Website: TWRFitness.net

Dear Members of the Board;

TWR Fitness is submitting an application for a special permit pursuant to section 3.2.2 of the Town of Needham Zoning By-Law. The scope of this project does not meet the criteria required by 7.4.2 to be considered a major or minor project.

The goal of TWR Fitness is to provide private, one on one personal training, to enhance the health and fitness of Needham residents. It is the intention of TWR Fitness to occupy a 600 square foot personal fitness service establishment located at 1502 Highland Avenue within the Center Business District. A personal fitness service establishment requires a special permit for use when there is insufficient off-street parking on-site.

TWRF is seeking the following relief: a special permit, pursuant to section 3.2.2, to waive strict adherence to the parking requirements of 5.1.2.

Section 3.2.2 reads as follows:

Personal fitness service establishment; where there is insufficient off-street parking on-site to serve all land uses located thereon in adherence with the requirements of Section 5.1.2 but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different that a lower total will provide adequately for all uses or activities served by the parking lot.

Section 5.1.2 reads as follows:

18) Indoor Athletic or Exercise Facility or Personal Fitness Service Establishment. One space for each 150 square feet or fraction thereof of gross floor area and one space for each three employees to be employed or anticipated to be employed on the largest shift. Not withstanding the above, in circumstances where facility size is known and occupancy and parking demand will be controlled by the method of operation, the Planning Board may reduce the number of parking spaces required for a personal fitness service establishment to one parking space per employee and visitor present on the site at any one time during the peak usage period.

The parking calculations are as follows:

As defined above, the parking requirement is 1 parking space per 150 sq ft + 1 parking space for each 3 employees: (600 sq ft/150 sq ft) + 1 = 5 total spaces required.

The prior occupant of 1502 Highland Avenue, a retail use case selling clothing, generated a parking demand of 1 space per 300 square feet requiring a total of 2 spaces.

The proposed change of use from retail to personal fitness service establishment creates an increase of 3 spaces.

A special permit is requested to waive strict adherence to the parking requirement increase listed above based on the following:

TWR Fitness intends to operate from 6:00 a.m. to 8:00 p.m. Monday through Friday, and 7:00 a.m. to 6:00 p.m. on Saturday and Sunday. There will be a maximum of 1 employee on-site at any given time. The facility will provide private (1 client), and semi-private (2-5 clients) fitness training. No more than an estimated 6 available time slots (approximately one hour in length) will be filled on any given day. An estimated 5 semi-private group sessions will be offered per week. One space is provided on-site for employee use.

This project also satisfies the criteria defined under sections 7.5.2.1 and 5.1.1.6, as follows:

7.5.2.1(a) The proposed use ... complies with such criteria or standards as may be set forth in the section of this By-Law which refers to the granting of the requested special permit.

A personal fitness service establishment may be allowed by special permit under Section 3.2.2 of the By-Law, where there is insufficient off-street parking on-site to serve all land uses located thereon, but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different, so that a lower total will provide adequately for all uses or activities served by the parking lot.

In the case of 1502 Highland Avenue, as detailed above, the proposed use (personal fitness service establishment) will generate an increase from the previous use in the parking requirement by 3 spaces. For all but an estimated 5 hours of TWR Fitness's weekly operation there will be a maximum of 2 persons (1 employee, 1 client) on-site at any given time. TWR Fitness is a by-appointment only service and will not allow for open foot traffic. The employee will park on-site in a space provided to lessees, and the client will either walk to TWR Fitness or park in a publicly provided local parking area near the Center Business District, or make use of the existing on-street parking.

7.5.2.1(b) The proposed use ... is consistent with: (1) the general purposes of this By-Law as set forth in subparagraph 1.1, and (2) the more specific objectives and purposes applicable to the requested special permit which may be set forth elsewhere in this By-Law, such as, but not limited to, those at the beginning of the various sections.

The proposed use does support the general purpose of the By-Law. Fitness instruction will promote the health and wellbeing of the inhabitants of Needham for both children and adults.

This use is allowed by special permit under the By-Law.

7.5.2.1[c] The proposed use ... 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.

TWR Fitness will be compatible with the existing natural features of the site and the characteristics of the surrounding area. Other similar personal fitness service establishment uses exist elsewhere in the Center Business District.

7.5.2.1(d) The circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area.

The existing circulation patterns of both motor and foot traffic will be unaffected. No changes are proposed to the existing building or lot. Foot traffic generated from this business will be negligible.

7.5.2.1[e] The proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from (1) excessive noise, level of illumination, flare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area, (2) emissions or discharge of noxious or hazardous materials or substances, or (3) pollution of water ways or ground water.

The proposed use will not generate excessive noise or cause other adverse impacts detrimental to the Center Business District, and will not result in the discharge of hazardous or polluting materials.

5.1.1.6 The project replaces or substantially improves an existing building or site, promotes the goal of preserving and enhancing the CBD as a pedestrian-oriented local shopping and business district, incorporates the recommendations of the design Review Board, and demonstrates that it is providing the maximum number of off-street parking spaces practicable.

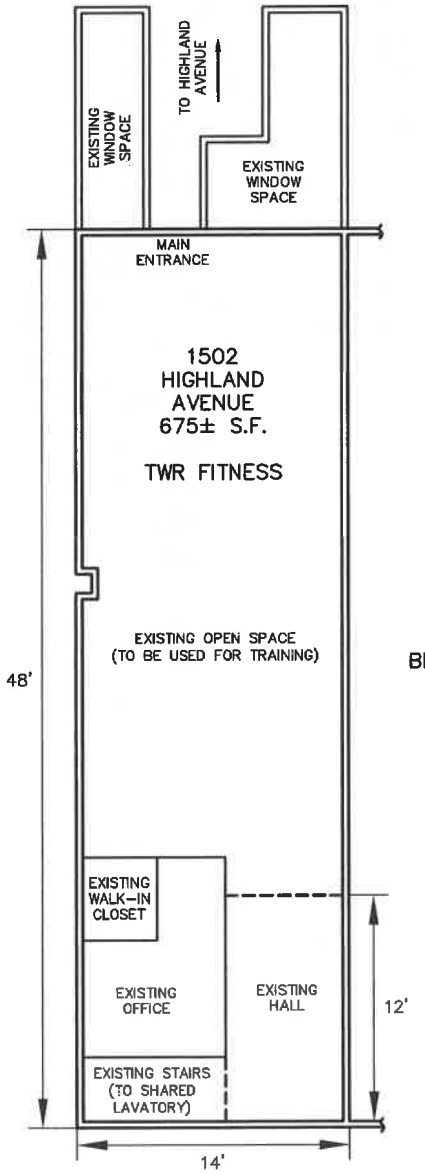
TWR Fitness intends to enhance the pedestrian-oriented Center Business District by filling an existing vacancy with a health-centric personal fitness service establishment, focused on improving the wellbeing of Needham residents. No external improvements or changes to the existing site are proposed. The existing site provides the maximum number of off-street parking spaces practicable.

Other than a special permit pursuant to Section 3.2.2, nothing is requested.

Thank you for your time,

Tristan Roveto

Founder and Operator of TWR Fitness



NOTE: NO INTERIOR OR EXTERNAL IMPROVEMENTS ARE PROPOSED. EXISTING CONDITIONS ARE TO REMAIN AS IS.

1 GRAPHIC SCALE 0
INCHES

EXISTING CONDITIONS FLOOR PLAN

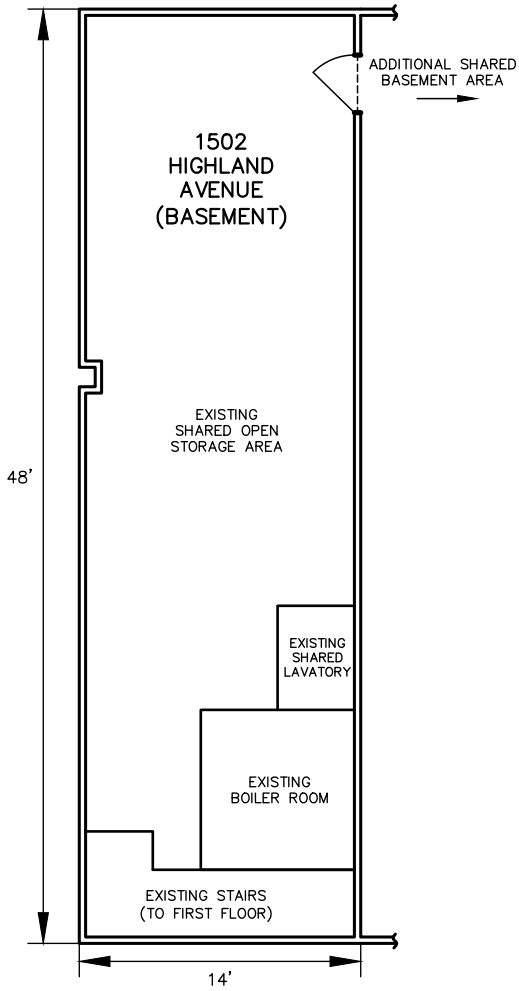
PREPARED FOR

TWR FITNESS

1502 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

Contact:
Tristan Roveto
Cell: 860-605-7657
Email: t.w.roveto@gmail.com

Scale: 1" = 10'
Date: 04/06/23



NOTE: NO INTERIOR OR EXTERNAL IMPROVEMENTS ARE PROPOSED. EXISTING CONDITIONS ARE TO REMAIN AS IS.

1 GRAPHIC SCALE 0
INCHES

EXISTING CONDITIONS FLOOR PLAN (BASEMENT)

PREPARED FOR

TWR FITNESS

1502 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

Contact:
Tristan Roveto
Cell: 860-605-7657
Email: t.w.roveto@gmail.com

Scale: 1" = 10'
Date: 05/05/23

From: David Roche
To: Alexandra Clee
Subject: RE: Request for comment - 1502 Highland Ave
Date: Monday, May 8, 2023 11:12:44 AM

Alex,

I have no issues with the use of this space, where the bathroom is not accessible the owner will need to make arrangements for someone with disabilities to have access to a bathroom, this is a requirement of 521 CMR and does not have to be a condition of approval by the Board.

Dave

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, May 5, 2023 4:03 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: RE: Request for comment - 1502 Highland Ave

Dear all, here is the basement plan.

Thanks, alex.

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

From: David Roche <droche@needhamma.gov>
Sent: Monday, May 1, 2023 11:44 AM
To: Alexandra Clee <aclee@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
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Subject: RE: Request for comment - 1502 Highland Ave

Alex,

I know this one has been a problem getting him to the Board, but we should get a plan of the basement showing the bathroom that he has access to.

Dave

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, April 28, 2023 11:17 AM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
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Subject: Request for comment - 1502 Highland Ave

Dear all,

We have received the attached application materials for a proposal from Tristan Roveto at 1502 Highland Ave for a personal fitness service establishment. More information can be found in the attachments.

The Planning Board has scheduled this matter for May 16, 2023. Please send your comments by Wednesday May 10, 2023 at the latest.

The documents attached for your review are as follows:

1. Application for Special Permit No. 2023-01.

2. Letter from Tristan Roveto, T.W.R. Fitness, undated.

3. Existing Conditions Floor Plan, dated April 6, 2023.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA

781-455-7550 ext. 271
www.needhamma.gov

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

May 10, 2023

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

RE: Major Project Special Permit No. 2023-01
1502 Highland Avenue- TWR Fitness

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Special Permit. The applicant request permission to operate a Personal Fitness at 1502 Highland Avenue and waive the parking requirements for the facility.

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

1. Application for a Major Project Special Permit No. 2023-01, and an application under Section 3.2.2 of the Zoning by-Law.

2. Plan entitled "Existing Conditions Floor Plan" dated 4/6/23

Our comments and recommendations are as follows:

- We have no comment or objection to the proposed request

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

Truly yours,

Thomas Ryder
Town Engineer

From:	Tara Gurge
To:	Alexandra Clee
Subject:	FW: Request for comment - 1502 Highland Ave
Date:	Wednesday, May 10, 2023 10:35:19 AM
Attachments:	1502 Highland_FULL Application.pdf 1502 HIGHLAND AVE BASEMENT.pdf image002.png image003.png

---

Alex –

The Public Health Division conducted the review for the proposed project amendment for 1502 Highland Ave. for a personal fitness service establishment, and we have no additional comments to share at this time.

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

Thanks,

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

please consider the environment before printing this email

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Follow Needham Public Health on Twitter!

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, May 10, 2023 9:23 AM
To: Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>

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Subject: RE: Request for comment - 1502 Highland Ave

Dear all,

This is a reminder to please send me comments on the proposal at 1502 Highland Ave by today.

Thanks!

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

From: Alexandra Clee
Sent: Friday, May 5, 2023 4:03 PM
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Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: John Schlittler
To: Alexandra Clee
Subject: RE: Request for comment - 1502 Highland Ave
Date: Monday, May 8, 2023 10:19:12 AM

Police Department is fine with it

From: Alexandra Clee <aclee@needhamma.gov>
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3. Existing Conditions Floor Plan, dated April 6, 2023.

Thank you, alex.

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

PLANNING DIVISION
Planning & Community Development

DECISION
Special Permit
Application No. 2023-01
May 16, 2023

Tristan Roveto dba TWR Fitness
1502 Highland Avenue

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Tristan Roveto dba TWR Fitness, 16 Malbert Rd., Brighton, MA 02315 (hereinafter referred to as the Petitioner), for property located at 1502 Highland Avenue, Needham, MA, shown on Assessor's Map No. 50 as Parcel 25 containing 16,365 square feet in the Center Business Zoning District.

This Decision is in response to an application submitted to the Board on April 13, 2023, by the Petitioner for: (1) a Special Permit under Section 3.2.2 of the By-Law for a personal fitness service establishment where all required parking is not located on site in the Center Business District; (2) a Special Permit under Section 3.2.2 of the By-Law for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of the By-Law; (3) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2, Required Parking, and Section 5.1.3, Parking Plan and Design Requirements.

The requested Special Permit, would, if granted, permit the Petitioner to occupy approximately 675 square feet of the Premises for a Personal Fitness Services Establishment.

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 the Chairperson, Adam Block, on Tuesday, May 16, 2023 at 7:20 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert, Natasha Espada and Artie Crocker were present at the May 16, 2023 hearing. The record of the proceedings and the submission upon which this 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 Special Permits under Section 3.2.2, Section 7.5.2, and Sections 5.1.1.6, 5.1.2 and 5.1.3 of the By-Law. Said application was submitted on April 13, 2023.

Exhibit 2 - Letter from Tristan Roveto, T.W.R. Fitness, undated.

Exhibit 3 - Plan entitled "Existing Conditions Floor Plan," dated April 6, 2023.

Exhibit 4 - Plan entitled "Existing Conditions Floor Plan (Basement)," dated May 5, 2023.

Exhibit 5 - Interdepartmental Communication (IDC) to the Board from Thomas Ryder, Town Engineer, Department of Public Works, by memo dated May 10, 2023; IDC to the Board from Tara Gurge, Health Department, dated May 10, 2023; IDC to the Board from Chief John Schlittler, Needham Police Department, dated May 8, 2023; IDC to the Board from Dave Roche, Building Commissioner, dated May 8, 2023.

Exhibits 1, 2, 3, and 4 are referred to hereinafter as the Plan.

FINDINGS AND CONCLUSIONS

1.1 The subject property is identified on Town of Needham Assessor's Map No. 50 as Parcel 25 containing 16,365 square feet in the Center Business Zoning District.

1.2 The total space to be leased by the Petitioner contains approximately 675 square feet. The proposal includes use of the shared basement for storage and restroom.

1.3 The proposed business is a personal training facility, as further described in Sections 1.4, 1.5, 1.6 and 1.7 below.

1.4 There will be a maximum of one (1) employee and five (5) clients on-site at any one time. The studio will provide private and semi-private fitness training, generally with a maximum of 5 clients per time slot, by appointment only.

1.5 The facility will provide private (1 client) and semi-private (2-5 clients) fitness training.

1.6 All services will be by appointment only. The Petitioner is a small appointment-based personal training facility and does not intend to offer larger classes for group training. NO more than an estimated 6 available time slots (approximately one hour in length) will be filled on any given day. An estimated 5 semi-private group sessions will be offered per week. For all but an estimated 5 hours of TWR Fitness's weekly operation, there will be a maximum of 2 persons (1 employee, 1 client) on site at any given time.

1.7 The proposed hours of operation are 6:00 a.m. to 8:00 p.m. Monday through Friday and 7:00 a.m. to 6:00 p.m. Saturday and Sunday.

1.8 It is the Petitioner's expectation that clients will usually arrive just before the appointment time and leave shortly thereafter. There will be no shower facilities on site.

1.9 No building permit is required for this proposal, as no interior work is necessary or proposed.

1.10 The Petitioner has requested a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2, more specifically, to reduce the number of required parking spaces. The total parking demand for the subject premises with the new use can be calculated in two ways. The first method yields a requirement of 6 parking spaces calculated as follows: 675 sq. ft. of first floor area for the

"personal fitness" use @ 1 space / 150 square feet = 4.5 spaces, plus one space for every three employees on the largest shift (1 total employee) = 1 spaces, for a total of 5.5 spaces, rounded up to 6 spaces. Note: the shared basement was not included in the calculation. The second method yields a total requirement of 20 parking spaces. In the later circumstance where facility size is known and occupancy and parking demand will be controlled by the method of operation, the Planning Board may reduce the number of parking spaces required for a personal fitness service establishment to one parking space per employee and visitor present on the site at any one time during the peak usage period. Using this method, the total number of required spaces is also 6 spaces. In both cases, a parking waiver on the number of required spaces will be required for the proposed use, because there is only one parking space associated with this property, which will be used for the employee. Therefore, the Petitioner requests a waiver of 6 spaces.

The prior occupant of 1502 Highland Avenue, a retail use selling clothing, generated a parking demand of 1 space per 300 square feet, requiring a total of 2 spaces. The proposed personal fitness use requires an increase of 4 spaces.

1.11 Pursuant to Section 5.1.1.3 of the By-Law no change or conversion of a use in a mixed use structure to a use which requires additional parking shall be permitted unless off-street parking is provided in accordance with Section 5.1.2 and Section 5.1.3 for the entire structure or a waiver is granted pursuant to the provisions of Section 5.1.1.6. As there is only one parking space associated with the property, a waiver under the provisions of Section 5.1.1.6 is required. The Petitioner has requested a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2, more specifically, to reduce the number of required parking spaces.

1.12 The Petitioner has requested a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Sections 5.1.2 and 5.1.3.

1.13 The Petitioner has requested a Special Permit under Section 3.2.2 of the By-Law for a "Personal fitness service establishment" where there is insufficient off-street parking on-site to serve all land uses located thereon in adherence with the requirements of Section 5.1.2 but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different that a lower total will provide adequately for all uses or activities served by the parking lot, provided the Board finds that the use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development 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.

1.14 Under Section 3.2.2 of the By-Law, a Special Permit may be granted to allow for more than one nonresidential use on the lot, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.

1.10 Under Section 5.1.1.6 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 of the By-Law (Off-Street Parking Requirements) may be granted provided the Board finds that owing to

special circumstances, the particular use, structure or lot does not warrant the application of certain design requirements and that the project demonstrates that it is providing the maximum number of off-street parking spaces practicable. On the basis of the above findings and conclusions, the Board finds that there are special circumstances for a reduction in the number of required parking spaces and 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.

THEREFORE, the Board voted 5-0 to GRANT: 1) a Special Permit under Section 3.2.2 of the By-Law for a personal fitness service establishment where all required parking is not located on site in the Center Business District; (2) a Special Permit under Section 3.2.2 of the By-Law for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of the By-Law; (3) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.2, Required Parking, and Section 5.1.3, Parking Plan and Design Requirements; subject to and with the benefit of 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.

2.1 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.

No Plan Modifications Required.

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 3.18 of this Decision.

3.1 The floor plan shall be substantially consistent with the floor plan as submitted, movement of non-fixed equipment and fixed equipment is of no concern, provided no more than 675 square feet of Personal Fitness Service Establishment space is provided (excluding the restroom, stairway and basement).

3.2 The operation of the proposed personal fitness facility at 1502 Highland Avenue, Needham, Massachusetts shall be as described in Sections 1.4, 1.5, 1.6 and 1.7 of this Decision and as

further described under the support materials provided under Exhibits 2, 3 and 4 of this Decision.

3.3 The Personal Fitness Services Establishment may be open for business 6:00 a.m. to 8:00 p.m. Monday through Friday and 7:00 a.m. to 6:00 p.m. Saturday and Sunday.

3.4 No more than one (1) employee and five (5) clients may be present and using the facility at any one time.

3.5 The special permit and parking waivers granted herein are specifically premised upon the special characteristics of the Personal Fitness Services Establishment operated by Tristan Roveto. In the event of any change in the use permitted hereunder which would result in a greater parking demand, further review will be required, and the Planning Board shall evaluate the parking demand of the building as a whole.

3.6 This Special Permit to operate TWR Fitness at 1502 Highland Avenue, Needham, MA is issued to Tristan Roveto, 16 Malbert Rd., Brighton, MA 02315, and may not be transferred, set over, or assigned by Tristan Roveto, to any other person or entity other than an affiliated entity in which Tristan Roveto has a controlling interest of greater than 50 percent, without the transferee filing a letter with the Board acknowledging that it has read this Decision and agrees to its terms and conditions..

3.7 The proposed Personal Fitness Services Establishment facility use shall contain the dimensions and be located on that portion of the locus exactly as shown on the Plan, as modified by this Decision, and in accordance with applicable dimension requirements of the By-Law. Any changes, revisions or modifications to the Plan, as modified by this Decision, shall require approval by the Board.

3.8 The Petitioner recognizes the desire of the Board to assure a viable active retail storefront presence on the major thoroughfares of the Town and shall work in its configuration of its operation to assure that goal is met.

3.9 That trash receptacles shall be provided if required, and the area shall be kept free of litter. The trash receptacles if required shall be emptied as needed, cleaned, and maintained to meet Board of Health Standards.

3.10 As no building permit is required for this proposal and no interior work is proposed or required, no as-built plan is required.

3.11 The space that is the subject of this Special Permit shall not be occupied until:

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

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

3.13 All solid waste shall be removed from the site by private contractor.

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

3.18 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 improvements, which are the subject of this petition. All construction to be conducted on 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 This Decision applies only to the requested Special Permits. 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.

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

4.4 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.

4.5 This Special Permit shall lapse on May 16, 2025 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 30 days prior to May 16, 2025. 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.

4.5 This approval shall be recorded in the Norfolk District Registry of Deeds. This 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 Town

Clerk's office or that if such appeal has been filed, that it has been dismissed or denied is recorded with Norfolk District Registry of Deeds and until the Petitioner has delivered a certified copy of the recorded document to the Board.

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 on 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 the General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this Decision with the Needham Town Clerk.

Witness our hands this 10th day of October, 2018.

NEEDHAM PLANNING BOARD

_____
Adam Block, Chairperson

_____
Jeanne S. McKnight, Vice-Chairperson

_____
Paul S. Alpert

_____
Natasha Espada

_____
Artie Crocker

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

_____2023

On this _____day of _____, 2023, 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: _____

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by Tristan Roveto, 16 Malbert Rd., Brighton, MA 02315, for property located at 1502 Highland Avenue, 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 # _____
Design Review Board
Building Inspector
Conservation Commission
Tristan Roveto
Board of Selectmen
Engineering
Fire Department
Police Department
Board of Health
Town Clerk
Director, PWD
Parties in Interest

PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Sections 3.2.2, 5.1.1.6, 5.1.2, 5.1.3 and 7.4, the Needham Planning Board will hold a public hearing on Tuesday, May 16, 2023 at 7:40 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of Shallots Needham, Inc. dba Sweet Boba, Kakada Ly, President, for a Special Permit.

The subject property is located at 1032 Great Plain Avenue, Needham, Massachusetts, located in the Center Business Zoning District. The property is shown on Assessors Plan No. 47 as Parcel 7 containing a total of 19,347 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to renovate approximately 644 square feet of first floor space for use as a retail bakery with an accessory eat in/take out counter and 6 seats.

In accordance with the Zoning By Law, Section 3.2.2, a Special Permit is required for an eat in/take out establishment accessory to a food retail operation in the Center Business District. In accordance with the Zoning By Law, Section 3.2.2, a Special Permit is required for more than one non-residential building and use on a lot, if applicable. In accordance with the Zoning By Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 (Required Parking) of the Zoning By Law. In accordance with the Zoning By Law, Section 7.4, a Major Project Site Plan Review is required.

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

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

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, April 27, 2023 and May 4, 2023.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 APR 13 PM 4:49

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 1032 Great plain Ave, Needham, MA 02492
Name of Applicant KaKada Ly (Shallots Needham Inc, DBA Sweet Bo
Applicant's Address 6 Katina Lane Peabody, MA 01960
Phone Number 781-854-6253

Applicant is: Owner ____ Tenant ✓
Agent/Attorney ____ Purchaser ____

Property Owner's Name Needham Enterprises LLC Matt Borelli
Property Owner's Address 105 Chestnut St Suite 28 Needham MA 02492
Telephone Number 781-444-8090

Characteristics of Property: Lot Area 19,347 Present Use ____
Map #47 Parcel #70 Zoning District Center Business District

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

Request to use space for use as a retail bakery with an accessory eat in/take out counter and 6 seats

Signature of Applicant (or representative) KaKada Ly
Address if not applicant 105 chestnut st suite 28 Needham MA 02492
Telephone # 781-444-8090
Owner's permission if other than applicant Matt Borelli

SUMMARY OF PLANNING BOARD ACTION
Received by Planning Board [signature] Date 4/13/23
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.

DATE 02/06/2023

Town of Needham
Planning Board
Needham, MA 02492

RE: Application for Site Plan Review
1032 Great Plain Avenue
Shallots Needham Inc. dba Sweet Boba

Dear Planning Board:

Submitted herewith please find the following application for site plan review and supporting documents.

1. Application for Site Plan Review for property at 1032 Great Plain Avenue, Needham, MA and filing fee in the amount of $ 1,000.

2. Floor Plan prepared by Choi + Shine Architects, dated January 12th, 2023.

My name is Kakada Ly, President of Shallots Needham Inc. dba Sweet Boba. I am proposing to operate a retail bakery with an accessory eat in/take out counters and seating (Total seating 6) at 1032 Great Plain Avenue. Some of the items which are anticipated to be sold are: Breakfast + Lunch sandwiches, coffee, Bubble tea, smoothies. The primary use of the premises will be a food retail operation for the sale of bakery items, such as cookies, macaroons, muffins, brownies, croissants (60% of sales) and coffee, boba tea, smoothies and other drinks (30% of sales). As a subordinate and accessory use to the primary use, as described above, accessory sales of sandwiches and salads (5% of sales) and takeout food sales (5% of sales) will be provided. The Petitioner expects the sale of sandwiches and salads and takeout food sales will constitute no more than 10% of total sales.

Anticipated hours of operation are 6am – 10pm, 7 days per week.

The parking requirement for the proposed operation is 15 spaces based on the following computation: (a) 870 square feet of retail space at 1 space per 300 square feet equals 2.9 spaces = 3 spaces, (b) six seats at 1 space for every 3 seats =2 spaces, and (c) one take-out station at 10 spaces for each station = 10 spaces, for a total of 15 parking spaces. Petitioner has requested a waiver from the required number of parking spaces from fifteen spaces to zero spaces. The proposed project requires a total of fifteen (15) parking spaces pursuant to the off-street parking provisions of the Zoning By-Law, as follows: (a) 870 square feet of retail space at 1 space per 300 square feet equals 2.9 spaces = 3 spaces; (b) ten (10) spaces for the eat in/take out station; (c) and two (2) spaces for the seats (6 + 3 = 2 spaces). Prior to my business, the location was a retail bakery as well, with a parking requirement of 3 spaces (870 square feet at 1 space per 300 square feet.), so the proposed new use requires 12 additional parking spaces. The proposed project will require a special permit under Section 5.1.1.6 to waive the off-street parking requirements of Section 5.1.2 and 5.1. 3, as there is no parking allocated to the space.

Additionally, I request a Special Permit under Section 3.2.2 of the Zoning By-Law for more than one nonresidential use on a lot and for the operation of the accessory eat in/take out establishment accessory to a food retail operation.

If you need anything else, please let me know.

Thank you.
Kakada Ly

SWEET BOBA

1032 Great Plain Ave, Needham, MA 02492

DRAWINGS

January 12, 2023

PROJECT TEAM

Architect:
CHOI + SHINE ARCHITECTS, LLC
358 Tappan Street
Brookline MA 02445
617-879-3255

General Contractor:
TBD

Fire Protection:
TBD

DRAWING INDEX

Architectural:

A000 COVER/DRAWING INDEX

A001 NOTES, USE AND ZONING

A100 EXISTING FLOOR PLAN
A200 PROPOSED FLOOR PLAN

LS100 LIFE SAFETY PLAN

A X XXX

- FLOOR/SHEET: 0,1,2,3,4,5
- SERIES: 0-GENERAL, 1-EXISTING, 2-PLANS, 3- EXTERIOR ELEVATIONS, 4-SECTION, 5-INTERIOR ELEVATIONS, 6-RCP, 7-EXTERIOR DETAILS, 8-INTERIOR DETAILS, 9-FINISH SCHEDULE
- GROUP: A - ARCHITECTURAL, S-STRUCTURAL, FP-FIRE PROTECTION, E-ELECTRICAL, M- MECHANICAL, L-LANDSCAPE

THE DRAWINGS

1. THESE CONTRACT DRAWINGS ARE INCOMPLETE WITHOUT ACCOMPANYING DETAILS, SCHEDULES, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS WHICH MAY CONTAIN IMPORTANT INFORMATION RELATING TO ANY ASPECT OF THIS PROJECT.

2. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.

3. THE SUBCONTRACTOR SHALL REFER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. IN THE EVENT OF CONFLICT OR DISCREPANCIES WITHIN THE DRAWINGS, THE PRIORITY OF INTERPRETATION SHALL BE:
   A. SCHEDULES
   B. NOTES
   C. LARGE SCALE DRAWINGS, E.G.. DETAILS
   D. SMALL SCALE DRAWINGS, E.G.. FLOOR PLANS, ELEVATIONS

5. ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED. THE ORDER OF PRECEDENCE SHALL BE:
   A. ARCHITECTURAL
   B. STRUCTURAL
   C. MECHANICAL
   D. PLUMBING
   E. ELECTRICAL.

WORKMANSHIP

1. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AND IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE.

2. ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.

3. AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL INSURE THAT ALL INTERIOR SURFACES, INCLUDING WINDOWS, SHALL BE CLEAN AND UNMARKED.

4. IF THERE IS ANY CONFLICT WITHIN OR BETWEEN ANY OF THE CONTRACT DOCUMENTS INVOLVING THE QUALITY OR QUANTITY OF WORK REQUIRED, IT IS THE INTENTION OF THE CONTRACT THAT WORK OF THE HIGHEST QUALITY AND OF THE GREATEST QUANTITY SHOWN OR SPECIFIED SHALL BE FURNISHED.

GENERAL NOTES (1)

1. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE NOTED.

3. ALL CUTTING AND PATCHING ASSOCIATED WITH THE INSTALLATION OF ELECTRICAL, PLUMBING OR HVAC WORK SHALL BE PERFORMED BY SUBCONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.

4. IN ALL AREAS WHERE NEW MATERIALS, PARTITIONS OR PRODUCTS ARE INSTALLED, OR WHERE EXISTING CONDITIONS ARE ALTERED, THE CONTRACTOR SHALL PATCH AND FINISH WALLS, FLOORS, CEILINGS AND AFFECTED ADJACENT AREAS TO MATCH EXISTING.

5. CONTRACTOR SHALL STABILIZE ALL EXISTING ADJACENT CONDITIONS AS REQUIRED WHETHER OR NOT INDICATED ON THE DRAWINGS.

6. BEFORE PROCEEDING WITH DEMOLITION OR WITH METHODS OF CONSTRUCTION NOT INDICATED ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE ARCHITECT.

7. INTERIOR WALLS MAY BE LOAD BEARING. INSPECT AND PROVIDE FLOOR SUPPORT AS REQUIRED BEFORE DEMO.

8. REFER TO ELEVATIONS FOR ALL FIXTURE LOCATIONS

GENERAL NOTES (2)

1. ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE 9TH EDITION OF THE MASS. BUILDING CODES, AS WELL AS ALL LOCAL ZONING REGULATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.

3. THE CONTRACTOR SHALL PROTECT INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF INTERIOR WINDOW COATINGS. ANY HOLLOWS OR DAMAGED AREAS OF CONCRETE FLOOR SHALL BE REPAIRED PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX IN CEILING SPACE. REMOVE ANY MILLWORK OR WALL-MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER-TIRED CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE TO THE LIGHTING FIXTURES.

4. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA; EXTEND PROTECTION FROM BUILDING ENTRY(IES) TO PROJECT AREA.

5. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.

6. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.

7. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.

8. CONTRACTOR SHALL CO-ORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.

9. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.

10. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.

11. CONTRACTOR SHALL VERIFY ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT WITH THE ARCHITECT BEFORE ORDERING.

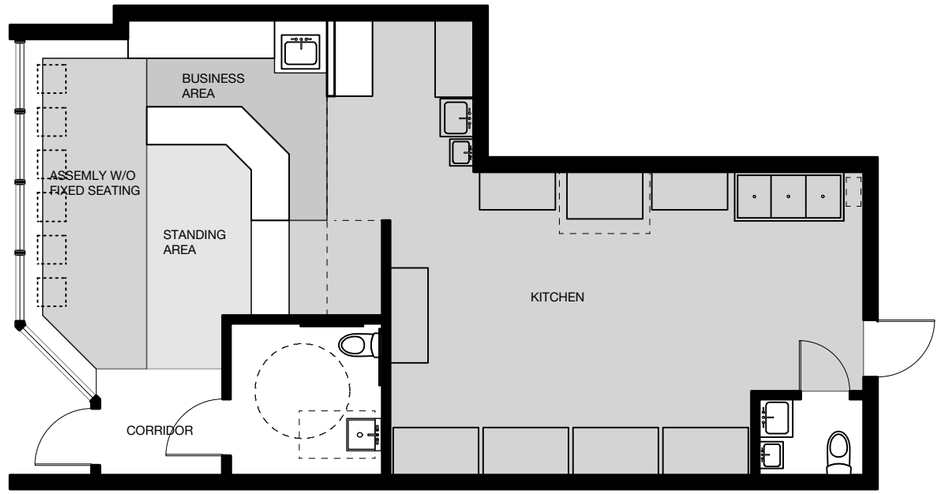
GENERAL NOTES (3)

THE GENERAL CONTRACTOR SHOULD IDENTIFY AND PROVIDE SPECIFIC ALLOWANCES FOR ANY SCOPE THAT IS NOT CLEARLY DEFINED IN THIS OUTLINE. THE GENERAL CONTRACTOR IS ENCOURAGED TO CONTACT THE ARCHITECT (617-879-3255) AS OFTEN AS IS NECESSARY DURING THE PRICING PROCESS WITH ANY QUESTIONS, CONCERNS OR SUGGESTIONS REGARDING THE SYSTEMS, PROCUREMENT, SOURCING OR OTHER MATTERS. THERE ARE SOURCES LISTED THROUGHOUT THE OUTLINE SPEC FOR CONVENIENCE PURPOSES ONLY. THE GC IS ENCOURAGED TO SOURCE MATERIALS AND SYSTEMS FROM OTHER SOURCES AVAILABLE TO THE GC. ANY SUBSTITUTIONS NEED TO BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASING. THE GC IS RESPONSIBLE FOR COORDINATING, SCHEDULING AND PROVIDING THE ENTIRE SCOPE OF THE JOB INCLUDING ALL SCOPE DEFINED IN THE DRAWINGS AS WELL AS ALL WORK REASONABLY INFERABLE FROM THE DRAWINGS. THE GC IS ALSO RESPONSIBLE FOR CONTACTING, COORDINATING, SCHEDULING AND PROVIDING ALL BASIC UTILITIES FOR THE JOB INCLUDING BUT NOT LIMITED TO ELECTRICAL, PHONE, CABLE, GAS, WATER, ETC. ANY CONFLICTS FOUND IN THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AS SOON AS DISCOVERED. GC TO CONSULT MANUFACTURER'S RECOMMENDATIONS ON ALL PRODUCTS PRIOR TO PROCUREMENT OR INSTALLATION.

USE AND ZONING

ZONING DISCTRICT	CENTER BUSINESS (OVERLAY DISTRICT A)	
USE	A-2 RETAIL EXISTING CATERING (FOOD SERVICE)	
	EXISTING	PROPOSED
OCCUPYABLE AREA (GROSS)	±870 Sq. FT.	NO CHANGE

OCCUPANCY LOAD	AREA	OCCUPANCY
KITCHEN	461 SQ. FT. @ 200 PER =	2.3
ASSEMBLY W/O FIXED SEATING	90 SQ. FT. @ 15 PER =	6.0
STANDING SPACE	66 SQ. FT. @ 5 PER =	13.2
BUSINESS AREA	37 SQ. FT. @ 100 PER =	0.4
STORAGE	0 SQ. FT. @ 300 PER =	0.0
TOTAL	**644** SQ. FT.	**22 (21.9)**



1/12/23 10:59:14 PM

CHOI+SHINE ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:

NOTES

SCALE:

ISSUE: DATE:

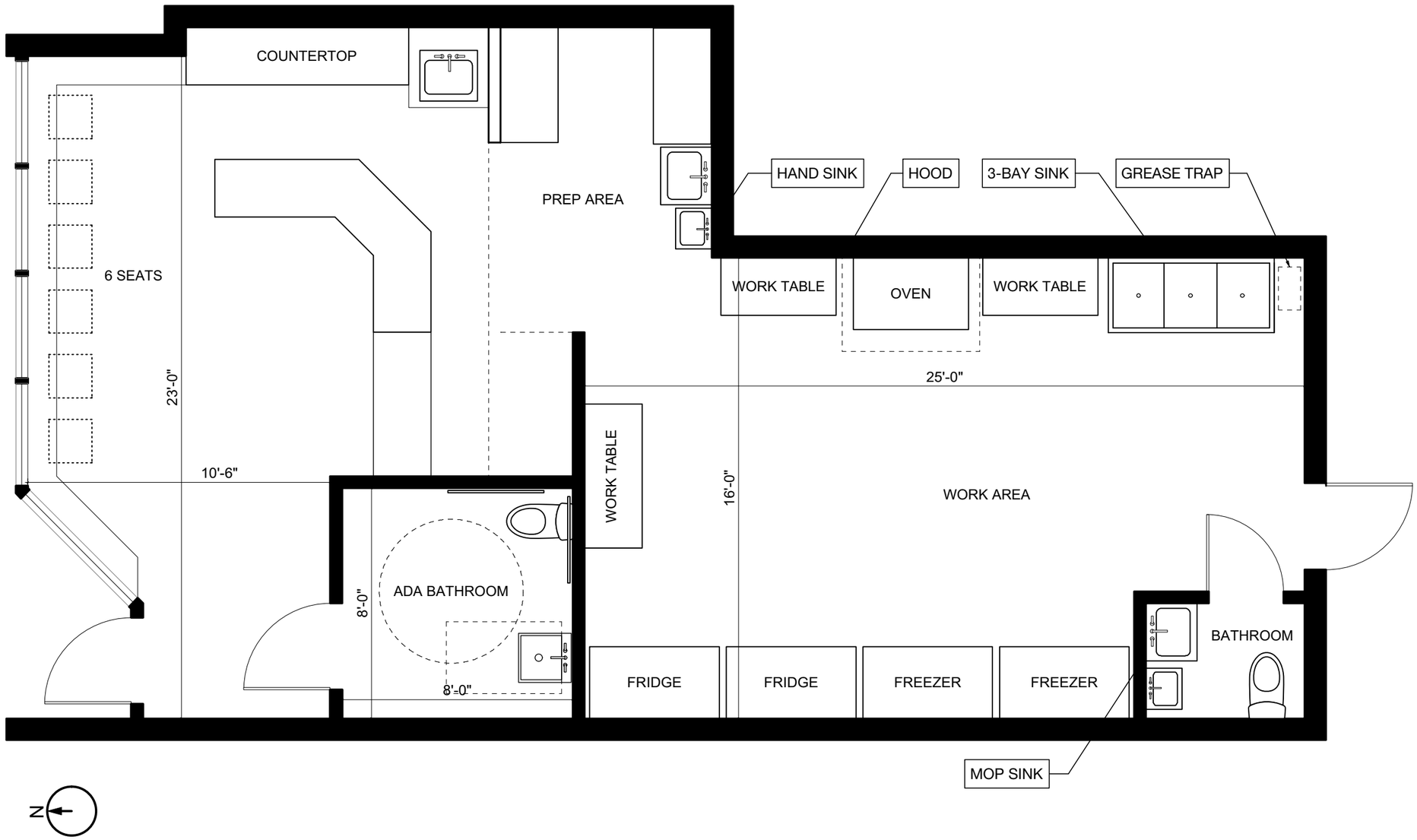
DRAWN BY: YW

DATE: JAN 12, 2023

CHECKED BY: TS

SHEET NUMBER:

A001



CHOI+SHINE ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:

EXISTING FLOOR PLAN

SCALE: 1/4"=1'0"

ISSUE:	DATE:

DRAWN BY: YW

DATE: JAN 12, 2023

CHECKED BY: TS

SHEET NUMBER:

A100

REGISTERED ARCHITECT
THOMAS A. SHINE
No. 20746
BROOKLINE
MA
COMMONWEALTH OF MASSACHUSETTS

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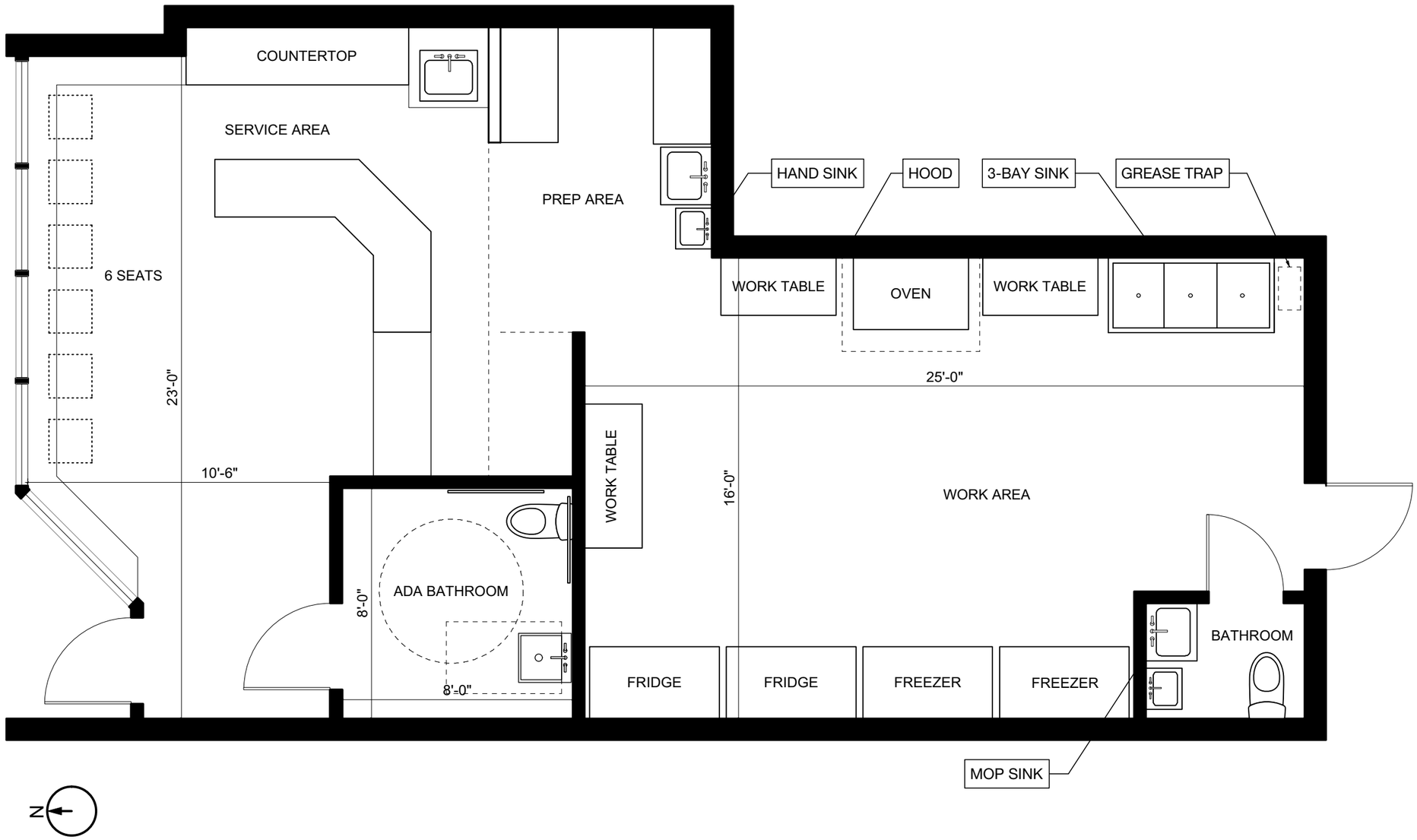

CHOI+SHINE ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:

PROPOSED FLOOR PLAN

SCALE: 1/4"=1'0"

ISSUE: DATE:

DRAWN BY: YW

DATE: JAN 12, 2023

CHECKED BY: TS

SHEET NUMBER:

A200

REGISTERED ARCHITECT
THOMAS A. SHINE
No. 20746
BROOKLINE
MA
COMMONWEALTH OF MASSACHUSETTS

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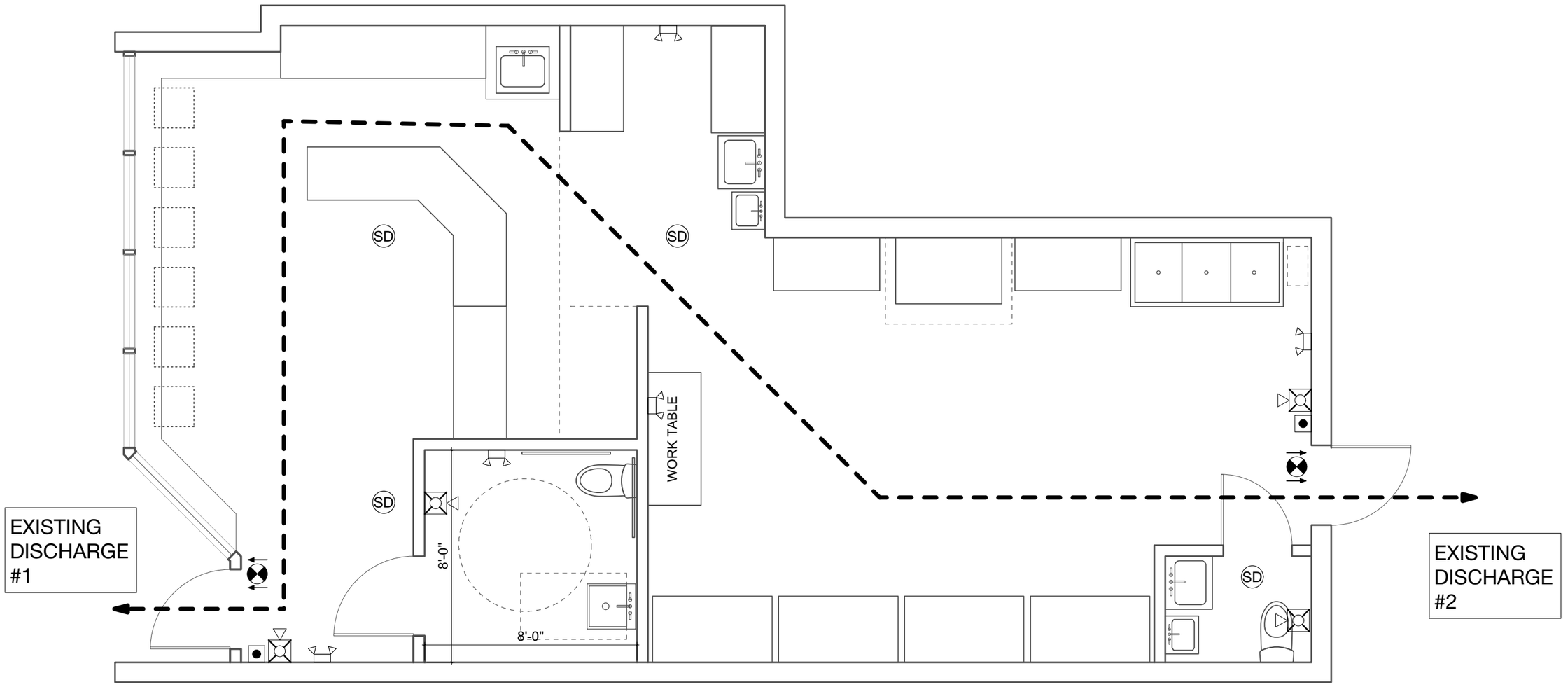

N

ELECTRICAL AND UTILITY SYMBOLS (NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THESE DRAWINGS)

$ SINGLE POLE SWITCH	RANGE/SPECIAL PURPOSE
$3 THREE WAY SWITCH	DUPLEX RECEPTACLE
$A AUTOMATIC SWITCH	DUPLEX RECEPTACLE w/ GFCI
$M MOTION SWITCH	DUPLEX RECEPTACLE WATERPROOF
$D DIMMER SWITCH	SWITCHED RECEPTACLE
WALL MOUNTED LIGHT	FLOOR DUPLEX
SURFACE CEILING	FLUORESCENT FIXTURE
RECESSED FIXTURE	UNDERMOUNT LIGHT
SPEAKER	LED LIGHT
C CABLE TV OUTLET	OUTDOOR LIGHT
T THERMOSTAT	TELEPHONE JACK
HORN/ STROBE	VIDEO CAMERA
SD SMOKE DETECTOR	MANUAL PULL STATION
EXHAUST FAN	EXIT SIGN
EMERGENCY LIGHTING	

NOTE:
1. INSPECT AND REPLACE EX. SMOKE DETECTORS & FIRE SUPRESSION SYSTEMS, AS REQUIRED.

REGISTERED ARCHITECT
THOMAS A. SHINE
No. 20746
BROOKLINE
MA
COMMONWEALTH OF MASSACHUSETTS

1/12/23 10:59:14 PM

CHOI+SHINE ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:
LIFE SAFETY PLAN

SCALE: 1/4"=1'0"

ISSUE: DATE:

DRAWN BY: YW
DATE: JAN 12, 2023
CHECKED BY: TS

SHEET NUMBER:
LS100

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

May 10, 2023

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

RE: Major Project Special Permit No. 2023-02
1032 Great Plain Avenue- Sweet Boba

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Special Permit. The applicant request permission to renovate approximately 644 square feet of the first floor for bakery retail at 1032 Great Plain Avenue.

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 package for a Major Project Special Permit No. 2023-02

2. Plans entitled "Sweet Boba, Drawings" prepared by Choi + Shine Architects dated January 12, 2023 and consisting of 5-sheets.

Our comments and recommendations are as follows:

- We have no objections to the proposed plans. The applicant/operator of the facility will need to ensure that the grease traps are maintained in accordance with the Sewer Division and Board of Health requirements.

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

Truly yours,

Thomas Ryder
Town Engineer

From:	Tara Gurge
To:	Alexandra Clee
Subject:	RE: Request for comment - Sweet Boba, 1032 GPA
Date:	Wednesday, May 10, 2023 11:00:17 AM
Attachments:	image002.png image003.png

Alex –

In reference to the Planning Board's request for comments for the proposal at **Sweet Boba, located at 1032 Great Plain Ave.,** the Public Health Division has the following comments. See below:

- We see that the existing retail food establishment will be undergoing extensive renovations. As a result, prior to the start of these renovations the applicant must fill out and submit an online Public Health Division Food Permit Plan Review application which includes uploading a proposed retail store layout plan, along with submitting proposed equipment and cosmetic surface spec sheets, etc., showing new changes that will be made, for our review and approval. A revised Menu will also need to be submitted for review and approval. These plan review documents will need to be uploaded through the Towns ViewPoint Cloud online permitting system for our review and approval. Here is the direct link to the permit application and plan review packet - https://needhamma.viewpointcloud.com/categories/1073/record-types/1006516. Pre-operation inspections must be conducted once the renovation work is completed, and prior to the issuance of a Certificate of Occupancy permit.
- As part of these renovations, please ensure that this existing retail establishment maintains the accessible separate trash and recycling dumpsters located on site for proper trash and recycling containment, which must maintain a sufficient service schedule to prevent the risk of pests.
- Prior to demolition/renovations, the owner must apply for this Demolition/Renovation review online, via our online permit application system. See direct link to this permit review application - https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE**: Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.
- On-going pest control must be conducted during demolition/extensive renovations AND on-going pest control must be conducted throughout construction.

Please let us know if you have any questions on these requirements, or feel free to have the applicant contact me directly on these requirements.

Thanks,

TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department

178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health

please consider the environment before printing this email

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: Friday, April 28, 2023 3:07 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
Subject: Request for comment - Sweet Boba, 1032 GPA

Dear all,

We have received the attached application materials for a proposal from Shallots Needham, Inc. dba Sweet Boba, Kakada Ly, President, at 1032 Great Plain Ave for permission to renovate approximately 644 square feet of first floor space for use as a retail bakery with an accessory eat in/take out counter and 6 seats. More information can be found in the attachments.

The Planning Board has scheduled this matter for May 16, 2023. Please send your comments by Wednesday May 10, 2023 at the latest.

The documents attached for your review are as follows:

1. Application for Special Permit No. 2023-02.

2. Letter from Kakada Ly, dated February 6, 2023.

3. Plan set entitled “Sweet Boba, 1032 Great Plain Ave, Needham, MA, 02492,” prepared by Choi+Shine, consisting of 5 sheets: Sheet 1, Cover Sheet, dated January 12, 2023; Sheet 2, Sheet A001, entitled “Notes,” dated January 12, 2023; Sheet 3, Sheet A100, entitled “Existing Floor Plan,” dated January 12, 2023; Sheet 4, Sheet A200, entitled “Proposed Floor Plan,” dated January 12, 2023; Sheet 5, Sheet LS100, entitled “Life Safety Plan,” dated January 12, 2023.

Thank you, alex.

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

From: David Roche
To: Alexandra Clee
Subject: RE: Request for comment - Sweet Boba, 1032 GPA
Date: Monday, May 1, 2023 11:29:51 AM

Alex,

I have reviewed the application for Sweet Boba, and I have no issues with the proposal, and to be clear this approval will not include any outdoor seating.

Dave

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, April 28, 2023 3:07 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>
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Thank you, alex.

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

TOWN OF NEEDHAM
MASSACHUSETTS

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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

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

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

Property Owner's Name_	Town of Needham
Property Owner's Address	1471 Highland Avenue
Telephone Number	(781) 455-7500
Characteristics of Property:	Lot Area 1.36 acres Present Use Town Common Map #51 Parcel # 1 Zoning District Center Business

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

The Town of Needham seeks a minor modification of the Amendment to Decision dated December 21, 2021 to substitute a new MBTA bus shelter on Chapel Street for the one previously included in the detail of the plan set, with no change to the location of the shelter.

Signature of Applicant (or representative) _____
Address if not applicant 40 Grove Street Suite 190 Wellesley, MA 02482
Telephone # (617) 489-1600
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board____ _____Date _____
Hearing Date_____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____

Denied_____ Fee Paid _____ Fee Waived_____
Withdrawn _____

NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

Christopher H. Heep
T: 617.804.2422
cheep@miyares-harrington.com

April 27, 2023

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

Re: Amendment to Decision dated December 21, 2021
Town Common—1471 Highland Avenue
Request for Minor Modification

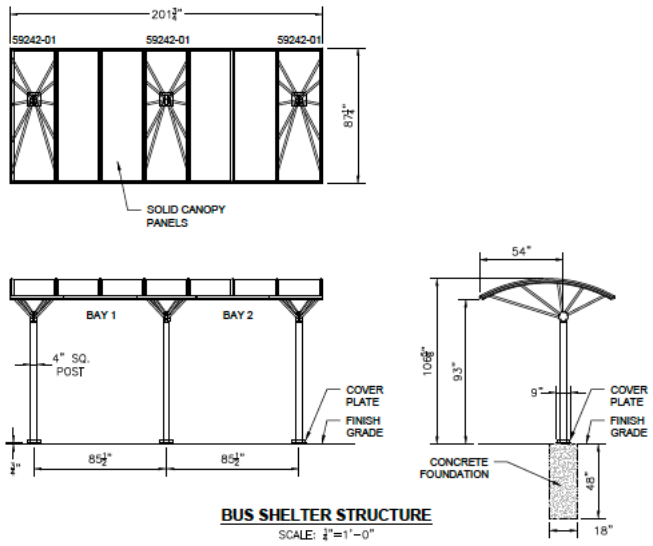
Dear Planning Board Members:

The Town of Needham Select Board (the "Applicant") respectfully requests that the Planning Board approve a minor modification of the Amendment to Decision dated December 21, 2021 for Application No. 2009-06 (the "Decision"), as further amended by Amendment to Decision dated July 12, 2022. This Decision addressed the comprehensive redesign and renovation of the Town Common at 1471 Highland Avenue. The requested modification is to substitute a functional, modern, MBTA-approved bus shelter on Chapel Street for the bus shelter that was included in the plan set referred to in the Decision. The reasons for this modification are discussed below.

Finding 1.5.e of the Decision states: "The existing MBTA bus stop on Chapel Street will be replaced with a new one, which will be located in the same spot as the existing one. Details of the new bus stop are shown on the plan." The bus shelter that the Applicant originally proposed is shown on Sheet 11 of the November 2021 plan set referenced on page 2 of the Decision. A full copy of the November 2021 plan set is attached as Exhibit A and the detail of the bus shelter is reproduced in Figure 1 below. In November 2022, the Planning Board approved a modified plan set for the Town Common; this new plan set does not include any detail for the bus shelter. A copy of the modified plan set approved in November 2022 is attached as Exhibit B.

The Applicant has given further consideration to the bus shelter since the original permit drawings were prepared, and concluded that the bus shelter shown on Sheet 11 will not appropriately serve its users. This shelter is made up of three posts and a roof, and it has no walls. It will provide no meaningful protection from the elements during cold, windy, rainy, or otherwise inclement weather. As shown on Sheet 11 of the November 2021 plan set, this bus shelter contains no seating, although various other renderings used during the public hearing did in fact show some seating included with this model.

Figure 1: Original bus shelter.



By its very nature, the new bus shelter on Chapel Street must be functional. Research has shown that better bus stops are instrumental to encourage ridership and improve the transit experience of users. *From Sorry to Superb: Everything You Need to Know About Great Bus Stops* Transit Center (2018). The model shown on Sheet 11 of the November 2021 plan set offers aesthetic value, but it does not provide practical benefit to actual MBTA riders in New England weather conditions.

To address this concern, the Applicant now intends to install the current standard MBTA-approved bus shelter depicted on Exhibit C. This shelter has an aluminum roof and 3/8 inch tempered glass walls on three sides to provide actual protection from the elements. It also contains a 72" bench to provide MBTA riders a place to sit while they wait. The interior of shelter will have lights, and the shelter will eventually contain a media display that provides schedules and the estimated arrival times for the MBTA buses. This bus shelter is visually appealing, modern and practical, and it will offer a considerable improvement to the existing bus shelter on Chapel Street. The location of this new bus shelter on Chapel Street will remain unchanged.

In addition to serving the needs of MBTA rider, the bus shelter must also be consistent with the needs of the MBTA itself. The model shown on Exhibit C is the MBTA's standard form bus shelter, and it is actively encouraging municipalities to use this model for new installations. The MBTA program through which this shelter will be acquired provides for third-party maintenance for the first five (5) years, and the MBTA assumes responsibility for maintenance after that.

Based on the foregoing, the Applicant respectfully requests that the Planning Board approve, as a minor modification of its Decision dated December 21, 2021 as further amended on July 12, 2022, the substitution of the MBTA bus shelter for the bus shelter depicted on Sheet 11 of the November 2021 plan set.

Please let me know if I can provide any additional information in advance of the Planning Board's meeting on this requested modification.

Sincerely,

Christopher H. Heep

cc: Kate Fitzpatrick, Town Manager

Exhibit A

TOWN OF NEEDHAM, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

NEEDHAM TOWN COMMON RENOVATION

OCTOBER 2021

REV. NOVEMBER , 2021

SELECT BOARD

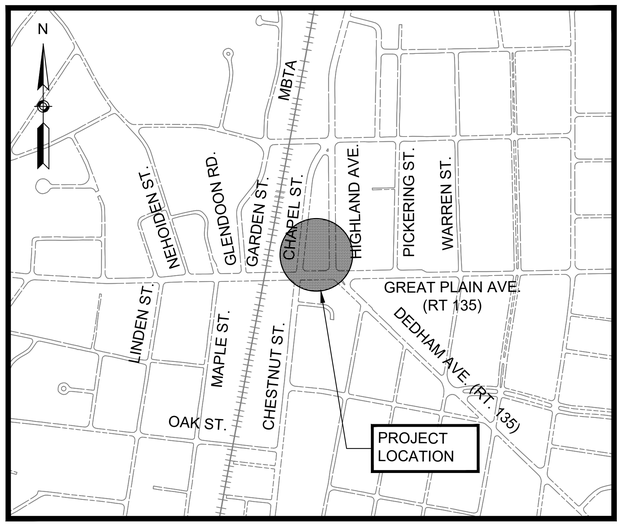
MATTHEW BORRELLI, CHAIRMAN
MARIANNE COOLEY, VICE CHAIRMAN
DANIEL P. MATTHEWS, MEMBER
MARCUS NELSON, MEMBER

TOWN MANAGER

KATHLEEN P. FITZPATRICK

DEPARTMENT OF PUBLIC WORKS

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



PROJECT LOCATION

LOCATION MAP
1"=500'

PLAN INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	GENERAL NOTES
3	EXISTING CONDITIONS & SITE PREPARATION PLAN
4	LAYOUT & MATERIALS PLAN
5	GRADING & DRAINAGE PLAN
6	ELECTRICAL PLAN
7	IRRIGATION PLAN
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PERMIT SET

PREPARED BY:

BETA
www.BETA-Inc.com

Scott Ridder — Bob Mackie — 11-4-2021
REGISTERED PROFESSIONAL — DATE

GENERAL NOTES:

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

WHEELCHAIR RAMP NOTES:

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

PAVEMENT NOTES:

PAVEMENT MILLING AND OVERLAY

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

PAVEMENT MILLING: 1 ½" PAVEMENT MILLING

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

CONCRETE SIDEWALK , WHEELCHAIR RAMPS, AND DRIVEWAYS

SURFACE COURSE: 5" CEMENT CONCRETE

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

HMA SIDEWALK

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

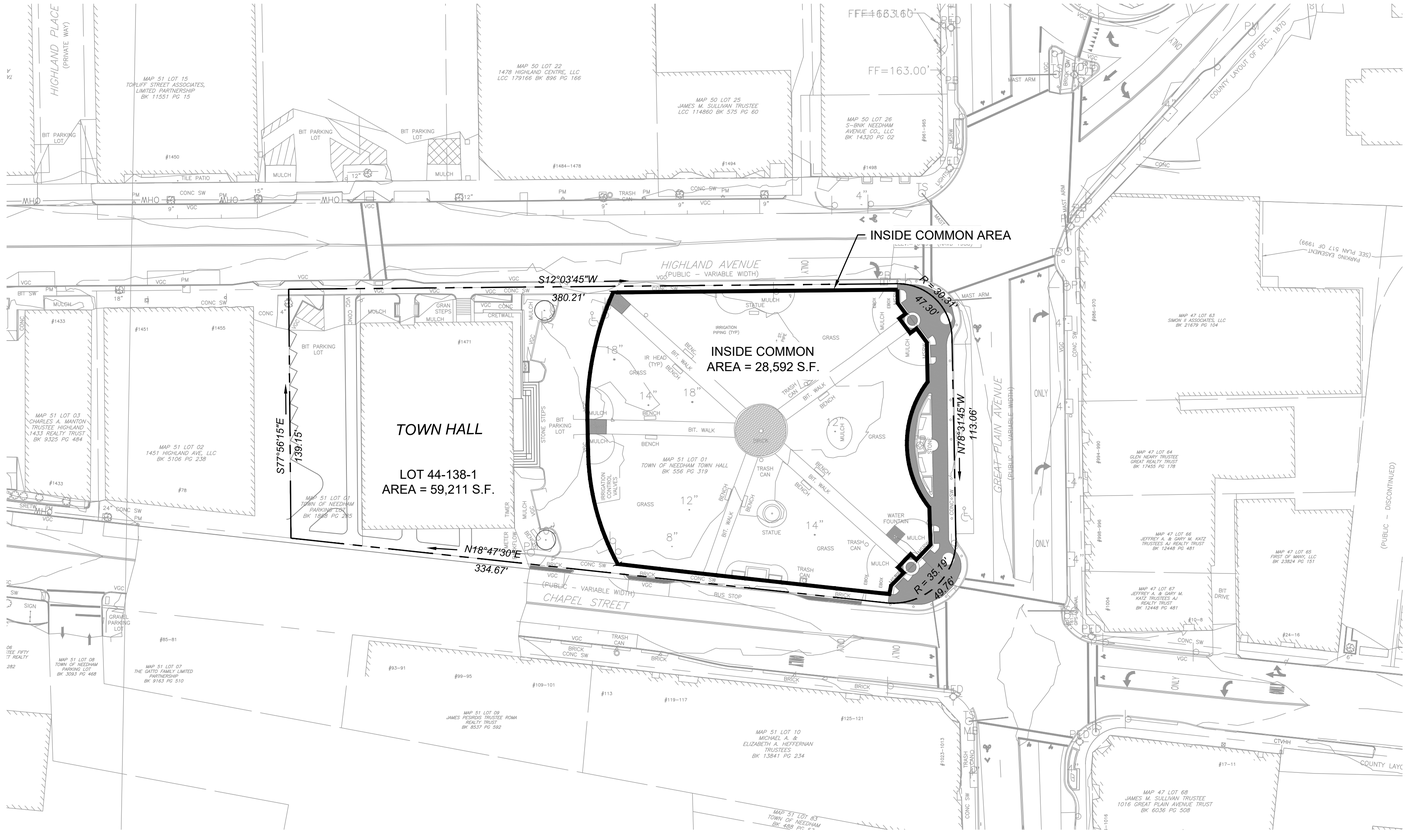
BASE COURSE: 8" GRAVEL BORROW TYPE C (MIN.)

INSIDE COMMON AREA

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

ENTIRE LOT

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



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PLAN REFERENCE

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

PROPERTY INFORMATION

SCALE: 1" = 40'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

REGISTERED PROFESSIONAL: ROBERT T. MACKIE CIVIL No. 36907 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

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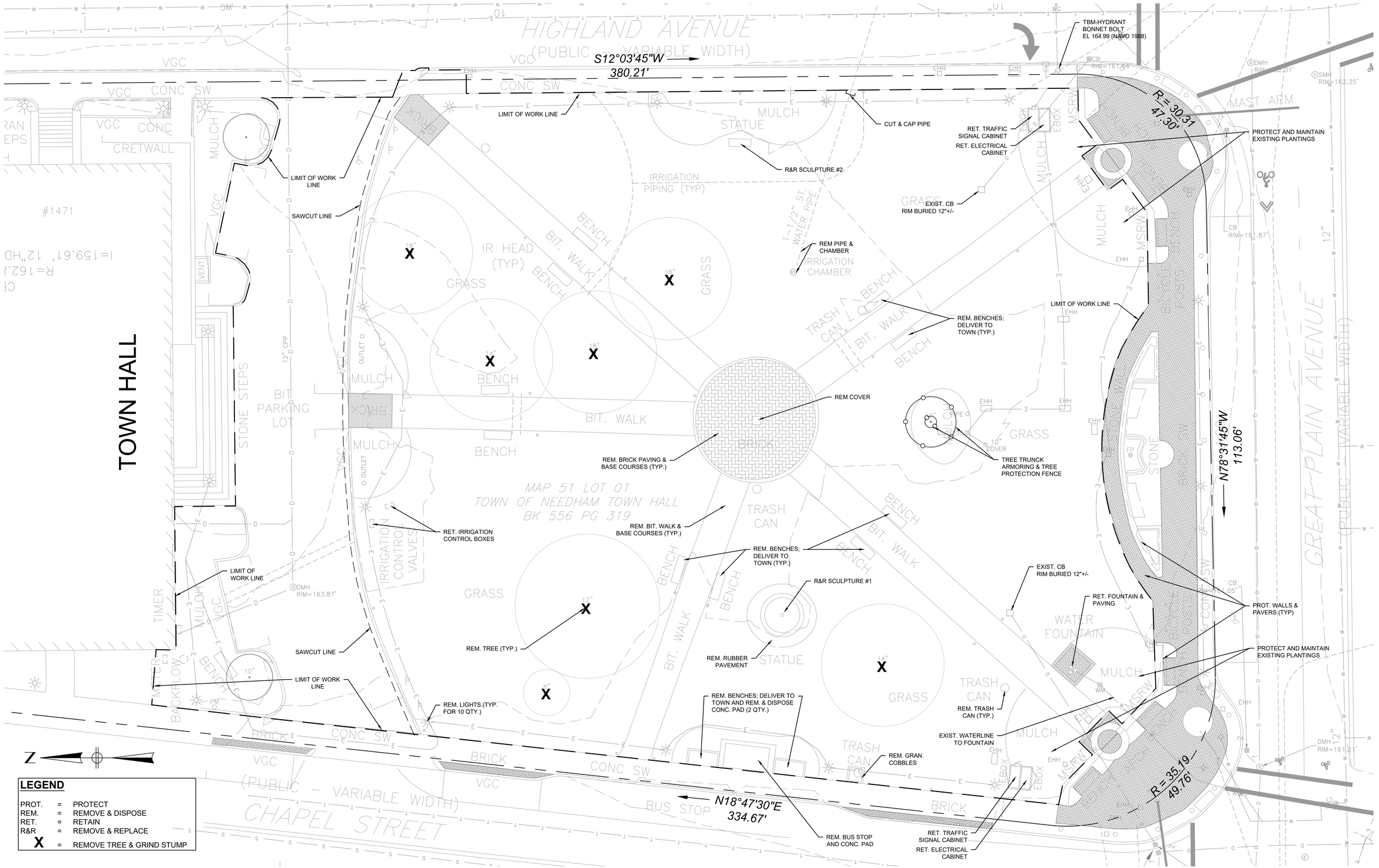
TITLE: **TOWN COMMON RENOVATION**
GENERAL NOTES
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 2

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



LEGEND

PROT.	=	PROTECT
REM.	=	REMOVE & DISPOSE
RET.	=	RETAIN
R&R	=	REMOVE & REPLACE
X	=	REMOVE TREE & GRIND STUMP

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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DESIGNED BY: SR/NS

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REGISTERED PROFESSIONAL

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

PREPARED BY

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SUBCONSULTANT

SCALE

10 0 10 20

SCALE IN FEET: 1"=10'

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TITLE

TOWN COMMON RENOVATION

EXISTING CONDITIONS & SITE PREPARATION PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 3

11/4/2021 9:27 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 EXIST CONDITIONS.DWG (BETA STB BW.STB)

LANDSCAPE LEGEND:

HARDSCAPE

- MILL & OVERLAY
- CEM. CONC. PAVING
- PAVERS
- SAFETY SURFACE
- EXPANSION JOINT
- CONTROL JOINT (SAWCUT)
- LANDSCAPE WALL
- EDGE OF PAVEMENT
- LANDSCAPE CURB
- BENCH
- LITTER AND RECYCLE RECEPTACLES (L R)
- TENT ANCHOR
- SHADE STRUCTURE WITH SWING BENCH
- PICNIC TABLE
- BUS SHELTER WITH BENCH
- RELOCATED SCULPTURE #1 "CIRCLE OF PEACE"
- RELOCATED SCULPTURE #2 "CHILDREN ON BENCH"

TOWN HALL

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

CHAPEL STREET (PUBLIC – VARIABLE WIDTH)

GREAT PLAIN AVENUE

PROP. CEMENT CONC. PAVING

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

PROP. CONC. PAVERS (TYP.)

PROP. SHADE STRUCTURE

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. SWING

PROP. BENCH (TYP.)

MILL AND 1-1/2" OVERLAY

RELOCATED SCULPTURE #2

RESET EXIST CURB

PROP. RECESSED WALKWAY LIGHT (TYP.)

PROP. BENCH (TYP.)

PROP. FESTOON POLE (TYP.)

PROP. EXP. AGG. CONC. PAVING

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

PROP. BRICK MASONRY PILLAR w/ STORAGE

PROP. TENT GUYING BLOCK (TYP. OF 12)

PROP. TENT FOOTING BLOCK (TYP. OF 5)

PROP. BENCH (TYP.)

PROP. LAWN

RAMP WITH DETECTABLE WARNING PANEL

PROP. BRICK MASONRY WALL w/ GRANITE CAP

PROP. BRICK MASONRY PILLAR

PROP. CONC. PAVERS (TYP.)

RESET EXIST CURB

PROP. BENCH (TYP.)

PROP. EXP. AGG. CONC. PAVING

PROP. FESTOON POLE (TYP.)

RELOCATED SCULPTURE #1

PROP. BENCH (TYP.)

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. PARKING SPACE STRIPING

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. BENCH (TYP.)

PROP. SHADE STRUCTURE

PROP. SWING

PROP. PICNIC TABLE & BENCHES (TYP.)

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

PROP. SAFETY SURFACING

PROP. BENCH (TYP.)

PROP. BUS STOP

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

PROP. CONC. PAVERS (TYP.)

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

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REGISTERED PROFESSIONAL: ROBERT T. MACKIE, CIVIL, No. 36907, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

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TITLE

TOWN COMMON RENOVATION

LAYOUT & MATERIALS PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 4

11/4/2021 9:29 AM O:\7100\S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LAYOUT & MATERIALS DWG (BETA STB BW).STB)

GRADING LEGEND:

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

TOWN HALL

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

CHAPEL STREET (PUBLIC – VARIABLE WIDTH)

EARTHEN MOUND

CB-1
R=163.25
I=159.60

CB-2
R=163.25
I=159.14

CB-3
R=162.75
I=158.15

CB-4
R=162.0
I=158.40

CB-5
R=163.3
I=158.88

CB-6
R=162.5
I=158.1

CB-7
R=162.0
I=156.66

DMH-A
R=163.55
I=158.78 (12" IN/OUT)

DMH-B
R=163.0
I=158.25

DMH-B
R=163.3
I=157.74 (12" IN/OUT)

55' - 12" HDPE S=0.015

18' - 12" HDPE S=0.020

30' - 12" HDPE S=0.015

15' - 12" HDPE S=0.015

35' - 12" HDPE S=0.010

4'-12" HDPE S=0.020

57' - 12" HDPE S=0.020

54' - 12" HDPE S=0.020

18' - 12" HDPE S=0.020

18' - 12" HDPE S=0.020

EXIST. 12" DRAIN

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

PROP. CATCH BASIN (TYP.)

MAINTAIN EXIST. GRADE AT TREE PROTECTION FENCE

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

EXIST. 12" DRAIN

N

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CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: ROBERT T. MACKIE, CIVIL, No. 36907, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

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TITLE

TOWN COMMON RENOVATION

GRADING & DRAINAGE PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 5

11/4/2021 9:31 AM O:\7100\SI\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 GRADING PLAN.DWG (BETA STB BW.STB)

ELECTRICAL LEGEND

- RET EXIST. LIGHT POLE & NEW 3,500 K LED
- LIGHT POLE
- HANDHOLE
- CONDUIT
- SHADE STRUCTURE LIGHT
- GFCI RECEPTACLE
- GROUND MOUNT GFCI
- PATH LIGHT
- BUILDING LIGHT
- SPEAKERS
- FESTOON POLE (A-F)
- AIRPLANE WIRE

TOWN HALL

LP#1 LP#2 LP#3 LP#4 LP#5 LP#6 LP#7 LP#8 LP#9 LP#10

EX. LIGHTING CONTROL CABINET FOR POST TOP LIGHTS (10), POWER FOR "BLUE TREE", EXIST FLAGPOLE, ETC.

PROP (1) 2" NM CONDUIT WITH (2) 2W#14 AWG SPEAKER WIRE

PROP (3) 2" NM CONDUIT; RUN AUDIO CABLE IN SEPARATE CONDUIT

PROP. (1) MARKER LIGHT DRIVER IN IP65 ENCLOSURE; MOUNTED ON SHADE STRUCTURE

PROP. GFCI, LIGHTING, AND SPEAKERS FOR SHADE STRUCTURE

MARKER LIGHT RUN 1 - 85' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

WALL MOUNTED RECEPTACLES INSIDE WALL FOR POWER AND AUDIO CONNECTIONS

LOCATION FOR RECEIVER, AMPLIFIER, OUTLET, ETC. UNDER PODIUM

MARKER LIGHT RUN 2 - 88' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

PROP CABLE AND LIGHTS

MARKER LIGHT RUN 3 - 54' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

R&R EX HANDHOLE SET FLUSH WITH NEW GRADE

PROP. (4) MARKER LIGHT DRIVERS (4)

MARKER LIGHT RUN 4 - 54' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

MARKER LIGHT RUN 5 - 88' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

MARKER LIGHT RUN 6 - 85' (LENGTH) PROP (1) 1" NM CONDUIT; RUN 8 AWG CONDUCTORS 100' MAX.

R & R EX LIGHT POLE (TYP FOR 4)

PROP (3) 2" NM CONDUIT; RUN AUDIO CABLE IN SEPARATE CONDUIT

PROP ELEC. HANDHOLE 12"X12" SD2.031 (TYP OF ALL)

PROP (3) 2" NM CONDUIT; RUN AUDIO CABLE IN SEPARATE CONDUIT

FUTURE LINEAR FLOOD LIGHTS FOR BUILDING FACADE (7) SEE DETAILS

MAINTAIN POWER TO EXISTING LIGHT FIXTURE; PROVIDE HANDHOLE AND SPLICE IN EXISTING CONDUCTORS AS NEEDED

REM CONDUIT BETWEEN THESE 2 LIGHTS

EX HANDHOLE (TBD) (CONFIRM IN FIELD WITH ENGINEER)

R&D EX HANDHOLE (CONFIRM IN FIELD WITH ENGINEER)

CUT AND REROUTE EX. 1" NM CONDUIT; SPLICE (2) 2W#14 AWG SPEAKER WIRE

R&R EX HANDHOLE SET FLUSH WITH NEW GRADE

EX 1" NM CONDUIT WITH 2W#14 AWG SPEAKER WIRE

PROP MARKER LIGHT (TYP. OF 40)

PROP 1" NM CONDUIT;

PROP (1) 2" NM CONDUIT WITH (2) 2W#14 AWG SPEAKER WIRE, 3-PIN XLR CABLE, AND RJ45 CABLE

EX COMPOSITE HANDHOLE, 18"X30"X18" WITH 4 - 2" NM CONDUITS (EMPTY) FOR PROPOSED LIGHTING

EX (EMPTY)LIGHTING CONTROL CABINET FOR SIDEWALK LIGHTS, SHADE STRUCTURE LIGHTING, POWER & SPEAKERS, AND PROP PA EQUIPMENT

PROP 2" NM CONDUIT BETWEEN LIGHT POLES WITH 3W TYPE 8 NO.4 W/ GND AND 2W TYPE 8 NO. 4 W/ GND FOR RECEPTACLE FOR POWER (TYP. OF ALL)

EX POLES 1-3 AND 8-10 TO REMAIN. UPGRADE TO LED & PAINT

MAP 51 LOT 87 TOWN OF NEEDHAM TOWN HALL BK 556 PG 319

GREAT PLAIN AVENUE

BUS STOP

ELECTRICAL FIXTURE LEGEND/SCHEDULE

SYMBOL	QTY	MANUFACTURER	PART/MODEL	DESCRIPTION	VOLTAGE	LAMPS	OPTIONS
M	40	ZANEEN	L9I545-NANO FULL INOX Roll Over 1W LED 3000K/4000K, 50lm	IN GROUND MARKER LIGHTS	120	1W	PROVIDE DRIVERS (DTM0200350ES) IN WATER TIGHT ENCLOSURES (ENCP11 ALUMINUM) AS NEEDED IN RUNS NOT TO EXCEED THE MANUFACTURERS RECOMMENDATIONS
F	8	ECOSENSE	F080 (CONFIGURATION TBD)	STRUCTURE FLOOD LIGHTS	120	TBD	MOUNT ON SHADE STRUCTURES
S	4	BOSE	FREESPACE FS2SE	SPEAKERS	N/A	N/A	MOUNT ON SHADE STRUCTURES; PULL 14 GAUGE SPEAKER WIRE AS NEEDED BACK TO THE SERVICE PANEL
L	7	LUMENPULSE	LUMENFACADE (CONFIGURATION TBD)	LINEAR BUILDING FLOOD LIGHTS	120	TBD	PROVIDE APPROPRIATE, CABLING, CBX BOX, AND LUMENTONE 2 CONTROL SYSTEM
LP	4	VISCO	UPGRADE TO LED (3500K) AND PAINT	TOWN STANDARD LIGHTPOLE	120	3,500K LED	EACH LIGHT POLE SHALL BE PROVIDED WITH A 120V DUPLEX RECEPTACLE,
EXIST. LP	6	VISCO	UPGRADE TO LED (3500K) AND PAINT	EXIST. TOWN STANDARD LIGHTPOLE	120	3,500K LED	EACH LIGHT POLE SHALL BE PROVIDED WITH A 120V DUPLEX RECEPTACLE,

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: ROBERT T. MACKIE, CIVIL, No. 36807, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

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

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL PLAN

NEEDHAM, MASSACHUSETTS

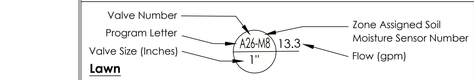
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 6

11/4/2021 9:35 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN DWG (BETA STB BW.STB)

GENERAL IRRIGATION STRATEGY



Lawn

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

Planting Beds

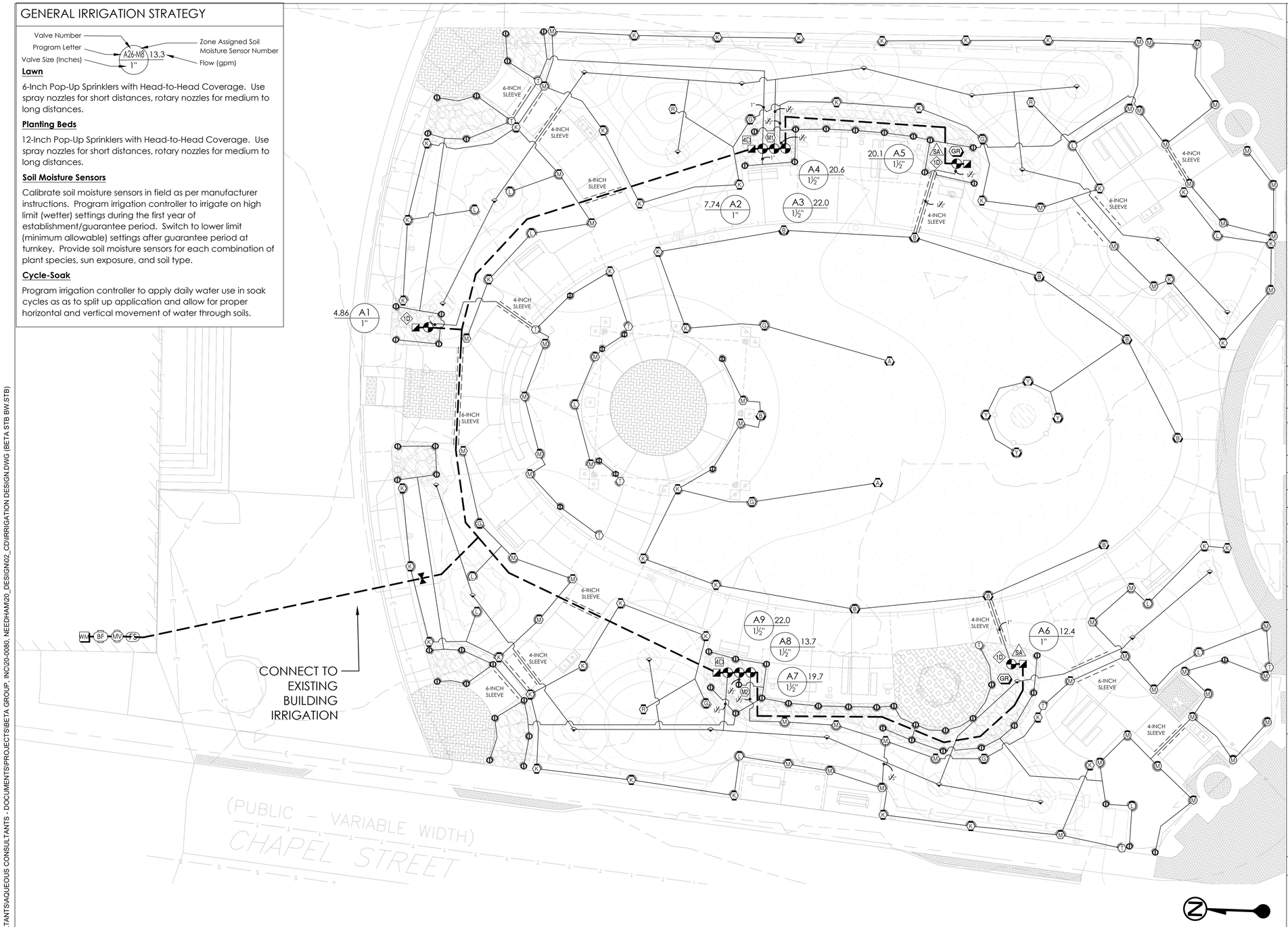
12-Inch Pop-Up Sprinklers with Head-to-Head Coverage. Use spray nozzles for short distances, rotary nozzles for medium to long distances.

Soil Moisture Sensors

Calibrate soil moisture sensors in field as per manufacturer instructions. Program irrigation controller to irrigate on high limit (wetter) settings during the first year of establishment/guarantee period. Switch to lower limit (minimum allowable) settings after guarantee period at turnkey. Provide soil moisture sensors for each combination of plant species, sun exposure, and soil type.

Cycle-Soak

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



IRRIGATION NOTES

1. SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION 328400 FOR ADDITIONAL REQUIRED INFORMATION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. COORDINATE FINAL LOCATION OF IRRIGATION AND VALVE BOXES WITH FINAL APPROVED LANDSCAPE. IN GENERAL, PLACE ALL VALVE BOXES WITHIN PLANTER BEDS TO MAXIMUM EXTENT PRACTICABLE FOR AT-GRADE LANDSCAPE.
3. ALL PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC FOR CLARITY; CONTRACTOR SHALL FIELD VERIFY.
4. SPECIFIED VALVE BOX LOCATIONS AND COLORS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
5. ALL CONTROL WIRE SHALL BE 14/2 AWG TWO-WIRE INSTALLED PARALLEL TO MAINLINE DIRECT BURIAL WITH DBY/R-6 WIRE SPLICE KITS.
6. IRRIGATION SYSTEM IS DESIGNED FOR DOMESTIC SUPPLY AT 30 GPM MAXIMUM. SYSTEM TO PRODUCE 60-PSI DYNAMIC PRESSURE MINIMUM AT EACH AT-GRADE IRRIGATION POINT OF CONNECTION. CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK AND REPORT ANY DEVIATION TO THE OWNER'S REPRESENTATIVE BEFORE CONTINUING.
7. INSTALL NEW CONTROLLER IN WALL-MOUNTED STAINLESS STEEL ENCLOSURE AS LOCATED APPROXIMATELY ON PLANS, AS DIRECTED BY OWNER'S REPRESENTATIVE. HARD WIRE TO 120 VOLT, DEDICATED 20-AMP CIRCUIT, POWER SUPPLY USING LICENSED ELECTRICIAN. COORDINATE WITH SITE COMMUNICATIONS CONTRACTOR TO PROVIDE CAT/5 ETHERNET CABLE TO IRRIGATION CONTROLLER FROM LOCAL AREA NETWORK (INTERNET).
8. ALL ABOVE GROUND WIRING SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
9. GROUND IRRIGATION CONTROLLER TO APPROVED BUILDING EARTH GROUND. COORDINATE WITH SITE ELECTRICAL CONTRACTOR.
10. GROUND ALL DECODERS IN THE FIELD BY CONNECTING SURGE ARRESTORS TO BARE COPPER 6AWG WIRE BACK TO. DO NOT USE GROUNDING RODS AS REQUIRED BY MANUFACTURER.
11. COORDINATE LOCATION OF ALL EXISTING AND FUTURE UTILITIES ON SITE. CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
12. FLUSH ALL LATERAL LINES BEFORE INSTALLING SPRINKLER AND DRIP IRRIGATION.
13. CONTRACTOR MUST SUBMIT PRODUCT CUT SHEETS AS PER THE WRITTEN SPECIFICATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
14. MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
15. ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. OWNER'S REPRESENTATIVE MUST BE NOTIFIED 7 DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.

IRRIGATION MATERIAL LIST

SYMBOL	MANUFACTURER/MODEL	DETAIL # (IR-2.0)
M1	Soil Moisture Sensor with Number	2
1D	1-Station Decoder	1, 6
4D	4-Station Decoder	
SA	Surge Arrestor	3
GR	Decoder Grounding Rod	4
	Commercial Electric Zone Valve w/Sentry/Scrubber	6
	Quick Coupler Valve	7
	1-Inch Isolation Gate Valve with Cross Handle	8
	Irrigation Lateral Line: PVC Schedule 40 Size as Noted, Unlabled Pipe = 1-Inch	9
	Irrigation Mainline: 1-Inch PVC Schedule 40	
4"	Pipe Sleeve: PVC SDR 35 Solvent Weld (with Size)	10
T	6" Pop-Up Rotary Sprinkler w/CV PR40 (Corner)	11
B V A	6" Pop-Up Rotary Sprinkler w/CV PR40 (Large)	
X O W	6" Pop-Up Rotary Sprinkler w/CV PR40 (Mid)	
M L U	6" Pop-Up Rotary Sprinkler w/CV PR40 (Small)	
LST RST SST	6" Pop-Up Rotary Sprinkler w/CV PR40 (Strip)	
X	6" Pop-Up Rotary Sprinkler w/CV PR40 (X-Large)	
ADJ. 360	6" Pop-Up Rotary Sprinkler w/CV PR40 (X-Small)	
T	12" Pop-Up Rotary Sprinkler w/CV PR40 (Corner)	12
LST RST SST	12" Pop-Up Rotary Sprinkler w/CV PR40 (Strip)	
M L U	12" Pop-Up Rotary Sprinkler w/CV PR40 (Small)	
X O W	12" Pop-Up Rotary Sprinkler w/CV PR40 (Mid)	
B V A	12" Pop-Up Rotary Sprinkler w/CV PR40 (Large)	
X	12" Pop-Up Rotary Sprinkler w/CV PR40 (X-Large)	
ADJ. 360	12" Pop-Up Rotary Sprinkler w/CV PR40 (X-Small)	

EXISTING IRRIGATION

MV	Master Valve
FS	Flow Sensor
WM	Water Meter
BF	Backflow Preventer

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY

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

SUBCONSULTANT

SCALE
10 0 10 20
SCALE IN FEET: 1"=10'
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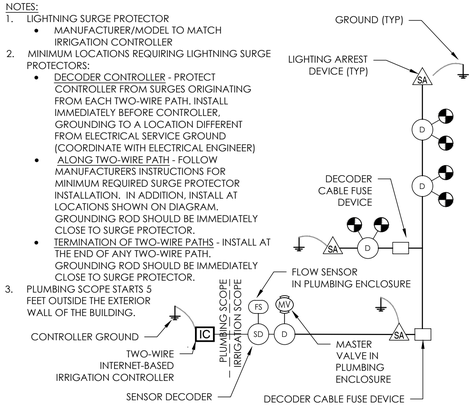
TITLE
TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS
IRRIGATION LAYOUT PLAN

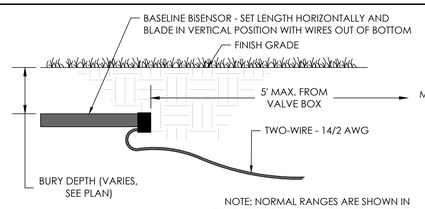
BETA JOB NO. 7185
ISSUE DATE AUGUST 2021
SHEET NO. 7

9/2/2021 4:01 PM C:\USERS\TAMORA\AQUEOUS CONSULTANTS\AQUEOUS CONSULTANTS - DOCUMENTS\PROJECTS\BETA GROUP, INC\20-0080, NEEDHAM\20_DESIGN\02_CD\IRRIGATION DESIGN.DWG (BETA STB BW.STB)

NOTES:
1. LIGHTNING SURGE PROTECTOR
   - MANUFACTURER/MODEL TO MATCH IRRIGATION CONTROLLER
2. MINIMUM LOCATIONS REQUIRING LIGHTNING SURGE PROTECTORS:
   - DECODER CONTROLLER - PROTECT CONTROLLER FROM SURGES ORIGINATING FROM EACH TWO-WIRE PATH. INSTALL IMMEDIATELY BEFORE CONTROLLER, GROUNDING TO A LOCATION DIFFERENT FROM ELECTRICAL SERVICE GROUND (COORDINATE WITH ELECTRICAL ENGINEER)
   - ALONG TWO-WIRE PATH - FOLLOW MANUFACTURERS INSTRUCTIONS FOR MINIMUM REQUIRED SURGE PROTECTOR INSTALLATION. IN ADDITION, INSTALL AT LOCATIONS SHOWN ON DIAGRAM. GROUNDING ROD SHOULD BE IMMEDIATELY CLOSE TO SURGE PROTECTOR.
   - TERMINATION OF TWO-WIRE PATHS - INSTALL AT THE END OF ANY TWO-WIRE PATH. GROUNDING ROD SHOULD BE IMMEDIATELY CLOSE TO SURGE PROTECTOR.
3. PLUMBING SCOPE STARTS 5 FEET OUTSIDE THE EXTERIOR WALL OF THE BUILDING.



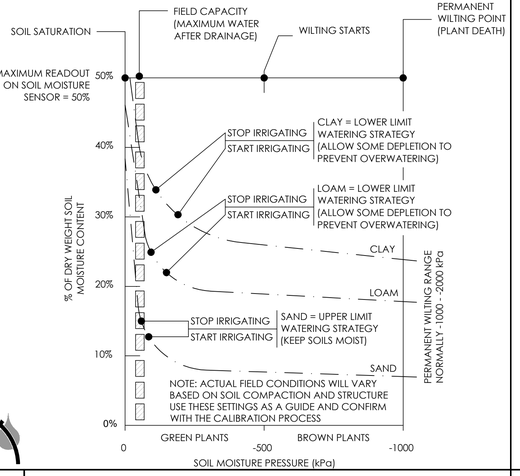
1 IR-2.0 TWO-WIRE SCHEMATIC DIAGRAM
NOT TO SCALE

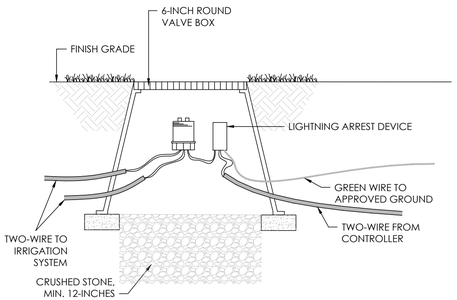


NOTE: NORMAL RANGES ARE SHOWN IN PARENTHESES CALIBRATE TO ACTUAL SOILS IN FIELD BASED ON SOIL STRUCTURE AND COMPACTION DENSITY

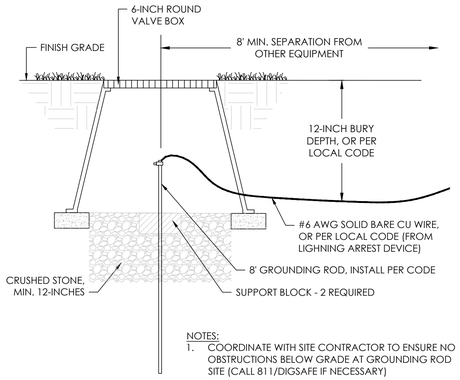
PLANTING SOIL MEDIUM	SOIL TEXTURE	INFILTRATION RATE (IN/H)	SATURATION (PERCENT)	FIELD CAPACITY (PERCENT)	TOTAL AVAILABLE (PERCENT)
EXISTING AND ENGINEERED SOILS	SAND	2.0 (1.0 - 10.0)	38 (32-42)	15 (10-20)	7 (3-10)
	SANDY LOAM	1.0 (0.5 - 3.0)	43 (40-47)	21 (15-27)	9 (6-12)
HORTICULTURAL PLANTING SOIL	LOAM	0.5 (0.3 - 0.8)	47 (43-49)	31 (25-36)	14 (11-17)
	CLAY LOAM	0.3 (0.1 - 0.6)	49 (47-51)	36 (31-42)	18 (15-20)
TRANSPLANTED TREE ROOT BALLS	SILTY CLAY	0.1 (0.01 - 0.2)	51 (49-53)	40 (35-45)	20 (17-22)
	CLAY	0.02 (0.004 - 0.04)	53 (51-55)	44 (39-49)	21 (19-24)

2 IR-2.0 SOIL MOISTURE SENSORS
NOT TO SCALE



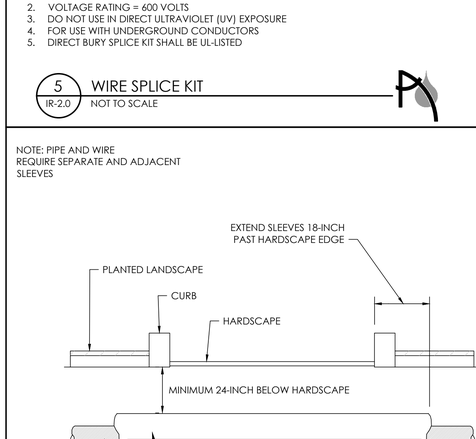


3 IR-2.0 LIGHTNING ARREST AND DECODER FUSE DEVICE
NOT TO SCALE



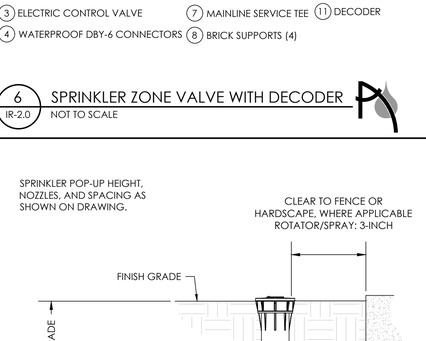
NOTES:
1. COORDINATE WITH SITE CONTRACTOR TO ENSURE NO OBSTRUCTIONS BELOW GRADE AT GROUNDING ROD SITE (CALL 811/DIGSAFE IF NECESSARY)

4 IR-2.0 DECODER GROUNDING
NOT TO SCALE



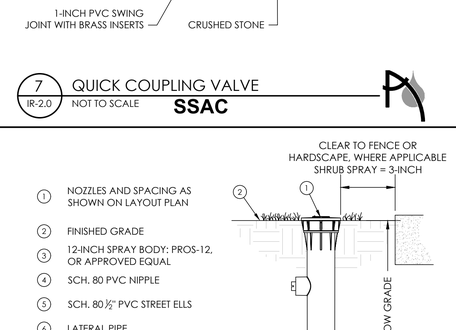
NOTE:
1. DO NOT STORE ABOVE 120°F
2. VOLTAGE RATING = 600 VOLTS
3. DO NOT USE IN DIRECT ULTRAVIOLET (UV) EXPOSURE
4. FOR USE WITH UNDERGROUND CONDUCTORS
5. DIRECT BURY SPLICE KIT SHALL BE UL-LISTED

5 IR-2.0 WIRE SPLICE KIT
NOT TO SCALE



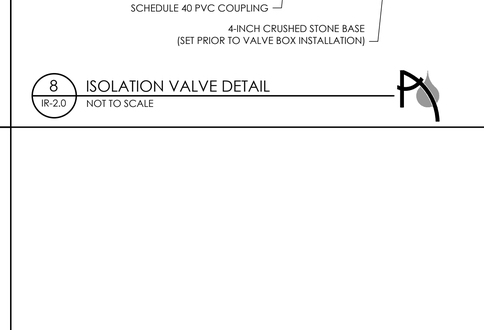
(1) VALVE BOX (SEE SPECIFICATIONS)
(2) FINISH GRADE IN PLANTER BED
(3) ELECTRIC CONTROL VALVE
(4) WATERPROOF DBY-6 CONNECTORS
(5) TWO WIRE
(6) SCH 80 TOE NIPPLE
(7) MAINLINE SERVICE TEE
(8) BRICK SUPPORTS (4)
(9) 4" WASHED 3/4" GRAVEL
(10) PVC SLIP UNIONS
(11) DECODER

6 IR-2.0 SPRINKLER ZONE VALVE WITH DECODER
NOT TO SCALE

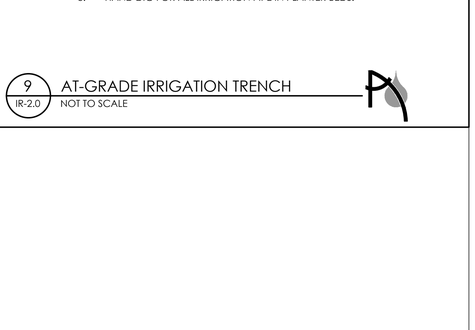


7 IR-2.0 QUICK COUPLING VALVE
NOT TO SCALE

SSAC



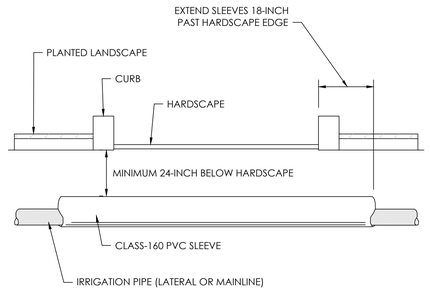
8 IR-2.0 ISOLATION VALVE DETAIL
NOT TO SCALE



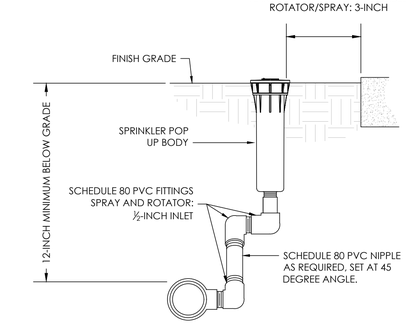
NOTES:
1. WIRE SHALL BE TAPED AT 10' INTERVALS
2. TIE LOOSE LOOP OF WIRE AT CHANGES OF DIRECTION
3. HAND DIG FOR ALL IRRIGATION PIPE IN PLANTER BEDS.

9 IR-2.0 AT-GRADE IRRIGATION TRENCH
NOT TO SCALE

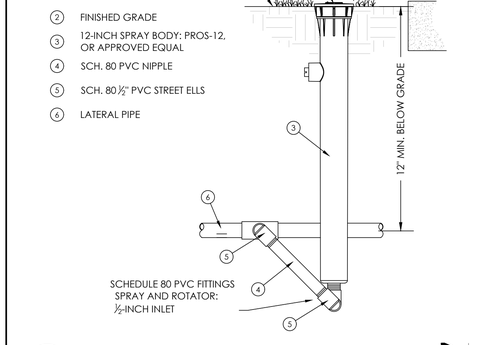
NOTE: PIPE AND WIRE REQUIRE SEPARATE AND ADJACENT SLEEVES



10 IR-2.0 SLEEVE UNDER PAVEMENT
NOT TO SCALE



11 IR-2.0 6-INCH POP-UP SPRINKLER
NOT TO SCALE



12 IR-2.0 12-INCH POP-UP SPRINKLER
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

REGISTERED PROFESSIONAL
COMMONWEALTH OF MASSACHUSETTS ROBERT T. MACKIE CIVIL No. 36807 REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

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

SUBCONSULTANT

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SCALE IN FEET: 1"=10'
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TITLE
TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS
IRRIGATION DETAILS

BETA JOB NO. 7185
ISSUE DATE AUGUST 2021
SHEET NO. 8

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PLANT LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS

PERENNIAL

TOWN HALL

TRAV. POINT#36
MAGNAIL
N. 2927629.5456
E. 727422.5334
EL. 163.76'

HIGHLAND AVENUE (PUBLIC - VARIABLE WIDTH)

ORNAMENTAL GRASS (TYP.)
MP 1
SR 1
ZSM 1
SR 1
MP 1
PERENNIALS (TYP.)
SHRUBS (TYP.)
CO 1
LS 1
AR 1
PERENNIALS (TYP.)
ORNAMENTAL GRASS (TYP.)
SHRUBS (TYP.)
UAV 1
UAP 2
PROTECT AND MAINTAIN EXISTING PLANTINGS
SAND BASED ROOT ZONE AND SOD (TYP.)
UAP 2
UAV 1
AR 1
LS 1
CO 1
PERENNIALS (TYP.)
MP 1
SHRUBS (TYP.)
ORNAMENTAL GRASS (TYP.)
SR 1
ZSM 1
SR 1
MP 1
PROTECT AND MAINTAIN EXISTING PLANTINGS
GREAT PLAIN AVENUE

TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR		Acer rubrum 'October Glory'	October Glory Red Maple	3"-3.5" Cal.	B&B
CO		Chamaecyparis obtuse	Hinoki Falsecypress	8'-9'	B&B
LS		Liquidambar styriciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	3"-3.5" Cal.	B&B
MP		Malus prairifire	Prairifire Crabapple	3"-3.5" Cal.	B&B
SR		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	3"-3.5" Cal.	B&B
UAP		Ulmus americana 'Princeton'	Princeton Elm	4"-4.5" Cal.	B&B
UAV		Ulmus americana 'Valley Forge'	Valley Forge Elm	4"-4.5" Cal.	B&B
ZSM		Zelkova serrata 'Musashino'	Musashino Zelkova	3"-3.5" Cal.	B&B

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY
BETA
www.BETA-Inc.com

SUBCONSULTANT

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TITLE

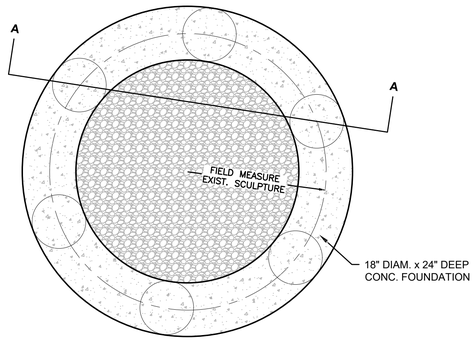
TOWN COMMON RENOVATION

PLANTING PLAN

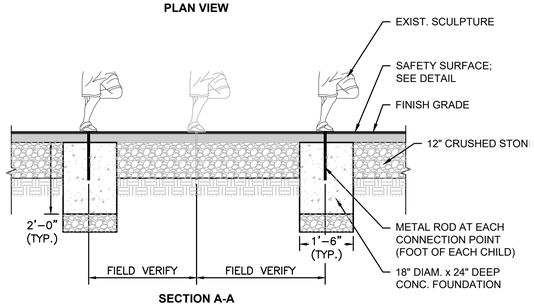
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 9

11/4/2021 9:40 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 PLANTING.DWG (BETA STB BW.STB)



PLAN VIEW

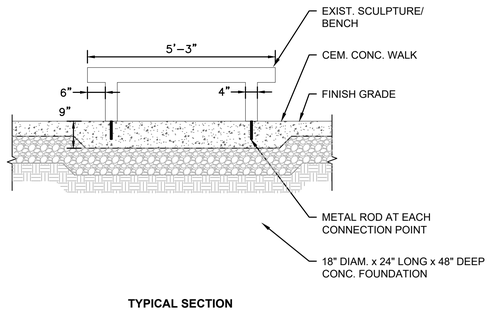


SECTION A-A

SCULPTURE #1 - CIRCLE OF PEACE

SCALE: $\frac{1}{2}$"=1'–0"

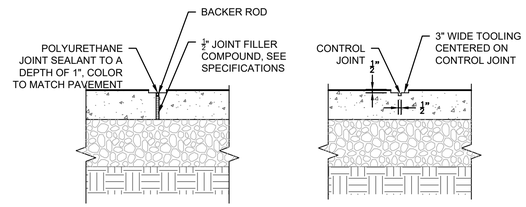
PLAN VIEW



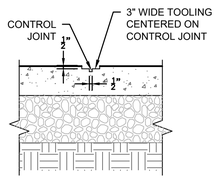
TYPICAL SECTION

SCULPTURE #2 - CHILDREN ON BENCH

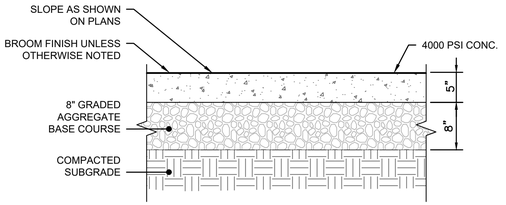
SCALE: $\frac{1}{2}$"=1'–0"



EXPANSION JOINT



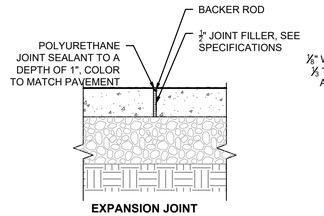
CONTROL JOINT



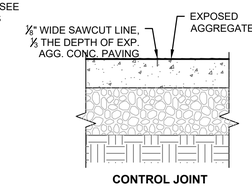
NOTES:
1. EXPANSION JOINTS SHALL BE 20' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTROL JOINTS SHALL BE 5' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.

CONCRETE PAVING - 5" THICK

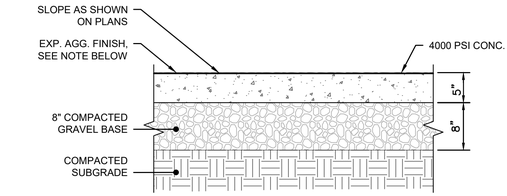
SCALE: 1"=1'



EXPANSION JOINT



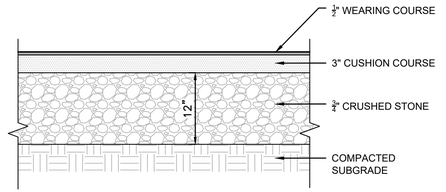
CONTROL JOINT



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

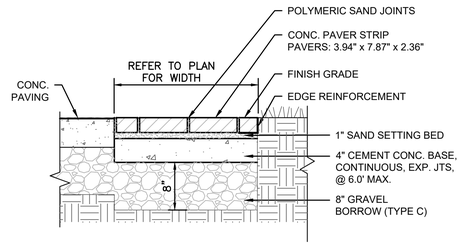
EXPOSED AGGREGATE CONCRETE PAVING

SCALE: 1"=1'



POLYURETHANE SAFETY SURFACING AT 'CIRCLE OF PEACE' SCULPTURE

SCALE: 1"=1'–0"



CONCRETE PAVER SIDEWALK

SCALE: 1"=1'–0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — ROBERT T. MACKIE — CIVIL — No. 36807 — REGISTERED PROFESSIONAL ENGINEER

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

DETAILS

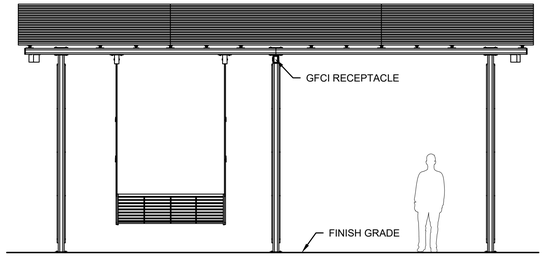
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

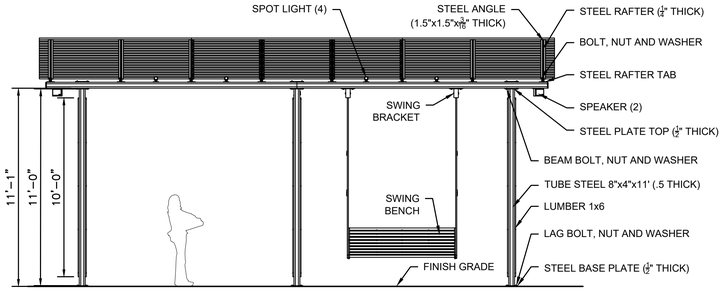
ISSUE DATE NOV. 4, 2021

SHEET NO. 10

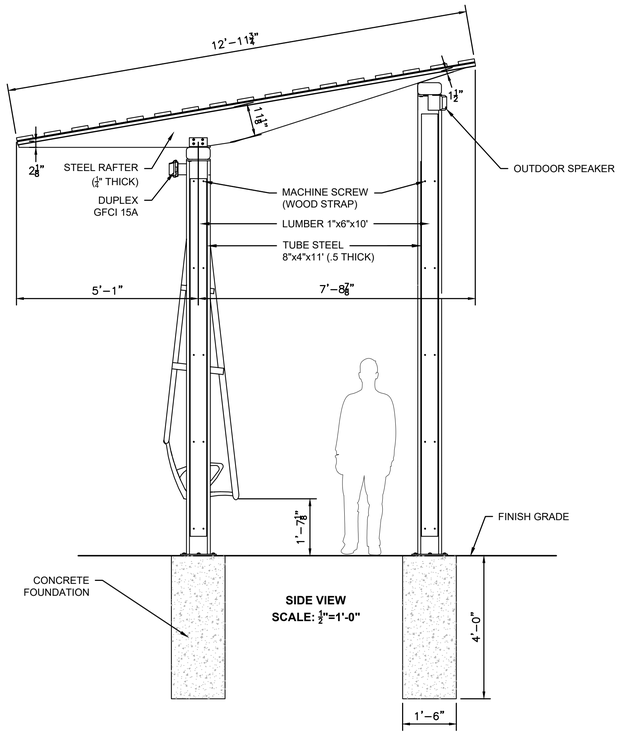
11/4/2021 9:43 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



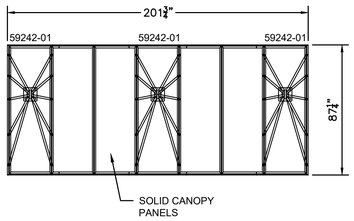
REAR VIEW

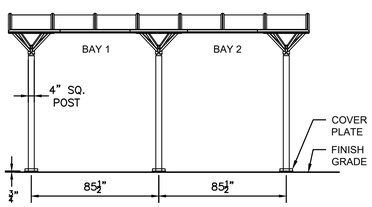


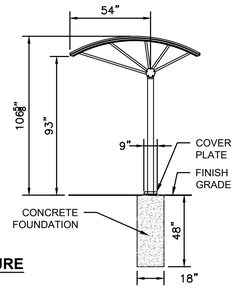
FRONT VIEW



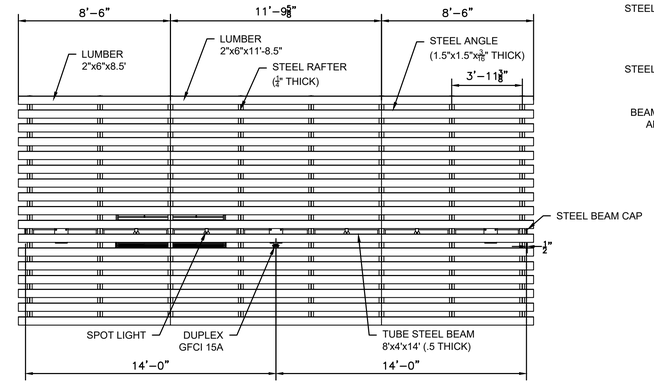
SIDE VIEW
SCALE: 1/2"=1'-0"



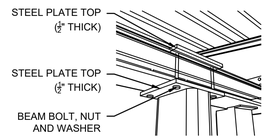




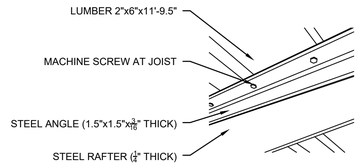
BUS SHELTER STRUCTURE
SCALE: 1/4"=1'-0"



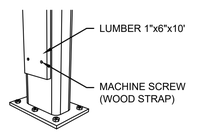
TOP VIEW



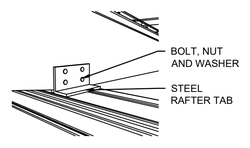
TUBE STEEL POST TO TUBE



RAFTER TAB CONNECTION



TUBE STEEL POST TO FOUNDATION CONNECTION



1/2 METAL PLATE TO TUBE STEEL BEAM CONNECTION

SHADE STRUCTURE
SCALE: 1/4"=1'-0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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CHECKED BY: SR/RM

REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — ROBERT T. MACKIE — CIVIL — No. 36807 — REGISTERED PROFESSIONAL ENGINEER

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

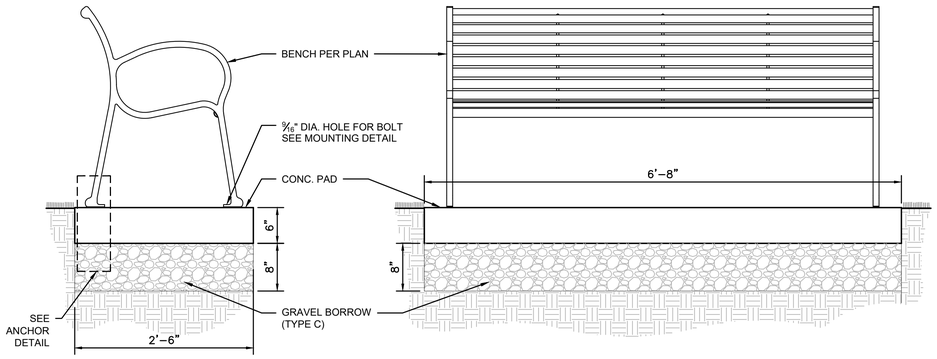
TOWN COMMON RENOVATION

DETAILS

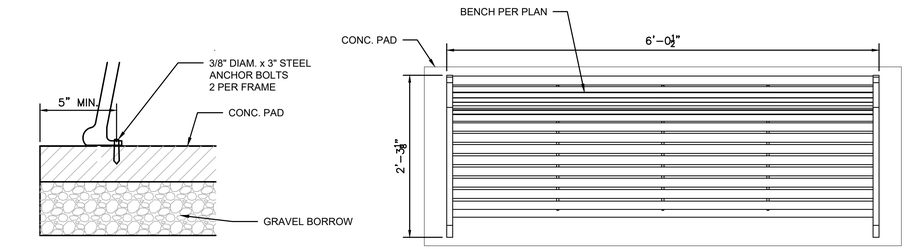
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 11

11/4/2021 9:44 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



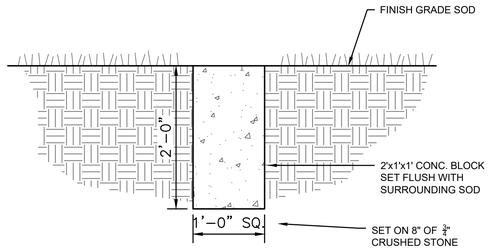
SECTION **ELEVATION**



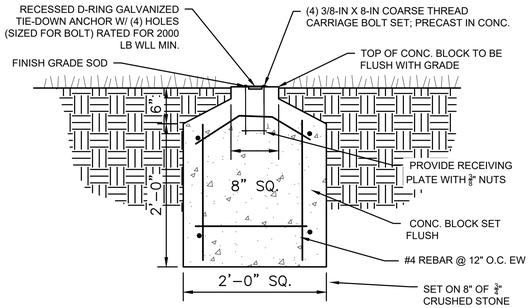
ANCHOR DETAIL FOR BENCH ON CONCRETE SIDEWALK

PLAN VIEW

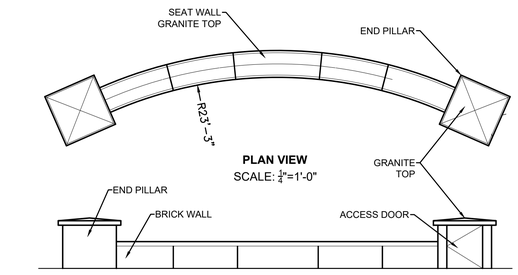
BENCH
SCALE: NOT TO SCALE



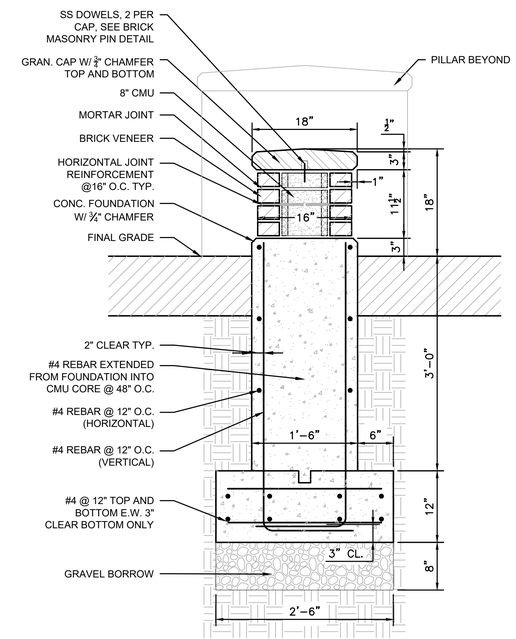
TENT FOOTING BLOCK
SCALE: 1"=1'–0"



TENT GUYING BLOCK
SCALE: 1"=1'–0"



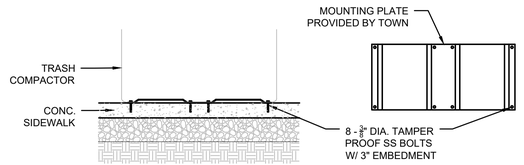
ELEVATION VIEW
SCALE: ¼"=1'-0"



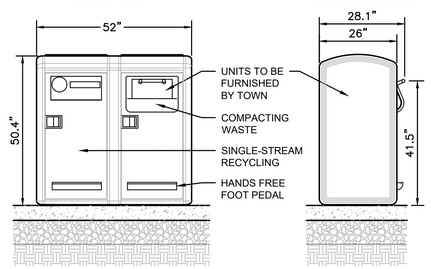
NOTE:
ALLOW FOR MOISTURE REMOVAL SYSTEM BETWEEN CMU AND BRICK FACING MATERIALS THAT ALLOWS FOR MOISTURE ENTERING TO DRAIN THROUGH WEEP HOLES, TYP. FOR BRICK MASONRY PIER AND WALL.

TYPICAL SECTION

BRICK MASONRY WALL
SCALE: 1"=1'–0"



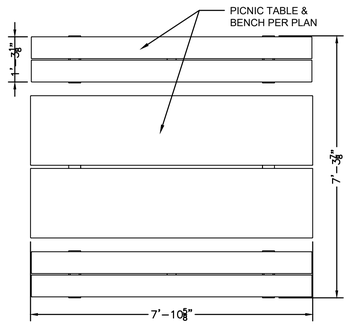
FRONT VIEW **MOUNTING PLATE**



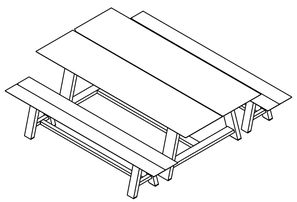
FRONT VIEW **SIDE VIEW**

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

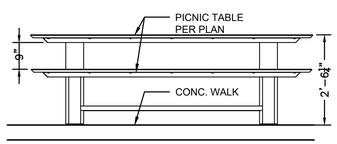
SOLAR POWERED WASTE & RECYCLING SYSTEM
SCALE: ½"=1'–0"



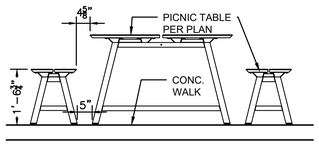
PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PICNIC TABLE
SCALE: NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

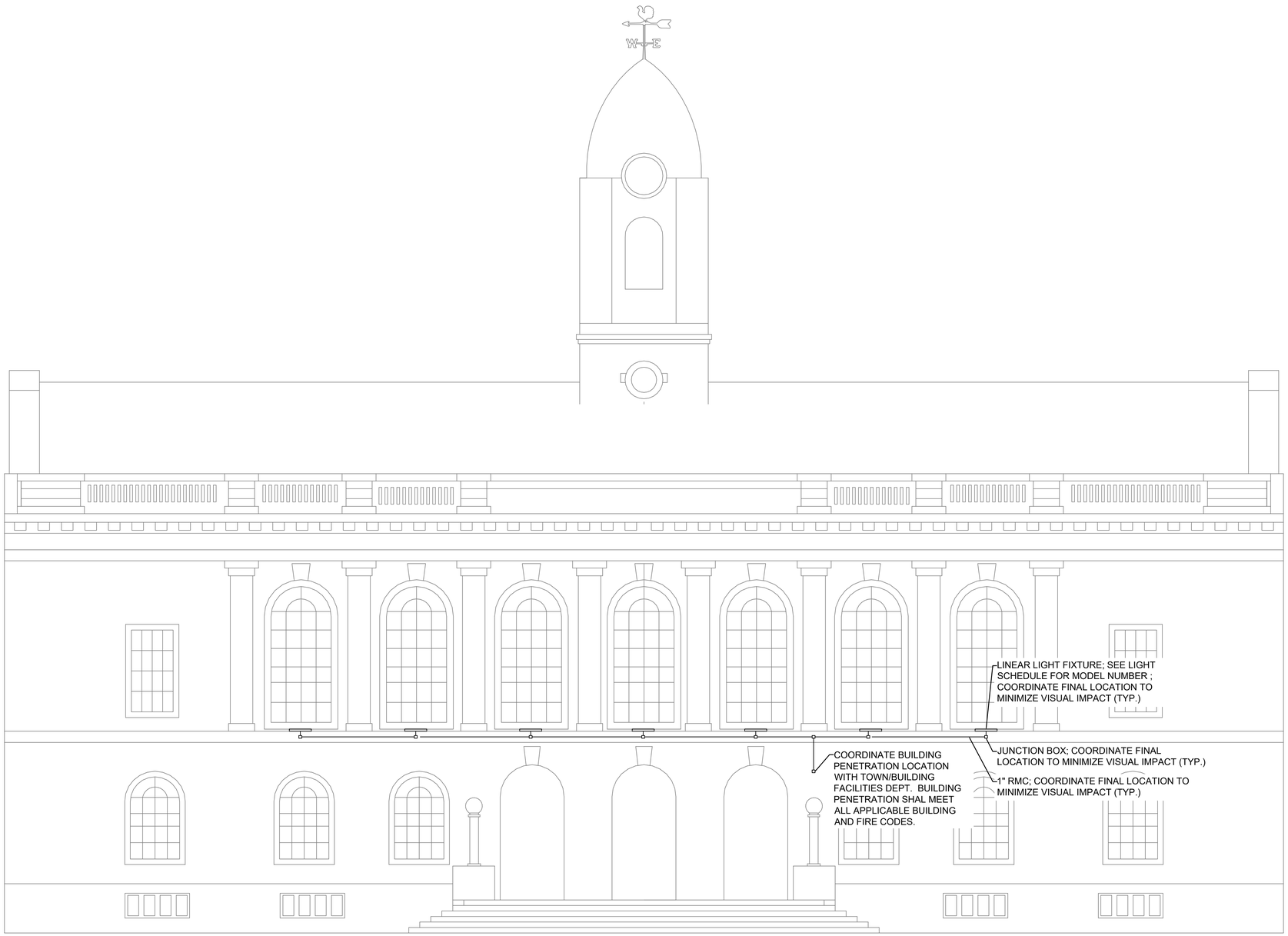
TITLE: **TOWN COMMON RENOVATION**

DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 12

11/4/2021 9:44 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



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

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. MACKIE
CIVIL
No. 34997
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 13

11/4/2021 9:47 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN.DWG (BETA STB BW.STB)

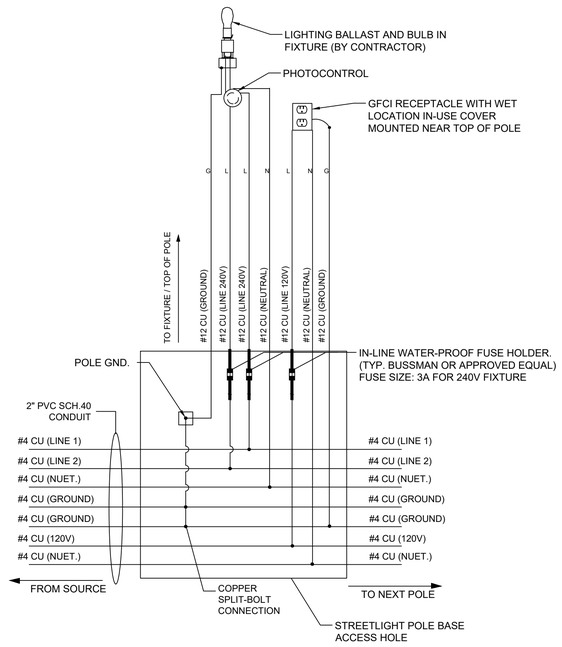
ELECTRICAL NOTES:

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

NEW DISTRIBUTION PANEL SCHEDULE – P1

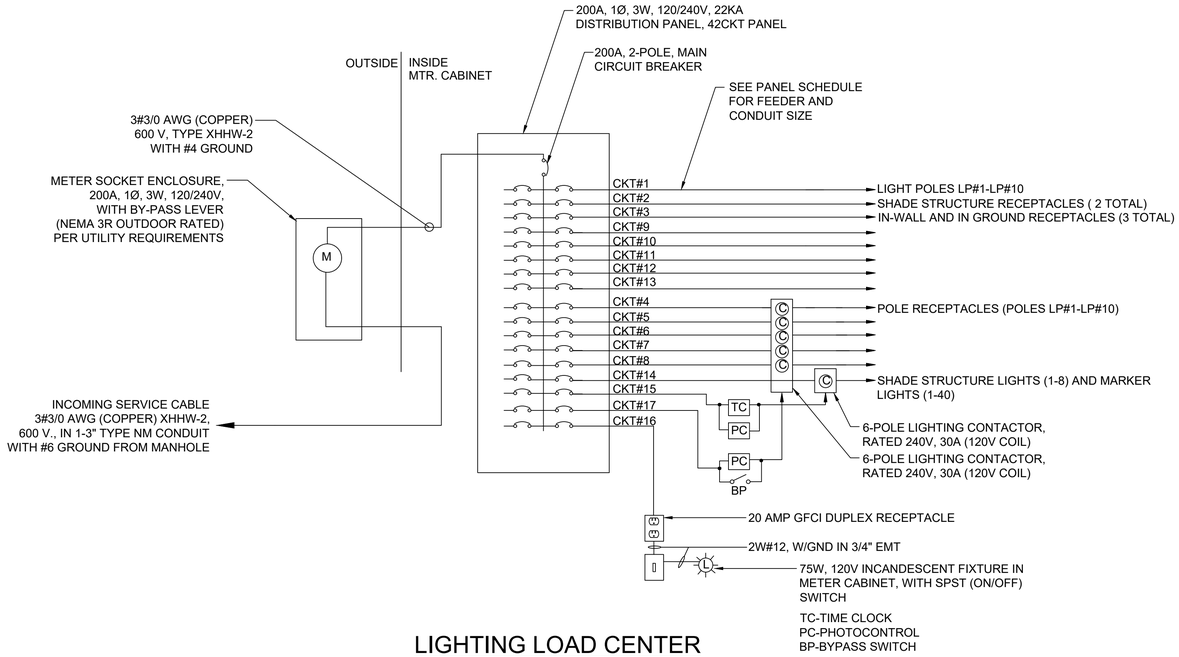
PHASE: 1 WIRES: 3 VOLTAGE: 120/240V MAINS: 200A. MAIN C.B. 42 CIRCUIT

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



TYPICAL STREETLIGHT WIRING DETAIL

NOT TO SCALE



LIGHTING LOAD CENTER ELECTRICAL RISER DETAIL

NOT TO SCALE

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REGISTERED PROFESSIONAL: COMMONWEALTH OF MASSACHUSETTS — ROBERT T. MACKIE — CIVIL — No. 36097 — REGISTERED PROFESSIONAL ENGINEER

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

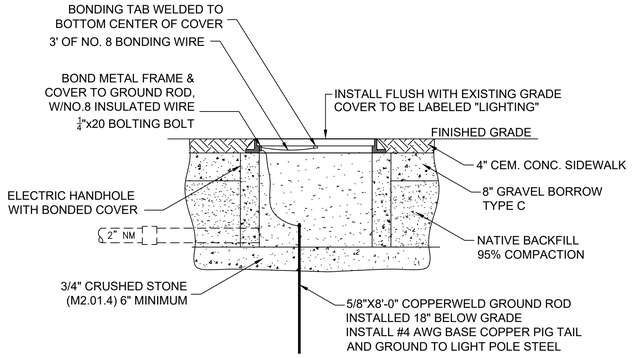
TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

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

11/4/2021 9:48 AM O:\7100\S7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN.DWG (BETA STB BW.STB)



HANDHOLE INSTALLATION NOTES:

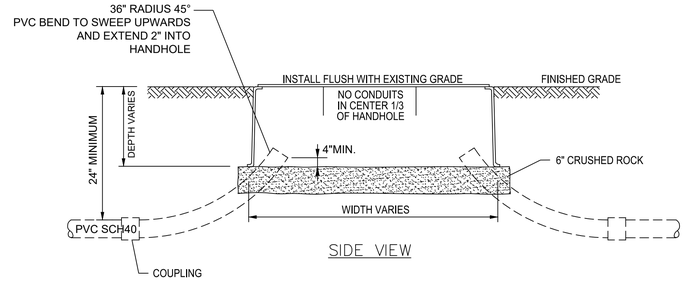
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

INSTALLATION DETAIL
PRECAST ELECTRIC HANDHOLE
NOT TO SCALE

NOTES:

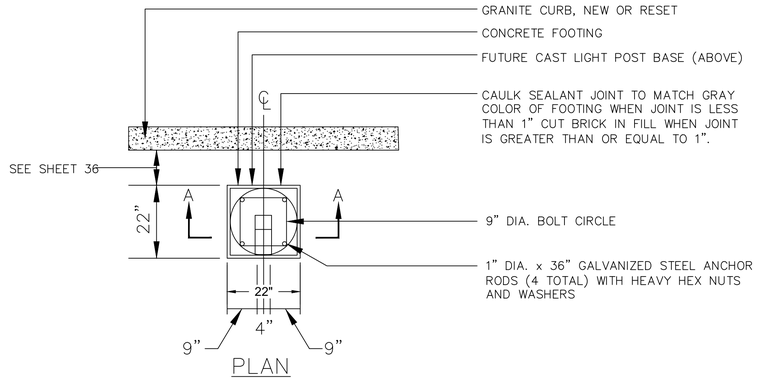
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

PLAN VIEW

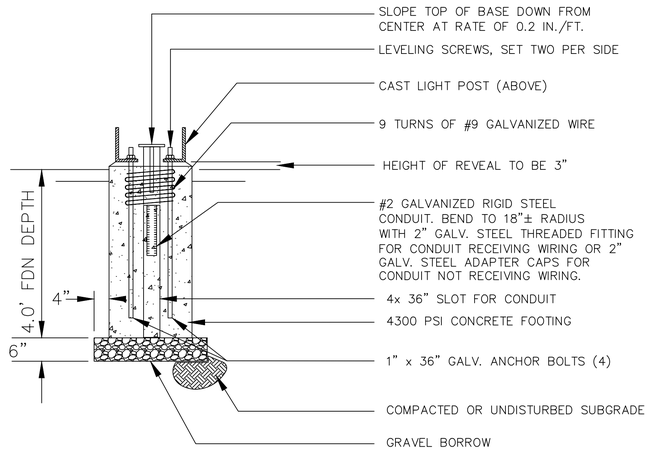


SIDE VIEW

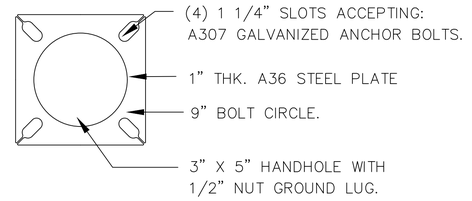
INSTALLATION DETAIL
COMPOSITE ELECTRIC HANDHOLE
NOT TO SCALE



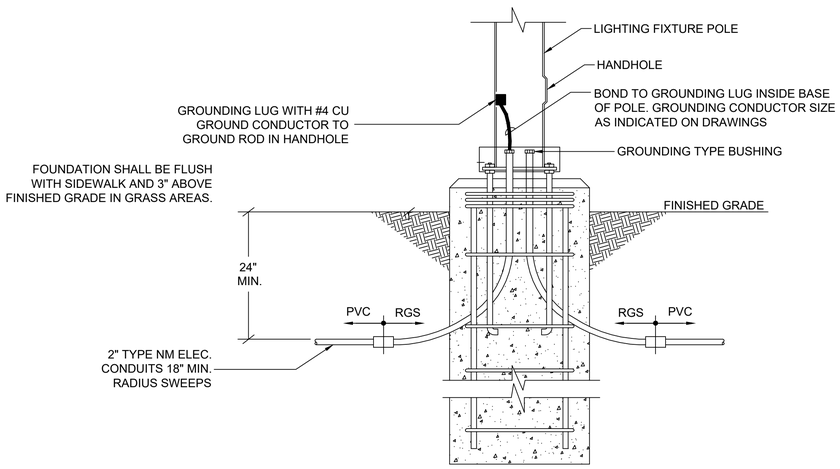
PLAN



SECTION A–A



STD. BASE PLATE



LIGHT POLE FOUNDATION NOTES:

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

LIGHT POLE FOUNDATION CONDUIT DETAIL
NOT TO SCALE

LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

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CHECKED BY: SR/RM

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PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

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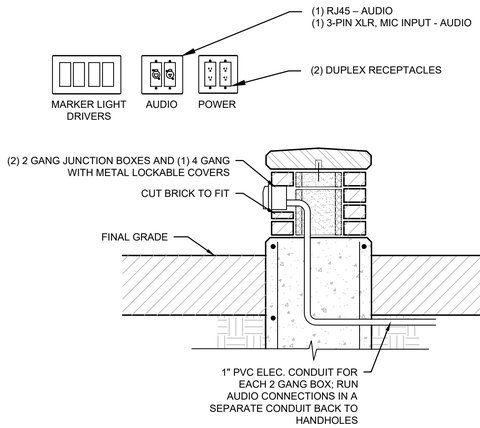
TITLE: **TOWN COMMON RENOVATION**
ELECTRICAL DETAILS
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 15

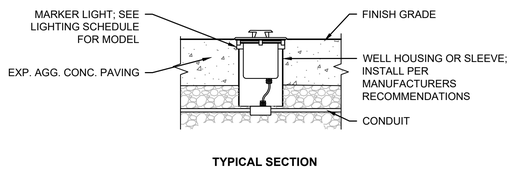
11/4/2021 9:49 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN.DWG (BETA STB BW.STB)



TYPICAL SECTION

WALL MOUNTED DRIVERS, AUDIO AND GFCI RECEPTACLES

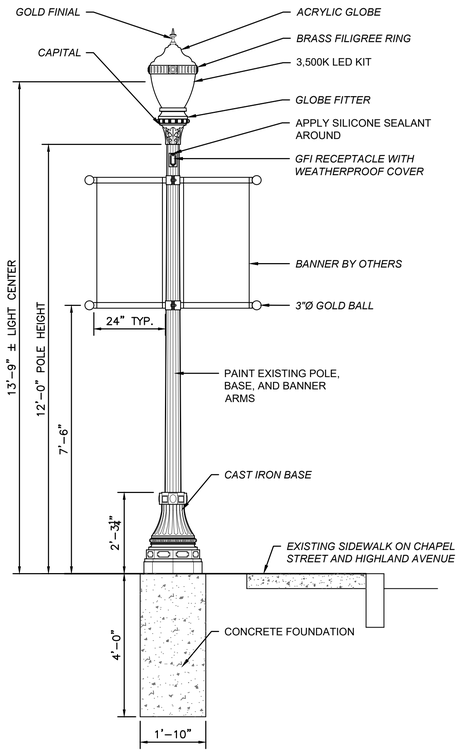
SCALE: 1"=1'-0"



TYPICAL SECTION

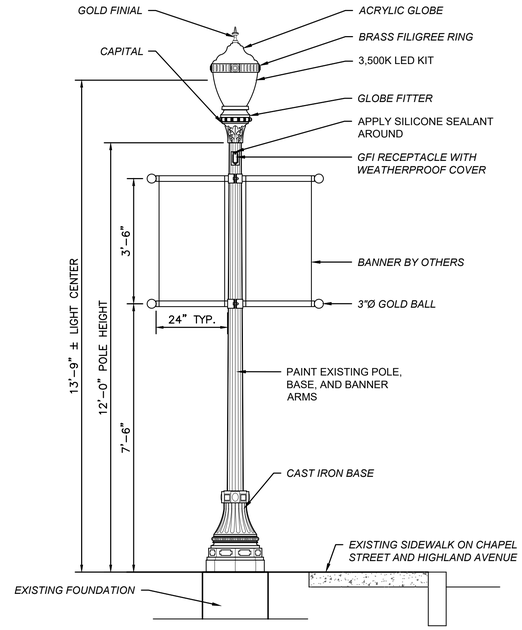
RECESSED WALKWAY LIGHT

SCALE: NTS



EXISTING POST TOP LIGHT ON NEW FOUNDATION

SCALE: ½"=1'-0"



EXISTING POST TOP LIGHT

SCALE: ½"=1'-0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

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

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

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

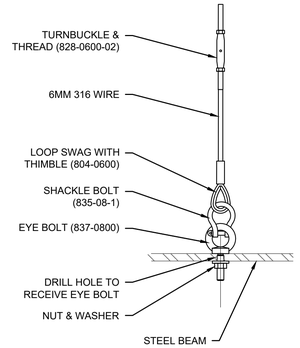
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

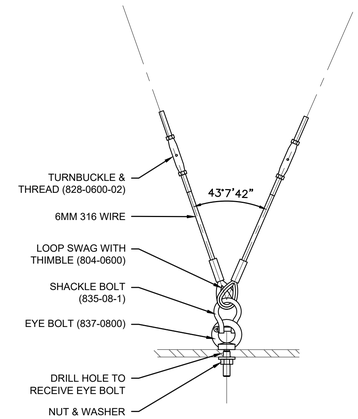
ISSUE DATE NOV. 4, 2021

SHEET NO. 16

11/4/2021 9:49 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN DWG (BETA STB BW.STB)



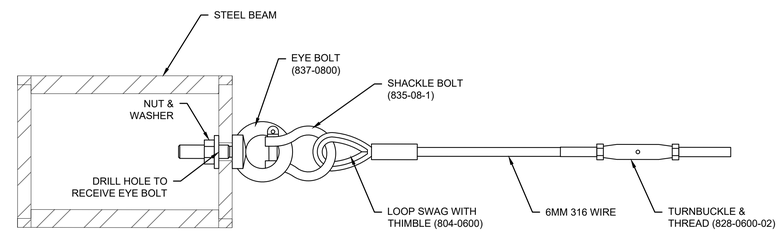
SINGLE POLE MOUNT



DUAL POLE MOUNT (LOCATION 1)

MOUNTING TAB LOCATION

SCALE: 3" = 1'



CABLE MOUNTING TAB

SCALE: 6" = 1'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

DETAILS

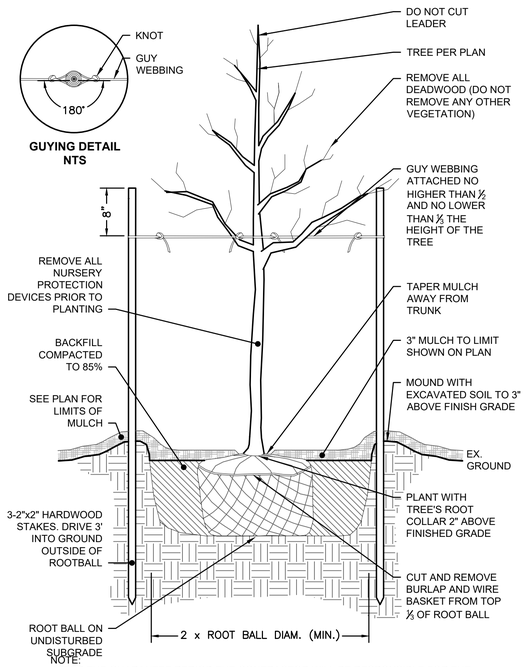
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

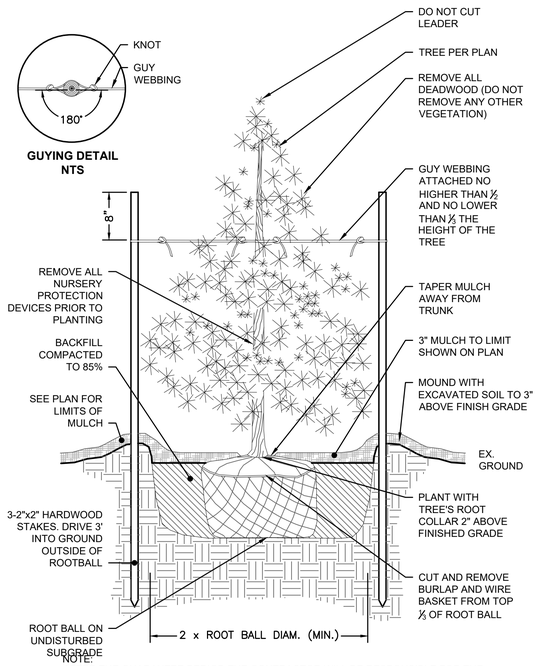
SHEET NO. 17

11/4/2021 9:52 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



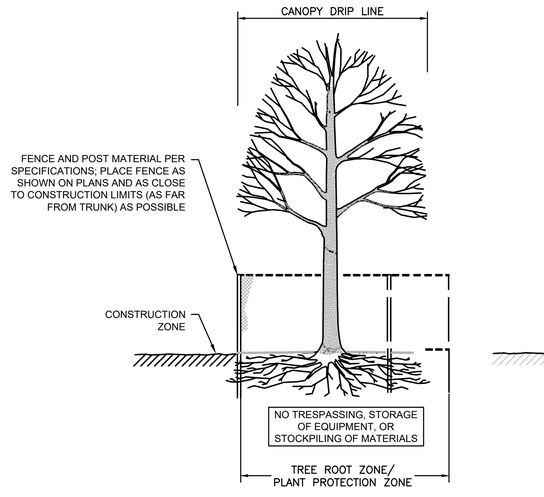
NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING & PLANTING
NOT TO SCALE

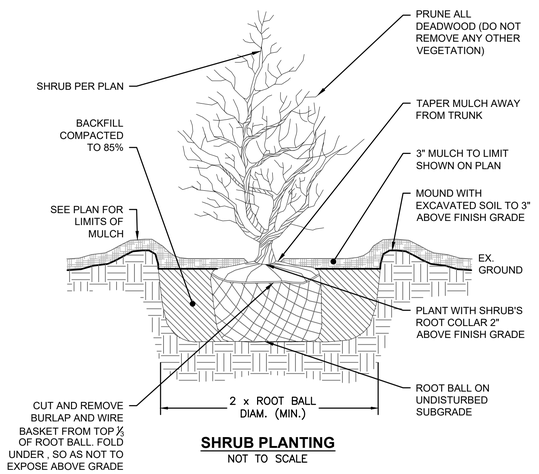


NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

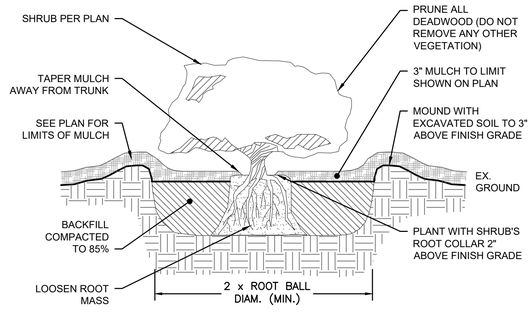
EVERGREEN TREE STAKING & PLANTING
NOT TO SCALE



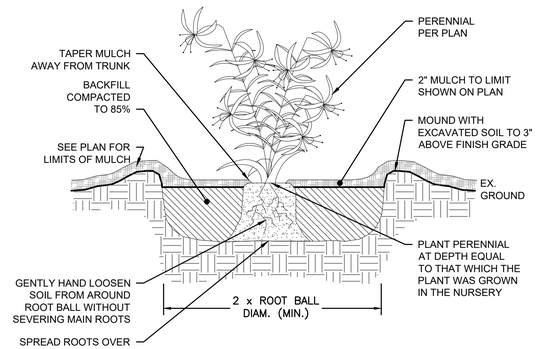
TREE PROTECTION FOR 'BLUE TREE'
SCALE: NOT TO SCALE



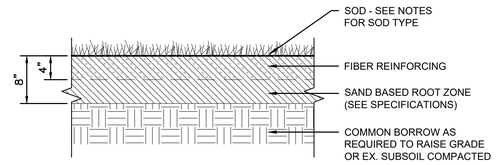
SHRUB PLANTING
NOT TO SCALE



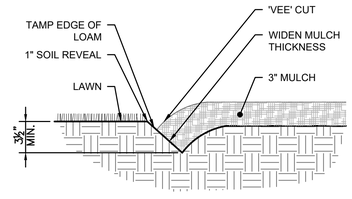
CONTAINER GROWN TREE & SHRUB PLANTING
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE



SAND BASED ROOT ZONE AND SOD
NOT TO SCALE



NOTE:
LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT:

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE: **TOWN COMMON RENOVATION**

DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 18

11/4/2021 9:52 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)

Exhibit B

TOWN OF NEEDHAM, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

NEEDHAM TOWN COMMON RENOVATION

OCTOBER 2021

REV. NOVEMBER 2021
REV. MAY 2022

Approved by the Needham Planning Board 11/2022

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

SELECT BOARD

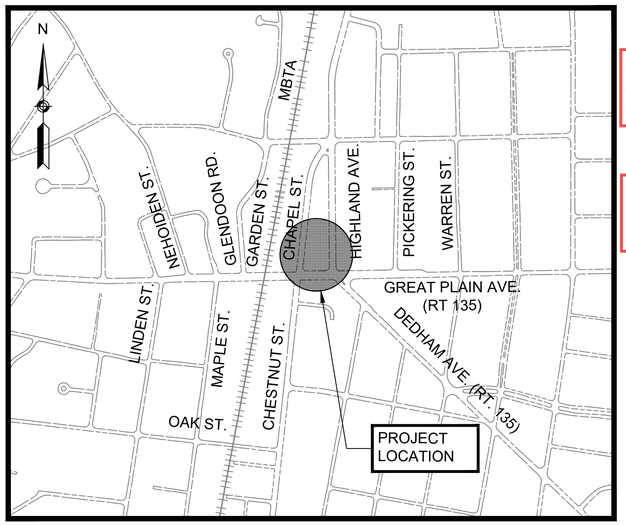
MATTHEW BORRELLI, CHAIRMAN
MARIANNE COOLEY, VICE CHAIRMAN
DANIEL P. MATTHEWS, MEMBER
MARCUS NELSON, MEMBER
KEVIN KEANE, MEMBER

TOWN MANAGER

KATHLEEN P. FITZPATRICK

DEPARTMENT OF PUBLIC WORKS

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



PROJECT LOCATION

LOCATION MAP
1"=500'

PLAN INDEX

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

SHEETS REVISED SINCE NOV. 2021 APPROVED PLAN SET

2 SHEETS ADDED, PROCEEDING SHEETS RE-NUMBERED

SHEET REVISED SINCE NOV. 2021 APPROVED PLAN SET

PERMIT SET

PREPARED BY:

BETA
www.BETA-Inc.com

MASSACHUSETTS
SCOTT T. RIDDER
No. 893
REGISTERED LANDSCAPE ARCHITECT

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

Scott Ridder — Bob Mackie — 11-4-2021
REGISTERED PROFESSIONAL — DATE

GENERAL NOTES:

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

WHEELCHAIR RAMP NOTES:

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

PAVEMENT NOTES:

PAVEMENT MILLING AND OVERLAY

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

PAVEMENT MILLING: 1 ½" PAVEMENT MILLING

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

CONCRETE SIDEWALK , WHEELCHAIR RAMPS, AND DRIVEWAYS

SURFACE COURSE: 5" CEMENT CONCRETE

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

HMA SIDEWALK

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

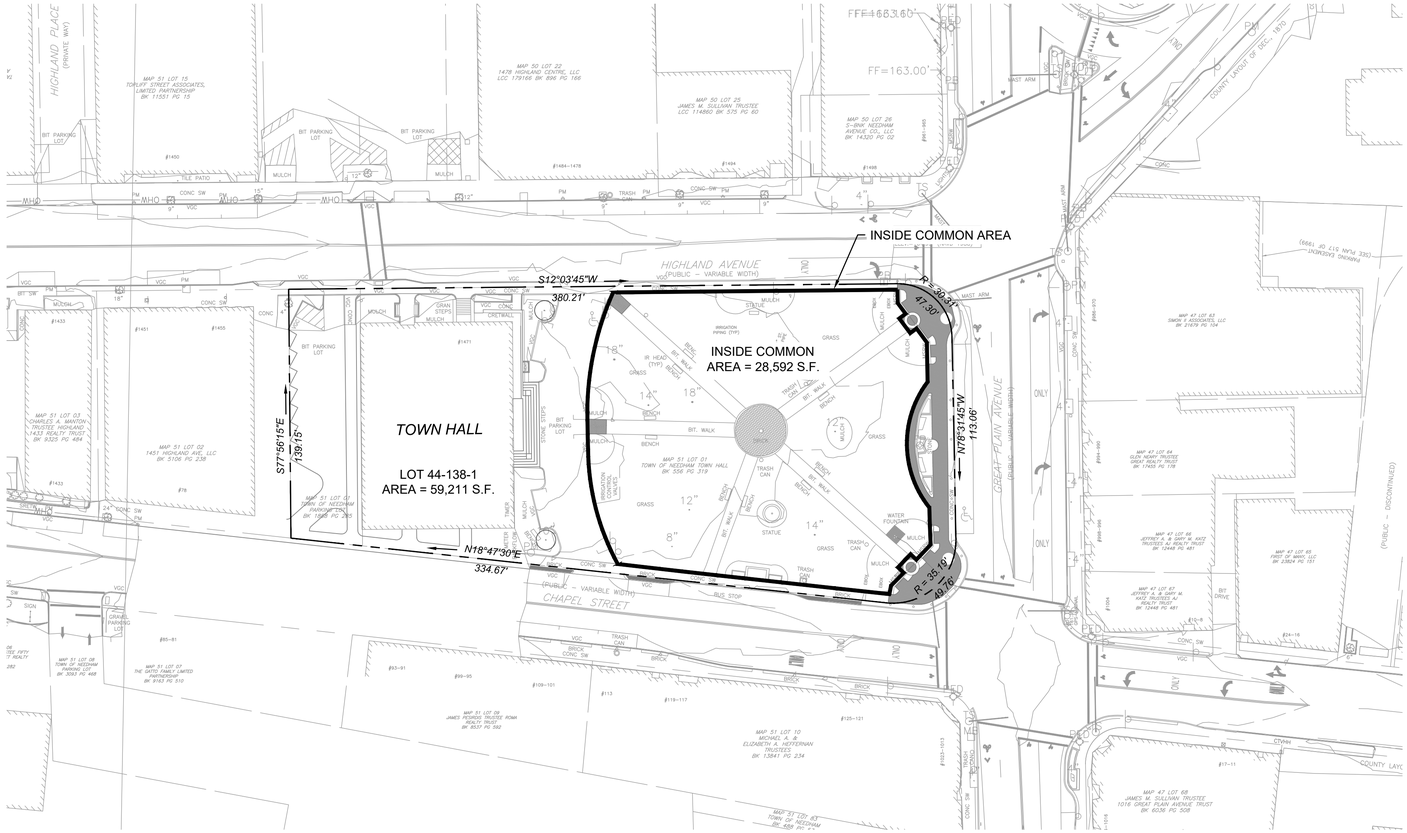
BASE COURSE: 8" GRAVEL BORROW TYPE C (MIN.)

INSIDE COMMON AREA

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

ENTIRE LOT

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



N

PLAN REFERENCE

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

PROPERTY INFORMATION

SCALE: 1" = 40'

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

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

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

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE: **TOWN COMMON RENOVATION**

GENERAL NOTES

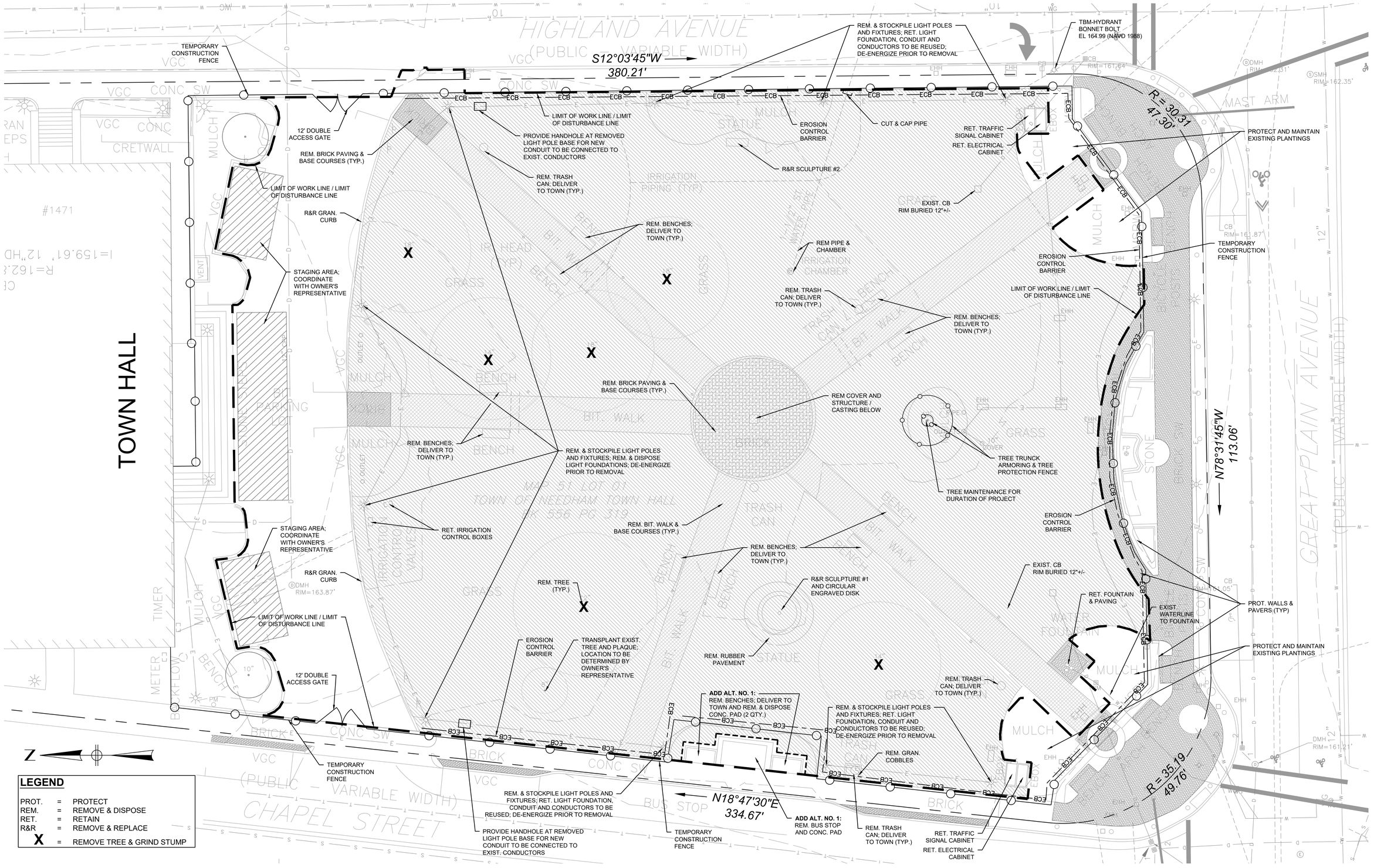
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 2

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



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

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

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

PREPARED BY
BETA
www.BETA-Inc.com

SUBCONSULTANT

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

TITLE
TOWN COMMON RENOVATION
EXISTING CONDITIONS & SITE PREPARATION PLAN
NEEDHAM, MASSACHUSETTS

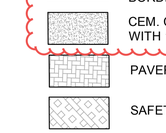
BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 3

5/20/2022 12:29 PM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 EXIST CONDITIONS.DWG (BETA STB BW.STB)

LANDSCAPE LEGEND:

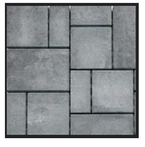
HARDSCAPE

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



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

Gray concrete pavers for the border course pattern



Gray concrete pavers for the infill pattern

TOWN HALL

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

CHAPEL STREET (PUBLIC – VARIABLE WIDTH)

PROP. CEMENT CONC. PAVING

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

PROP. CONC. PAVERS (TYP.)

PROP. SHADE STRUCTURE

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

PROP. SWING

PROP. PICNIC TABLE & BENCHES (TYP.)

MILL AND 1-1/2" OVERLAY

PROP. BENCH (TYP.)

RELOCATED SCULPTURE #2

RESET EXIST CURB

PROP. RECESSED WALKWAY LIGHT (TYP.)

PROP. BENCH (TYP.)

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

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

PROP. BRICK MASONRY PILLAR w/ STORAGE

PROP. TENT GUYING BLOCK (TYP. OF 12)

PROP. TENT FOOTING BLOCK (TYP. OF 5)

PROP. BENCH (TYP.)

PROP. LAWN

RAMP WITH DETECTABLE WARNING PANEL

PROP. BRICK MASONRY WALL w/ GRANITE CAP

PROP. BRICK MASONRY PILLAR

PROP. CONC. PAVERS (TYP.)

PROP. GRAY CONCRETE PAVERS WITH SOLDIER COURSE BORDER

RELOCATED SCULPTURE #1

RESET EXIST CURB

PROP. BENCH (TYP.)

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

PROP. BENCH (TYP.)

PROP. PICNIC TABLE & BENCHES (TYP.)

PROP. PARKING SPACE STRIPING

PROP. SHADE STRUCTURE

PROP. LITTER & RECYCLE RECEPTACLE (TYP.)

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

PROP. SWING

PROP. PICNIC TABLE & BENCHES (TYP.)

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

PROP. SAFETY SURFACING

ADD ALT. NO. 1: PROP. BUS STOP

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

PROP. CONC. PAVERS (TYP.)

RET LIGHT POLES INSTALL NEW LED LIGHT PACKAGE AND PAINT POLE

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

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

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

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

5/25/22

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE

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

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

LAYOUT & MATERIALS PLAN

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE Nov 4, 2021

SHEET NO. 4

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

GRADING LEGEND:

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

TOWN HALL

EARTHEN MOUND

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

EXIST. 12"
DRAIN

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

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

PROP. CATCH BASIN
(TYP.)

43' - 8" HDPE

53' - 8" HDPE

35' - 8" HDPE

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

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

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

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

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

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

5' LEVEL
LANDING 2%
SLOPE MAX.

MAINTAIN EXIST.
GRADE AT TREE
PROTECTION FENCE

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

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

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

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

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

40' - 8" HDPE

18' - 8" HDPE

54' - 8" HDPE

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

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

ADD ALT.
NO. 1

EXIST. 12"
DRAIN

EARTHEN MOUND

HIGHLAND AVENUE
(PUBLIC – VARIABLE WIDTH)

CHAPEL STREET
(PUBLIC – VARIABLE WIDTH)

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

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

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

PREPARED BY
BETA
www.BETA-Inc.com

SUBCONSULTANT

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

TITLE
TOWN COMMON RENOVATION
GRADING & DRAINAGE PLAN
NEEDHAM, MASSACHUSETTS

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

3/9/2022 12:30 PM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 GRADING PLAN.DWG (BETA STB BW STB)

LIGHTING FIXTURES

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

EXIT/EMERGENCY LIGHTING

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

SWITCHING/LIGHTING/DEVICE CONTROL

SYMBOL	DESCRIPTION	NOTES	
S_{WP}	SINGLE POLE SWITCH	20A 120-277V AC "WP" - INDICATES WEATHER PROOF	SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH CONTROL ASSOCIATIONS
SP	SINGLE POLE SWITCH WITH PILOT LIGHT		SUBSCRIPT UPPER CASE LETTERS INDICATE SWITCH TYPE AS LISTED IN NON-STANDARD SWITCHES
S2	DOUBLE POLE SWITCH		
S3	THREE-WAY SWITCH		UNLESS NOTED OTHERWISE SWITCHES SHALL BE MOUNTED 48" TO CENTER LINE AFF
S4	FOUR-WAY SWITCH		
ST	SPRING WOUND INTERVAL TIME SWITCH WITHOUT HOLD	TORK OR EQUAL 30 MIN MAX	PROVIDE 0-10V DIMMER WHERE REQUIRED FOR LED LIGHTING FIXTURES POWER PACK WHERE REQUIRED: LEVITON MODEL# OPP20-02 OR EQUAL
KS	KEY SWITCH LINE VOLTAGE	LEVITON OR EQUAL	
D	UNIVERSAL VOLTAGE SLIDE DIMMER	FLUORESCENT/INC: LEVITON RENOIR SERIES OR EQUAL 120V = 1500W 277V = 3463W	LED 0-10V: LEVITON LUMINA SERIES OR EQUAL 120V = 960W 277V = 1385W
OS	CEILING MOUNTED CORRIDOR OCCUPANCY SENSOR (50' oc)	WATT STOPPER: W-200OH LEVITON: OSC20-RUW OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL APPROPRIATE POWER PACKS, RELAYS, CABLES, CONTROL MODULES, AND CONTACTORS TO COMPLETE SYSTEM INSTALLATION SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH LEG CONTROL CONTRACTOR SHALL COORDINATE AND CONFIRM ALL SENSOR SETTING AND TIME DELAYS WITH OWNER OR TENANTS REPRESENTATIVE
OS	CEILING MOUNTED DUAL TECHNOLOGY SENSOR (1,600 sf)	WATT STOPPER: DT-300 LEVITON: OSC10-RMW OR EQUAL	
OS	CEILING MOUNTED OCCUPANCY SENSOR WHEATHERPROOF	WATT STOPPER: HB-200H HB-L2W LEVITON: OSFHP-ILW OR EQUAL	
OS	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR	WATT STOPPER: DSW-301 LEVITON: OSSMT-MD OR EQUAL	
OS	WALL MOUNTED DUAL TECHNOLOGY DUAL RELAY SENSOR	WATT STOPPER: DSW-302 LEVITON: OSSMD-MD OR EQUAL	
OS	CEILING MOUNTED WIRELESS RECEPTACLE TRANSMITTER	WATT STOPPER: WRC-TX SERIES	
OS	WALL MOUNTED DIMMABLE OCCUPANCY SENSOR	WATT STOPPER: (0-10V) PW-311 (120/277) PW-1000 LEVITON: OSD10-10W OR EQUAL	FURNISH AND INSTALL BALLAST COMPATIBLE WITH DIMMABLE SENSOR
OS	CEILING MOUNTED ON/OFF DAYLIGHT HARVEST SENSOR	WATT STOPPER: LS-102 LEVITON: ODCOP-SOW OR EQUAL	
TR	SELF POWERED TRANSFER RELAY	ILC TR SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL RELAYS AND MODULES TO COMPLETE SYSTEM INSTALLATION
TC	7 DAY ASTRONOMICAL PROGRAMMABLE TIME CLOCK	TORK OR EQUAL LEVITON: 8 RELAY EZ MAX ROBBD-L08	CONTRACTOR SHALL COORDINATE AND CONFIRM PROGRAMMING SCHEDULE WITH OWNER
LV	LOW VOLTAGE 1, 3, AND 4 WAY MOMENTARY SWITCH	WATT STOPPER: DCG3 SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY POWER PACKS, RELAYS, CABLES, CONTROL MODULES, WIRING, AND CONTACTORS TO COMPLETE SYSTEM INSTALLATION
LCRP	LIGHTING CONTROL RELAY PANEL	WATT STOPPER: LPB SERIES OR EQUAL	
MS	GUEST ROOM CARD KEY SWITCH	WATT STOPPER: HS SERIES OR EQUAL	

TELECOMMUNICATION SYSTEMS

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

WIRING DEVICES - RECEPTACLES

SYMBOL	DESCRIPTION	NOTES
1	WALL DUPLEX CONVENIENCE OUTLET MTD 18" AFF	20A/125V, 2P, 3W, GNDG., NEMA 5-20R SHADING OF SYMBOL THUS:
	CEILING MOUNTED DUPLEX CONVENIENCE OUTLET	INDICATES RECEPTACLE WITH EACH HALF SEPARATELY WIRED. (HALF CONSTANT HALF SWITCH CONTROLLED.) "1"- INDICATES CIRCUIT NUMBER SUBSCRIPT LOWER CASE LETTERS INDICATE SWITCH CONTROL ASSOCIATIONS
IG	ISOLATED GROUND DUPLEX CONVENIENCE OUTLET	SHADING OF SYMBOL THUS:
	WALL DOUBLE DUPLEX CONVENIENCE OUTLET	INDICATES RECEPTACLE MTD 6" ABOVE COUNTER TO CENTER LINE AFF UNLESS NOTED OTHERWISE. CONFIRM DEVICE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATION PLANS AND/OR CMR 521 9.5.6 AND 39.3.1
	WALL MTD SINGLE CONVENIENCE OUTLET	"WP" - INDICATES WEATHER PROOF "GFI" DENOTES GROUND FAULT INTERRUPTING TYPE RECEPTACLE ALL POWER OUTLET FACEPLATES SHALL BE LABELED WITH CIRCUIT NUMBER AND PANEL DESIGNATION FEEDING OUTLET
	HOSPITAL GRADE DUPLEX CONVENIENCE OUTLET	PASS & SEYMOUR 2095-HGTR OR EQUAL
USB	DUPLEX RECEPTACLE WITH (2) USB PORTS	HUBBELL: USB20AS OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT
	PLUG LOAD (WIRELESS) CONTROLLABLE RF DUPLEX RECEPTACLE DUAL CONTROL	HUBBELL HBL5362RFC2 OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT
	PLUG LOAD (WIRELESS) CONTROLLABLE RF DUPLEX RECEPTACLE HALF CONTROL	HUBBELL HBL5362RFC1 OR EQUAL CONFIRM DEVICE AND FACEPLATE COLOR WITH ARCHITECT FURNISH AND INSTALL PLUG LOAD POWER PACK AND WIRELESS RECEPTACLE CONTROL TRANSMITTERS
9	WALL MOUNTED SPECIAL PURPOSE POWER RECEPTACLE	NUMERAL WITHIN SQUARE DENOTES RECEPTACLE TYPE AS LISTED IN SCHEDULE OF NON-STANDARD RECEPTACLES CONFIRM NEMA PLUG CONFIGURATION WITH OWNER AND TENANTS REPRESENTATIVE
F	FIRE RATED FURNITURE FEED POKE THRUGH DEVICE FOR POWER CONNECTIONS TO ELECTRIFIED FURNITURE	
F	4" SQUARE OUTLET BOX TO OUTLETS LOCATED IN FURNITURE PARTITIONS (SEE FLOOR PLANS)	

WIRING DEVICES - MISCELLANEOUS

SYMBOL	DESCRIPTION	NOTES
PP	2 CHANNEL PWR/DATA POWER POLE WITH ELEC COVERS AND PLATES	LEGRAND TELE-POWER SERIES OR EQUAL
	2 PIECE SURFACE MTD RACEWAY WITH 20A DUPLEX RECEPTACLES CONFIRM SPACING WITH ARCHITECT	HUBBELL HBL4750 SERIES OR EQUAL
	2 PIECE MULTI-CHANNEL RACEWAY WITH 20A DUPLEX RECEPTACLES AND DATA OUTLETS CONFIRM SPACING WITH ARCHITECT	HUBBELL HBL4750 SERIES OR EQUAL
	FLUSH FLOOR MOUNTED POWER/DATA CONVENIENCE RECEPTACLES	POKE THRU APPLICATION: 2 HOUR RATED, HUNNELL S1R6PT SERIES OR EQUAL. COORDINATE FINAL POWER AND TEL/DATA TERMANITIONS WITH TENANT FLOOR TRENCH APPLICATION: HUBBELL CFB6630CR SEIRES OR EQUAL. PROVIDE 1"C FROM TEL/DATA TO 6" ABOVE ACCESSIBLE CEILING. CONTRACTOR SHALL SUPPLY ALL COVERS AND PLATES TO COMPLETE INSTALLATION

JUNCTION BOXES

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

MOTORS AND CONTROLS

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

DISTRIBUTION EQUIPMENT

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

BRANCH CIRCUITRY

SYMBOL	DESCRIPTION	NOTES
	LIGHTING AND APPLIANCE BRANCH CIRCUITRY CONCEALED ABOVE	ARROW HEAD INDICATES HOME RUN CIRCUITRY TO 20A-1P CIRCUIT BREAKER (UNLESS NOTED OTHERWISE) NUMBER OF ARROW HEADS INDICATE NUMBER OF BRANCH POLES REQUIRED IN PANEL
	LIGHTING AND APPLIANCE BRANCH CIRCUITRY CONCEALED BELOW	CROSS MARKS INDICATE NUMBER OR NO. 12 WIRES IN 3/4" CONDUIT PLUS GROUND. ABSENCE OF CROSSMARKS INDICATES 2#12, 1#12 GROUND
	LIGHTING AND APPLIANCE BRANCH RUN EXPOSED	HOME RUNS ARE INDICATED THUS: L12 - 1, 3, 5 "L12" DENOTES PANEL DESIGNATION, "1,3,5" DENOTES CIRCUIT NO'S 1,3,5 CONTAINING 20A, 1P, CB'S IN PANELBOARD
D	INDIVIDUAL RUN TURNING UP	CONDUIT RUNS REQUIRING CIRCUIT BREAKER GREATER THAN 20A-1P WIRE SIZE GREATER THAN NO. 12 AND CONDUIT SIZE GREATER THAN 3/4" ARE NOTED THUS: L12-1, 3, 5 50A 3P 4 #4, 1 #6 GROUND 1-1/4" CONDUIT
D	INDIVIDUAL RUN TURNING DOWN	
D	INDIVIDUAL RUN TURNING UP&DOWN	

GENERAL CIRCUITRY

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

SECONDARY FEEDERS

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

TAG SYMBOLS

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

EXISTING ELECTRICAL EQUIPMENT

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

NURSE / EMERGENCY CALL SYSTEMS

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

AREA OF RESCUE/REFUGE SYSTEM

SYMBOL	DESCRIPTION	NOTES	
ARCU	VANDAL RESISTANT AREA OF RESCUE MAIN CONTROL PANEL	CORNELL: A-4204 SERIES OR EQUAL	CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY POWER PACKS AND EXPANSION SWITCHES TO COMPLETE SYSTEM. PROVIDE 120V POWER AT EACH DEVICE CONFIRM ARCU ZONE QUANTITY WITH RB STATION QUANTITIES ON FLOOR PLANS POWER PACK: CORNELL: B-5248A WITH BATTERY OR P-5122434 WITH LIFE SAFETY CIRCUIT OR EQUAL
ARA	AREA OF RESCUE INDICATOR LIGHT WITH BATTERY BACKUP	CORNELL: SN-B SERIES OR EQUAL	
RB	VANDAL RESISTANT AREA OF RESCUE CALL STATION	CORNELL: 4201B/V SERIES OR EQUAL	

FIRE ALARM SYSTEM

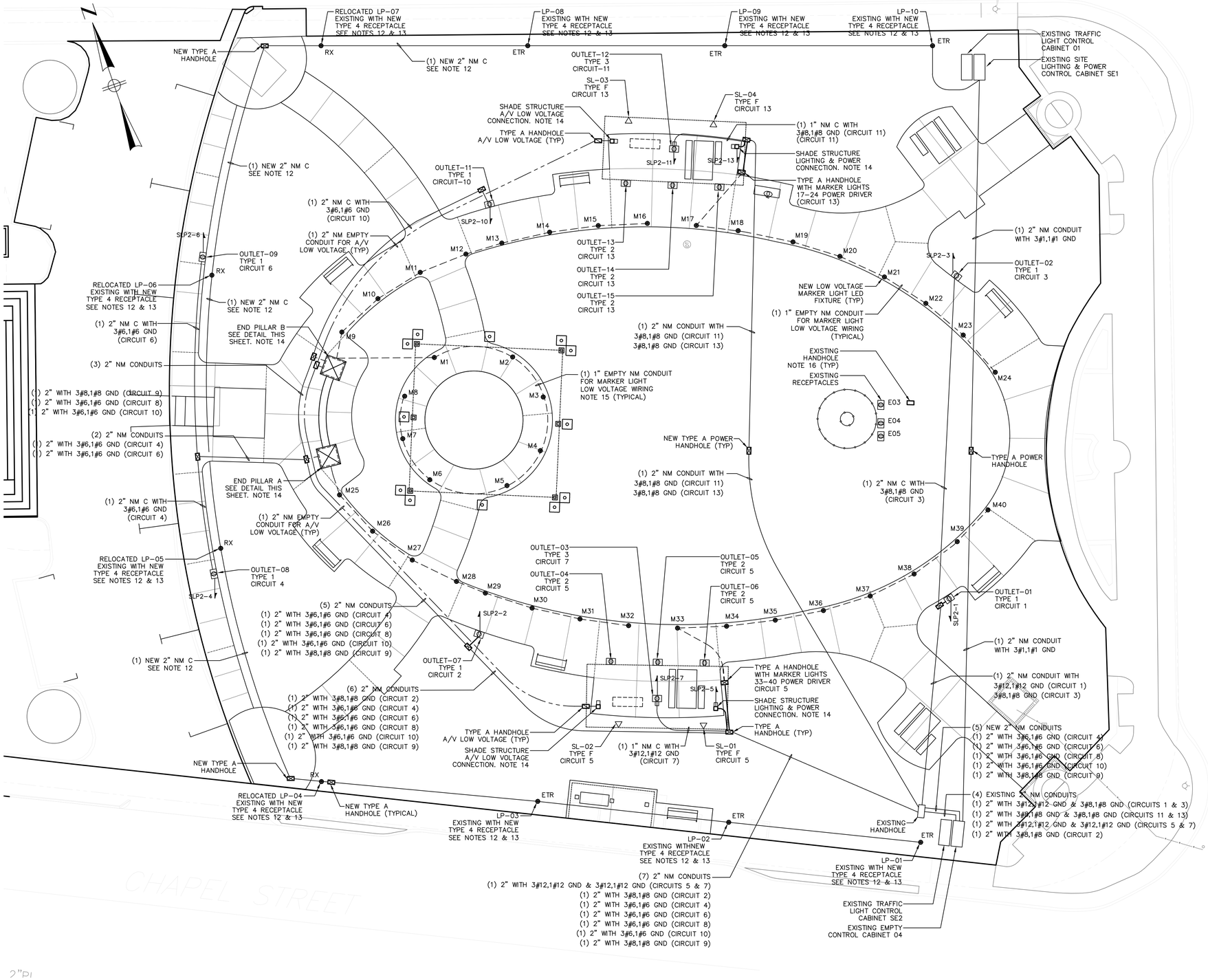
SYMBOL	DESCRIPTION	NOTES	
F	MANUAL FIRE ALARM PULL STATION		
	VISUAL ONLY FIRE ALARM DEVICE		
F	COMBINATION AUDIO AND VISUAL FIRE ALARM DEVICE		
FC	CEILING MOUNTED AUDIO AND VISUAL FIRE ALARM DEVICE		
S	WALL MOUNTED FIRE ALARM SPEAKER		
S	WALL MOUNTED FIRE ALARM SPEAKER AND STROBE		
M	WALL MOUNTED MINI-HORN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

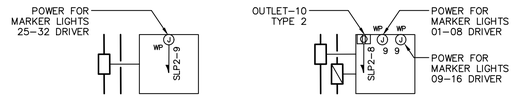
SECURITY/INTERCOM/ACCESS SYSTEMS

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

GENERAL NOTES

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





NOTES:

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

EXTERIOR RECEPTACLE LEGEND:

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

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

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

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

EXTERIOR RECEPTACLE NOTES:

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

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

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

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

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

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

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

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

PROPOSED ELECTRICAL SITE LIGHTING AND POWER PLANS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 8335
ISSUE DATE MARCH 10, 2022
SHEET NO. 7

2"PI

LIGHTING FIXTURE SCHEDULE

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

FIXTURE SCHEDULE NOTES:

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

EXISTING PANEL SCHEDULE – SLP1 LOCATED IN SE1

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

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

SCHEDULE NOTES:

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

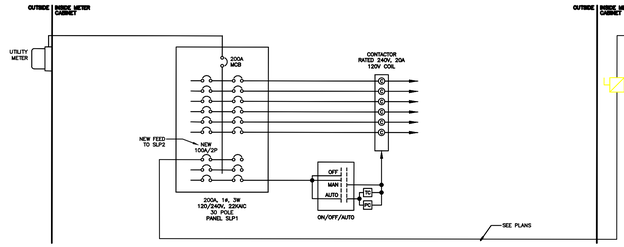
NEW PANEL SCHEDULE – SLP2 LOCATED IN SE2

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

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

SCHEDULE NOTES:

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

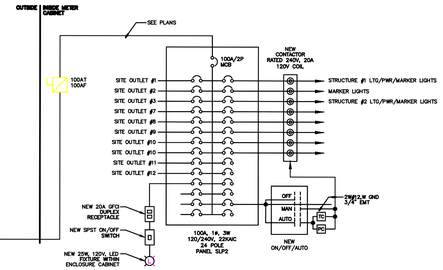


1 Existing Panel SLP1 in Existing Enclosure SE1 Detail

Scale: None

NOTES:

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

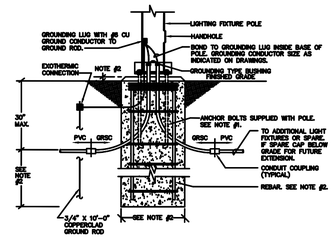


2 New Panel SLP2 in Existing Enclosure SE2 Detail

Scale: None

NOTES:

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

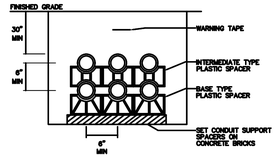


NOTES:

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

3 Site Lighting Pole Base Detail

Scale: None

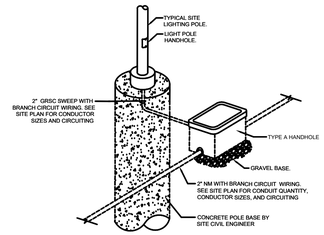


NOTES:

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

4 Typical Conduit Section Detail

Scale: None

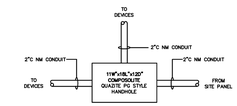


NOTES:

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

5 Lighting Handhole Detail

Scale: None



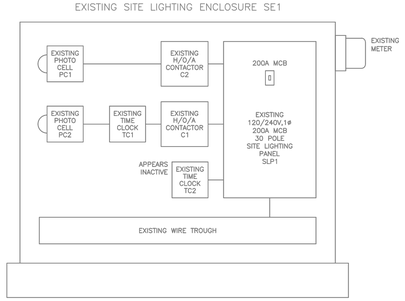
NOTES:

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

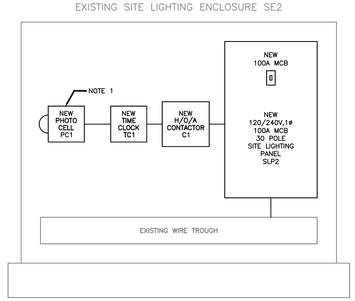
6 Type A Handhole

Scale: None

EXISTING SITE LIGHTING ENCLOSURE SE1



EXISTING SITE LIGHTING ENCLOSURE SE2



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

DRAWN BY: PMG

DESIGNED BY: PMG

CHECKED BY: SJ

REGISTERED PROFESSIONAL

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

PREPARED BY

BETA www.BETA-Inc.com

SUBCONSULTANT

WB&A Wozny/Barbar & Associates, Inc. CONSULTING ENGINEERS

1076 Washington Street Hanover, MA 02339 Tel: (781) 826-4144 Fax: (781) 924-5792 www.wbaengineers.com

161 Exchange Street 3rd Floor Pawtucket, RI 02860

SCALE

10 0 10 20

SCALE IN FEET: 1"=10'

TITLE

TOWN COMMON RENOVATION

PROPOSED ELECTRICAL SITE DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 8385

ISSUE DATE MARCH 10, 2022

SHEET NO. 8

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3/30/2022 4:10 PM

5/5/2022 1:10:02 PM C:\USERS\MICHAELNS\DOWNLOADS\DOCUMENTS\PROJECTSBETA\GROUP_IN\2HORIZ_NEEDHAM\DESIGN\2_CD\DETAILS\DETAIL_BASE FILES\IRR-2.0 BASE FILES\IRR-2.0 BASE FILES\IRR-2.0 BASE FILES (ZIPPED) FOLDER\BETA BDR 24X36 HORIZ.DWG (BETA STB BW STB)

GENERAL IRRIGATION STRATEGY

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

Lawn

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

Planting Beds

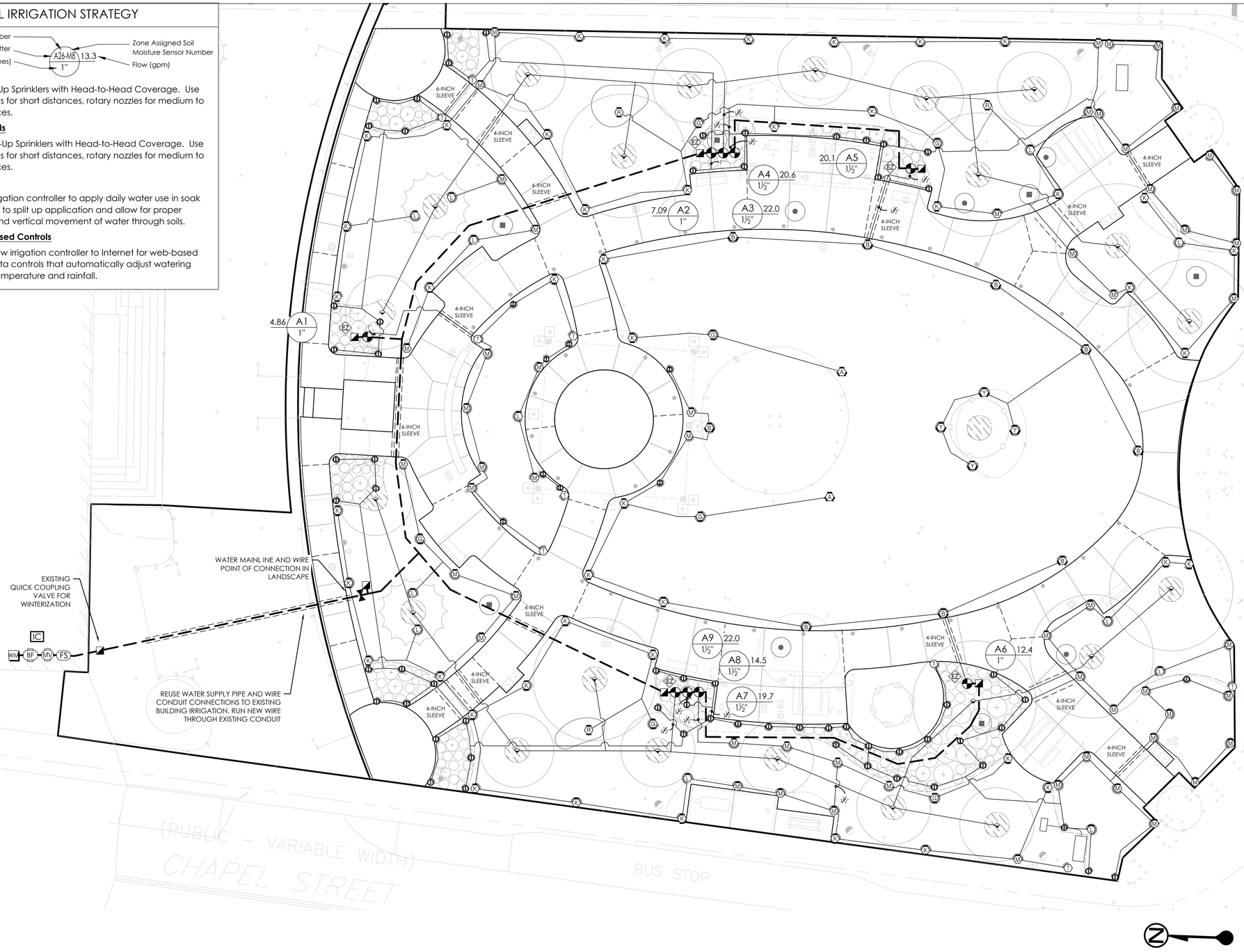
12-Inch Pop-Up Sprinklers with Head-to-Head Coverage. Use spray nozzles for short distances, rotary nozzles for medium to long distances.

Cycle-Soak

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

Weather-Based Controls

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



IRRIGATION NOTES

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

IRRIGATION MATERIAL LIST

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

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

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

REGISTERED PROFESSIONAL

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

SUBCONSULTANT

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

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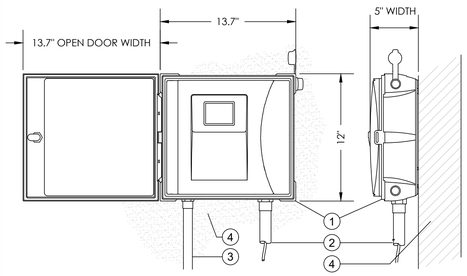
TITLE

TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS

IRRIGATION LAYOUT PLAN

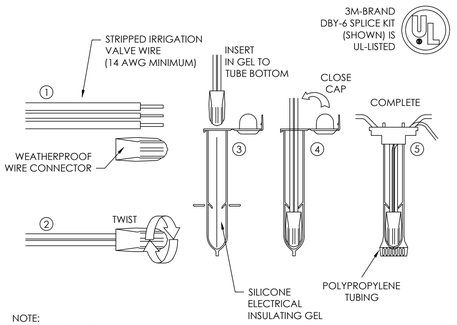
BETA JOB NO. 7185
ISSUE DATE MARCH 2022
SHEET NO. 9



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

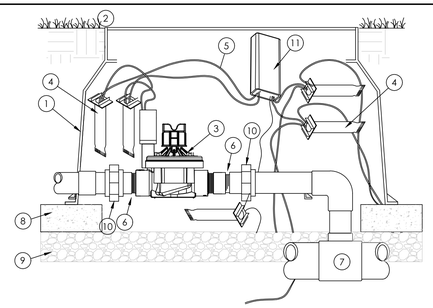
NOTES:
1. AS SHOWN IS HUNTER HCC CONTROLLER
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL
3. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110VAC POWER SOURCE.
4. USE CONDUIT PER LOCAL CODE.

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



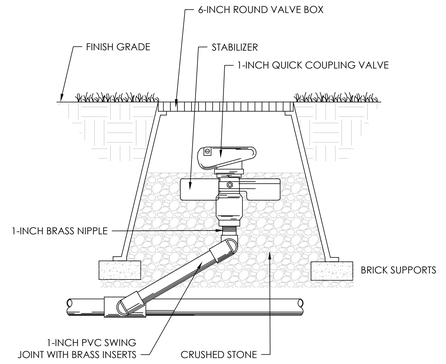
NOTE:
1. DO NOT STORE ABOVE 120°F
2. VOLTAGE RATING = 600 VOLTS
3. DO NOT USE IN DIRECT ULTRAVIOLET (UV) EXPOSURE
4. FOR USE WITH UNDERGROUND CONDUCTORS
5. DIRECT BURY SPLICE KIT SHALL BE UL-LISTED

2 WIRE SPLICE KIT
IR-2.0 — NOT TO SCALE

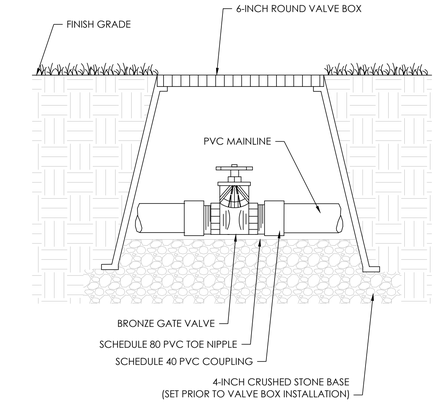


1. VALVE BOX (SEE SPECIFICATIONS)
2. FINISH GRADE IN PLANTER BED
3. ELECTRIC CONTROL VALVE
4. WATERPROOF DBY-6 CONNECTORS
5. TWO WIRE
6. SCH 80 TOE NIPPLE
7. MAINLINE SERVICE TEE
8. BRICK SUPPORTS (4)
9. 4" WASHED 3/4" GRAVEL
10. PVC SLIP UNIONS
11. DECODER

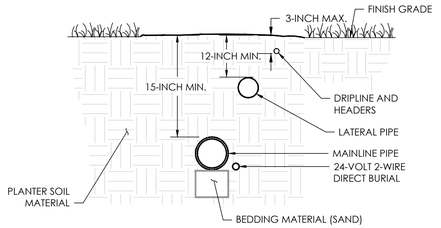
3 SPRINKLER ZONE VALVE WITH DECODER
IR-2.0 — NOT TO SCALE



4 QUICK COUPLING VALVE
IR-2.0 — NOT TO SCALE



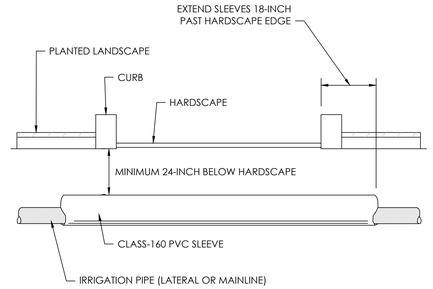
5 ISOLATION VALVE DETAIL
IR-2.0 — NOT TO SCALE



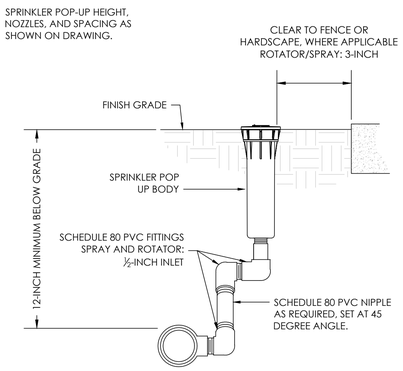
NOTES:
1. WIRE SHALL BE TAPED AT 10' INTERVALS
2. TIE LOOSE LOOP OF WIRE AT CHANGES OF DIRECTION
3. HAND DIG FOR ALL IRRIGATION PIPE IN PLANTER BEDS.

6 AT-GRADE IRRIGATION TRENCH
IR-2.0 — NOT TO SCALE

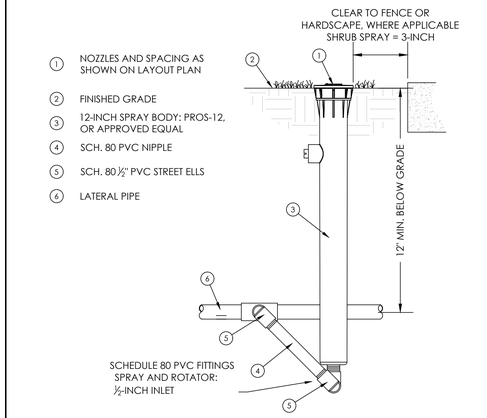
NOTE: PIPE AND WIRE REQUIRE SEPARATE AND ADJACENT SLEEVES



7 SLEEVE UNDER PAVEMENT
IR-2.0 — NOT TO SCALE

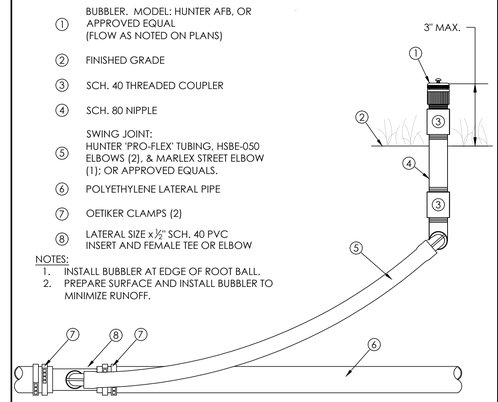


8 6-INCH POP-UP SPRINKLER
IR-2.0 — NOT TO SCALE



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

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



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

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

10 FLOOD BUBBLER DETAIL
IR-2.0 — NOT TO SCALE

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

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

REGISTERED PROFESSIONAL

PREPARED BY

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

SUBCONSULTANT

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

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION
NEEDHAM, MASSACHUSETTS

IRRIGATION DETAILS

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

PLOTTED: 5/23/2022 11:44:22 AM BY: TLaPierre
XREFS: 20_UPDATE01_BASE FILES.DWG (ZIPPED)
FILE: C:\USERS\TLAPIERRE\DESKTOP\WORKING FOLDER\BETA\DBDR 24X36 HORIZ.DWG (BETA STAMP.DWG)
THESE PLANS AND DESIGNS ARE THE PROPERTY OF AQUEOUS CONSULTANTS, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF AQUEOUS CONSULTANTS, LLC

PLANT LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS

PERENNIAL

N

TREE LIST

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

HIGHLAND AVENUE (PUBLIC – VARIABLE WIDTH)

TOWN HALL

L STREET (VARIABLE WIDTH)

LOAM AND SOD TYP.

HIGH USE LOAM WITH FIBER REINFORCING.

ADD ALT. NO. 1

PROTECT AND MAINTAIN EXISTING PLANTINGS

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

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

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

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

SUBCONSULTANT

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

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

PLANTING PLAN

NEEDHAM, MASSACHUSETTS

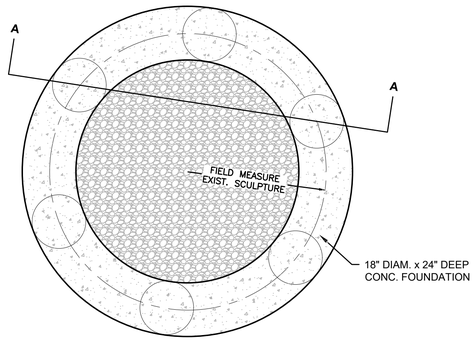
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

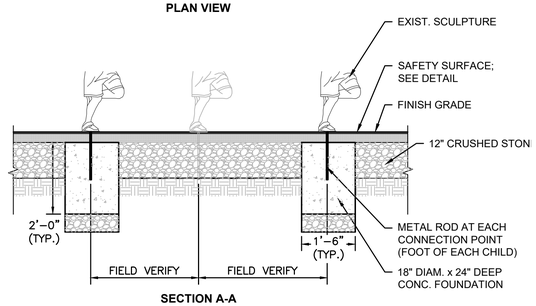
SHEET NO. 11

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

5/9/2022 12:31 PM



PLAN VIEW

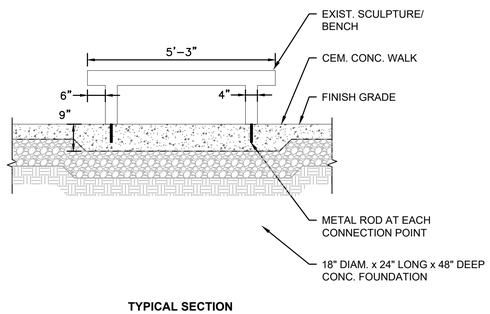


SECTION A-A

SCULPTURE #1 - CIRCLE OF PEACE

SCALE: 1/2"=1'–0"

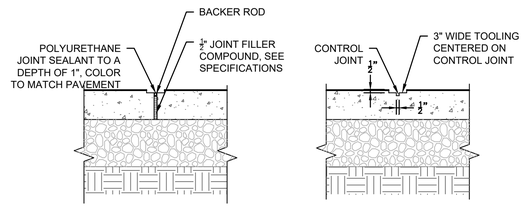
PLAN VIEW



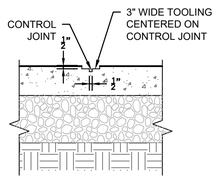
TYPICAL SECTION

SCULPTURE #2 - CHILDREN ON BENCH

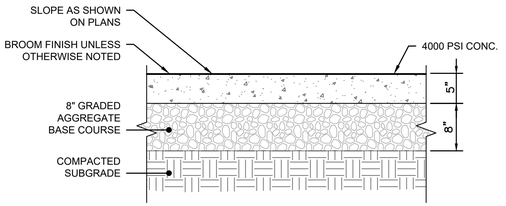
SCALE: 1/2"=1'–0"



EXPANSION JOINT



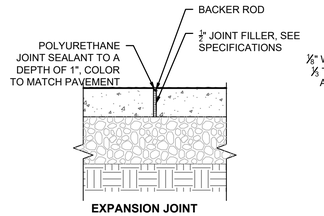
CONTROL JOINT



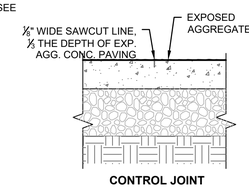
NOTES:
1. EXPANSION JOINTS SHALL BE 20' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTROL JOINTS SHALL BE 5' O.C. UNLESS OTHERWISE NOTED ON THE PLANS.

CONCRETE PAVING - 5" THICK

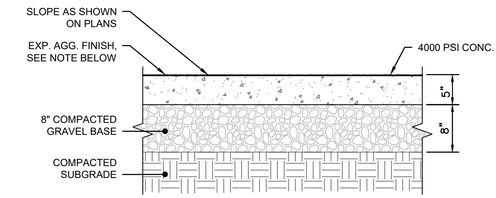
SCALE: 1"=1'



EXPANSION JOINT



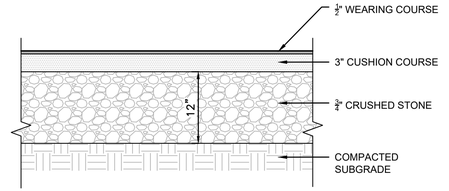
CONTROL JOINT



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

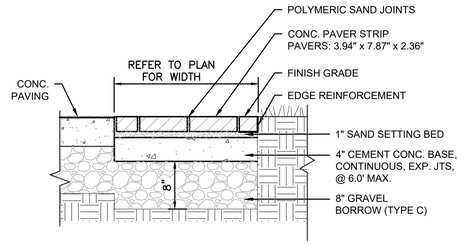
EXPOSED AGGREGATE CONCRETE PAVING

SCALE: 1"=1'



POLYURETHANE SAFETY SURFACING AT 'CIRCLE OF PEACE' SCULPTURE

SCALE: 1"=1'–0"



CONCRETE PAVER SIDEWALK

SCALE: 1"=1'–0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

REGISTERED PROFESSIONAL

COMMONWEALTH OF MASSACHUSETTS
MELISSA L. RECOS
CIVIL
No. 49400
REGISTERED PROFESSIONAL ENGINEER

5/25/22

PREPARED BY

BETA
www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

DETAILS

NEEDHAM, MASSACHUSETTS

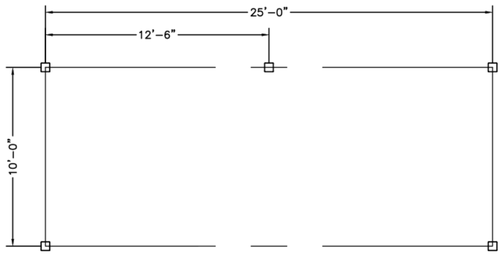
BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

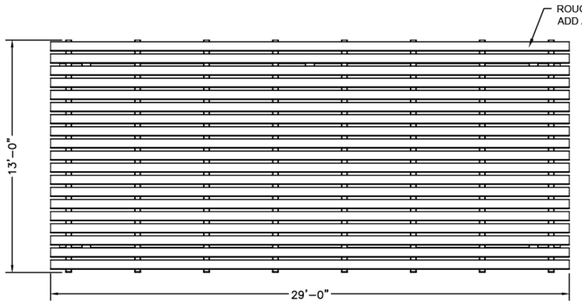
SHEET NO. 12

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

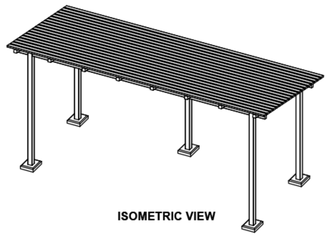
ANCHOR BOLT LAYOUT NOTES:
1. ENGINEERING WILL DETERMINE REQUIRED ANCHOR BOLT LAYOUT AFTER ENGINEERING PACKAGE ORDERED.
2. CUSTOMER MAY SUGGEST PREFERRED ANCHOR BOLT LAYOUT.



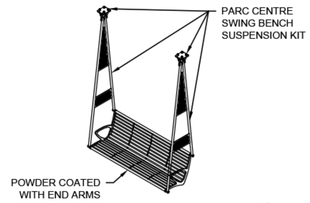
ANCHOR BOLT LAYOUT



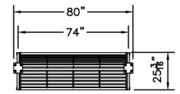
TOP VIEW



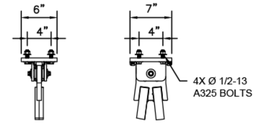
ISOMETRIC VIEW



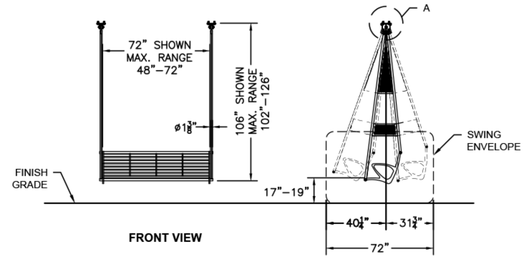
ISOMETRIC VIEW



PLAN VIEW



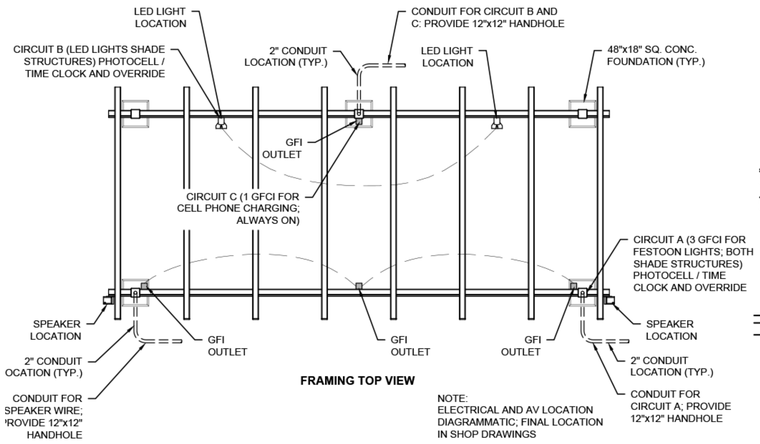
DETAIL A - VERTICAL BOLT CLAMP
NOT TO SCALE



FRONT VIEW

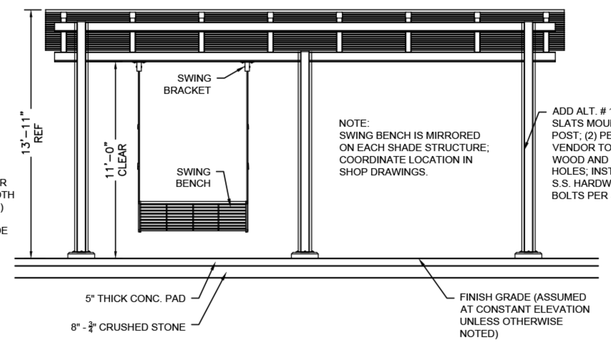
SIDE VIEW

SWING BENCH
SCALE: ¼"=1'–0"

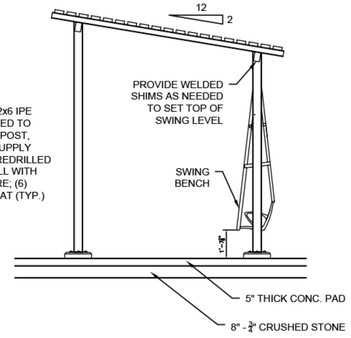


FRAMING TOP VIEW

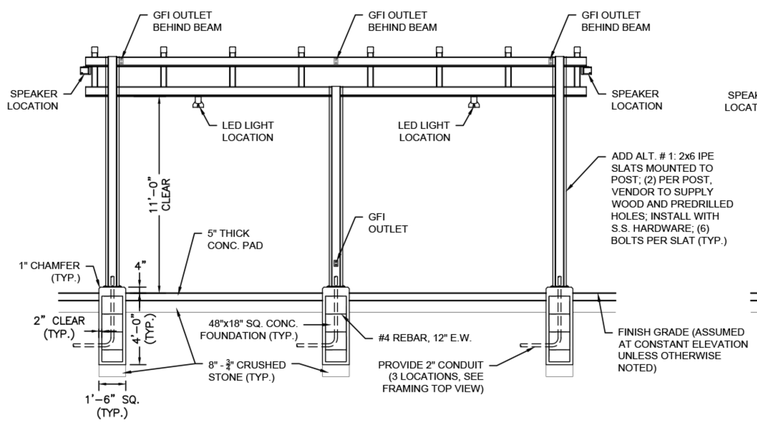
NOTE:
ELECTRICAL AND AV LOCATION DIAGRAMMATIC; FINAL LOCATION IN SHOP DRAWINGS



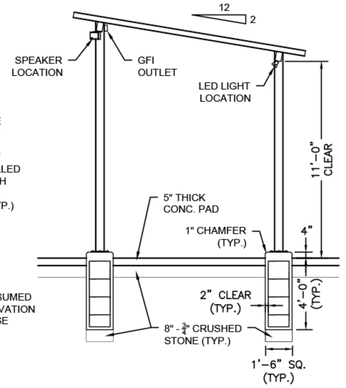
FRONT VIEW



SIDE VIEW

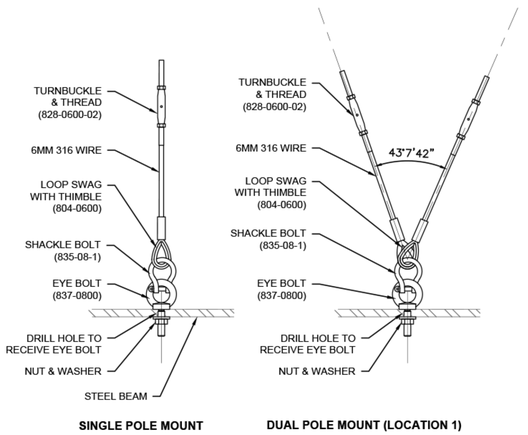


FRAMING FRONT VIEW



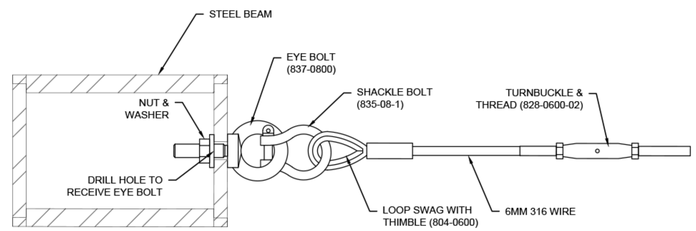
FRAMING SIDE VIEW

SHADE STRUCTURE
SCALE: ¼"=1'–0"



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

MOUNTING TAB LOCATION
SCALE: 3" = 1'



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

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

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

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT:

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE:

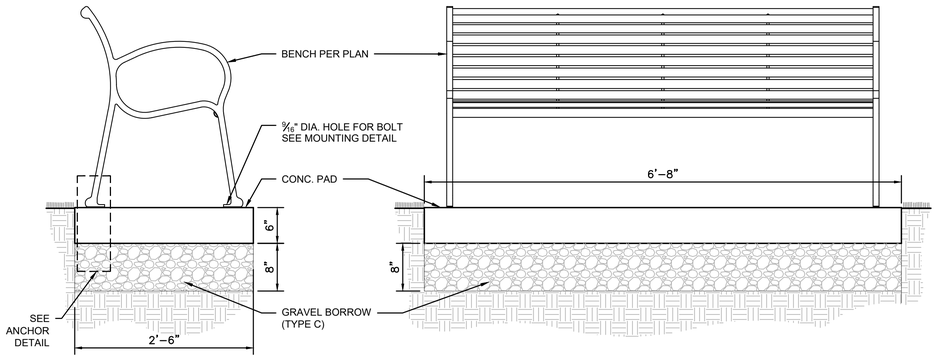
TOWN COMMON RENOVATION

DETAILS

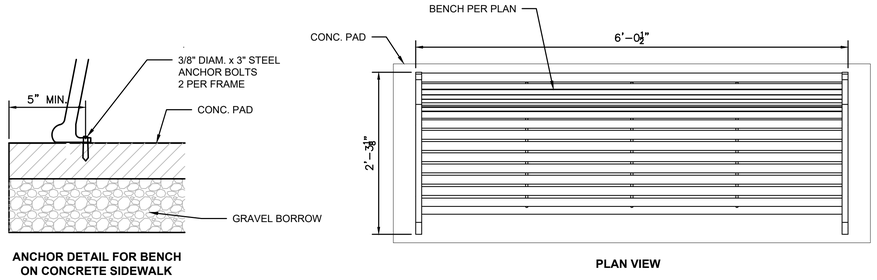
NEEDHAM, MASSACHUSETTS

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

11/4/2021 9:44 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



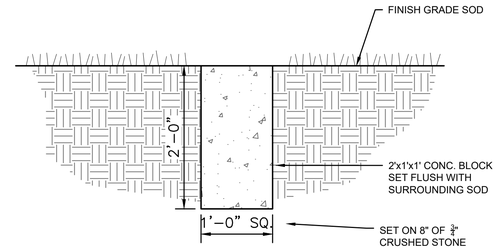
SECTION **ELEVATION**



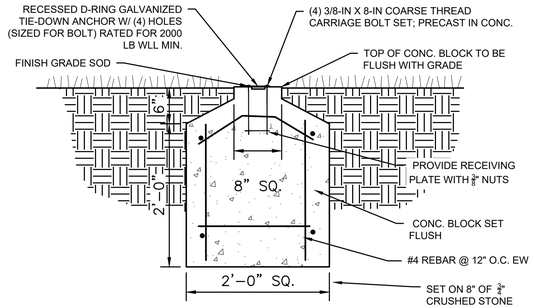
ANCHOR DETAIL FOR BENCH ON CONCRETE SIDEWALK

PLAN VIEW

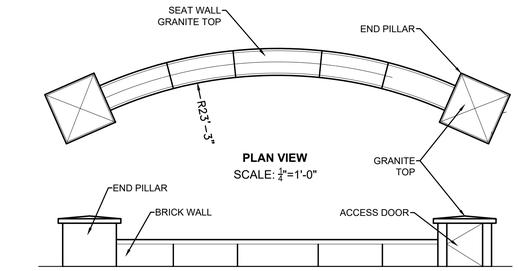
BENCH
SCALE: NOT TO SCALE



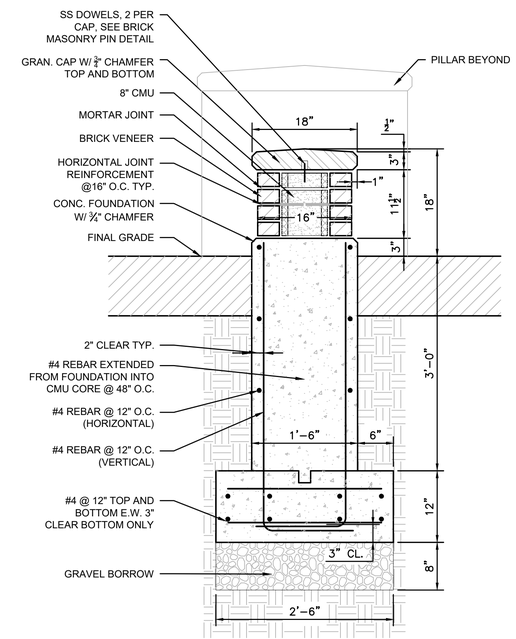
TENT FOOTING BLOCK
SCALE: 1"=1'–0"



TENT GUYING BLOCK
SCALE: 1"=1'–0"



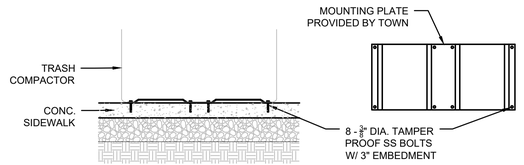
ELEVATION VIEW
SCALE: 1/4"=1'-0"



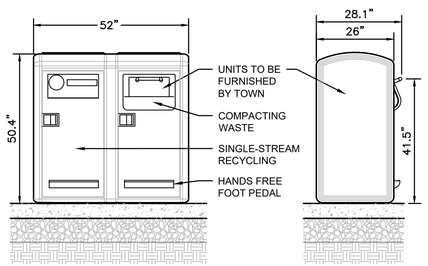
NOTE:
ALLOW FOR MOISTURE REMOVAL SYSTEM BETWEEN CMU AND BRICK FACING MATERIALS THAT ALLOWS FOR MOISTURE ENTERING TO DRAIN THROUGH WEEP HOLES, TYP. FOR BRICK MASONRY PIER AND WALL.

TYPICAL SECTION

BRICK MASONRY WALL
SCALE: 1"=1'–0"



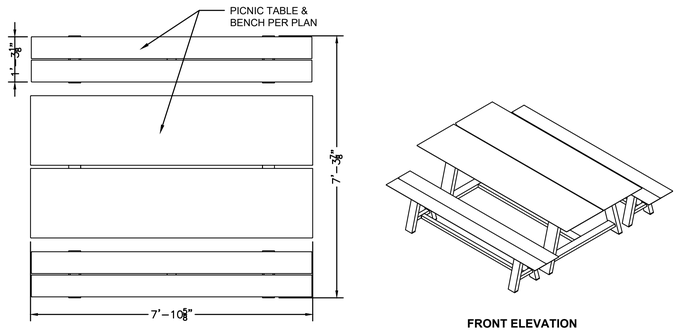
FRONT VIEW **MOUNTING PLATE**



FRONT VIEW **SIDE VIEW**

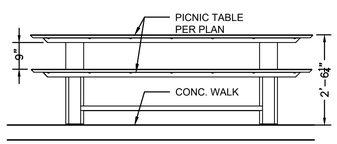
NOTES:
1. RECEPTACLES SHALL BE SURFACE MOUNTED AT LOCATION SHOWN ON PLANS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. RECEPTACLES SHALL BE FURNISHED TO CONTRACTOR BY TOWN.
4. RECEPTACLES SHALL HAVE CUSTOMIZED GRAPHIC WRAP.

SOLAR POWERED WASTE & RECYCLING SYSTEM
SCALE: 1/2"=1'–0"

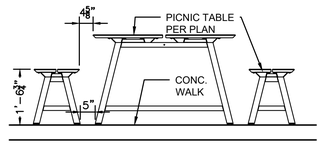


PLAN VIEW

FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PICNIC TABLE
SCALE: NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE: **TOWN COMMON RENOVATION**

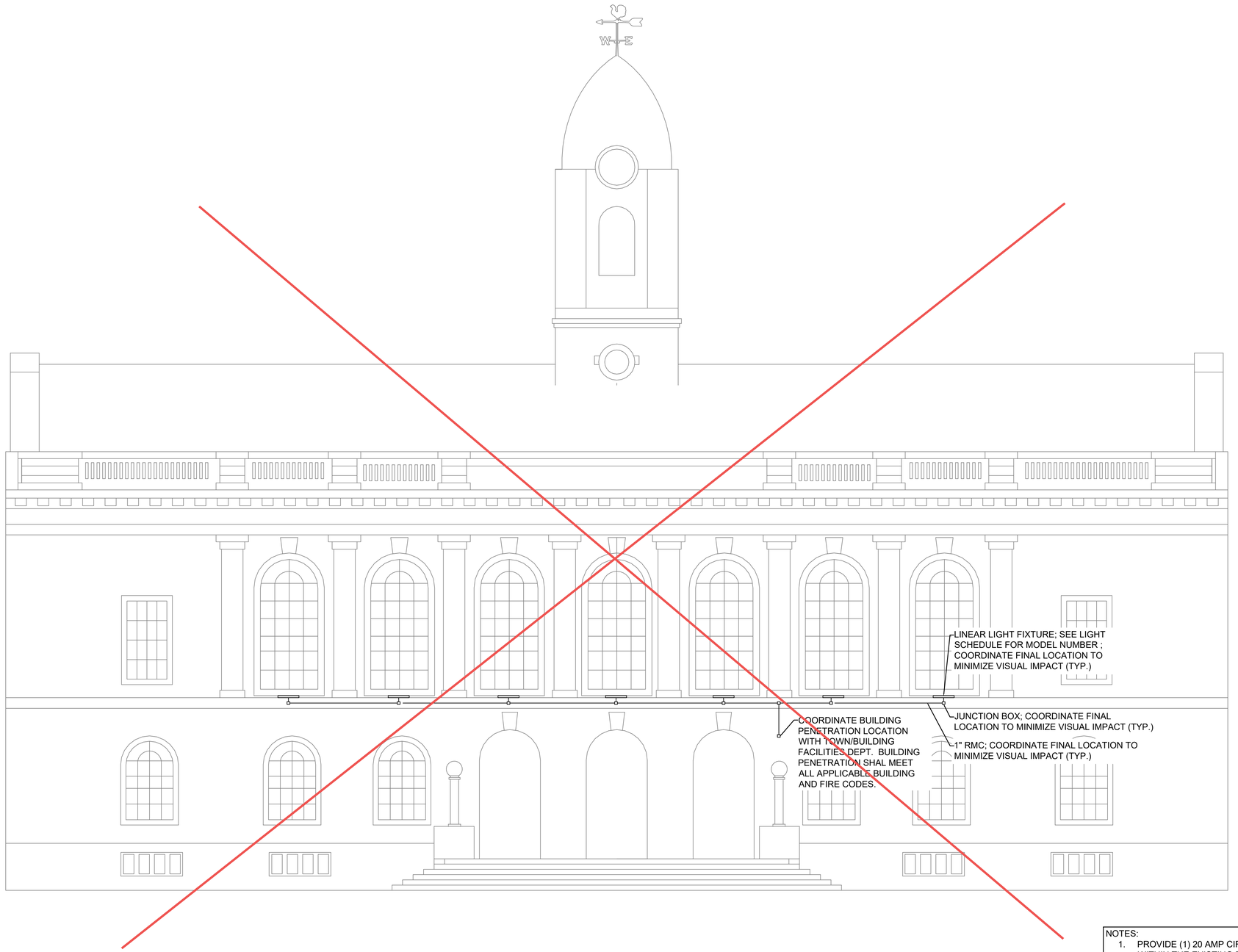
DETAILS

NEEDHAM, MASSACHUSETTS

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

11/4/2021 9:44 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)

NOTE: REMOVED FROM CONTRACT



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

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

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

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 15

11/4/2021 9:47 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN DWG (BETA STB BW.STB)

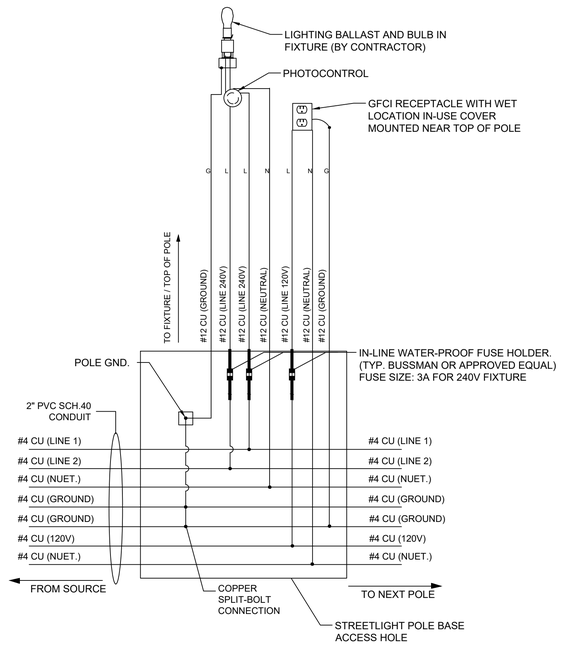
ELECTRICAL NOTES:

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

NEW DISTRIBUTION PANEL SCHEDULE – P1

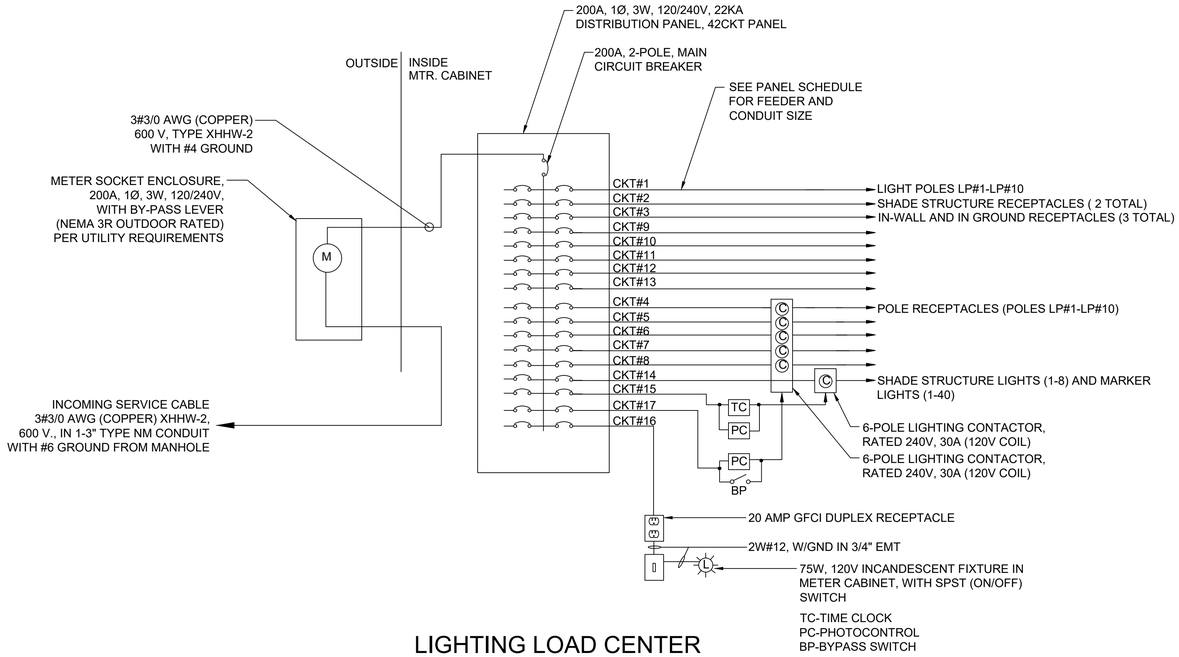
PHASE: 1 WIRES: 3 VOLTAGE: 120/240V MAINS: 200A. MAIN C.B. 42 CIRCUIT

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



TYPICAL STREETLIGHT WIRING DETAIL

NOT TO SCALE



LIGHTING LOAD CENTER ELECTRICAL RISER DETAIL

NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

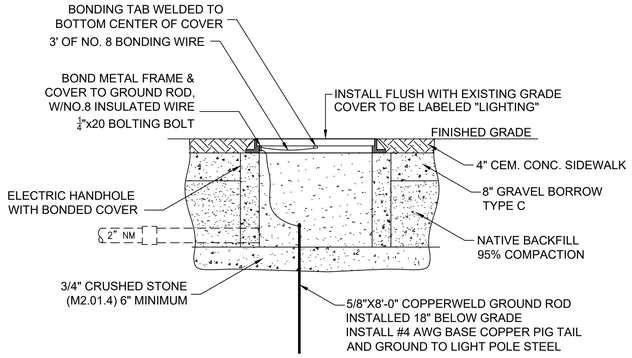
TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

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

11/4/2021 9:48 AM O:\7100\S7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN.DWG (BETA STB BW.STB)



HANDHOLE INSTALLATION NOTES:

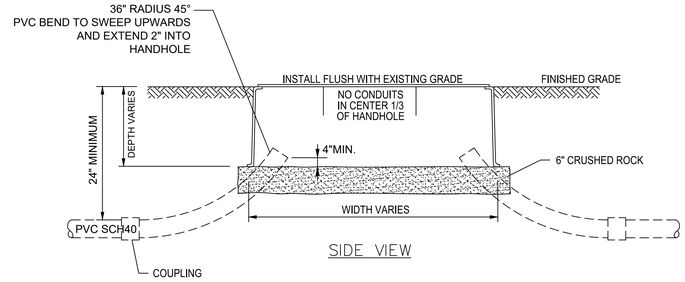
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

INSTALLATION DETAIL
PRECAST ELECTRIC HANDHOLE
NOT TO SCALE

NOTES:

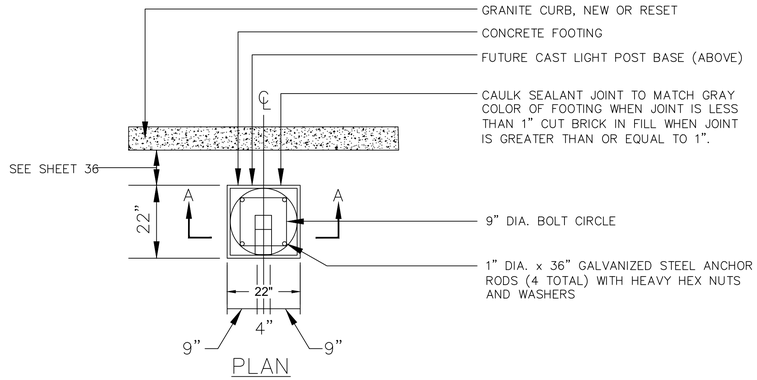
1. HANDHOLE ORIENTATION TO BE SUCH THAT ALL SUPPLY DUCTS ENTER ON SAME SHORT SIDE.
2. SIZE AND NUMBER OF CONDUITS AS REQUIRED.
3. CONDUIT LOCATIONS SHOWN ARE TYPICAL.

PLAN VIEW

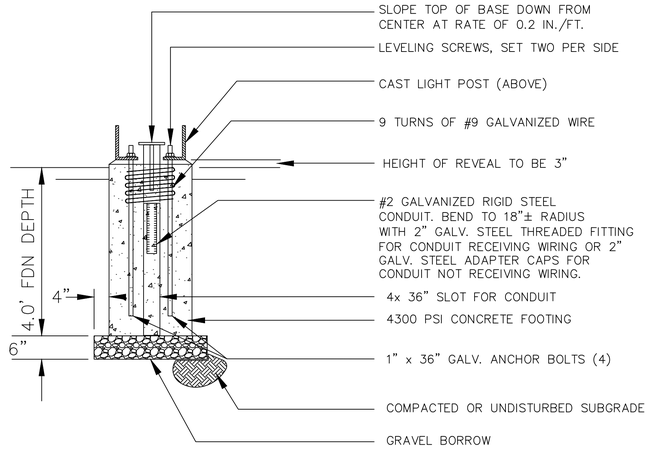


SIDE VIEW

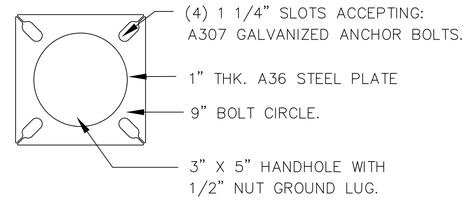
INSTALLATION DETAIL
COMPOSITE ELECTRIC HANDHOLE
NOT TO SCALE



PLAN

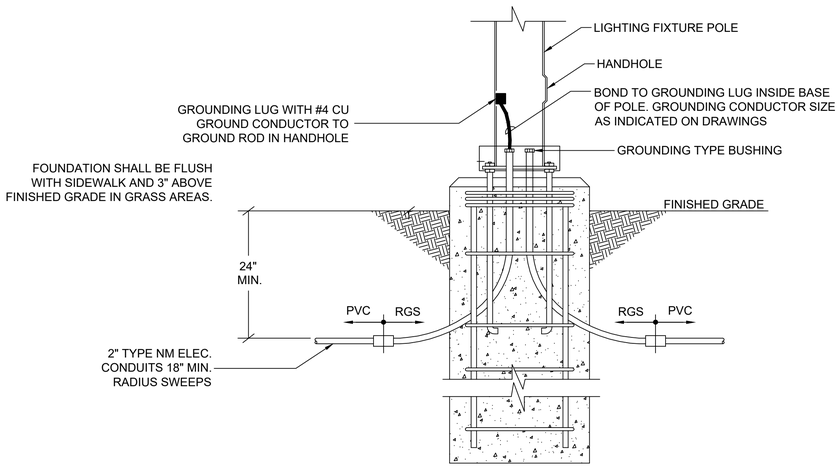


SECTION A–A



STD. BASE PLATE

LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



LIGHT POLE FOUNDATION NOTES:

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

LIGHT POLE FOUNDATION CONDUIT DETAIL
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

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

SUBCONSULTANT

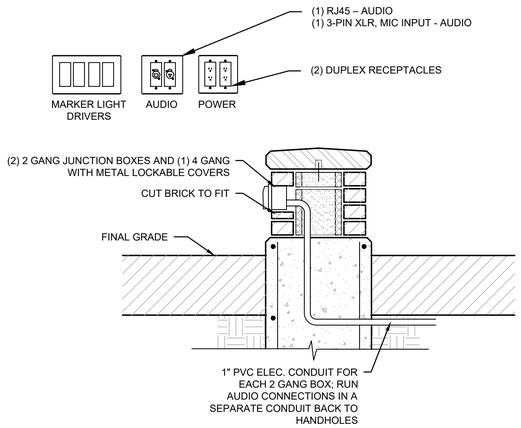
SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

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

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

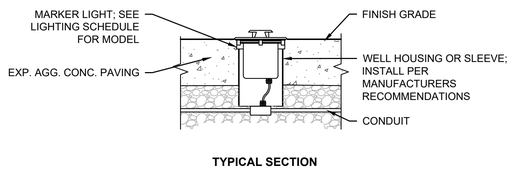
11/4/2021 9:49 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 UTILITY PLAN.DWG (BETA STB BW.STB)



TYPICAL SECTION

WALL MOUNTED DRIVERS, AUDIO AND GFCI RECEPTACLES

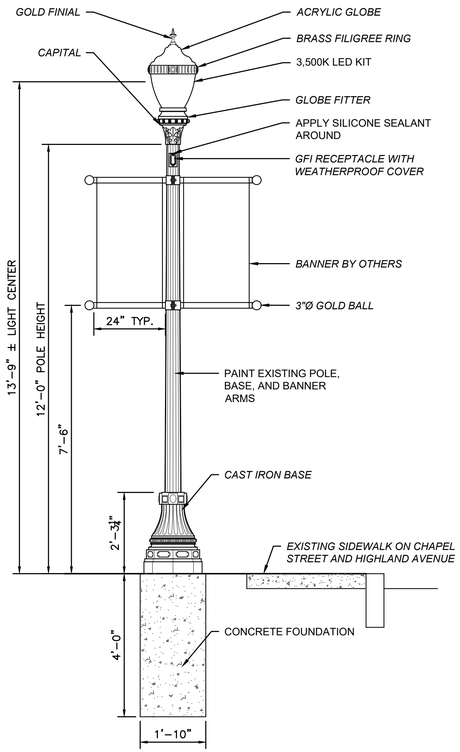
SCALE: 1"=1'-0"



TYPICAL SECTION

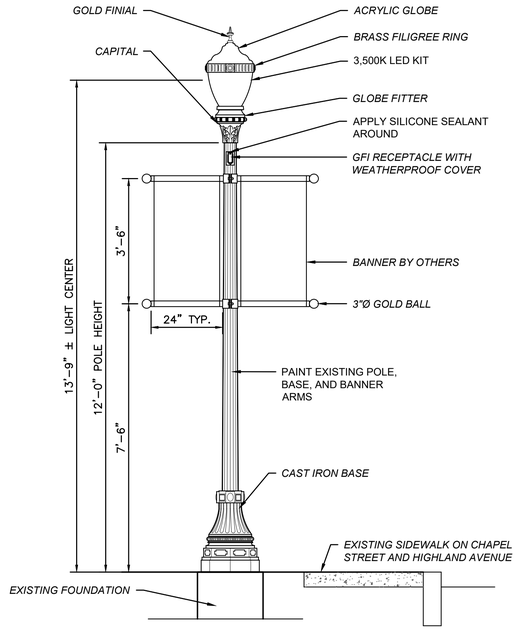
RECESSED WALKWAY LIGHT

SCALE: NTS



EXISTING POST TOP LIGHT ON NEW FOUNDATION

SCALE: ½"=1'-0"



EXISTING POST TOP LIGHT

SCALE: ½"=1'-0"

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY: SR/NS/CC

DESIGNED BY: SR/NS

CHECKED BY: SR/RM

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

ELECTRICAL DETAILS

NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

SHEET NO. 18

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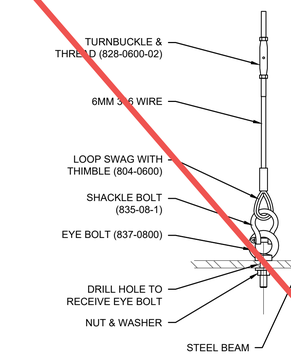
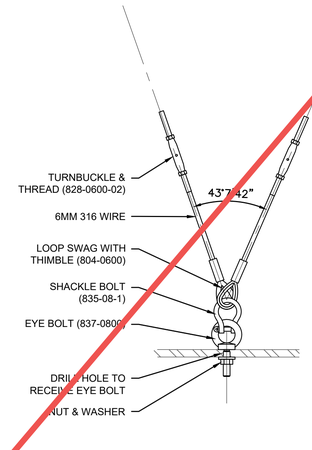
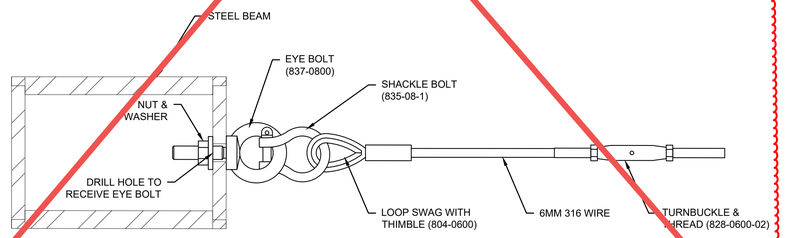


SINGLE POLE MOUNT



DUAL POLE MOUNT (LOCATION 1)

MOUNTING TAB LOCATION
SCALE: 3" = 1'



CABLE MOUNTING TAB
SCALE: 6" = 1'

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

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

REGISTERED PROFESSIONAL

PREPARED BY: BETA www.BETA-Inc.com

SUBCONSULTANT

SCALE: AS SHOWN

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

TITLE

TOWN COMMON RENOVATION

DETAILS

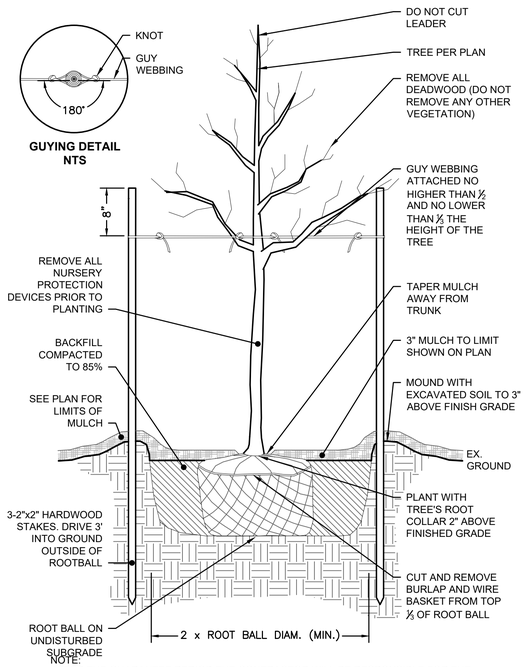
NEEDHAM, MASSACHUSETTS

BETA JOB NO. 7185

ISSUE DATE NOV. 4, 2021

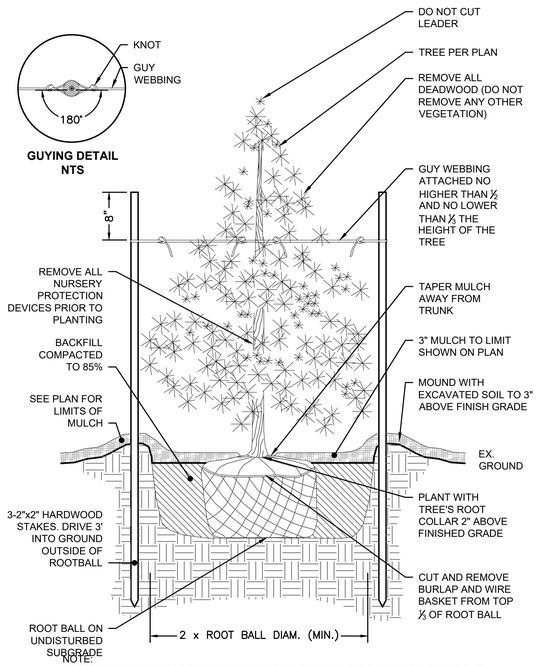
SHEET NO. 19

11/4/2021 9:52 AM O:\7100\SY7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)



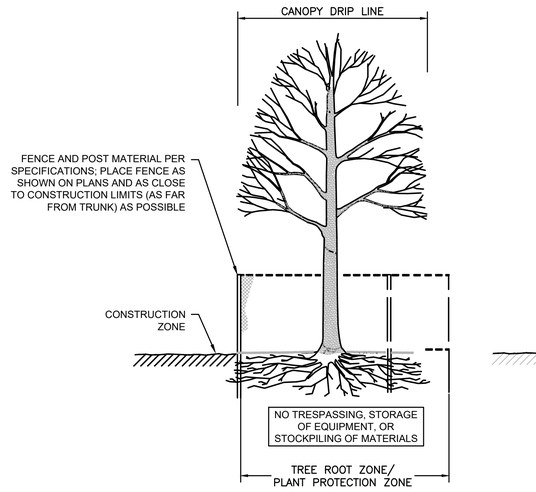
NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING & PLANTING
NOT TO SCALE

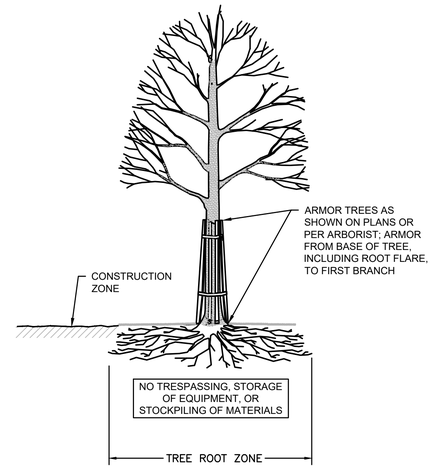


NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

EVERGREEN TREE STAKING & PLANTING
NOT TO SCALE

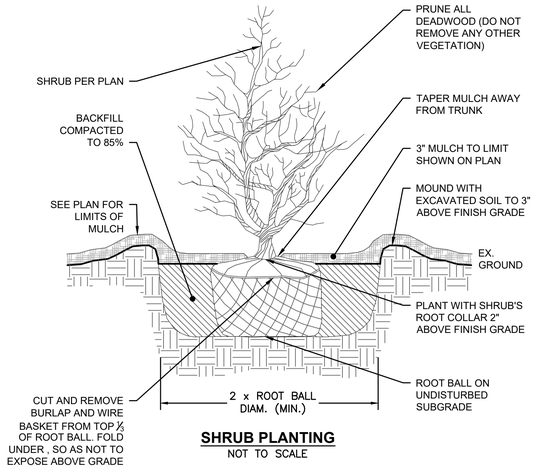


SECTION - FENCE PROTECTION OF ROOT ZONE

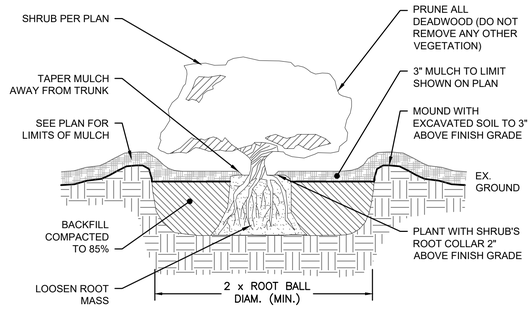


SECTION - TRUNK ARMORING & PRUNING

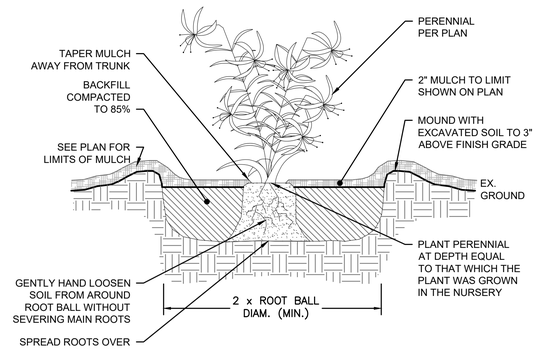
TREE PROTECTION FOR 'BLUE TREE'
SCALE: NOT TO SCALE



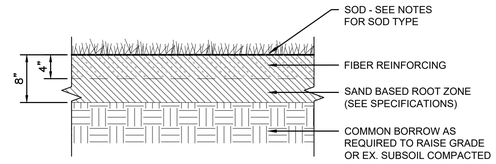
SHRUB PLANTING
NOT TO SCALE



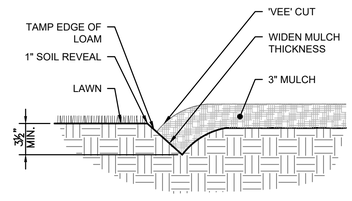
CONTAINER GROWN TREE & SHRUB PLANTING
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE



SAND BASED ROOT ZONE AND SOD
NOT TO SCALE



NOTE:
LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE
NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

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

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

PREPARED BY: BETA — www.BETA-Inc.com

SUBCONSULTANT:

SCALE: AS SHOWN
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

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

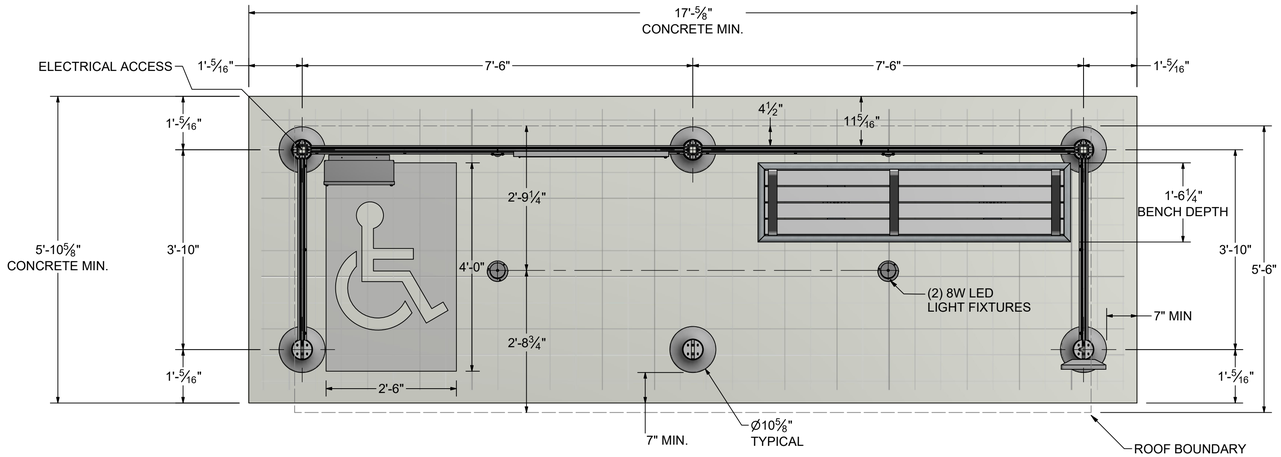
BETA JOB NO. 7185
ISSUE DATE NOV. 4, 2021
SHEET NO. 20

11/4/2021 9:52 AM O:\7100S\7185 - NEEDHAM - TOWN COMMON\DRAWING FILES\PLANSET\7185 LANDSCAPE DETAILS.DWG (BETA STB BW.STB)

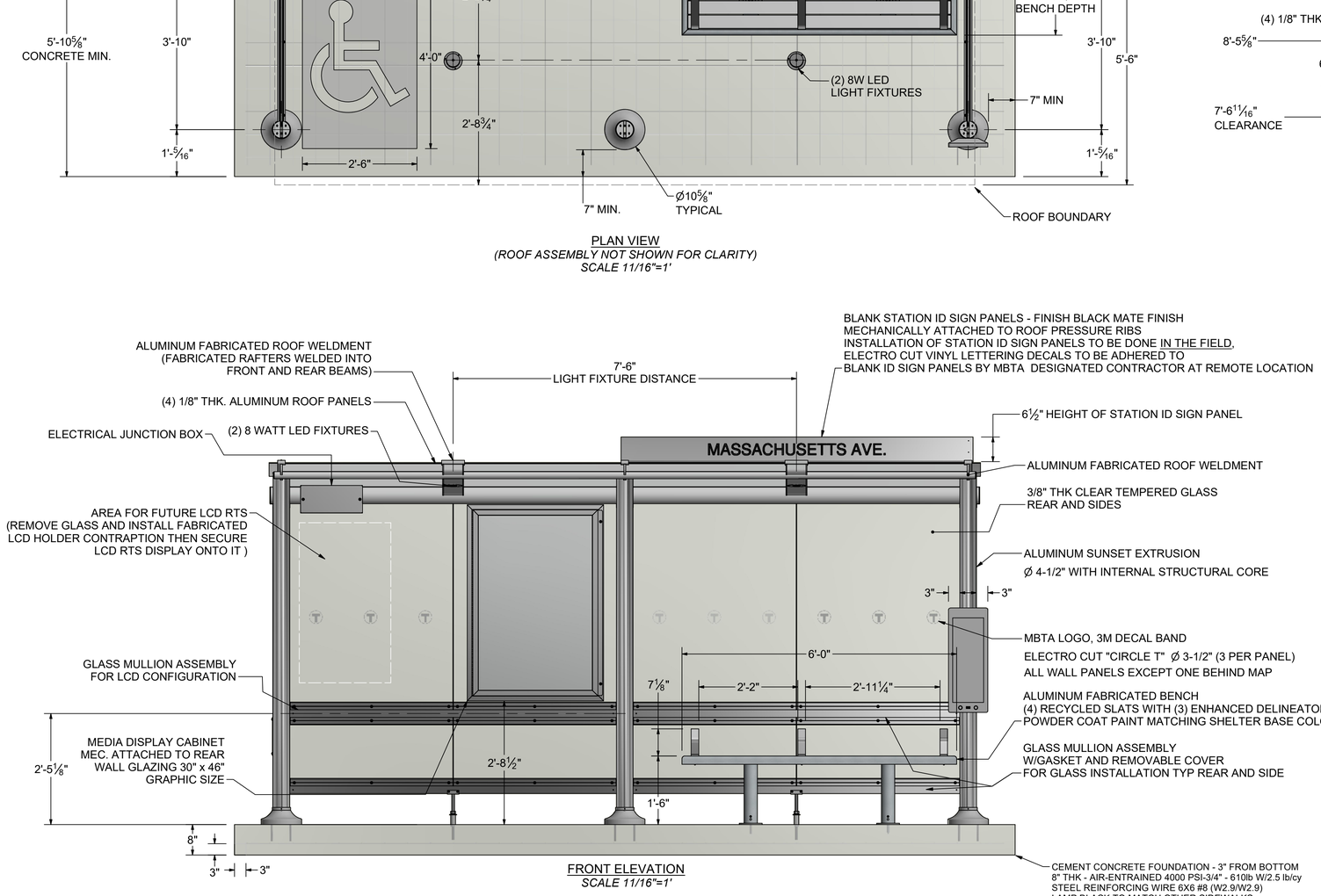
Exhibit C

GENERAL NOTES:

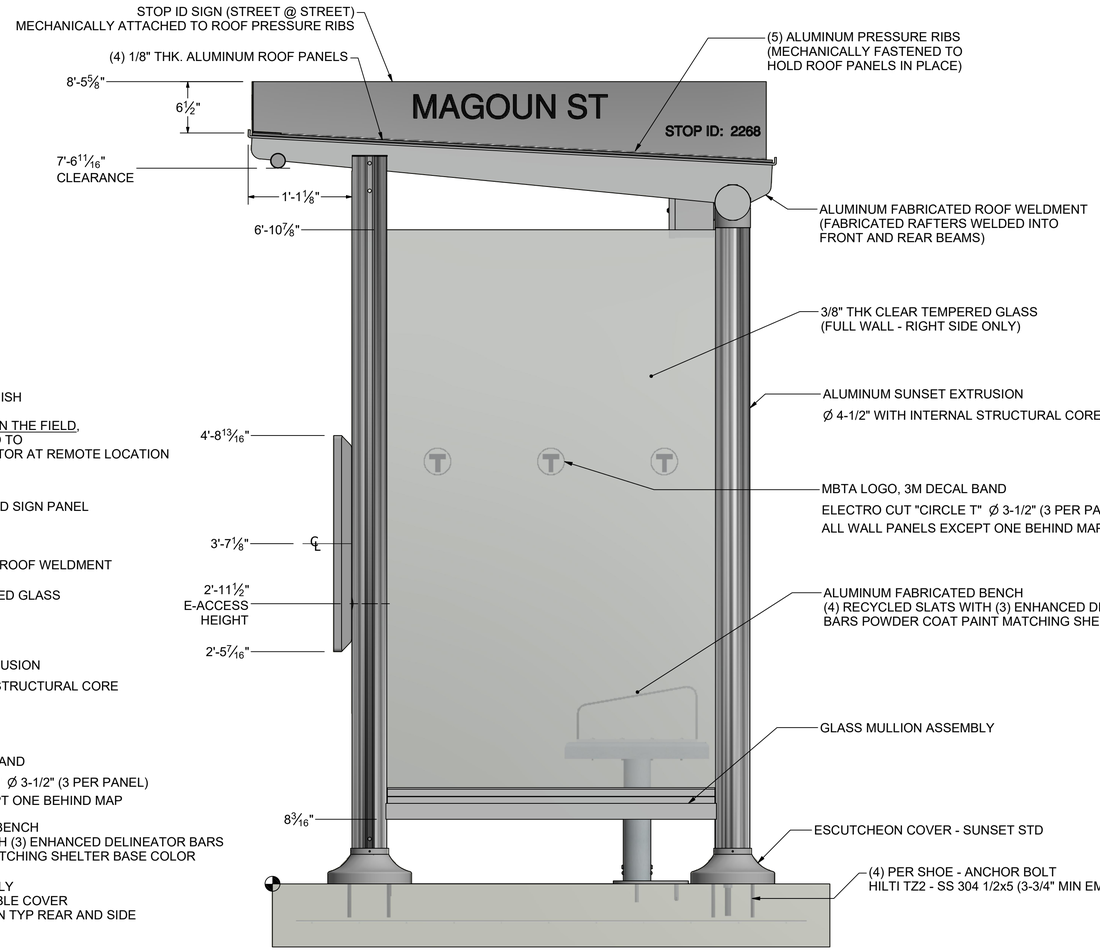
1. ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL BE ASTM A-36, MINIMUM YIELD STRENGTH 36,000 PSI.
2. ALL STRUCTURAL ALUMINUM MEMBERS, UNLESS OTHERWISE NOTED, SHALL BE OF ALLOY 6063-T5 OR GREATER.
3. ALL HOLES TO BE DRILLED OR PUNCHED.
4. STEEL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 1-10. ELECTRODES SHALL CONFORM TO AWS 5.1, CLASS E70S-5.
5. ALUMINUM WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 2-08. ELECTRODES SHALL CONFORM TO AWS/SFA 5.10 CLASS ER4043.
6. ALL WELDING TO BE DONE AT TOLAR MANUFACTURING COMPANY, INC. FACILITY.
7. ALL CORPORATE PROCEDURES, INCLUDING FABRICATION, MUST BE IN COMPLIANCE WITH TOLAR MANUFACTURING CO. INC'S QUALITY CONTROL MANUAL.
8. CEMENT CONCRETE 8" THK - AIR-ENTRAINED 4000 PSI-3/4" - 610lb W/2.5 lb/cy OF LAMP BLACK - STEEL REINFORCING WIRE 6X6 #8 (W2.9/W2.9) PLACED 3" FROM BOTTOM OF SLAB.
9. SHELTER COLOR: RAL 7015 SLATE GREY - ROOF PANELS AND PRESSURE RIBS: RAL 7000 SQUIRREL GREY



PLAN VIEW
(ROOF ASSEMBLY NOT SHOWN FOR CLARITY)
SCALE 11/16"=1'



FRONT ELEVATION
SCALE 11/16"=1'



RIGHT SIDE ELEVATION
SCALE 1 1/4"=1'

OPTION: SOLAR - NO ADVERTISEMENT PANEL - E-INK DISPLAY - RECYCLED SLATS BENCH WITH SEAT DELINEATORS - - - FORMERLY CALLED 41861-01PG1

COMMONWEALTH OF MASSACHUSETTS — GARY L. HOSTETLER — CIVIL — NO. 47866 — REGISTERED PROFESSIONAL ENGINEER

THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF **TOLAR MFG.** AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, REPRODUCED OR USED FOR FABRICATION WITHOUT EXPRESSED WRITTEN CONSENT FROM **TOLAR MFG.** ALL DOCUMENTS TO BE RETURNED TO TOLAR **MFG.** AT COMPLETION OF WORK. CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO **TOLAR MFG.** BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

TOLAR	**TOLAR MANUFACTURING COMPANY, INC** 258 Mariah Circle, Corona CA. 92879
DESCRIPTION	15'x6' SHELTER - GRID CONN
CUSTOMER/VENDOR	INTERSECTION - MBTA
PAGE:	1 OF 1
SIZE: D	MATL.: MISC
DWG NO.:	43917-00
REV:	-
SCALE:	NOTED
DATE:	5/23/2022
DRAWN BY:	cgarcia

T:\Inventor\Shelters\Non Ad Flat Roof\43917-00.idw

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

MAJOR PROJECT SITE PLAN REVIEW SPECIAL PERMIT
AMENDMENT TO DECISION
Application No. 2009-06

Town of Needham
May 16, 2023
(Original Decision dated November 17, 2009, amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021 and July 12, 2022)

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Town of Needham, 1471 Highland Avenue, Needham, MA, (hereinafter referred to as the Petitioner) for property located at 1471 Highland Avenue, Needham, Massachusetts. Said property is shown on Assessors Plan No. 51 as Parcel 1 containing 59,221 square feet in the Center Business District.

This Decision is in response to an application submitted to the Board on April 28, 2023, by the Petitioner. The requested Major Project Site Plan Review Special Permit Amendment would, if granted, permit a change to the Special Permit to allow a substitution of the MBTA bus shelter on Chapel Street from the originally approved shelter to a more functional, modern and MBTA-approved shelter.

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 Tuesday May 16, 2023 in the Charles River Room of the Public Services Administration Building, 500 Dedham Avenue, Needham, MA as well as via remote meeting using Zoom ID 826-5899-3198. Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert, Natasha Espada and Artie Crocker 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 are the following exhibits:

Exhibit 1 Application for Amendment to Major Project Site Plan Special Permit 2009-06, dated April 28, 2023.

Exhibit 2 Letter from Attorney Christopher Heep, dated April 27, 2023, with Exhibits, detailed as follows:

Exhibit A: Plan set entitled "Town of Needham, Massachusetts, Department of Public Works, Needham Town Common Renovation, October 2021, Rev. November, 2021" prepared by

BETA-Inc., consisting of 18 sheets: Sheet 1, Cover Sheet, dated November 4, 2021; Sheet 2, entitled "General notes," dated November 4, 2021; Sheet 3, entitled "Existing Conditions & Site Preparation Plan," dated November 4, 2021; Sheet 4, entitled "Layout and Materials Plan," dated November 4, 2021; Sheet 5, entitled "Grading and Drainage Plan," dated November 4, 2021; Sheet 6, entitled "Electrical Plan," dated November 4, 2021; Sheet 7, entitled "Irrigation Layout Plan," dated August, 2021; Sheet 8, entitled "Irrigation Details," dated August, 2021; Sheet 9, entitled "Planting Plan," dated November 4, 2021; Sheet 10, entitled "Details," dated November 4, 2021; Sheet 11, entitled "Details," dated November 4, 2021; Sheet 12, entitled "Details," dated November 4, 2021; Sheet 13, entitled "Electrical Details," dated November 4, 2021; Sheet 14, entitled "Electrical Details," dated November 4, 2021; Sheet 15, entitled "Electrical Details," dated November 4, 2021; Sheet 16, entitled "Electrical Details," dated November 4, 2021; Sheet 17, entitled "Details," dated November 4, 2021; and Sheet 18, entitled "Details," dated November 4, 2021.

Exhibit B: Plan set entitled "Town of Needham, Massachusetts, Department of Public Works, Needham Town Common Renovation, October 2021, Rev. November, 2021" prepared by BETA-Inc., consisting of 18 sheets: Sheet 1, Cover Sheet, dated October 2021, November 2021, rev. May 2022; Sheet 2, entitled "General notes," dated November 4, 2021; Sheet 3, entitled "Existing Conditions & Site Preparation Plan," dated November 4, 2021, revised May 25, 2022; Sheet 4, entitled "Layout and Materials Plan," dated November 4, 2021, revised May 25, 2022; Sheet 5, entitled "Grading and Drainage Plan," dated November 4, 2021, revised May 25, 2022; Sheet 6, entitled "Electrical Symbol Plan," dated March 10, 2022, revised May 25, 2022; Sheet 7, entitled "Proposed Electrical Site Lighting and Power Plans, dated March 10, 2022, revised May 25, 2022; Sheet 8, entitled "Proposed Electrical Site Details," dated March 10, 2022, revised May 25, 2022; Sheet 9, entitled "Irrigation Layout Plan," dated March 2022, revised May 25, 2022; Sheet 10, entitled "Irrigation Details," dated March 2022, revised May 25, 2022; Sheet 11, entitled "Planting Plan," dated November 4, 2021, revised May 25, 2022; Sheet 12, entitled "Details," dated November 4, 2021; Sheet 13, entitled "Details," dated November 4, 2021, revised May 25, 2022; Sheet 14, entitled "Details," dated November 4, 2021; Sheet 15, entitled "Electrical Details," dated November 4, 2021, revised May 25, 2022 (revised to remove sheet); Sheet 16, entitled "Electrical Details," dated November 4, 2021; Sheet 17, entitled "Electrical Details," dated November 4, 2021; Sheet 18, entitled "Electrical Details," dated November 4, 2021; Sheet 19, entitled "Details," dated November 4, 2021, revised May 25, 2022 (revised to remove sheet, detail is moved to Sheet 13); and Sheet 20, entitled "Details," dated November 4, 2021.

Exhibit C: Plan prepared by Tolar Manufacturing Company, Inc., 258 Mariah Circle, Corona CA 92879, entitled "15'x6' Shelter – Grid Conn," dated May 23, 202.

Exhibit 3 Approval from the Design Review Board, dared XXXXX.

FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Special Permit No. 2009-06, dated November 17, 2009, amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021 and July 12, 2022 were ratified and confirmed except as follows:

1. The proposed change to the Special Permit would allow a substitution of the MBTA bus shelter on Chapel Street from the originally approved shelter to a more functional, modern and MBTA-approved shelter.

2. The Petitioner informed the Board that upon further reflection, the Petitioner concluded that the originally approved shelter would appropriately serve its users. That shelter is made up of 3 posts and a roof, and has no walls, providing no meaningful protection tom the elements. Additionally, the detail originally shown did not depict seats,

3. The proposed shelter is the current standard MBTA-approved shelter, as represented in Exhibit C of Attorney Heep's letter (Exhibit 2). This shelter has an aluminum roof and 3/8 inch tempered glass walls on three sides to provide protection to the elements. It also provides a 72" bench, lights on the interior, and eventually will contain a media display that provides schedules and estimated arrival times for MBTA buses. The location on Chapel Street is not proposed to change.

4. The proposed changes are deemed minor in nature and do not require public notice of 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 Commissioner 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 Commissioner. Where approvals are required from persons other than the Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner 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 Commissioner to the Board prior to the issuance of a Building Permit.

1. No Plan Modifications.

DECISION

N0W THEREFORE, the Board voted 5-0 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.

This approval shall be recorded in the Norfolk District Registry of Deeds. The provisions of this Special Permit Amendment 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 on the Plan, in full force and effect for the benefit of and enforceable by the Town of Needham.

Witness our hands this 16th day of May, 2023.

NEEDHAM PLANNING BOARD

_____
Adam Block, Chairperson

_____
Jeanne S. McKnight

_____
Paul S. Alpert

_____
Natasha Espada

_____
Artie Crocker

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this _____ day of _____, 2023, 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: _____

Copy sent to:

- Petitioner – Certified Mail #
- Town Clerk
- Building Inspector
- Director, PWD
- Board of Health
- Conservation Commission
- Design Review Board
- Select Board
- Engineering
- Fire Department
- Police Department
- Chris Heep, Attorney
- Parties In Interest

PLANNING DIVISION
Planning & Community Development

AMENDMENT TO DECISION
May 16, 2023

MAJOR PROJECT SITE PLAN SPECIAL PERMIT
Ceed Corp, d/b/a Cook Restaurant101-105 Chapel Street, Needham, MA 02492
Application No. 91-01
(Original Decision dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022)

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Ceed Corp, Edison Gutierrez, President, d/b/a Cook Restaurant, 15 Nell Road, Revere, MA, 02151, (hereinafter referred to as the Petitioner) for property located at 101-109 Chapel Street (previously 101-105 Chapel Street), Needham, Massachusetts, 02492. Said property is shown on Needham Town Assessors Plan, No. 51, Parcel 9 containing 7,761 square feet in the Center Business District.

This decision is in response to an application submitted to the Board on March 24, 2023, by the Petitioner to amend the decision by the Board dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022. The Petitioner seeks: (1) a Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law); (2) a Special Permit Amendment to Major Project Site Plan Review Special Permit No. 91-01, Section 4.2; and (3) a Special Permit Amendment under Section 5.1.1.6, to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the By-Law (required parking and parking plan and design requirements, respectively).

The requested Major Project Site Plan Review Special Permit Amendment would, if granted, amend the Decision to permit a further parking waiver to permit the outdoor dining seats as further described in this decision, to allow the Petitioner to then proceed to the Select Board for permission to add 52 outdoor seats in the public parking lot between the months of April through November.

The outdoor dining is subject to approval by the Select Board, as the proposal is on public property.

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 the Chairperson, Adam Block on Tuesday, April 25, 2023 at 7:30 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 . Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert, Natasha Espada and Artie Crocker were present throughout the April 25, 2023 proceedings. The record of the proceedings and the submission upon which this Decision is based may be referred to in the office of the Town Clerk or the office of the Board.

EVIDENCE

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

Exhibit 1- Application for Amendment to Major Project Site Plan Review Special Permit No. 91-1 and application under Section 6.9 of the By-Law, dated March 24, 2023.

Exhibit 2 - Letter from Ceed Corp, Edison Gutierrez, President, dated March 15, 2023, revised letter dated April 24, 2023.

Exhibit 3 - Plan entitled "Exterior Seating. COOK. Craft Kitchen and Bar," prepared by Scott Melching Architect, consisting of 3 sheets: Sheet 1, Cover Sheet, dated February 21, 2023; Sheet 2, entitled "Exterior Seating Plan," dated February 21, 2023; Sheet 3, entitled "Exterior Seating – Screen Detail at Jersey Barrier," dated February 21, 2023.

Exhibit 4 - Plan prepared by Scott Melching Architect, entitled "COOK. Craft Kitchen and Bar, Interior Seating Plan," dated April 12, 2023.

Exhibit 5 - Design Review Board approval, dated April 10, 2023.

Exhibit 6 - Email from Timothy Bulger, 265 Harris Avenue, dated April 24, 2023.

Exhibit 7 - Inter-Departmental Communication (IDC) to the Board from Tara Gurge, Health Division, dated April 19, 2023, revised April 25, 2023; IDC to the Board from Tom Ryder, Town Engineer, dated April 18, 2023; IDC to the Board from Chief Dennis Condon, Fire Department, dated April 24, 2023; IDC to the Board from Chief John Schlittler, Police Department, dated April 5, 2023; and IDC from Dave Roche, Building Commissioner, dated April 25, 2023.

Exhibits 1, 2, 3 and 4 are referred to hereinafter as the Plan.

FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Special Permit No. 91-1, dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022, were ratified and confirmed except as follows:

1.1 The Petitioner is requesting that Major Project Site Plan Special Permit No. 91-1, dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022, be amended permit a further parking waiver to permit the outdoor dining seats as further described in this decision, to allow the Petitioner to then proceed to the Select Board for permission to add 52 outdoor seats in the public parking lot between the months of April through November.

1.2 The Amendment to Decision of Major Project Site Plan Special Permit Decision No. 91-1, was most recently transferred to Ceed Corp, Edison Gutierrez, President, d/b/a Cook Restaurant by transfer decision dated December 19, 2022. Currently, Cook Restaurant is permitted as a full-service restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter restaurant and with one take-out station and 126 seats inside at tables, with an additional 6 seats in the waiting area, for a total of 132 approved indoors seats. The restaurant may be open for business from 10:00 a.m. to Midnight on Saturday and Sunday, and 11:00 a.m. to Midnight Monday through Friday.

1.3 Under the By-Law, the parking requirement for a 132-seat restaurant with one take-out station is 54 parking spaces (1 parking space per 3 seats plus 10 parking spaces per take-out station). The Petitioner secured a waiver to reduce the number of required on-site parking spaces for the 132-seat restaurant use from 54 spaces to 0 spaces under the Original Major Project Site Plan Special Permit Decision No. 91-1, dated June 11, 1991, amended March 11, 1997.

1.4 The Petitioner now seeks to reduce the indoor seating at the restaurant from 132 seats to 96 seats and to add at this location 52 seats to a new outdoor dining space. The Petitioner also requests to thus revise the parking waiver to reflect the current circumstance.

1.5 The Petitioner has further requested a Special Permit pursuant to Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (number of parking spaces) as relates the required parking for the year-round seating plan of ninety-six (96) indoor dining seats and fifty-two (52) outdoor dining seats. Under the By-Law, the parking requirement for a 96-seat indoor restaurant with one take-out station is 42 (1 parking space per 3 seats, plus 10 parking spaces for one take-out station). Section 6.9 of the Zoning By-Law permits up to 30% of the approved indoor seating to be utilized outdoors without authorization from the Special Permit Granting Authority and the provision of additional parking. 30% of 96 seats is 32 seats. As the Petitioner is requesting 52 outdoor seats, the Petitioner is requesting more than 30% of the approved indoor seats and is therefore requesting approval for such, as allowed by Section 6.9, as well as an additional parking waiver under Section 5.1.1.6. Thirty-two (32) outdoor seats are permitted through Section 6.9; therefore, the Petitioner is requesting a parking waiver with respect to the remaining 20 outdoor seats, which is a waiver of 7 additional parking spaces (1 parking space per 3 seats = 6.66, rounded up to 7). Accordingly, a waiver of 7 additional parking spaces has been requested while the outdoor dining is being utilized (which is proposed to be year-round). No parking is provided on-site. As the indoor parking space waiver is 42 spaces and the outdoor dining parking space waiver is for 7 spaces, the total parking waiver requested is 49 parking spaces for the current circumstance.

1.6 The Petitioner has requested to revise the Decision transferred on December 19, 2022, which previously stated: "The restaurant shall contain the floor plan and dimensions and shall be located on that portion of the locus as shown on the plan sheet A1, prepared by kas I kripper architecture Studio, inc., 36 Bromfield, Suite 501, Boston, Massachusetts, dated May 23, 2017, and in accordance with applicable dimensional requirements of the By Law. Minor movement of fixed equipment, interior partitions, counters or seating is of no concern to the Board. Any changes, revisions or modifications other than changes deemed "minor movement" to the plan shall require approval by the Board."

to now say "The restaurant shall contain the floor plan and dimensions and shall be located on that portion of the locus as shown on the Plan prepared by Scott Melching Architect, entitled "COOK. Craft Kitchen and Bar, Interior Seating Plan," dated April 12, 2023., and in accordance with applicable dimensional requirements of the By Law. Minor movement of fixed equipment, interior partitions, counters or seating is of no concern to the Board. Any changes, revisions or modifications other than changes deemed "minor movement" to the plan shall require approval by the Board."

1.7 The Petitioner has requested to revise the Decision amended on March 11, 1997, which previously stated: "2.2 The Petitioner shall, at all times, the premises are open for business, offer table service, with waiters or waitresses attending tables and counter seats provided on the premises. The restaurant shall contain a maximum of 132 seats of which no more than 126 seats shall be allocated for table and counter dining, and no more than 6 seats shall be in the waiting area. No food service shall be provided in the waiting area."

to now say "2.2 The Petitioner shall, at all times, the premises are open for business, offer table service, with waiters or waitresses attending tables and counter seats provided on the premises. The restaurant shall contain a maximum of 96 interior seats. No food service shall be provided in the

waiting area."

1.8 The Petitioner appeared before the Design Review Board on April 10, 2023 and obtained approval for the project.

1.9 Under Section 7.4 of the By-Law, a Major Project Site Plan Special Permit may be granted within the Center Business District provided the Board finds that the proposed development will be in compliance with the goals and objectives of the Master Plan, the Town of Needham Design Guidelines for the Business Districts, and the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed Plan, as conditioned and limited herein, for the site plan review, to be in harmony with the purposes and intent of the By-Law and Town Master plans, to comply with all applicable By-Law requirements, to have minimized adverse impact, and to have promoted a development which is harmonious with the surrounding area.

1.10 Under Section 5.1.1.6 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 of the By-Law (Off-Street Parking Requirements) may be granted provided the Board finds that owing to special circumstances, the particular use, structure or lot does not warrant the application of certain design requirements, but that a reduction in the number of spaces and certain design requirements is warranted. On the basis of the above findings and conclusions, the Board finds that there are special circumstances for a reduction in the number of required parking spaces and 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.

DECISION

THEREFORE, the Board voted 5-0 to GRANT: (1) an amendment to a Major Site Plan Review Special Permit No. 91-1, dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022, under Section 7.4 of the Needham Zoning By-Law and Special Permit 91-1, Section 4.2; and (2) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking), subject to and with the benefit of 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 Commissioner 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 Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner 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 Commissioner 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 for approval and endorsement. All requirements and recommendations of the Board, set forth below, shall be met by the Petitioner.

a) No Plan Modifications Required.

CONDITIONS AND LIMITATIONS

The conditions and limitations contained in Major Project Site Plan Special Permit No. 91-1, dated June 11, 1991, transferred on March 11, 1997, amended on December 13, 2005, transferred on June 13, 2017 and December 19, 2022, are ratified, and confirmed except as modified herein.

3.1 A parking waiver to accommodate the 96 interior seats and the proposed 52 outdoor seats is hereby approved, as previously described. The Select Board must approve the outdoor dining on public property.

3.2 The Decision transferred on December 19, 2022, is revised to say

"The restaurant shall contain the floor plan and dimensions and shall be located on that portion of the locus as shown on the Plan prepared by Scott Melching Architect, entitled "COOK. Craft Kitchen and Bar, Interior Seating Plan," dated April 12, 2023., and in accordance with applicable dimensional requirements of the By Law. Minor movement of fixed equipment, interior partitions, counters or seating is of no concern to the Board. Any changes, revisions or modifications other than changes deemed "minor movement" to the plan shall require approval by the Board."

3.3 The Decision dated March 11, 1997 is revised to say

"2.2 The Petitioner shall, at all times, the premises are open for business, offer table service, with waiters or waitresses attending tables and counter seats provided on the premises. The restaurant shall contain a maximum of 96 interior seats. No food service shall be provided in the waiting area."

3.4 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 Select Board, Building Commissioner, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.

3.5 No other changes were requested nor are permitted through this amendment.

3.6 This Site Plan Special Permit Amendment shall lapse on May 16, 2025, 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 30 days prior to May 16, 2025. 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.

This approval shall be recorded in the Norfolk District Registry of Deeds. This 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 Town Clerk's office or that if such appeal has been filed, that it has been dismissed or denied is recorded with Norfolk District Registry of Deeds and until the Petitioner has delivered a certified copy of the recorded document to the Board.

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 on 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 16th day of May, 2023.

NEEDHAM PLANNING BOARD

_____
Adam Block, Chairman

_____
Jeanne S. McKnight, Vice Chair

_____
Paul S. Alpert

_____
Artie Crocker

_____
Natasha Espada

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this _____day of _____, 2023, 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 name:
My Commission Expires: _____

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by Ceed Corp, Edison Gutierrez, President, d/b/a Cook Restaurant, 15 Nell Road, Revere, MA, 02151, for Property located at 101-109 Chapel Street (previously 101-105 Chapel Street), 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 # _____	Board of Selectmen	Board of Health
Town Clerk	Engineering	Director, PWD
Building Commissioner	Fire Department	Design Review Board
Conservation Commission	Police Department	
Parties in Interest	Ceed Corp, Edison Gutierrez, President, d/b/a Cook Restaurant	

PLANNING DIVISION
Planning & Community Development

MAJOR PROJECT SITE PLAN SPECIAL PERMIT
Amendment
May 16, 2023

Wingate Development, LLC
Application No. 93-3
(Original Decision dated July 27, 1993, as amended August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, and March 15, 2011, Insignificant Change on April 18, 2013, and further amended on December 17, 2013 and March 15, 2022)

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Wingate Development, LLC, 63 Kendrick Street, Needham, Massachusetts 02494, (hereinafter referred to as the Petitioner), for property located at 589 Highland Avenue, Needham, Massachusetts. The property is shown on Assessor's Map 77 as Parcel 1 containing 110,490 square feet in the Elder Services Zoning District.

This Decision is in response to an application submitted to the Board on February 7, 2023 by the Petitioner for an Amendment to Major Project Site Plan Review Special Permit issued by the Needham Planning Board on July 27, 1993, under Sections 3.2.1, 5.1.1.5 and 7.4 of the Needham Zoning By-Law and Section 4.2 of Major Project Special Permit No. 1993-03, dated July 27, 1993. The July 27, 1993, decision was further amended on August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011, and March 15, 2022, Insignificant Change on April 18, 2013, and on December 17, 2013.

By Decision dated March 15, 2022, the Planning Board approved an application for an amendment to permit the conversion of the then-current Nursing Home to 50 Independent Living (IL) Units. The Nursing Home was officially closed on or about April 21, 2022. The Petitioner intends to proceed with the work and the change of use authorized by that permit. The requested Major Project Site Plan Review Special Permit Amendment would permit the expansion of that project by adding a third floor to the building. This would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable, as defined in the Elder Services district By-Law. No other use is proposed to the site.

In accordance with the By-Law, Section 3.12.4, a special permit is required for independent living units in the Elder Services Zoning District. In accordance with the By-Law, Section 7.4, a Major Project Site Plan Review Amendment is required.

After causing notice of the time and place of the public hearing and of the subject matter hereof 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 the Chairperson, Paul S. Alpert on Tuesday, March 7, 2022 at 7:05 PM

in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. The hearing was continued to Tuesday April 25, 2023 at 7:00 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. Board members Adam Block, Jeanne S. McKnight, Paul S. Alpert, Natasha Espada and Artie Crocker were present throughout the proceedings. The record of the proceedings and the submission upon which this decision is based may be referred to in the office of the Town Clerk or the office of the Board.

EVIDENCE

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

Exhibit 1 - Application for an Amendment to the Major Project Special Permit No. 93-3.

Exhibit 2 - Two Letters from Attorney Evans Huber to the Needham planning Board and Lee Newman, both dated February 3, 2023.

Exhibit 3 - Memo from Kristen Braun, Ron Muller & Associates regarding site traffic generation, dated January 25, 2023, with attached trip generation worksheets.

Exhibit 4 - Architectural Plans, entitled "Wingate at Needham Renovation / Expansion," prepared by The Architectural Team, Inc., 50 Commander's Way at Admiral's Hill, Chelsea, MA 02150, consisting of 10 sheets: Sheet 1, Sheet T0.01, entitled "Project Cover," dated February 3, 2023; Sheet 2, Sheet D1.00, entitled "Existing/Demolition overall Plan – Basement," dated February 3, 2023; Sheet 3, Sheet D1.01, entitled "Existing/Demolition Overall Plans (Schematic)," dated February 3, 2023; Sheet 4, Sheet A1.00, entitled "Proposed Overall Plan – Basement," dated February 3, 2023; Sheet 5, Sheet A1.01, entitled "proposed Overall Plans (Schematic)," dated February 3, 2023; Sheet 6, Sheet A1.02, entitled "Proposed Overall Plan Level 3 & Roof (Schematic)," dated February 3, 2023; Sheet 7, Sheet A4.01, "Exterior Elevations," dated February 3, 2023; Sheet 8, Sheet A4.02, entitled "Exterior Elevations," dated February 3, 2023; Sheet 9, Sheet A4.03, entitled "Exterior Elevations," dated February 3, 2023; Sheet 10, Sheet A5.01, entitled "Wall Sections," dated February 3, 2023.

Exhibit 5 - Renderings, entitled "Wingate at Needham Renovation / Expansion," prepared by The Architectural Team, Inc., 50 Commander's Way at Admiral's Hill, Chelsea, MA 02150, consisting of 4 sheets: Sheet 1 entitled "Rendered View from intersection of Gould Street and Highland Avenue," dated February 1, 2023; Sheet 2, entitled "Rendered View from Gould Street Looking South," dated February 1, 2023; Sheet 3, entitled "Rendered View from Rear parking," dated February 1, 2023; Sheet 4, entitled "Rendered View from Side Entrance," dated February 1, 2023.

Exhibit 6 - Materials Sheet, dated February 2, 2023 and Existing Photos Sheet, dated February 3, 2023.

Exhibit 7 - Landscape Plans, entitled "Wingate at Needham Renovation / Expansion," prepared by Hawk Design Inc., Sagamore, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated February 3, 2023; Sheet 2, Sheet L1, entitled "Site Landscaping Plan," dated February 3, 2023; Sheet 3, Sheet L1.1, entitled "Illustrative Site Plan Rendering," dated February 3, 2023; Sheet 4, Sheet L2, entitled "Entry Landscape Plan," dated February 3, 2023; Sheet 5, Sheet L3, entitled "Parking / Plan Landscape Plan," dated February 3, 2023; Sheet 6,

Sheet D1, entitled "Planting Details," dated February 3, 2023; Sheet 7, Sheet D2, entitled "Planting Notes," dated February 3, 2023.

Exhibit – 8 Plans entitled "Site Development Plans for Wingate at Needham, inc., 589 Highland Avenue, Needham, MA," prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02062, R.E. Cameron & Associates, Inc., 681 Washington Street, Norwood MA, consisting of 3 sheets: Sheet 1, Cover 1, dated February 3, 2023; Sheet 2, entitled "Existing Conditions Plan," dated February 3, 2023; Sheet 3, entitled "Layout Plan," dated February 3, 2023.

Exhibit - 9 Stormwater Management Report, prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02062, dated February 3, 2023.

Exhibit 10 - Letter from David Feldman, Senior Vice President of Real Estate and Development, Continental Wingate Development, dated February 3, 2023. (re: NPDES Requirements)

Exhibit 11 - Letter from Attorney Evans Huber, dated April 5, 2023.

Exhibit 12 - Renderings, entitled "Wingate at Needham Renovation / Expansion," prepared by The Architectural Team, Inc., 50 Commander's Way at Admiral's Hill, Chelsea, MA 02150, consisting of 4 sheets: Sheet 1 entitled "Rendered View from Intersection of Gould Street and Highland Avenue," dated March 30, 2023; Sheet 2, entitled "Rendered View from Gould Street Looking South," dated March 30, 2023; Sheet 3, entitled "Rendered View from Rear parking," dated March 30, 2023; Sheet 4, entitled "Rendered View from Side Entrance," dated March 30, 2023.

Exhibit 13 - Architectural Plans, entitled "Wingate at Needham Renovation / Expansion," prepared by The Architectural Team, Inc., 50 Commander's Way at Admiral's Hill, Chelsea, MA 02150, consisting of 3 sheets: Sheet 1, Sheet A1.00, entitled "Proposed Overall Plan – Basement," dated February 3, 2023, revised April 4, 2023; Sheet 2, Sheet A1.01, entitled "Proposed Overall Plans (Schematic)," dated February 3, 2023, revised April 4, 2023; Sheet 3, Sheet A1.02, entitled "Proposed Overall Plan Level 3 & Roof (Schematic)," dated February 3, 2023, revised April 4, 2023.

Exhibit 14 - Letter from David Feldman, Senior Vice President of Real Estate and Development, Continental Wingate Development, dated March 21, 2023. (re: Construction Control)

Exhibit 15 - Letter from David Feldman, Senior Vice President of Real Estate and Development, Continental Wingate Development, dated March 21, 2023. (re: Generator).

Exhibit 16 - Letter from Brandon Li, Kelly Engineering, dated March 22, 2023 with attachments.

Exhibit 17 - Design Review Board memorandum, dated February 28, 2023 and April 10, 2023.

Exhibit 18 - Email from Teresa Combs, 7 Utica Road, dated March 11, 2023.

Exhibit 19 - Email from Terry Ryan, 79 Evelyn Rd, dated April 24, 2023.

Exhibit 20 - Interdepartmental Communication (IDC) to the Board from Thomas Ryder, Town Engineer, dated February 27, 2023 and April 18, 2023; IDC to the Board from Tara Gurge, Assistant Public Health Director, Health Department, dated March 2, 2023 and April 19, 2023; IDC to the Board from David Roche, Building Commissioner, dated

March 6, 2023; IDC to the Board from Chief John Schlittler, Police Department, dated March 2, 2023 and April 6, 2023; and IDC to the Board from Chief Dennis Condon, Fire Department, dated March 5, 2023.

Exhibits 1, 2, 3, 4, 6, 7, 8, 9, 1010, 12, 13, 14, 15 and 16 are referred to hereafter as the Plan.

FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Special Permit No. 93-3, dated July 27, 1993, as amended August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011, and March 15, 2022, Insignificant Change on April 18, 2013, and further amended on December 17, 2013, were ratified and confirmed except as follows:

1.1 The subject property is located at 589 Highland Avenue, Needham, Massachusetts, at the corner of Highland Avenue and Gould Street in the Elder Services Zoning District. The property is shown on Assessor's Map No. 77 as Parcel 1 containing a total of 110,490 square feet. The property is presently owned by the Wingate at Needham, Inc.

1.2 The property has been the subject of several site plan special permit decisions and amendments thereto. The original decision was dated July 27, 1993, and was amended as follows: August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011, and March 15, 2022, Insignificant Change on April 18, 2013, and further amended on December 17, 2013.

1.3 By Decision dated March 15, 2022, the Planning Board approved an application for an amendment to permit the conversion of the then-current Nursing Home to 50 Independent Living (IL) Units. The Nursing Home was officially closed on or about April 21, 2022. The Petitioner intends to proceed with the work and the change of use authorized by that permit. The requested Major Project Site Plan Review Special Permit Amendment would permit the expansion of that project by adding a third floor to the building. This would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable, as defined in the Elder Services district By-Law. No other use is proposed to the site.

1.4 The existing 2 story building will remain. The existing footprint of the building will not change and a third story will be added to create another 22 IL units, above the 50 approved under the 2022 Amendment, for a total of 72 IL units. The building will contain approximately 81,995 square feet at completion.

1.5 As shown on the site layout and landscaping plans submitted, there are currently 98 spaces on site. The Petitioner proposes to eliminate 17 parking spaces on the side of the building opposite Gould Street, to create more green space and landscaping and to eliminate head-in parking immediately adjacent to the first-floor units on that portion of the building. The proposed number of spaces on this site will therefore be 81. Access to and from the site will continue to be provided via existing driveways off Gould St. and Highland Ave. that will remain and provide access to the site.

1.6 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 all applicable dimensional and density requirements of the Elder Services Zoning District namely, front, side and rear setback, maximum building height, maximum number of stories, and floor area ratio. As indicated in the Zoning Table shown on the Plan, the proposed parking lot currently already complies with all the Design Guidelines under Section 5.1.3 of the Zoning By-Law

1.7 Per Section 3.12.9 of the By-Law, the parking requirement for independent living units is .5 spaces per unit, resulting in a required parking supply for this proposed redevelopment of 36 spaces. The Petitioner also anticipates 6 full time employees which would require an additional 3 spaces (1 space per 2 employees). The additional parking requirement would bring the total required parking to 39 spaces. As the proposed number of spaces on this site is 81, there is more than sufficient existing parking to satisfy the requirement.

1.8 Pursuant to Section 3.12.10 of the Zoning By-Law, at least 10% of the Independent Living Apartments shall be Affordable Housing Units. However, in this instance the Petitioner has agreed that, consistent with the previously expressed preference of the Board, twelve and one-half percent (12.5%) of the units will be Affordable. Since the combination of the previously-approved project and the current proposal includes the creation of seventy-two (72) IL Apartments, a total of nine (9) will be designated as Affordable Housing Units.

1.9 Ron Muller & Associates conducted a Traffic Analysis to determine the traffic impacts associated with the project (Exhibit 4). The study reviewed a trip generation comparison and concluded that the change to Independent Living units will generate less traffic at all times than the 142-bed nursing facility. The proposed project was further shown to have a reduction in the parking demand on the site and that more than adequate parking will still be provided on site, even with the proposed reduction in on-site parking spaces.

1.10 The Petitioner appeared before the Design Review Board on February 28, 2023 and April 10, 2023 and obtained approval of the project.

1.11 Adjoining premises will be protected against seriously detrimental uses on the site by provision of surface water drainage, sound and site buffers and preservation of views, light and air. The site has been designed to ensure that there will be no off-site drainage impacts. A drainage system exists on site. The drainage system will ensure that peak storm generation levels will remain unchanged. The proposed site development plans have been approved by the Town of Needham Engineering Division. The proposed project will have a net reduction in impervious area.

A landscape plan has been developed for screening and enhancing the existing site. Parking spaces up against the west side of the building have been replaced with greenspace. This eliminates the issue of automobile headlights shining into the ground floor units and provides a more attractive view for residents and abutters on that side of the building. Noise and visual impacts have been minimized. Abutting properties will be protected by means of the existing solid fence and mature trees. Shade trees proposed for the newly created greenspace will add to the landscape buffering.

1.12 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 or to adjacent streets has been assured. The project has been designed ensure that there will be safe vehicular and pedestrian circulation throughout the site. The access and egress to the property will be via existing driveways off Gould St. and Highland Avenue that will remain and provide access to the site. Sidewalks exist on both Gould St. and Highland Avenue that connect to the sidewalks on the site. This allows for pedestrian access to the site.

The main entrance into the building is proposed to be accessed by way of a pedestrian only seating courtyard. A two-foot high retaining/seat wall on the Highland Avenue and Gould St. side of the courtyard will allow for additional berming to help with sound attenuation. A pergola will provide shading for residents and draw attention to the main entrance for visitors. New mass

plantings of shrubs, ornamental grasses and perennials will rejuvenate the slope at the intersection and help to improve the existing identity sign's visibility.

Available sight distances at the site driveways on Gould St. and Highland Avenue exceed required sight distances.

Sidewalk access has been provided adjacent to the primary parking stalls for pedestrian safety. Handicap access and parking is provided.

1.13 Adequate parking has been provided for staff, deliveries, visiting professionals, family and friends of residents.

1.14 Adequate methods of disposal of refuse and other wastes resulting from the uses permitted on the site have been provided. A dumpster enclosure exists onsite. The dumpster enclosure is screened with a wooden fence. Refuse will be removed from the site by a licensed hauler.

1.15 The proposed project will not have any 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. The project will maintain the existing water connection to the Town's water system. The project will maintain the existing sewer connections to the Town's sewer system by means of the connections to the sewer main located at the intersection of Highland Avenue and Gould St. The proposed site layout plans will continue to maintain the existing access and circulation for emergency and fire protection vehicles.

1.16 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 has been met.

The existing building is surrounded by other senior living facilities and residential properties. The proposed building expansion is consistent with these buildings. The aforementioned fence and mature, natural landscape buffer will be maintained to the west of the site. All of the existing vegetation on the north, buffering the senior living facilities and on the east, buffering Gould St. will be preserved. To the south is a strip of existing trees and shrubs that has been impacted by the Highland Ave. bike lane construction. Shrubs are proposed to infill the disturbed areas and provide screening to the parking, and from the new courtyard to the street.

The project has been designed to maximize landscaped area and reduce impervious areas. This is accomplished by removing 17 parking spaces and the main entrance drop-off circle and replacing with landscaped areas and a small, paved seating area. Additionally, the existing sunken loading dock on the southwest corner of the building will be filled and landscaped, providing an enhanced site entry and a buffer from traffic for the ground floor residents, the open space will full comply with the requirements of the bylaw.

1.17 Under Section 3.12.4 of the By-Law, a special permit to operate independent living units in the Elder Services Zoning District may be granted if the Board finds that the proposed development complies with the standards and criteria set forth in the provisions of the By-Law. Based on the above findings and conclusions, the Board finds that the proposed development Plan, as conditioned and limited herein, 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.

1.18 Under Section 7.4 of the By-Law and Section 4.2 of Major Project Site Plan Special Permit No. 93-3, dated July 27, 1993, as amended August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011 and March 15, 2022, Insignificant Change on April 18, 2013 and further amended on December 17, 2013, a Major Project Site Plan Special Permit Amendment may be granted in the Elder Services 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. Based on the above findings and criteria, the Board finds that the Approved Plan Set, 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.

THEREFORE, the Board voted 5-0 to GRANT (1) the requested special permit for 50 independent living units in the Elder Services Zoning District under Section 3.12.4 of the Zoning By-Law; and (2) a special permit for a Major Project Site Plan Review Amendment under Section 7.4 of the Zoning By-Law; 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 pertaining to this Decision, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Commissioner 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 Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner 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 Commissioner 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 required.

CONDITIONS AND LIMITATIONS

The plan modifications, conditions and limitations contained in Major Project Site Plan Special Permit No. 93-3, dated July 27, 1993, as amended August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011, and March 15, 2022, Insignificant Change on April 18, 2013, and further amended on December 17, 2013, are ratified and confirmed except as modified herein.

DECISION

NOW THEREFORE, by unanimous vote of the Planning Board, the Board votes that:

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 3.38 hereof.

3.1 The plan modifications, conditions and limitations contained in Major Project Site Plan Special Permit No. 93-3, dated July 27, 1993, as amended August 9, 1994, August 8, 1995, November 21,

1995, June 3, 1997, March 15, 2011 and March 15, 2022, Insignificant Change on April 18, 2013, and further amended on December 17, 2013, are ratified and confirmed, except as follows:

3.2 The expansion of that project by adding a third floor to the building is approved. This would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable.

3.3 No administrative use, other than that needed for operation of the independent living units, or other community activity incidental to the facility being conducted on the site, shall be allowed. There shall be no more than 6 full time employees.

3.4 At least 81 paved parking spaces including 48 full sized spaces and 33 compact spaces shall be provided on-site.

3.5 Pursuant to Section 3.12.10 of the Zoning By-Law, at least 10% of the independent living apartments shall be Affordable Housing Units. At the request of the Board, the Petitioner, however, has committed to 12.5% of the units being Affordable Housing Units. Since after completion of the proposed addition, the project will contain 72 independent living apartments, a total of nine of said apartments shall be Affordable Housing Units. The nine affordable units will be proportionately distributed throughout the new building in terms of both unit size and type consistent with Local Initiative Guidelines, Section VI.B.5.d.

3.6 There shall be nine new affordable units in the entire building. The nine affordable housing units in the project shall be as defined in Section 1.3 of the By-Law. Said units shall comply with all applicable provisions of the Department of Housing and Community Development's (DHCD) Chapter 40B Guidelines, dated February 22, 2008, as amended, and shall be eligible for the Chapter 40B Subsidized Housing Inventory as "Local Action Units" under the DHCD Local Initiative Program. It shall be the Petitioner's responsibility to prepare all applications, exhibits, and supporting documentation that DHCD requires in order to approve the unit for the Subsidized Housing Inventory and to record a DHCD-approved affordable housing restriction with the Norfolk Registry of Deeds or the Land Court. No certificate of occupancy shall be issued for the project until the Petitioner provides evidence that such restriction has been recorded.

3.7 Subject to DHCD approval, the Petitioner shall set aside up to 70% of the affordable units as local preference units, i.e., offered first to Needham residents or persons with a connection to the Town, in accordance with a local preference policy determined by the Board of Selectmen consistent with DHCD directives and applicable state and federal laws. The Town will provide reasonable assistance to the Petitioner in designing an affirmative marketing plan for the Affordable Units. The Town may delegate oversight of an affirmative marketing plan and local preference selection procedures to another organization deemed appropriate by the Board to represent the Town interests. All costs associated with preparing and implementing the affirmative marketing plan and local preference procedures shall be paid by the Petitioner.

3.8 The Town of Needham intends to enter into an agreement with a person or entity selected by the Town Manager and approved by DHCD to monitor the Petitioner's compliance with the affordability restriction on an annual basis and to provide an annual report of its monitoring to the Town (the "Monitoring Agent"). The Petitioner shall pay for the cost of the Monitoring Agent pursuant to a separate agreement between the Town and the Petitioner. The Petitioner shall cooperate with the monitoring agent by providing all documentation necessary to demonstrate that the affordable housing units comply with Section 1.3 of the Zoning By-Law and this Decision and are occupied by income-eligible households.

3.9 The Building shall be electrically wired so that the roof is considered "solar ready", so that photovoltaic panels can be added in the future, if desired.

3.10 The 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.

3.11 The proposed building and support services shall contain the dimensions and shall be located on that portion of the locus exactly as shown on the Plan, as modified by this Decision, and in accordance with the applicable dimensional requirements of the By-Law. Notwithstanding the above, the Petitioner may revise the floor plans without the need for additional hearings or approvals, provided that the total square footage of the building does not increase and the total number of independent living apartment units does not exceed 72 units.

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

3.13 The staffing for the 72 IL units shall be limited to 6 employees on-site during the largest shift.

3.14 Sufficient parking shall be provided on the locus at all times in accordance with the Plan, as modified by this Decision, and there shall be no parking of motor vehicles off the locus at any time.

3.15 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.

3.16 The emergency diesel fueled generator to be installed at the edge of the parking lot along Gould Street shall be designed and operated so as to comply with all applicable Federal, state and local regulations addressing sound attenuation to protect adjoining properties and the nearest inhabited residence from excessive noise, as defined in said regulations. The emergency diesel fueled generator shall also be installed and screened as far as practical to minimize the visibility of the emergency generator. The Petitioner shall deliver to the Board for its review and approval plans and specifications of said emergency diesel fueled generator, including sound attenuation components, if necessary together with Petitioner's certification to the Board that said emergency generator has been designed such that when it is operated it will be in compliance with the regulations described above with respect to noise, and screened in accordance with the requirements described above.

3.17 Prior to project occupancy, an as-built plan of the emergency generator together with a sound level analysis prepared by an acoustical engineer (if, in the opinion of the Board, available manufacturer's specifications are insufficient to demonstrate compliance with applicable noise standards) shall be submitted to the Board for its review and approval. The sound analysis shall demonstrate compliance with all applicable Federal, state and local regulations addressing sound attenuation to protect adjoining properties and the nearest inhabited residence from excessive noise, as defined in said regulations.

3.18 Normal maintenance and testing of the emergency generator shall be limited to one occurrence per month between the weekday hours of 9:00 a.m. and 5:00 p.m. for a period not to exceed 2

hours. The emergency generator shall not operate more than 300 hours per rolling 12-month period, including the normal maintenance and testing procedure as recommended by the manufacturer and periods when the primary power source for Wingate at Needham, has been lost during an emergency, such as a power outage, an on-site disaster or an act of God.

3.19 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 Commissioner, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.

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 Commissioner.

3.21 This Special Permit to operate a 72-unit facility as described in this Decision is issued to Wingate Development, LLC, 63 Kendrick Street, Needham, Massachusetts 02494. Prior to any change in the entity operating the facility (other than a change to an affiliated entity under common control with Wingate Development, LLC), Petitioner shall provide written notice of the anticipated change to the Board, and the new operating entity shall provide a written statement to the Board, signed by a person who will be responsible for the operations of the facility, that they have read this Decision and acknowledge that the terms hereof are binding on the new entity.

3.22 All utilities, including telephone and electrical service, shall be installed underground from the street line.

3.23 The Petitioner shall secure from the Needham Department of Public Works a Sewer Connection Permit or impact fee, if applicable.

3.24 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.

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

3.26 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.

3.27 The Petitioner shall connect the sanitary sewer line only to known sources. All known sources that cannot be identified shall be disconnected and properly sealed.

3.28 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.

3.29 The Petitioner shall comply with the Public Outreach & Education and Public Participation & Involvement control measures required under NPDES. The Petitioner shall submit a letter to the DPW identifying the measures selected and dates by which the measures will be completed.

3.30 All solid waste shall be removed from the site by a private contractor. Snow shall also be removed or plowed by private contractor. All snow shall be removed or plowed such that the total number and size of parking spaces are not reduced.

3.31 The following interim safeguards shall be implemented during construction:

a. The hours of construction shall be 7:00 a.m. to 5:00 p.m. Monday through Saturday not at all on Sundays and holidays.

b. The Petitioner's contractor shall provide temporary security chain-link or similar type fencing around the portions of the project site, which 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 Commissioner, 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 Highland Avenue, Gould Street or surrounding streets.

3.32 All deliveries and trash dumpster pick up shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday, not at all on Sundays and holidays. The trash shall be picked up no less than two times per week. The dumpster shall be screened with a wooden fence, which shall be maintained in good condition. The dumpster shall be maintained in a locked condition with the key controlled by management so as to ensure compliance with the trash removal conditions of this permit. The dumpster shall be emptied, cleaned and maintained to meet Board of Health standards.

3.33 All lights shall be shielded and adjusted during the evening hours to prevent any annoyance to the neighbors. The Petitioner shall adjust its parking lights during the night and early morning. Between the hours of 10:00 p.m. and 11:00 p.m., the Petitioner shall shut off most of the parking lot lights using the lights on the building to shine down and provide basic security. The building lights shall be set at a low light level to prevent any annoyance to the neighbors.

3.34 No building permit shall be issued for the proposed project in pursuance of the Special Permit and 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 Commissioner.

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

c. The Petitioner shall deliver to the Board for its review and approval plans and specifications of said emergency generator, including sound attenuation components, if necessary together with Petitioner's certification to the Board that said emergency generator has been designed such that when it is operated it will be in compliance with the regulations described above with respect to noise. The emergency generator shall also be installed and screened as far as practical so as to minimize the visibility of the emergency generator. Said plans and certification shall be approved by the Board without the requirement of a public hearing.

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.

3.35 No building or structure, or portion thereof, subject to this Special Permit and Site Plan Approval shall be occupied until:

a. An as-built plan, supplied by the engineer of record certifying that the on-site and off-site project improvements were 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 on-site and off-site, in their true relationship to the lot lines. In addition to the engineer of record, said plan shall be certified by a Massachusetts Registered Land Surveyor.

b. There shall be filed with the Building Commissioner and Board a statement by the Department of Public Works certifying that the finished grades and final construction details of the driveways, parking areas, drainage systems, utility installations, and sidewalks 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.

c. There shall be filed with the Board and Building Commissioner a Final Construction Control Document signed by a registered architect upon completion of construction.

d. There shall be filed with the Board and Building Commissioner an as-built Landscaping Plan showing the final location, number and type of plant material, final landscape features, parking areas, and lighting installations. 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.

e. There shall be filed by the Petitioner an as-built plan of the emergency generator and a sound level analysis prepared by an acoustical engineer (if, in the opinion of the Board, available manufacturer's specifications are insufficient to demonstrate compliance with applicable noise standards). The sound analysis shall demonstrate compliance with all applicable Federal, state and local regulations addressing sound attenuation to protect adjoining properties and the nearest inhabited residence from excessive noise, as defined in said regulations. Said as-built plan and sound level analysis shall be reviewed and approved by the Board without the requirement of a public hearing.

f. The Town shall have received a copy of the recorded DHCD-approved affordable housing restriction as described in paragraph 3.6.

g. Notwithstanding the provisions of Sections a, b, and d hereof, the Building Commissioner may issue one or more certificates for temporary occupancy of all or portions of the buildings prior to the installation of final landscaping and other site features, provided that the Petitioner shall have first filed with the Board 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.

3.36 The building or structure authorized for construction by this permit shall not be occupied or used, and no activity except the construction activity authorized by this permit shall be conducted

within said area until a Certificate of Occupancy and Use or a Certificate of Temporary Occupancy and Use has been issued by the Building Commissioner.

3.37 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 submitted, that this information is true and valid to the best of the Petitioner's knowledge.

3.38 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 Commissioner 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 are 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.

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

4.5 This Special Permit shall not be transferred or assigned by Wingate at Needham, Inc. without the prior approval of the Board after hearing and notice.

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 Amendment shall lapse on May 16, 2025, 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 30 days prior to May 16, 2025. 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.

This approval shall be recorded in the Norfolk District Registry of Deeds. This Special Permit Amendment 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 Town Clerk's office or that if such appeal has been filed, that it has been dismissed or denied is recorded with Norfolk District Registry Deeds and until the Petitioner has delivered a certified copy of the recorded document to the Board.

The provisions of this Special Permit Amendment 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 on the Plan, 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 the General Laws, Chapter 40A, Section 17 within twenty (20) days after filing of this decision with the Needham Town Clerk.

Witness our hands this 16th day of May, 2023.

NEEDHAM PLANNING BOARD

_____
Adam Block, Chairperson

_____
Jeanne S. McKnight

_____
Paul S. Alpert

_____
Artie Crocker

_____
Natasha Espada

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____, 2023

On this ____ day of _____, 2023, 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 Wingate Development, LLC, 63 Kendrick Street, Needham, Massachusetts 02494, for property located at the 589 Highland Avenue, 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 Commissioner	Fire Department	Director, PWD
Conservation Commission	Police Department	Parties in Interest

Evans Huber, Attorney

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

May 10, 2023

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Scenic Road- 920 South Street
South Street-Request for Bond

Dear Members of the Board:

Per your request the following is an estimate of the scenic road work required for the above referenced project.

Our estimate to complete this work is calculated as follows:

Item	Unit	Unit Price		Amount
Tree replacement	LS	$400		$400
Scenic wall Reconstruction	LS	$1,600		$1,600
Asbuilt Plans/ Certification	LS	$2,000		$2,000
		Subtotal	$4,000	
~ 20% Engineering and Contingency				$800
		Subtotal	$4,800	
~ 2.0% inflation per year for 2-years		TOTAL:		**$5,000**

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer

AGREEMENT

AGREEMENT made this _____ day of _____, 2023 by and between the TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts, acting through its Planning Board (hereinafter referred to as the "TOWN") and Brian Connaughton, 920 South Street, Needham, MA (hereinafter referred to as the APPLICANT).

WHEREAS, the Applicant has sought to obtain approval from the Town to perform activities at 920 South Street, further identified on Needham Assessor's Map 205 as Parcel 7, which is subject to the provisions of M.G.L. Chapter 40, Section 15C and the Rules and Regulations of the Needham Planning Board governing its administration of the Scenic Road Act;

WHEREAS, the Applicant has sought to install a private way opening through a vegetated section of land within the right of way of South Street, a designated Scenic Road. Also proposed is the removal of two public shade trees. The public shade trees to be removed are one 22" caliper tree and one 18" caliper tree located within the layout of the proposed driveway and roadway. The Applicant has proposed mitigation measures by contributing $200 per public shade tree removed to a tree fund at the Town of Needham.

WHEREAS, the Applicant has sought to permanently remove twenty-six (26) feet of stone wall, along South Street, a designated Scenic Road, for the purpose of creating a new private way opening on property located at 920 South Street, Needham, MA. The Applicant will rebuild a portion of stone wall along the proposed new private way, built to match the existing wall in height, style and stone, as shown on the plan.

WHEREAS, the Applicant will contribute $200 per public Shade Tree removed ($400 in total) to a tree fund in Town, as designated by the Tree Warden;

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed removal of a twenty-six foot long section of the existing stone wall to provide new private roadway access to the lot for the purpose of creating a new roadway as part of a Definitive Subdivision;

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed rebuilding of a small portion of stone wall stone wall along the proposed new private way, built to match the existing wall in height, style and stone, as shown on the plan. The subject property is shown on a Plan prepared by Verne T. Porter, 354 Elliot Street, Newton, MA, entitled "Street Opening Sketch Plan, 920 South Street, Needham Massachusetts," dated November 14, 2022.

NOW THEREFORE, said Applicant and their successors and assigns covenants and agrees as follows:

l. The proposed activities shall conform and be consistent with the plans as noted above.

2. Not more than the two public shade trees within the right of way of South Street shall be disturbed, as noted on the Plan.

3. Not more than the twenty-six feet of stone wall along South Street shall be removed, as noted on the Plan.

4. All proposed work within the right-of-way of South Street shall be accomplished at the expense of the Applicant; any damage to other private property shall be restored to the satisfaction of the Planning Board and the Town Engineer.

5. Prior to the commencement of construction all work permits required by the Town of Needham shall be obtained by the Applicant. All work permits required by the Town of Needham shall be at the Applicant's expense.

6. Upon completion of the construction, As-built plans shall be submitted to the Public Works Department and Planning Board for approval.

7. In order to guarantee the performance of the work as shown on the Plan and described herein, surety in the amount of Five Thousand dollars ($5,000.00) shall be posted with the Planning Board prior to the commencement of any work; such surety shall be in a form acceptable to Town Counsel and shall be released by the Planning Board upon the completion of the work as approved by the Town Engineer.

9. All work authorized under this permit must be completed by May 16, 2025.

EXECUTED AS A SEALED INSTRUMENT on the day and year first above written.

By Needham Planning Board

_____

_____

_____

_____

_____

By Applicant

_____
Brian Connaughton

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this _____day of _____, 2023, before me, the undersigned notary public, personally appeared _____, 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 his free act and deed before me.

_____
Notary Public

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this _____day of _____, 2023, 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: _____

Approved as to form:

_____
Town Counsel

cc: Public Works Dept.
Town Engineer
Building Commissioner

AGREEMENT

AGREEMENT made this _____ day of _____, 2023 by and between the TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts, acting through its Planning Board (hereinafter referred to as the "TOWN") and Brian Connaughton, 920 South Street, Needham, MA (hereinafter referred to as the APPLICANT).

WHEREAS, the Applicant has sought to obtain approval from the Town to perform activities at 920 South Street, further identified on Needham Assessor's Map 205 as Parcel 7, which is subject to the provisions of M.G.L. Chapter 40, Section 15C and the Rules and Regulations of the Needham Planning Board governing its administration of the Scenic Road Act;

WHEREAS, the Applicant has sought to install a private way opening through a vegetated section of land within the right of way of South Street, a designated Scenic Road. Also proposed is the removal of two public shade trees. The public shade trees to be removed are one 22" caliper tree and one 18" caliper tree located within the layout of the proposed driveway and roadway. The Applicant has proposed mitigation measures by contributing $200 per public shade tree removed to a tree fund at the Town of Needham as designated by the Tree Warden;.

WHEREAS, the Applicant has sought to permanently remove twenty-six (26) feet of stone wall, along South Street, a designated Scenic Road, for the purpose of creating a new private way opening on property located at 920 South Street, Needham, MA. The Applicant will rebuild a portion of stone wall along the proposed new private way, built to match the existing wall in height, style and stone, as shown on the plan.

~~WHEREAS, the Applicant will contribute $200 per public Shade Tree removed ($400 in total) to a tree fund in Town, as designated by the Tree Warden;~~

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed removal of a twenty-six foot long section of the existing stone wall and the removal of two public shade trees, to provide new private roadway access to the lot for the purpose of creating a new roadway as part of a Definitive Subdivision;

WHEREAS, the Town, in reliance upon the accuracy and content of the application and plan, approves the proposed rebuilding of a small portion of stone wall stone wall along the proposed new private way, built to match the existing wall in height, style and stone, as shown on the plan. The subject property is shown on a Plan prepared by Verne T. Porter, 354 Elliot Street, Newton, MA, entitled "Street Opening Sketch Plan, 920 South Street, Needham Massachusetts," dated November 14, 2022.

NOW THEREFORE, said Applicant and their successors and assigns covenants and agrees as follows:

l. The proposed activities shall conform and be consistent with the plans as noted above.

2. Not more than the two designated public shade trees within the right of way of South Street shall be disturbed, as noted on the Plan.

3. Not more than the twenty-six feet of stone wall along South Street shall be removed, as noted on the Plan.

4. All proposed work within the right-of-way of South Street shall be accomplished at the expense of the Applicant; any damage to other private property shall be restored to the satisfaction of the Planning Board and the Town Engineer.

5. Prior to the commencement of construction all work permits required by the Town of Needham shall be

obtained by the Applicant. All work permits required by the Town of Needham shall be at the Applicant's expense.

6. Upon completion of the construction, As-built plans shall be submitted to the Public Works Department and Planning Board for approval.

7. In order to guarantee the performance of the work as shown on the Plan and described herein, surety in the amount of Five Thousand dollars ($5,000.00) shall be posted with the Planning Board prior to the commencement of any work; such surety shall be in a form acceptable to Town Counsel and shall be released by the Planning Board upon the completion of the work as approved by the Town Engineer.

9. All work authorized under this permit must be completed by May 16, 2025.

EXECUTED AS A SEALED INSTRUMENT on the day and year first above written.

By Needham Planning Board

_____

_____

_____

_____

_____

By Applicant

_____
Brian Connaughton

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this _____day of _____, 2023, before me, the undersigned notary public, personally appeared _____, 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 his free act and deed before me.

_____
Notary Public

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this _____day of _____, 2023, 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: _____

Approved as to form:

_____
Town Counsel

cc: Public Works Dept.
Town Engineer
Building Commissioner

For Planning Board Use Only

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA

Thursday, May 18, 2023 - 7:30PM

Zoom Meeting ID Number: 869-6475-7241

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click "Join a Meeting" and enter the Meeting ID: 869-6475-7241

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

AGENDA

Minutes	Review and approve Minutes from April 27, 2023 meeting.
Case #1 – 7:30PM	**145 Rosemary Street – EIP Rosemary, LLC**, applied for a Special Permit under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the By-Law to waive strict adherence to the off-street parking number and parking design requirements. This request is associated with Wellesley Family Care, a medical office use, which will be expanding into 4,018 s.f. of space formerly occupied for general office use. The property is located at 145 Rosemary Street in the Industrial (I) and Single Residence B (SRB) Districts

ZBA Application For Hearing

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

Applicant Information

Applicant Name	EIP Rosemary, LLC		Date: 04/21/23
Applicant Address	20 Pickering Street, 2nd Floor, Needham, MA 02492		
Phone	781-449-9000	email	jhennessey@nefacilities.net

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

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

Representative Name	Evans Huber, Esquire		
Address	Frieze Cramer Rosen & Huber LLP, 62 Walnut St., Suite 6, Wellesley, MA 02481		
Phone	781-943-4000	email	eh@128law.com

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

Contact ☒Me ☐Representative in connection with this application.

Subject Property Information

Property Address	145 Rosemary Street, Needham, MA 02492		
Map/Parcel Number	Map 101, Parcel 2	Zone of Property	Industrial and SRB

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

Is property ☐Residential or ☒Commercial

If residential renovation, will renovation constitute "new construction"?
☐Yes ☐No N/A

If commercial, does the number of parking spaces meet the By-Law requirement? ☐Yes ☒No
Do the spaces meet design requirements? ☐Yes ☒ No

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

ZBA Application For Hearing

Existing Conditions: The property is a parcel containing approximately 220,311 s.f. and contains a multi-tenanted office building of approximately 86,269 s.f. of floor area, a parking area containing 311 parking spaces and associated landscaping.

Statement of Relief Sought: Waiver of the requirement of strict compliance with the number of parking spaces required by the bylaw. Also, waiver of the requirement of compliance with sections 5.1.3 (a); (i); (j); (k); (1). See also Exhibit A attached hereto and letter dated December 19, 2022 filed herewith.

Applicable Section(s) of the Zoning By-Law:
5.1.1.5; 5.1.2; 5.1.3; 7.5.2.

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

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

ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:
Unknown/N/A. No relief is requested on the basis that the lot or structure is pre existing non conforming	Same

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

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

❖❖❖❖

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

I certify that I have consulted with the Building Inspector 04/11/2023
date of consult

Date: 04/21/2023 Applicant Signature _____
Evans Huber, counsel for Applicant

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

EXHIBIT A

EIP Rosemary LLC
Application for Hearing
On Special Permit
145 Rosemary Street

Statement of Relief Sought

The Applicant requests a Special Permit pursuant to Section 5.1.1.5 of the Zoning By-Law to waive strict adherence to the off-street parking requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-Law.

The property is a parcel of approximately 220,311 sq. ft. and contains a multi-tenanted office building with 86,269 sq. ft. of floor area, a parking area now containing 311 parking spaces, and associated landscaping. The tenants are a mixture of regular office and medical office uses. The property has been the subject of multiple special permits, seeking waivers of the parking requirements as set forth in the Bylaw, based on the proposed uses and the then-existing mix of uses throughout the property at various times. *See* Needham Pediatrics, PC Decision dated June 19, 2012, Beth Israel Deaconess Hospital-Needham, Inc. Decision dated August 12, 2012, Steward Medical Group, LLC Decision dated January 17, 2013, Boston ENT Associates, P.C. Decision dated December 19, 2013, Daniel M. Rutowicz DPM, P.C. Decision dated February 26, 2015, Harvard Medical Faculty Physicians at Beth Israel Medical Center, Inc., d/b/a Needham Urology Associates Decision dated May 17, 2018, and Pediatric Dental Specialists of Needham Decision dated February 28, 2019.

The parking supply at this property was last considered by this Board in early 2023. (Decision regarding Wellesley Family Care and Ortho Boston, dated January 19, 2023.) At that time a Special Permit was approved which waived strict adherence to the Bylaw parking requirements, based on the proposed use by Wellesley Family Care and Ortho Boston of certain office space as medical offices, and aggregate uses at the property of 40,628 s.f. of general office space and 45,641 s.f. of medical office space. Per the Bylaw, such uses in the aggregate required 364 spaces at the property (as compared to the then-existing parking supply of **284 spaces**). Thus the delta between the available parking supply and the parking supply required by the Bylaw, at the time of that approval, was 80 spaces.

Since that time, Applicant has re-striped a portion of its existing parking area to increase the parking supply on site by 27 spaces. As shown on the site plan filed herewith, this was done without creating any new non-conformities with the design requirements of Section 5.1.3 of the Bylaw. Thus, the available parking supply onsite is now **311 spaces**.

As shown on the table, below, Applicant proposes that Wellesley Family Care (which already occupies Unit C2 and a portion of Unit C1A) also occupy the remainder of Unit C1A (4,018 s.f.) At the time of the last Special Permit, this additional space was treated as general office space. The proposed change in use

for this 4,018 s.f., as shown in the table below in **bold**, is from general office space (parking requirement one space per 300 sq. ft.) to medical office space (parking requirement one space per 200 sq. ft.), and results in an increase of seven (7) spaces in the parking requirement, for a total required parking supply of 371 spaces, based on the Bylaw.

Importantly, as a result of the re-striping onsite, and the net increase of 27 spaces, the delta between the available parking supply and the calculated parking demand per the bylaw, even if this special permit is approved, has ***decreased*** to 60 spaces. In other words, even with the proposed expansion of Wellesley Family Care into an additional 4,018 s.f. of space previously permitted as general office space, the difference between the calculated demand (per the Bylaw) and the available supply will be better, by 20 spaces, than the last time this Board approved a Special Permit for the site, in January 2023.

The total square footage of the building remains the same and no exterior changes to the building are proposed.

Bylaw Parking Requirements
Based On Updated Tenant Roster & Current and Proposed (**in bold**) Usage
As Of April 21, 2023

Unit	Lease Name	Area (s.f.)	Use	Requirement
A	Bierman, ABA, Inc.	11,044	Office	1/300
B	Dan M. Rutowicz, DPM, P.C.	3,071	Medical Office	1/200
B2	Combined with C1B space	0	Office	1/300
C1A	Wellesley Family Care	2,168	Medical Office	1/200
C1A	**Proposed: Wellesley Family Care**	**4,018**	**Medical Office**	**1/200**
C1B	Children's Speech and Feeding	4,043	Office	1/300
C2	Wellesley Family Care	7,273	Medical Office	1/200
D1-A,D3	Lily Transportation	5,433	Office	1/300
D2-A	Lily Transportation	6,665	Office	1/300
D2-B	Needham Urology Associates	6,800	Medical Office	1/200
E	Vacant	7,685	Office	1/300
H1	Boston ENT Associates, P.C.	4,493	Medical Office	1/200
H2	Combined with K1	0	Office	1/300
K1	Pediatric Dental Specialists of Needham	3,088	Medical Office	1/200
K2	Ashworth Mortgage	1,740	Office	1/300
D1-B	BID-Needham, Inc.	7,722	Medical Office	1/200
F3-K3	Needham Pediatric	7,764	Medical Office	1/200
I	Ortho Boston	3,262	Medical Office	1/200

Use	Area (sq.ft)	Requirement	Total Spaces Required
Office	36,610	1/300	122
Medical Offices	49,659	1/200	248.3
Total Parking Requirement (rounded up)	86,269		371

The parking evaluation conducted by MDM Transportation Consultants, Inc. ("MDM") and filed with this Application summarizes its analysis and conclusions as follows: "projected peak parking demands at the site including infill of general office and medical office vacancies and the proposed conversion of 4,018 sf of general office use to medical office use results in a projected peak parking demand on the campus of between 268 (empirical methodology) and 273 spaces (ITE methodology). Relative to existing observed Campus parking activity, this leaves a surplus parking supply of at least 38 spaces at the Campus. This surplus parking supply will accommodate a relatively wide fluctuation in peak parking demands. Therefore, the Campus parking supply of 311 spaces more than satisfies the peak parking demands generated by existing and proposed building tenants."

Wellesley Family Care is a general family medical practice and currently occupies 9,441 s.f. of space at the property. Currently it has 28 employees at this site and sees approximately 60 to 80 patients per day. Hours of operation are Monday to Friday 6:00 a.m. to 7:00 p.m. for employees and 7:00 a.m. to 6:30 p.m. for patient appointments.

With respect to the proposed expansion into an additional 4,018 s.f. of space, it is anticipated that the space will be used for four (4) new exam rooms, as well as offices, storage, restrooms, and conference areas. WFC's phlebotomy work will also be expanding. Staff will increase by 5, and WFC expects to serve approximately 20 additional patients per day. Hours of operation will not change.

Under the Zoning Bylaw, the additional 4,018 square feet of space that Wellesley Family Care proposes to expand into would require 4,018 ÷ 200 = 20.09 spaces; rounded up that would require 21 spaces. Even if all 5 additional employees overlap in such a way that at some point during the day 5 of those spaces were used by the additional employees at the same time, that would still leave 16 spaces for patients, which is clearly more than is needed for a practice seeing an additional 20 patients over the course of a 11½ hour day.

These actual operational details for Wellesley Family Care's proposed use of the additional 4,018 s.f. of space are consistent with the overall MDM analysis set forth in its report filed herewith; namely, that the actual parking demand for this mix of uses at this property is well below that specified in the Bylaw, and below the actual parking supply at the property.

FRIEZE CRAMER ROSEN & HUBER LLP
COUNSELLORS AT LAW

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

April 21, 2023

BY HAND DELIVERY
Board of Appeals Members
Town of Needham
Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Daphne Collins

Re: Application for Special Permit
145 Rosemary Street, Needham, MA

Dear Members of the Board of Appeals:

On behalf of EIP Rosemary LLC, enclosed please find the following:

1) Application for Special Permit (7 copies)

2) Certified site plans prepared by a registered surveyor (7 copies)

3) MDM Transportation Consultants, Inc. report entitled "Parking Evaluation – 145 Rosemary Street Conversion of Office to Medical Office (Suite C1-A) Needham Massachusetts," dated April 20, 2023 (7 copies)

4) Letter to the Board describing the parking waivers requested from Section 5.1.3 of the Zoning By-Law (Parking Plan and Design Requirements). (7 copies). The waiver sections listed are identical to those requested and granted by the Board in connection with the Decision dated January 19, 2023 regarding Wellesley Family Care and Ortho Boston.

5) Filing fee in the amount of $500.00 payable to the Town of Needham

I would appreciate your placing this matter on the next available Board of Appeals meeting agenda for hearing.

If there is any additional information you require, or if you have any questions, please do not hesitate to contact me.

Sincerely,

Evans Huber

Enclosures

FRIEZE CRAMER ROSEN & HUBER LLP
COUNSELLORS AT LAW

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

April 21, 2023

BY FEDERAL EXPRESS
Board of Appeals Members
Town of Needham
Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Daphne Collins

Re: Application for Special Permit
145 Rosemary Street, Needham, MA

Dear Members of the Board of Appeals:

In addition to requesting a special permit to waive strict adherence to the off-street parking requirements of Section 5.1.2 of the Zoning By-Law (number of spaces), the Applicant has requested relief from Section 5.1.3 of the Zoning By-Law (parking plan and design requirements).

Please note that these waivers are not requested for, do not apply to, the newly striped 27 spaces adjacent to the building, which comply with the design requirements of Section 5.1.3 of the Bylaw.

The following is a list of the specific subsections of Section 5.1.3 for which relief is requested, with respect to existing spaces pre-dating the re-striping:

1) Section 5.1.3(a) Parking Lot Illumination

No photometric study has been conducted in connection with this application. The parking areas are extensive and have been in existence for many years. A waiver is requested from this subsection.

2) Section 5.1.3(i) Width of Maneuvering Aisle

There are numerous locations throughout the parking areas that do not comply with this subsection. The property is unique in that there are multiple entrances to the building on at least three of its four sides, and several separate parking areas surrounding the building. The configuration of the property, as well as the location of the building on the property, is unique, and compliance with this subsection would be impossible without a substantial reduction in the number of parking spaces on the site and substantial hardship to the owner and to the existing tenants (as well as to the Town of Needham).

3) Section 5.1.3(j) Parking Setbacks

The parking areas are within five feet of the building in multiple locations around the building. The parking area is within four feet of the side lot line along the entire northerly side of the structure.

4) Section 5.1.3(k) Landscaped Areas

To the extent that the parking areas do not comply with the setbacks described in Section 5.1.3(j) above, they do not comply with the provisions of Section 5.1.3(k), since the setback areas are to be landscaped. In addition, this subsection requires that 10% of the parking area shall be maintained as landscaped area and "a minimum of one-quarter of this amount shall be located in the interior of the parking area." While the 10% landscaped area requirement is met, the interior landscaped requirement is not met.

5) Section 5.1.3(l) Trees

A waiver is requested from this section.

Parking waivers are requested from the above-described subsections of Section 5.1.3. Please note that these are the same waivers that were requested and granted by the Board in the January 19, 2023 Decision regarding Wellesley Family Care and Ortho Boston.

Thank you for your cooperation.

Sincerely,

Evans Huber

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

PRINCIPALS
Robert J. Michaud, P.E.
Daniel J. Mills, P.E., PTOE

April 20, 2023

Mr. Bruce Levine
Rosemary Office Associates LP
20 Pickering Street
Needham MA 02492

Re: Parking Evaluation - 145 Rosemary Street
Conversion of Office to Medical Office (Suite C1-A)
Needham, Massachusetts

Dear Bruce:

MDM Transportation Consultants, Inc. (MDM) has evaluated peak parking demands for the property at 145 Rosemary Street (the "Campus"), assuming conversion of a portion of vacant space to medical office use. Total Campus parking demands are based on a recent survey of current Campus parking activity and the conversion of approximately 4,018± square feet (sf) from its currently permitted status as office use to medical office use. The evaluation concludes that the proposed on-Campus parking supply of 311 spaces will readily accommodate peak demands under the proposed use scenario, leaving a projected surplus of 38 or more spaces at the Campus at full building occupancy.

A portion of the Campus is currently vacant. Therefore, projected parking demand is calculated by combining (a) observed peak demand generated by the current tenants; (b) projected additional peak demand if all of the currently vacant space were to be occupied consistent with the currently permitted uses; and (c) calculated additional peak demand if 4,018 sf of space, currently permitted as office use, is converted for medical offices uses.

Key findings of the parking evaluation are as follows:

- ***Existing Parking Utilization***: The existing parking supply of 311 marked parking spaces accommodates a peak weekday demand of 228 or fewer vehicles for the current tenants. This represents a peak utilization rate of 73 percent of available spaces at the busiest time of day (10:30 AM), leaving an extensive surplus of approximately 83 parking spaces available for use (and higher during other times of the day). This peak parking demand reflects existing occupancy, which includes 11,703 sf of vacant space currently permitted for office use.

- ***Additional Parking Demands For Currently Vacant Space***: Re-occupancy of currently vacant space, assuming all space is occupied as currently permitted, is expected to generate an additional peak demand of between 36 and 39 spaces over observed levels, bringing the total peak demand, were the Campus to be fully occupied as currently permitted, to between 264 (empirical methodology) and 267 spaces (ITE methodology). This projected peak demand under the most conservative methodology is still well below the available parking supply at the site resulting in at least a 14% reserve.

- ***Projected Additional Parking Demands Generated by Proposed Conversion of Office Space to Medical Office Space***: Conversion of 4,018 sf of office space to medical office use is projected to generate an additional peak parking demand of between 4 and 6 spaces on based on documented industry standard rates and empirical parking rates, resulting in an aggregate net Campus parking demand of between 268 (empirical methodology) and 273 spaces (ITE methodology). This projected additional demand remains below the available parking supply at the Campus; and is consistent with the increase that would be calculated by applying parking requirements under the zoning bylaw. Under the parking requirements set forth in Section 5.1.2, conversion of 4,108 sf of general office use to medical office use results in a 6-space increase in the required supply, which is also accommodated well under observed Campus surplus parking supply.

In summary, projected peak parking demands at the site including infill of general office and medical office vacancies and the proposed conversion of 4,018 sf of general office use to medical office use results in a projected peak parking demand on the campus of between 268 (empirical methodology) and 273 spaces (ITE methodology). Relative to existing observed Campus parking activity, this leaves a surplus parking supply of at least 38 spaces at the Campus. This surplus parking supply will accommodate a relatively wide fluctuation in peak parking demands. Therefore, the Campus parking supply of 311 spaces more than satisfies the peak parking demands generated by existing and proposed building tenants.

Existing and Proposed Site Programming

The Rosemary Office Park is an existing 86,269 square foot (sf) office building located on an approximate 5-acre tract of land. The proximity of the site to area roadways is presented in **Figure 1**. A total parking supply of 311 parking spaces currently supports the building representing an effective parking supply ratio of 3.6 spaces per 1,000 sf of building area (approximately 1 space per 280 sf of building area). Access/egress to the site is currently provided via curb cuts along Rosemary Street and Hillside Avenue. A breakdown of building leased square footage for existing tenants and proposed tenants (in **Bold**) is summarized in **Table 1**.

Figure 1

Site Location

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
Copyright © by MDM Transportation Consultants, Inc. All rights reserved.

TABLE 1
BUILDING UNIT ALLOCATION

Unit	Plaza Tenant	Size (sf)	Use
A	Bierman, ABA, Inc.	11,044	Office
B	Dan M. Rutowicz, DPM P.C.	3,071	Medical Office
B2	1,610 sf Combined with Unit C1-B	0	Office
C1-A	Wellesley Family Care	2,186	Medical Office[1]
C1-A	**Vacant: Proposed Wellesley Family Care**	***4,018***	**Medical Office[1]**
C1-B	Children's Speech and Feeding	4,043	Office
C2	Wellesley Family Care	7,273	Medical Office
D1-A, D3	Lily Transportation	5,433	Office
D2-A	Lily Transportation	6,665	Office
D2-B	Needham Urology Associates	6,800	Medical Office
E	Vacant	7,685	Office
H1	Boston ENT Associates, PC	4,493	Medical Office
H2	Combined with K1	0	Office
K1	Pediatric Dental Specialists of Needham	3,088	Medical Office
K2	Ashworth Mortgage	1,740	Office
D1-B	BID-Needham	7,722	Medical Office
F3-K3	Needham Pediatric	7,764	Medical Office
I	Ortho Boston	3,262	Medical Office
	Proposed Sub-Total	36,610	Office
	Proposed Sub-Total	49,659	Medical Office
	Total	86,269	Mixed-Office

[1]This space is currently permitted as Office Space but will be taken over by Wellesley Family Care and converted provide 4,018 sf of medical office space.

Under the proposed conditions a currently vacant portion of Unit C1-A will be converted to medical office space for occupancy by Wellesley Family Care. This change will result in a net change of 4,018 sf office space to medical office space as shown in **Bold** in the Table above. The total square footage of the building remains the same.

Existing Parking Inventory

A parking accumulation survey was conducted to identify parking trends at the Rosemary Office Park on Wednesday, March 1, 2023, and Thursday, March 2, 2023, and included overall parking observations between 8:00 AM and 6:00 PM with detailed parking by zones within the parking lot during the critical peak parking period for the Site between 10:00 AM and 2:00 PM. These time periods correspond to the peak demand periods for the Rosemary Office Park uses, as well as Medical-Dental Office Buildings as published by in the Institute of Transportation Engineers (ITE) *Parking Generation*[1]. The site parking lot was subdivided into parking zones for inventory purposes and to identify where peak parking use (or vacancies) occurs relative to the building entrances as indicated in **Figure 2**. Hourly parking activity is presented in **Figure 3** with a more specific accounting of peak demands/vacancies for each parking zone presented in **Figure 4**. At the time of survey, building vacancies included 11,703± sf of office space located in Units C1-A and E.

A summary of peak parking activity at the Site is as follows:

- The peak parking demand of 228 parked vehicles occurs at 10:30 AM on weekdays, representing an existing surplus of approximately 83 parking spaces (approximate 73% utilization rate). The equivalent parking demand rate for observed conditions is 3.06 spaces per thousand square feet of occupied space.

Estimated Peak Parking Demand

This section provides estimated peak parking demand for the mixed-use office building based on industry standard parking rates (applied to the currently vacant space) and observed parking rates for the currently occupied space.

Estimated Peak Parking Demand – ITE Based Methodology

The Institute of Transportation Engineers (ITE) has documented peak parking demand characteristics for office buildings and medical-dental office buildings in *Parking Generation* for Land Use Code (LUC) 710 and LUC 720, respectively. For reference, the ITE parking data is provided in the **Attachments.**

[1] *Parking Generation*, 5th Edition; Institute of Transportation Engineers; Washington, DC; 2019.

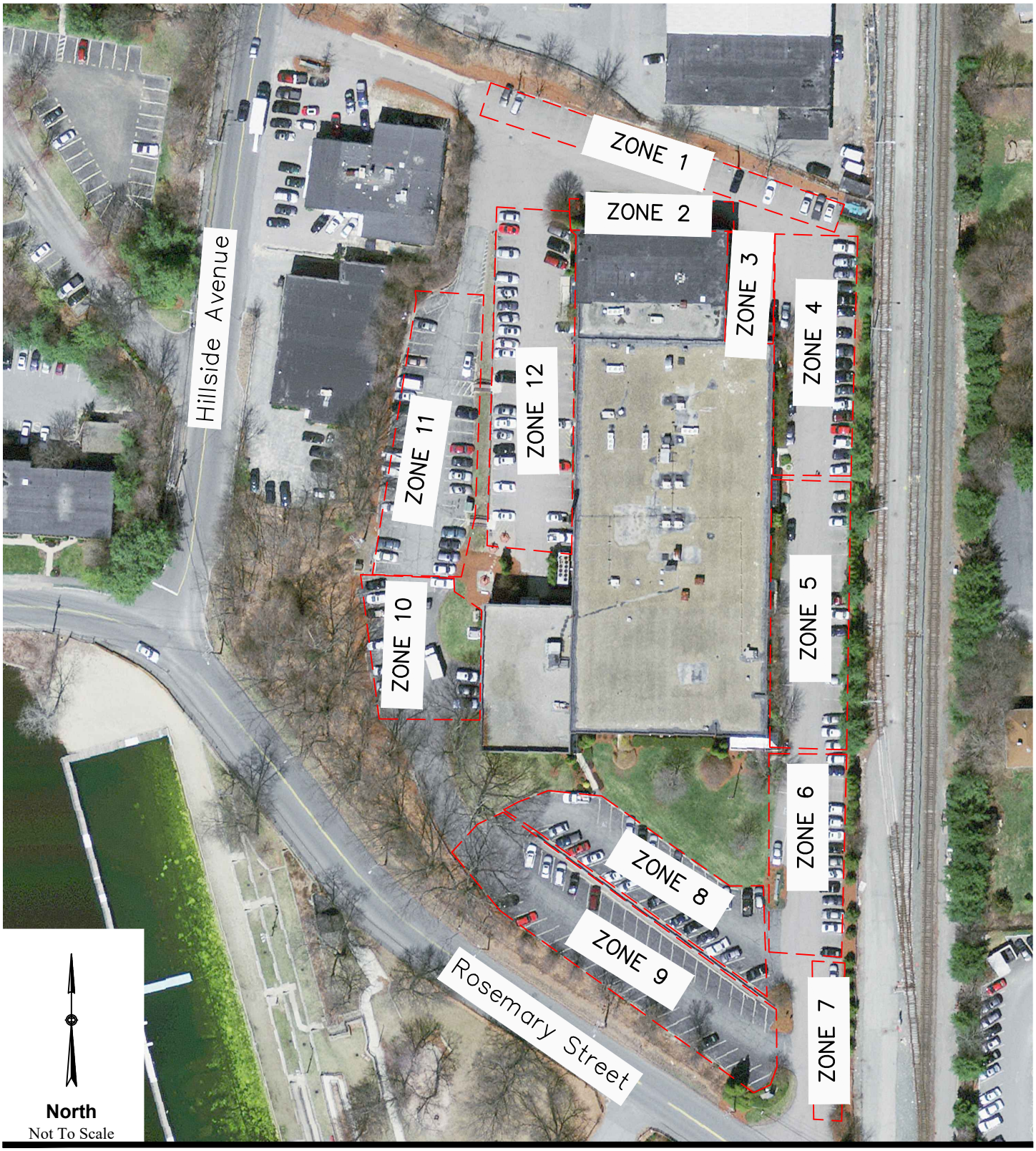


Figure 2

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Parking Zones
145 Rosemary Street - Needham, MA

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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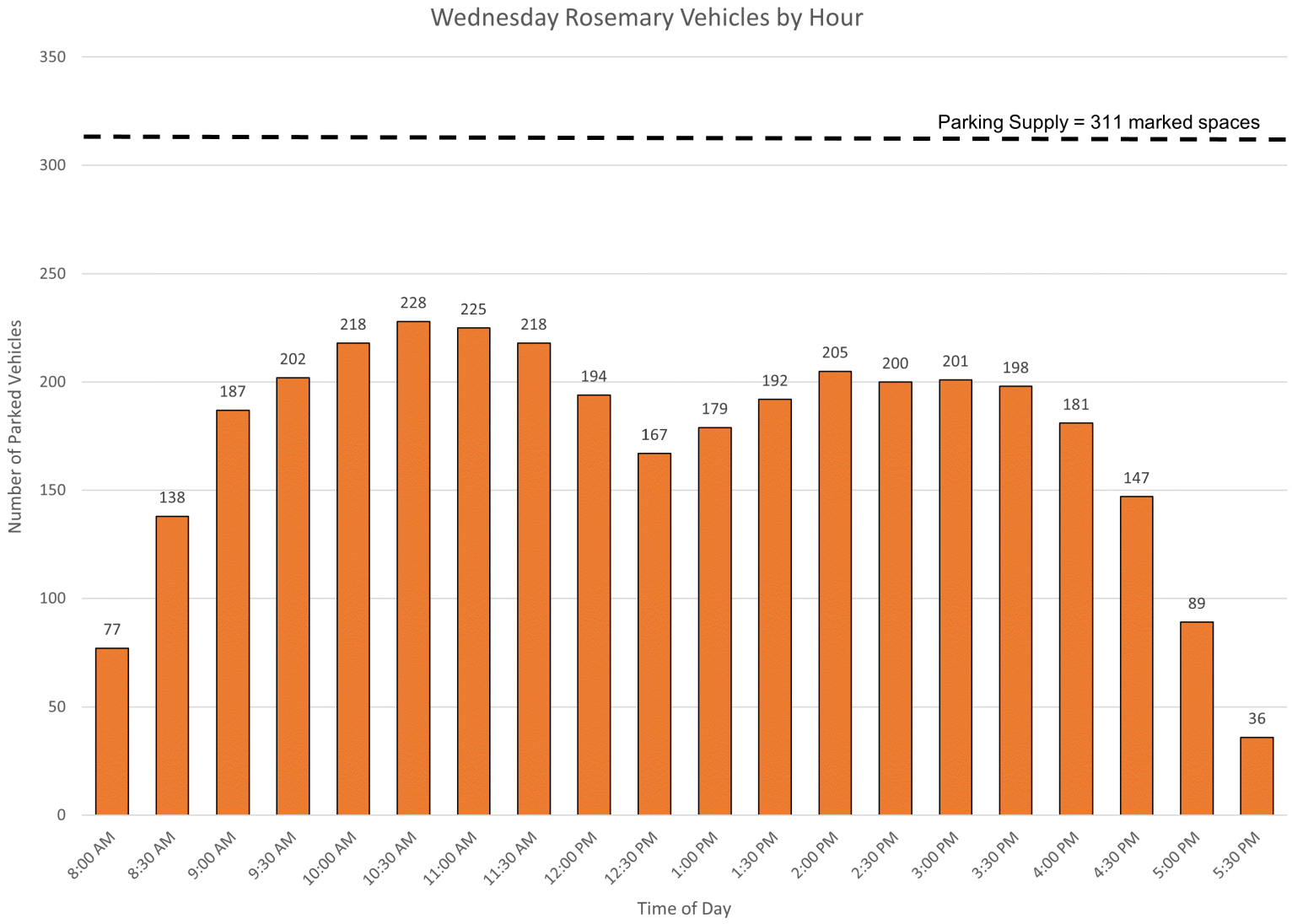

Figure 3

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Parking Accumulation Survey
Wednesday, March 1, 2023

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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Figure 4

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Parking Utilization by Zone
Wednesday, March 1, 2023 - 10:00 AM
145 Rosemary Street - Needham, MA

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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The parking data indicate that the peak parking occupancy for both general office and medical office uses occurs between 10:00 AM and 11:00 AM, consistent with parking surveys of the existing Campus. The peak parking demand for vacant space based on industry standard methodology is summarized in **Table 2,** assuming (*under Method (a)*) the currently vacant 11,703± sf of office space in Units C1A and E is occupied as currently permitted; and (*under Method (b)*) full occupancy of the Campus including 4,018± sf of office space converted to medical office space in Unit C1-A.

TABLE 2
PROJECTED PEAK PARKING DEMAND – ITE BASIS
ROSEMARY OFFICE PARK (10:00 AM – 12:00 PM)

Land Use	Size (gsf)	Peak Parking Rate (Vehicles per 1,000 sf)	Peak Parking Demand (Vehicles Parked)
Currently Permitted Uses – Method (a)			
Existing Tenants[1]	74,566	3.06	228
Re-Tenancy of Vacant Office Use[2]	11,703	3.30	39
Estimated Total Demand	86,269	-	**267**
Proposed Use – Method (b)			
Existing Tenants[1]	74,566	3.06	228
Proposed New Medical Office Use[3]	4,018	4.59	19
Re-Tenancy of Vacant Office Use[4]	7,685	3.30	26
Estimated Total Demand	86,269	-	**273**

[1]The Rosemary Office Park included approximately 74,566 gsf of occupied building space on dates of observations.
[2]Based on 11,703 gsf of vacant building space at the Rosemary Office Park applied to ITE LUC 710 85th percentile parking rates.
[3]Based on 4,018 gsf of vacant building space at the Rosemary Office Park applied to ITE LUC 720 85th percentile parking rates.
[4]Based on 7,685 gsf of vacant building space at the Rosemary Office Park applied to ITE LUC 710 85th percentile parking rates.

As summarized in **Table 2**,

- Based on ITE methodology, the re-occupancy of the vacant space (11,703 sf) under the currently permitted uses is estimated to result in an overall Campus peak parking demand of approximately 267 spaces.

- Based on ITE methodology, the re-occupancy of vacant space and the conversion of 4,018 sf of office space in Unit C1-A to medical office (for expanded occupancy by Wellesley Family Medical) is estimated to result in an overall campus peak parking demand increase of approximately 6 spaces compared to the Permitted uses resulting in up to 273 occupied parking spaces. For reference, estimated hourly parking activity at the Site is presented in **Figure 5** following this most conservative methodology.

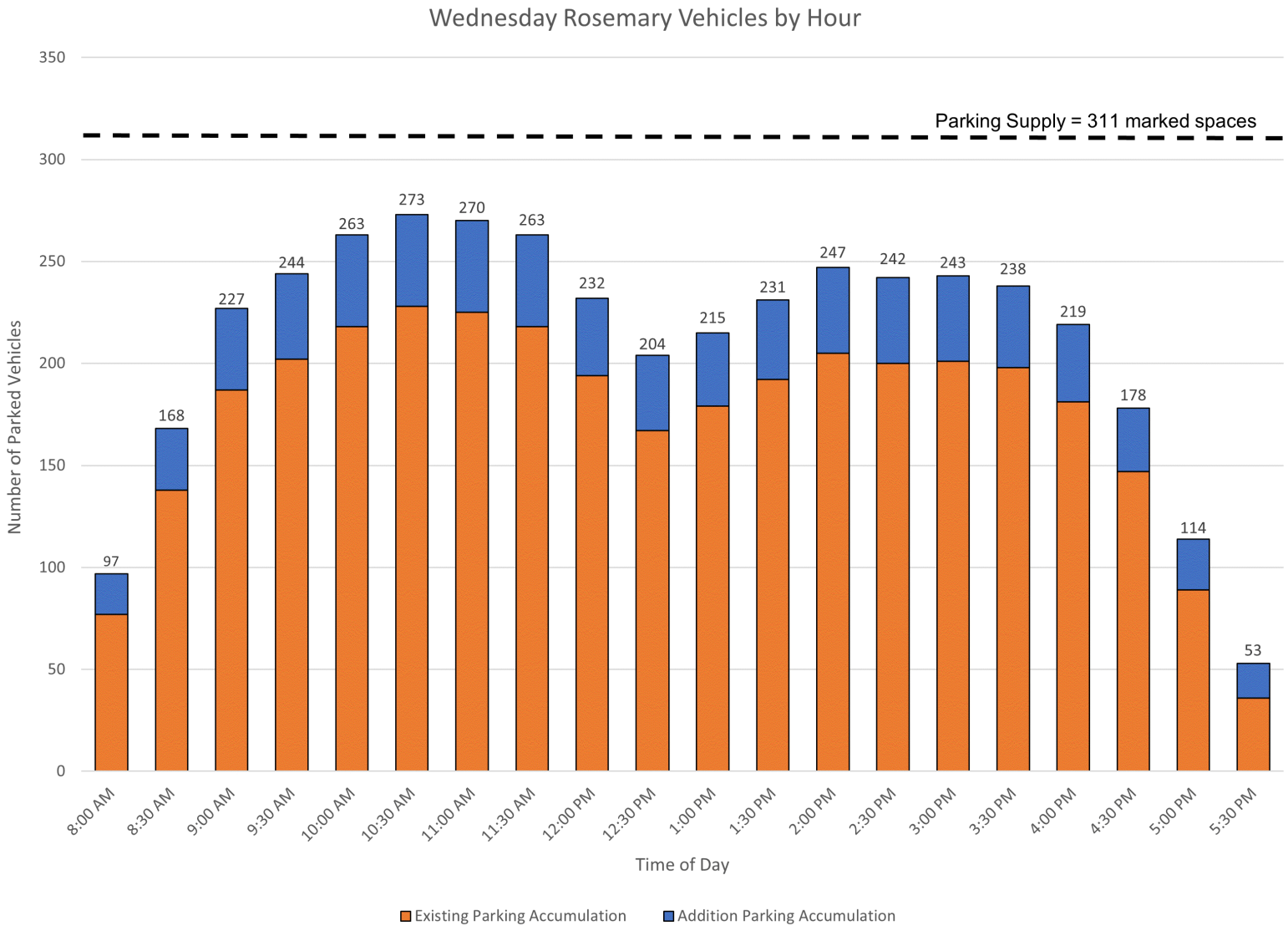

Figure 5

Parking Demand Projections
(ITE Methodology)

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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Estimated Peak Parking Demand – Empirical Methodology

MDM has reviewed an inventory of parking data for medical office buildings that offer outpatient-based services for various locations in southeastern Massachusetts (**see Attachments**). These data indicate the following parking supply characteristics:

- Average parking supply of 4.3 spaces per 1,000 sf building area
- Average peak parking demand of 3.0 spaces per 1,000 sf building area
- 85th percentile peak parking demand of 3.88 spaces per 1,000 sf building area
- Observed peak occupancy of 72% for surveyed sites

The inventory of parking supply data correlates well to the peak demand (85th percentile) ITE data. Interestingly, observed peak parking demands suggest that actual peak parking demand is lower than ITE data - approximately 3.0 occupied spaces per 1,000 sf on average and 3.88 occupied spaces per 1,000 sf 85th percentile for surveyed buildings (72 percent occupancy).

The peak parking demand for vacant space based on empirical methodology is summarized in **Table 3.** Method (a) assumes any new tenants (office or medical office) generate a peak parking demand of 3.06 spaces per 1,000 sf of occupied space which is consistent with the existing tenants while Method (b) assumes any new office tenant would continue to generate a peak parking demand of 3.06 spaces per 1,000 sf of occupied space and any new medical office tenant would require a slightly higher peak parking demand of 3.88 spaces per 1,000 sf of occupied space based on empirical medical office data referenced above.

TABLE 3
PROJECTED PEAK PARKING DEMAND – EMPIRICAL BASIS
ROSEMARY OFFICE PARK (10:00 AM – 12:00 PM)

Land Use	Size (gsf)	Peak Parking Rate (Vehicles per 1,000 sf)	Peak Parking Demand (Vehicles Parked)
Currently Permitted Uses – Method (a)			
Existing Tenants[1]	74,566	3.06	228
Re-Tenancy of Vacant Office Use[2]	11,703	3.06	36
Estimated Total Demand	86,269	3.06	**264**
Proposed Use – Method (b)			
Existing Tenants[1]	65,125	3.06	228
Proposed New Medical Office Use[2]	4,018	3.88	16
Re-Tenancy of Vacant Office Use[3]	7,685	3.06	24
Estimated Total Demand	86,269	2.76	**268**

[1]The Rosemary Office Park included approximately 74,566 gsf of occupied building space on dates of observations.
[2]Based on vacant building space at the Rosemary Office Park applied to 3.88 spaces/1,000 sf.
[3]Based on vacant building space at the Rosemary Office Park applied to 3.06 spaces/1,000 sf.

As summarized in **Table 3**, empirical parking rates indicate a peak parking demand of 264 spaces assuming new tenants (office or medical office) would follow observed building parking trends/rates; a higher projected demand of 268 spaces is estimated assuming the proposed new medical office space based on a slightly higher peak parking demand of 3.88 spaces per 1,000 sf of occupied space based on empirical medical office data referenced above.

Comparison to Local Zoning Requirements

Zoning for general office uses requires a parking supply ratio of 1 space per 300 sf of building area for general office use versus 1 space per 200 sf of building area for medical office use. Based on survey results of the existing building parking demands, these parking ratios are conservatively high. However, even applying these zoning-based parking ratios to the net change of 4,018 sf of general office use to medical office use results in a net projected parking requirement 6 spaces above by-right office use for Unit C1-A (20 spaces versus 14 spaces). This difference in parking is well accommodated within available vacancies within the Campus.

Summary & Conclusions

In summary, projected peak parking demands at the site including infill of general office and the proposed conversion of 4,018 sf of general office use to medical office use results in a projected peak parking demand on the campus of between 268 (empirical methodology) and 273 spaces (ITE methodology). Relative to existing observed Campus parking activity, this leaves a surplus parking supply of at least 38 spaces at the Campus. This surplus parking supply will accommodate a relatively wide fluctuation in peak parking demands. Therefore, the Campus parking supply of 311 spaces more than satisfies the peak parking demands generated by existing and proposed building tenants.

I trust the above assessment of parking demand and supply will be useful in your request for a parking variance for the Rosemary Office Park for the proposed medical office tenant.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.

Robert J. Michaud, P.E.
Managing Principal

Attachments

- ITE Parking Data
  - LUC 710 (General Office Building)
  - LUC 720 (Medical-Dental Office Building)

- Empirical (Observed) Parking Data

- Supplemental Parking Figures

- ITE Parking Data
    - LUC 710 (General Office Building)
    - LUC 720 (Medical-Dental Office Building)

Land Use: 710 General Office Building

De cription

A g n ral office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), and research and development center (Land Use 760) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating parking generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating parking generation. When the individual buildings are isolated and not related to one another, it is suggested that parking generation be calculated for each building separately and then summed.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 30 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

	Percent of Weekday Peak Parking Demand	
Hour Beginning	General Urban/Suburban	Dense Multi–Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	13	26
8:00 a.m.	48	65
9:00 a.m.	88	95
10:00 a.m.	100	100
11:00 a.m.	100	100
12:00 p.m.	85	99
1:00 p.m.	84	99
2:00 p.m.	93	97
3:00 p.m.	94	94
4:00 p.m.	85	90
5:00 p.m.	56	–
6:00 p.m.	20	–
7:00 p.m.	11	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratios for the study sites with parking supply information are as follows:

- 2.9 spaces per 1,000 square feet GFA in a dense multi-use urban setting that is not within ½ mile of rail transit (seven sites)
- 3.3 spaces per 1,000 square feet GFA (73 sites) and 1.2 spaces per employee (20 sites) in a general urban/suburban setting that is not within ½ mile of rail transit
- 3.0 spaces per 1,000 square feet GFA (seven sites) and 0.8 spaces per employee (two sites) in a general urban/suburban setting that is within ½ mile of rail transit

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Colorado, Connecticut, Georgia, Illinois, Massachusetts, Minnesota, Montana, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, Texas, Utah, and Washington.

Source Numbers

21, 22, 47, 122, 124, 142, 172, 201, 202, 205, 211, 215, 216, 217, 227, 239, 241, 243, 276, 295, 399, 400, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 557, 571, 572, 588

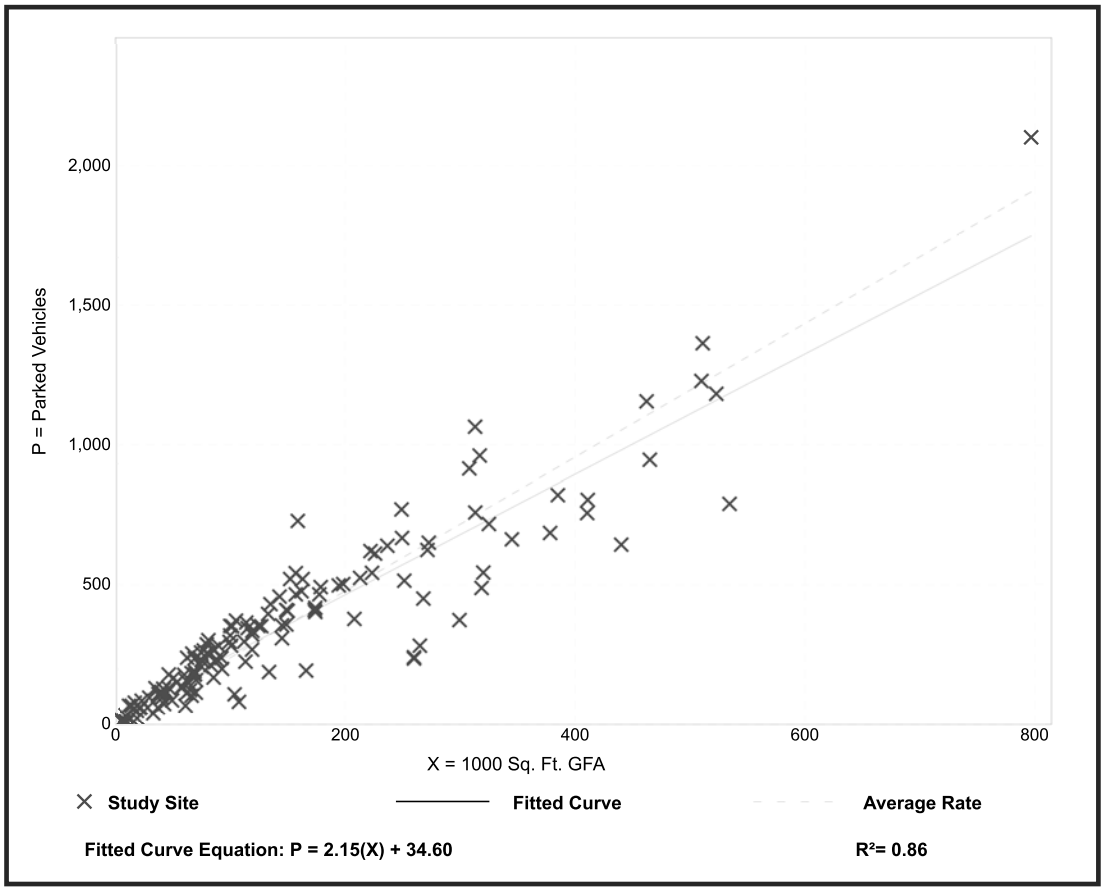
General Office Building
(710)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 3:00 p.m.**
Number of Studies: 148
Avg. 1000 Sq. Ft. GFA: 145

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.39	0.50 - 5.58	2.30 / 3.30	2.28 - 2.50	0.69 (29%)

Data Plot and Equation



Land Use: 720 Medical-Dental Office Building

De cription

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710), small office building (Land Use 712), and clinic (Land Use 630) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 27 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

	Percent of Weekday Peak Parking Demand	
Hour Beginning	General Urban/Suburban	Dense Multi–Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	12	–
8:00 a.m.	43	61
9:00 a.m.	88	62
10:00 a.m.	99	96
11:00 a.m.	100	56
12:00 p.m.	83	29
1:00 p.m.	74	67
2:00 p.m.	94	100
3:00 p.m.	93	82
4:00 p.m.	86	79
5:00 p.m.	54	71
6:00 p.m.	–	–
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

Some of the study sites in the database are located within a hospital campus. The limited number of data points did not reveal a definitive difference in parking demand from stand-alone sites.

The average parking supply ratio for the 80 study sites with parking supply information is 4.3 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Minnesota, New Jersey, New York, Ohio, Pennsylvania, Tennessee, Texas, and Washington.

Source Numbers

36, 37, 84, 86, 120, 121, 153, 161, 173, 217, 218, 224, 239, 308, 309, 310, 315, 416, 428, 433, 527, 530, 531, 532, 553, 555, 563, 564

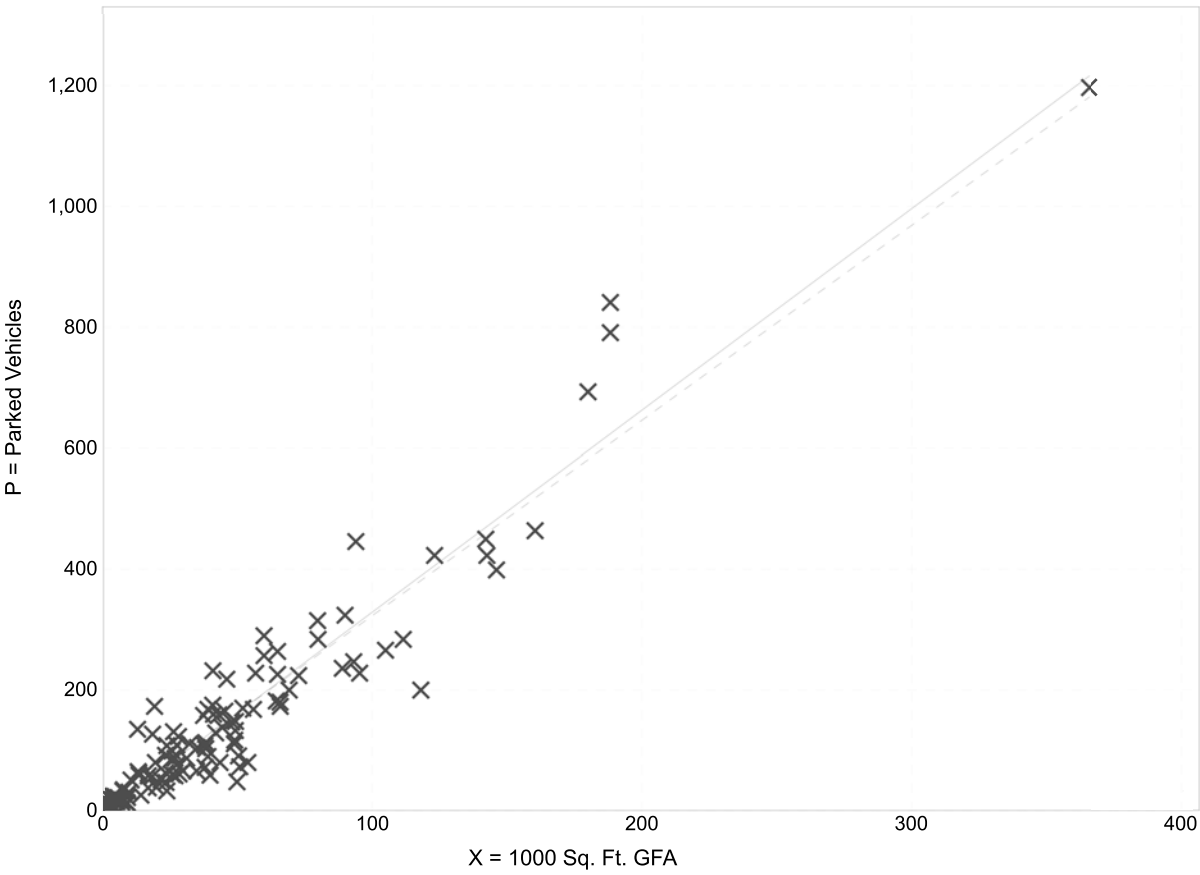
Medical-Dental Office Building
(720)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 4:00 p.m.**
Number of Studies: 117
Avg. 1000 Sq. Ft. GFA: 46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)

Data Plot and Equation



Fitted Curve Equation: P = 3.34(X) - 5.21 **R^2= 0.91**

- Empirical (Observed) Parking Data

Parking Accumulation Survey

Location: 145 Rosemary Street - Needham, MA
Date: 3/1/2023
Count Technician: JWL

	Zone												
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
# Available Parking Spaces (designated as Handicapped Parking)	**0**	**0**	**1**	**0**	**2**	**0**	**0**	**1**	**0**	**1**	**0**	**3**	**8**
# Available Parking Spaces (NOT designated as Handicapped Parking)	**29**	**9**	**4**	**28**	**33**	**25**	**5**	**30**	**43**	**16**	**33**	**39**	**294**

	# Occupied Spaces												
Time	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
8:00 AM													
8:30 AM													
9:00 AM													
9:30 AM													
10:00 AM	21	2	4	27	21	17	2	20	30	13	32	26	**215**
10:30 AM	23	4	4	26	28	18	2	20	28	13	34	28	**228**
11:00 AM	22	4	5	23	27	17	2	17	32	13	33	30	**225**
11:30 AM	21	3	4	18	28	15	1	18	29	13	33	29	**212**
12:00 PM	20	3	3	17	22	15	2	17	28	14	31	22	**194**
12:30 PM	14	3	3	15	16	15	2	13	23	13	30	19	**166**
1:00 PM	15	2	3	18	19	15	1	10	21	13	31	31	**179**
1:30 PM	18	2	5	20	20	15	1	13	22	13	33	33	**195**
2:00 PM	24	3	4	19	24	15	1	21	23	13	32	30	**209**
2:30 PM													
3:00 PM													
3:30 PM													
4:00 PM													
4:30 PM													
5:00 PM													
5:30 PM													
6:00 PM													

NOTES:

Parking Accumulation Survey

Location: 145 Rosemary Street - Needham, MA
Date: 3/2/2023
Count Technician: JWL

	Zone												
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
# Available Parking Spaces (designated as Handicapped Parking)	**0**	**0**	**1**	**0**	**2**	**0**	**0**	**1**	**0**	**1**	**0**	**3**	**8**
# Available Parking Spaces (NOT designated as Handicapped Parking)	**29**	**9**	**4**	**28**	**33**	**25**	**5**	**30**	**43**	**16**	**33**	**39**	**294**

	# Occupied Spaces												
Time	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
8:00 AM													
8:30 AM													
9:00 AM													
9:30 AM													
10:00 AM	17	6	5	18	24	15	1	20	21	13	31	37	**208**
10:30 AM	17	6	5	17	24	15	1	15	23	14	31	40	**208**
11:00 AM	20	6	5	18	25	15	1	23	18	13	31	36	**211**
11:30 AM	20	6	5	18	22	16	1	20	19	12	30	31	**200**
12:00 PM	20	6	4	15	17	15	1	20	20	9	31	24	**182**
12:30 PM	15	5	4	12	14	14	1	13	17	10	30	24	**159**
1:00 PM	17	4	5	18	23	14	1	7	17	13	32	28	**179**
1:30 PM	21	4	5	21	25	15	1	14	15	12	32	34	**199**
2:00 PM	18	4	5	21	26	15	1	21	20	13	34	33	**211**
2:30 PM													
3:00 PM													
3:30 PM													
4:00 PM													
4:30 PM													
5:00 PM													
5:30 PM													
6:00 PM													

NOTES:

Medical Office Building Inventory
Source: Campanelli Companies/ MDM Data Collection

Medical Office Buildings

No.	Dec. 9, 2005	Address	Town	Area (SF)	Use	Total Parking Spaces	Space/Bldg. SF	Supply Spaces per 1,000 SF	Occupied Spaces	Demand Spaces per 1,000 SF	%	Time of Visit
1	Braintree Medical Center	340 Wood Rd	Braintree	48,000	Medical	104	461.54	2.17	83	1.73	80%	10:30AM
2	Stetson Office Building	541 Main Street	Weymouth	123,696	Medical	505	244.94	4.08	294	2.38	58%	10AM-10:30AM
4	Medical Office Building	780 Main	Weymouth	46,058	Medical	250	184.23	5.43	184	3.99	74%	11:00AM
	Tuesday, May 25, 2011											
7	Southeast Medical Center	1 Compass Way	E. Bridgewater	70,000	Medical	351	199.43	5.01	262	3.74	75%	10:00AM
			Average:	33,164 SF			Average:	Supply 4.3	Spaces/KSF 101	Demand 3.00	Spaces/KSF 72%	

- Supplemental Parking Figures

Attachment

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Parking Utilization by Zone
Thursday, March 2, 2023 - 10:00 AM
145 Rosemary Street - Needham, MA

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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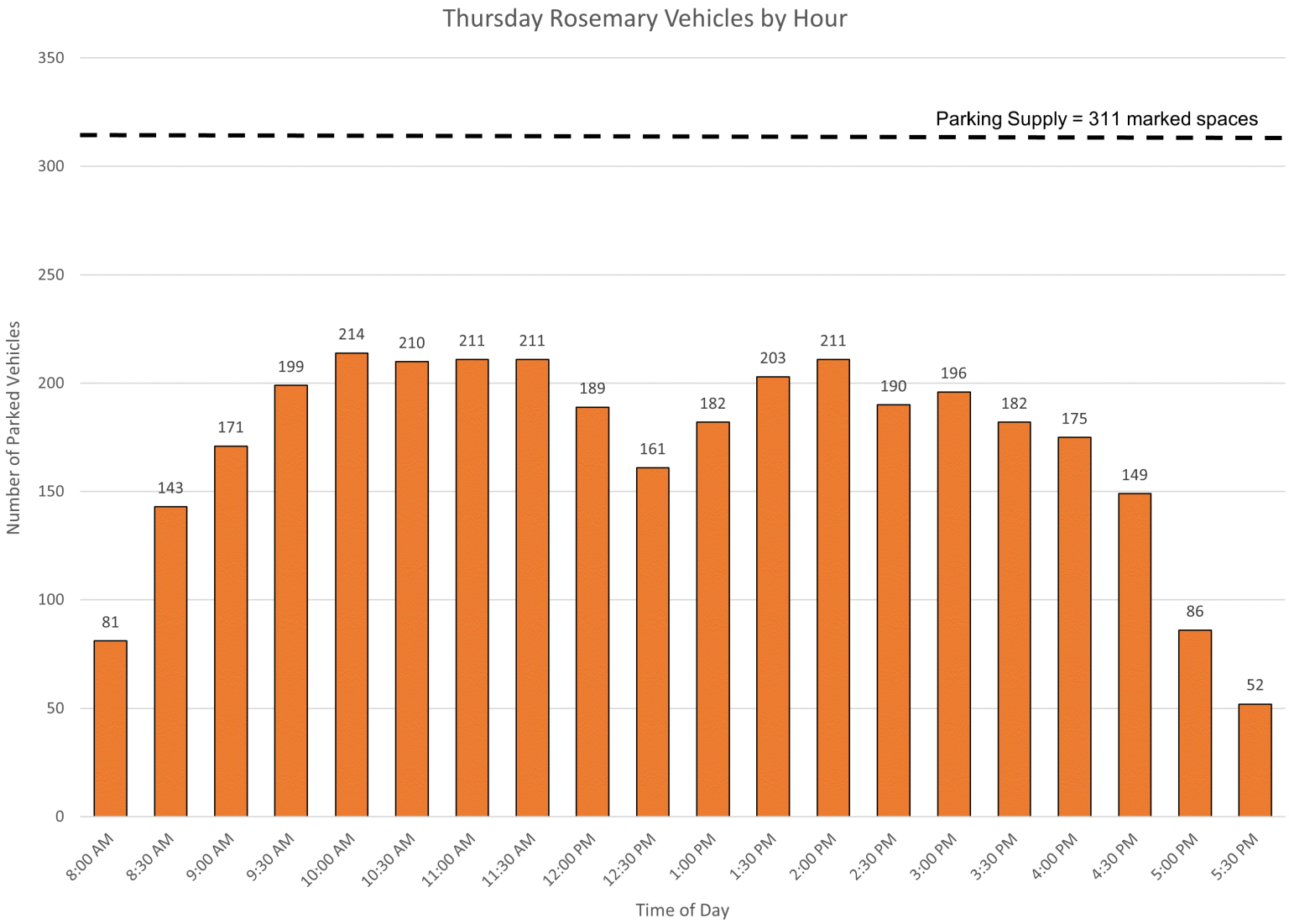

Attachment

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Parking Accumulation Survey
Thursday, March 2, 2023

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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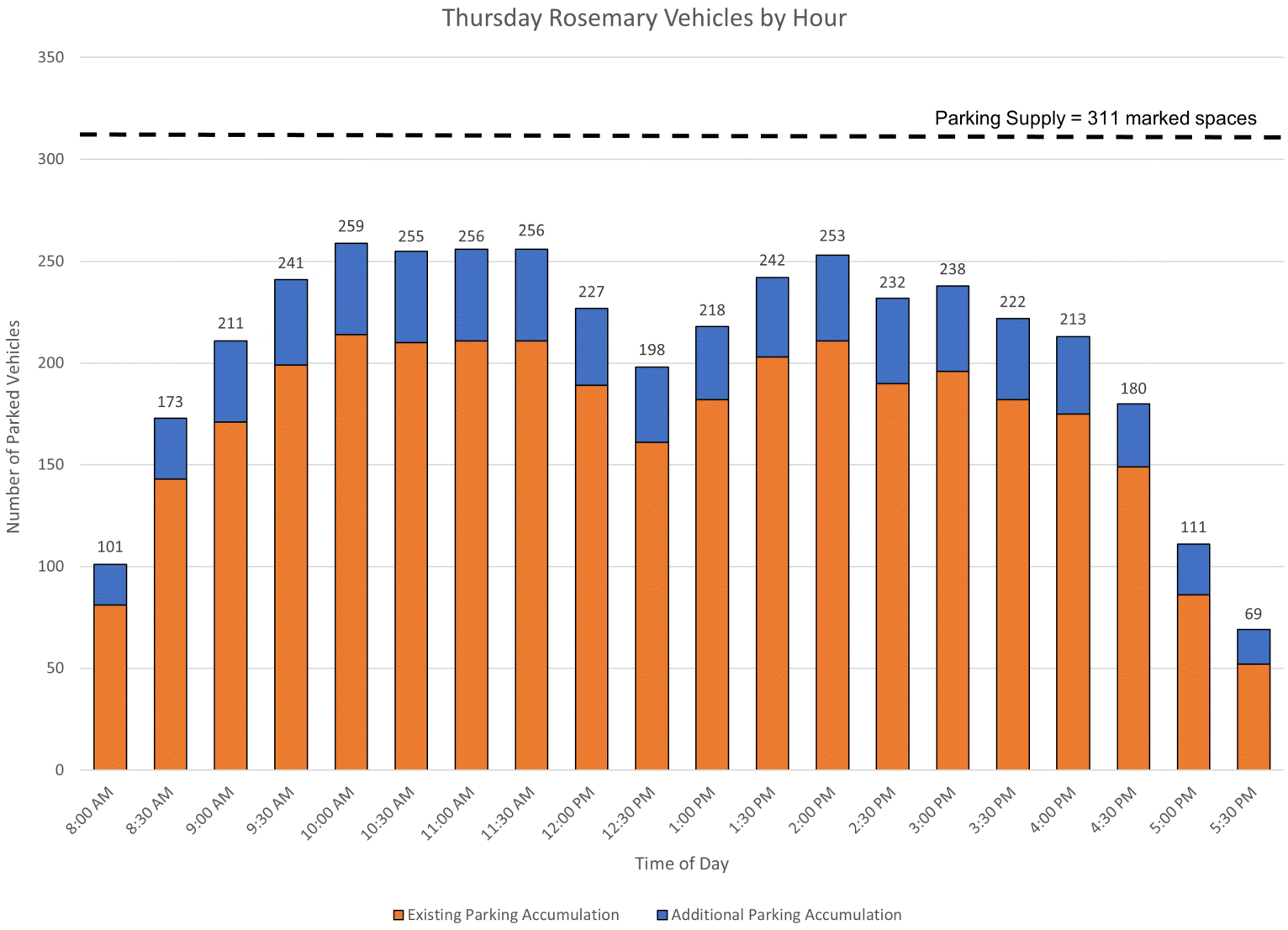

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Attachment

Parking Demand Projections
(ITE Methodology)

Date: April 2023
Dwg No. 674 Parking Study (April 2023).dwg
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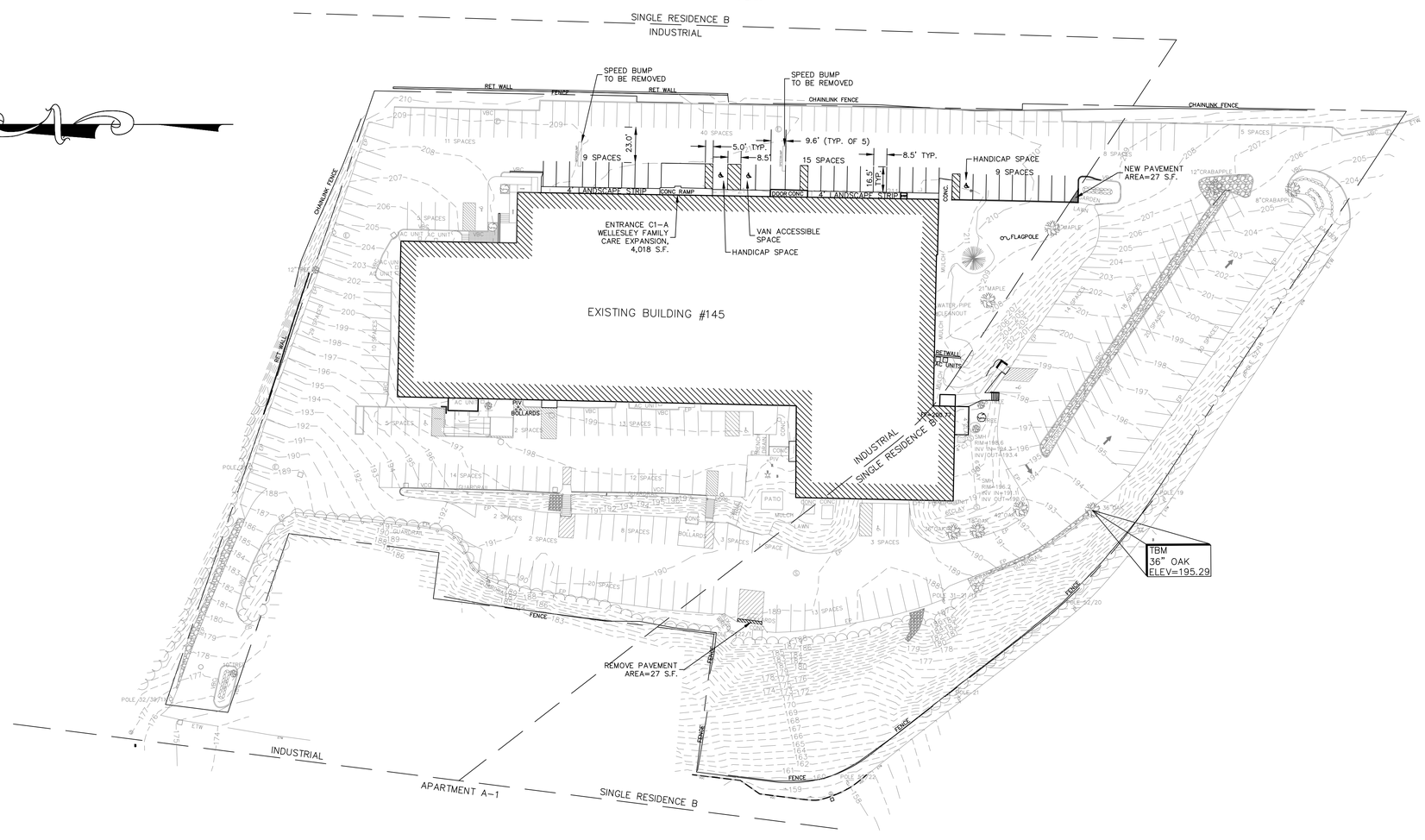
LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	W
	ELECTRIC MANHOLE	
E	ELECTRICAL	E
G	GAS	G
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	HAY BALES W\ SILTATION FENCE	X
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC OR THEIR AFFILIATED COMPANIES JUNE 15, 2012, JUNE 21/22, 2012, AS-BUILT FIELD SURVEY OCTOBER 23, 2014, STRIPING UPDATES PER CONTRACTOR SKETCH APRIL 12, 2018, STRIPING UPDATES PER FIELD SURVEY FEBRUARY 23, 2023.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. WORK PROPOSED FOR NEEDHAM PEDIATRICS HAS NOT YET BEEN COMPLETED, IT IS AS PROPOSED ON PLANS ENTITLED 'NEEDHAM PEDIATRICS, ACCESSIBILITY IMPROVEMENTS" PREPARED BY LEVEL DESIGN GROUP, PLAINVILLE, MA.
4. 311 SPACES EXISTS AS CURRENTLY SHOWN.



NO	DATE	REVISIONS

SEAL

DATE : APRIL 12, 2023
DRAWN : DRC
SCALE : 1" = 40'

EQUITY INDUSTRIAL PARTNERS

PARKING LAYOUT
AM 101, PARCEL 2
145 ROSEMARY STREET
NEEDHAM, MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

PARKING LAYOUT

C-1.0

SHEET 1 OF 1

0' 20' 40' 80'

1310.00

NEEDHAM PLANNING BOARD MINUTES

February 28, 2023

The Needham Planning Board meeting, held in person at the Charles River Room of the Public Services Administration Building and virtually using Zoom, was called to order by Adam Block, Chairman, on Tuesday, February 28, 2023, at 7:00 p.m. with Messrs. Crocker and Alpert and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in public and remotely per state guidelines. He reviewed the rules of conduct for all meetings. This meeting includes two public hearings and public comment will be allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Public Hearings:

7:05 p.m. – Amendment to Major Project Site Plan Special Permit No. 2014-11: French Press LLC d/b/a French Press Bakery and Café, Petitioner (Property located at 74 Chapel Street, Needham, MA). Regarding request to permit 22 outdoor seats by French Press Bakery and Café, as well as a pergola to cover the seating.

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

Mr. Block noted correspondence from the Building Commissioner, the Fire Department, Police Department, Engineering, DPW and the Health Department. The plans were modified to incorporate all comments. He noted the Design Review Board (DRB) has approved. Raji (Jay) Spencer, Owner, showed the renderings, current and future, from the door through to the right side to add 22 seats to the patio. The left side was approved with 10 seats by the Select Board in 2019. The pergola will be extruded aluminum and will be powder coated black paint. LED lighting of French Press will be mounted on the pergola. The original application was for 28 seats inside that are currently not being used. There are 10 seats outside and he would like the Board to approve 22 additional seats under the pergola. The pergola will be attached to the building with a beam, with additional footers on each post out front, and gutters to shift the water away. There is a 4-foot clear path on the sidewalk.

Mr. Block asked if the pergola was on private property and was informed it was. He asked if the bench and parklet were on public property. Mr. Spencer stated the bench and parklet are on public property. He is going to the Select Board to continue the use and noted the parklet was seasonal. Ms. Clee clarified it is 4 feet 11 inches from the sidewalk to the seats and 5 feet 10 inches to the pergola structure. It meets ADA requirements in the summer. The DPW wanted 5 feet of clearance for snow and the applicant has that if the furniture is moved. Mr. Spencer stated the summer table would not be there in the winter. Mr. Block asked if they would still have some outdoor seating in the winter. Mr. Spencer stated it will be similar to the layout now. He would also put heaters in during the colder times. There are 28 seats inside. This application is for 22 new seats under the pergola. Ten seats were previously approved and they are requesting an additional 18 seats on the bench for a total of 78 seats inside and outside.

Mr. Block noted the Health Department has a number of conditions and requirements. He asked if Mr. Spencer had reviewed them. Mr Spencer stated he had. He added he has operated the patio for the last 2 years with no violations. He has always done monthly outdoor pest control abatements and frequent clean ups and monitoring. Mr. Block asked if there would be a floating?? Floor on the street. Mr. Spencer stated it[what?] would need a ramp for ADA access. He will adhere to all requirements the DPW set out. Mr. Crocker asked if the pergola would be hanging over public property and was informed it will be entirely on private property. Mr. Crocker asked if the parklet flooring would be open slate [slats?]. Mr. Spencer noted that is to be determined by the DPW for the requirements they want.

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Ms. Espada asked where the property line is with regard to the sidewalk. Mr. Spencer noted it is 10 feet 1 inch [from the front of the building?] at the longest and 10 feet at the shortest. The pergola is 6 feet 8 inches from the building. There is an additional 2 feet beyond the property line. Ms. Espada asked if there is any reason the previously approved seating area and pergola are not aligned. Mr. Spencer stated the pergola has been deemed permanent, so he needs to follow the setback rules, which is 6 feet 8 inches. Tables are under a different regulation because they are semi-permanent. His request includes a sunscreen under the pergola that he wants to install instead of umbrellas. Ms. Espada asked if it would be motorized and was informed it would be. Ms. Espada asked if the columns are aluminum or steel. Mr. Spencer noted extruded aluminum. Ms. Espada commented he should think about bringing up the foundation so it does not corrode from salt. Mr. Spencer expects to put some kind of covering around the bottom. Ms. McKnight commented she does not see precisely where the public way ends and the private property begins. She wants to see that on a plan and would like a separate winter plan. She wants exact distances shown on both plans. Mr. Spencer noted the plan was done by a certified surveyor and the information is on the plan. The private property extends to ~~is~~ 10 feet from the building and there is a small amount of public property. Most of the sidewalk is owned by the abutting private property owner. Ms. McKnight asked for clarification as to whether~~ed~~ the DPW wants 4 feet to be kept clear on the private property. Mr. Spencer stated it is 4 feet from the curb that needs to be kept clear. Ms. McKnight feels that should be explained more clearly in the conditions. Mr. Spencer noted the DPW has approved. Ms. Clee stated the Building Commissioner wanted the dimensions of the curb to seats shown and that information is on the plans. Mr. Alpert clarified that page 33 shows the dimensions.

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Paul Good, Chair of the Revitalization Trust Fund, stated he worked with Mr. Spencer to design the parklets [parklet?]. This is the perfect place to do this. It is ~~ground breaking~~groundbreaking and a great opportunity to expand this way. Mr. Block feels this is an amenity to the town. Ms. Clee noted the request is to approve outdoor seating on private property and a parking waiver for seating that goes above 30% of the seating inside. She asked the applicant to show the seating on the parklet merely to get the full context. The same was done for the Farmhouse. Ms. Newman will wrap in the seating approved by the Select Board in the decision and clean it up. The Select Board did not realize it was on private property.

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

7:30 p.m. – Amendment to Major Project Site Plan Special Permit No, 2002-02: Sai Restaurant Inc., d/b/a Masala Art, Petitioner (Property located at 990 Great Plain Avenue, Needham, MA). Regarding request to permit 44 outdoor seats by Masala Art.

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

Mr. Block noted correspondence from the Fire Department, Health Department and Engineering. All are fine with ~~this~~this, and the Design Review Board approved last night. Vinod Kapoor, Owner of Masala Art, noted he has been in the business for 43 years and has been here since 2003. Covid gave them the opportunity to use parking spaces for outdoor seating. He will put lights, umbrellas, tables and such. He invested part last year. He will do better this year and will put planters and walls with landscaping. Mr. Block asked how many seats he had last year. Mr. Kapoor noted 44 seats but did not use that much of the patio. It was not a money maker but people want to sit outside. Mr. Block asked if he has seen and accepts the conditions from the Health Department and was informed he had. Mr. Crocker commented it is a very nice place. Mr. Alpert noted it was a temporary permit and ~~he~~ Mr. Kapoor now wants it made permanent. There is no real change from before. Mr. Alpert stated he had a wonderful meal at the outdoor seating in the Fall. He asked if this would be year-round or seasonal. Mr. Kapoor stated it will be seasonal. Ms. Newman will prepare the draft decision for the next meeting.

Mr. Good stated this is a continuation of something that has been fantastic for everyone. It makes Needham a much better place to live and work. The owner has always kept a high standard. He feels this is a great expansion. Mr. Crocker asked if there were any plans for the awning in the front of the building. Mr. Kapoor said he will change the signage on the front and back. The sign will be like Harvey's, a black sign with gold leafing. There will be another hearing for that. It will be $22,000 for the sign and the awnings are coming down front and back. Ms. McKnight stated she follows the vegetarian lifestyle and ~~. T~~this restaurant has wonderful vegetarian offerings and is a great benefit to the town.

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

Appointment:

7:50 p.m. – Linden/Chambers Redevelopment A/E Designer Phase 1 – introduction meeting.

Dan Chen, Principal-in-Charge, bh+a, noted they specialize in elderly and affordable housing and have done many projects for the elderly and disabled. He described previous projects including the Center at the Heights, Rosemary Pool complex, Hillside School and now Emery Grover. He stated projects take several years. He described the existing conditions. There are 152 400-~~-~~square-~~-~~foot units for elderly and disabled at Linden/Chambers. There are 18 buildings with 4 units in each for a total of 72 units at Linden and ~~2~~5 two-story buildings ~~that are 2 level~~ with 16 units in each for a total of 8~~5~~0 units at Chambers. The units were built between 1959 and 1962 and are not in good shape. There is no insulation and no elevators. The units are undersized for units today. The new units will be one-bedroom rather than studios. His company was hired in December 2022 and had a kickoff meeting on 1/9/23 with residents to get feedback. A resident survey has been completed and they are in the investigation and conceptual phase. They are trying to understand the constraints of the site~~,~~ and the type of development for density, height and parking. There is data collecting for making a plan. He is aware of the need for outreach and coordination with residents and town departments. He reviewed the project goals. The project will renovate or redevelop and replace the current buildings with more units and open space. It will fl~~u~~esh out in the next 2 to 3 months. He wants to produce a design that fits in the neighborhood. It will have a phased approach.

Mr. Chen reviewed the energy, sustainability and resiliency goals. The energy footprint of the building will be reduced. Insulation will be added, and gas consumption will be reduced. He is looking at state and federal funding opportunities. He reviewed the schedule over the next 6 months. The project will be in the schematic and concept phase for the next 6 months for the shape, style, and character of development. He gave an overview of the entire project and noted he is reaching out to the Planning Board to get the project started.

Mr. Block asked if the zoning ~~was~~is General Residence and what is the proposed density. Mr. Chen noted they are both Single Residence one-family zones. The 152 units currently existing are non-conforming. Mr. Block noted the project is adding approximately 150 units [CPA funding application says proposing to add between 32-56 new units to the existing 152 units]. Mr. Chen confirmed that. He noted they need to firm up an idea of how many units and how the site can support the number of units. They are in the investigation phase. Mr Block asked if they will demolish the existing buildings. Mr. Chen noted the 18 Linden buildings will be demolished but there may be renovation options with the Chambers buildings. Mr. Block asked what happens to the residents during the construction phase. Mr. Chen noted the first building is one of the 32-~~-~~unit~~s~~ Chambers buildings, and that may be in the first phase.

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Margaret Moran, Deputy Executive Director of Development, stated the project will be done in a phased manner. They will look at what can be done with 8 buildings on one side and 10 on the other side, then work out a relocation plan. They are trying to build some vacancies on site or at other Housing Authority units within Needham. They will work with other housing providers to see what they have. The budget put together will include all costs for moving and any other expenses for the relocation and provide housing subsidy support for residents so they can stay in Needham. Reg Foster, Chair of The Needham Housing Authority (NHA) Board of Commissioners, stated they have to respect that each unit is a home for someone. Mr. Block asked what type of things the NHA would be looking for from the Planning Board over the next 18 months. Mr. Foster sees a partnership between the Planning Board, Select Board and other Boards in town. The zoning for this could go through Town Meeting, a friendly 40B could be done or something else. Time is of the essence. Ms. Moran commented that the state has recovery money (ARPA), so they are trying to use that. Mr. Crocker asked when they can go to the state and was informed they need to have the zoning in place and have a schematic design.

Ms. Espada stated there are opportunities ~~with~~related to the Town's need to comply with the MBTA Communities law, and they are looking at rezoning some areas that are not elderly services zoning districts. Ms. McKnight noted the town does have an Elder Services Zoning District but there has been no talk about rezoning this area for Elder Services. The Housing Plan Working Group was~~Board is~~ looking at Apartment A-1 zoning. Mr. Alpert asked if the A-1 District currently has the

density needed. Mr. Block stated there are benefits and drawbacks to the site. The site is limited. Mr. Alpert asked if a new zone was created, would the Board want to use it for rezoning other areas in town with Housing Authority housing.? Mr. Foster stated there are 43 acres of Housing Authority in this location, but 25 acres are adjacent to Linden Chambers andare High Rock Estates. The Authority can only afford to do 2 projects at a time, Linden and Chambers. Mr. Alpert noted it is better to go to Town Meeting once instead of over and over with zoning changes.

Mr. Block stated it would be helpful to get a tighter timeline of when the zoning change would be needed. Ms. Moran noted the state usually has one round of funding in late Fall but the zoning would have to be in place in January in order to get the funds. Mr. Crocker asked if this would be happening in the Fall of 2023. Ms. Newman stated the Town's goal is to do the rezoning at the May 2024 Annual Town Meeting and use the Fall 2024 Special Town Meeting as a back stop if not complete. Mr. Foster wants the zoning done at the Fall 2023 Town Meeting. Mr. Foster stated he wants a lit path. The ZBA will check with other Board's as to the Local Initiative Program, so-called "friendly" 40B. Mr. Alpert noted the Planning Board does not have ultimate authority under 40B. Mr. Crocker asked for clarification as to whethered Mr. Foster wants the zoning done by January 2024 and was informed that is correct. Mr. Crocker stated the litLIP process will beinvolve a vote of the Select Board and ZBA.

Ms. Newman stated the Housing Authority needs to know what it is they want and what density is wanted before zoning could be considered. Mr. Block stated he is prepared to commit the Board to move expeditiously to get this on the Fall 2023 Town Meeting if the Housing Authority is prepared. Mr. Alpert asked who will write the zoning.? Mr. Block asked if the Housing Authority is able to work with the Town Attorney to draft the zoning. Ms. Moran stated she is prepared if that is the route they choose, and. Tthey will be looking for Planning Board input whichever way it is decided to go. Ms. Espada stated the NHA could figure out the mid-schematic design at the end of May and what would be needed for extreme-case zoning. She asked if this could be part of the rezoning that is being done for compliance with the MBTA Communities law, so it is part of something that is already being done. Mr. Alpert noted they are looking to change comprehensive zoning for the MBTA law for May 2024. Ms. McKnight stated this would need to be separate. Ms. Espada noted this could happen concurrently and help with the MBTA Communities law compliance. Mr. Block stated part of the project could be under the friendly 40B and the rest under a rezoning. Mr. Alpert noted they may only need to do a map change to Apartment A-1. Ms. McKnight stated there could be a newn Apartment A-3 district created, - noting that North Hill is Apartment A-2.

Mr. Foster stated he has tried to write everything down and will come up with a strategy. He will work offline with staff to see if they can come up with something. Ms. McKnight stated he should have a municipal attorney on the team. She wants to suggest that the attorney should research how the existing Linden/Chambersother development got built in the first place in a single-residence zone. It may be that had been considered a state project and exempt from local zoning. It that is the case, there are certain rights that arise with that. She would like her colleagues to understand the new ownership structure. Ms. Moran explained the new ownership structure and noted the Housing Authority will continue to own the land.

Ms. McKnight noted parking demand studies have been done around town. The demand for parking is much less than thought. Apartment A-1 is around 1.5 spaces per unit. That may be reduced to one space per unit. The Housing Authority is less than that and she asked them to explain that. Mr. Chen stated, with studies, it is 0.5 for elderly per unit. They are averaging about 0.4 at the moment. Steve Merritt, Interim Executive Director NHA, stated he would not want to go to 0.5 space but somewhere between 0.5 and one. Mr. Block would like to add this to the overall planning schedule for 2023.

Mr. Crocker stated they would want to maximize what is happening and asked if the project would be 3-stories with a flat roof. Mr. Chen noted 2.5 to 3 stories but no flat roofs. Mr. Crocker asked if it would be multi units with inside hallways and an elevator going up and was informed it would be. The large tree buffer with Maple Street will be left alone. Mr. Crocker stated geothermal buildings have lower energy costs and operating costs, and. Ttax credits and rebates are available. Mr. Chen stated Eversource offers some incentives.

Committee appointee to Local Historical District Committee

Upon a motion made by Mr. Alpert, and seconded by Ms. Espada, it was by a roll call vote of the five members present unanimously:
VOTED: to nominate Mr. Block as the committee appointee to the Local Historical District Committee.

Minutes

Ms. McKnight noted on the minutes of 12/5/22, page 5, 1st paragraph, last sentence add "occupied" after "smaller units could be …" and "it" should be "site plan review"

Upon a motion made by Mr. Alpert, and seconded by Ms. Espada, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the minutes of 12/5/2022 as revised by Ms. McKnight and revised tonight.

Report from Planning Director and Board members.

Ms. Newman noted there will be an Affordable Housing Trust Meeting on 3/6/23. Ms. McKnight and Ms. Espada will go with herself and Karen Sunnarborg to the meeting. The key thing to come out of this is to see what the expanded role of the Affordable Housing Trust might look like. She also noted that the Finance Committee has invited the Chair and Vice-Chair to present any zoning amendments that will be on the Warrant for the Annual Town Meeting. She has received the same invitation from the Select Board for a meeting on 4/12/23. Mr. Block asked if there is someone he could talk to with regard to ~~the~~a ~~F~~fiscal ~~I~~impact ~~S~~study. Ms. Newman noted he could speak with John Connolly but usually a~~the F~~fiscal impact ~~S~~study is not asked for. She also reported that she is working to put together a scope of work to hire consultants to help implement the MBTA Communities law~~Act~~, to assist with the build out analysis, fiscal impact study and develop drawings that represent the rezoning, what the scale would look like when implemented and to show a couple of strategic sites. She asked Judy Barrett to work with her, as they have worked together before. She mentioned that ~~The~~the next Planning Board Executive Session will be 3/3/23 at 1:30 p.m.

Correspondence

Mr. Block noted a letter from the Attorney General's Office approving the By-Law Amendment for Microbreweries passed by the October 22, 2023 Town Meeting. He encouraged the Town?? to talk with Town Counsel regarding state statutes. He also noted a memo to Town Board~~'~~s from Town Manager Kate Fitzpatrick regarding remote participation in public meetings with a 3/31/23 end to remote meetings; emails from Lindsay and Mike Wands regarding the 888 Great Plain Avenue proposal and 2 abutter notices from Wellesley. He asked if these notices from other municipalities should be posted on the website. Ms. Clee noted she does not show the Planning Board members all ~~the~~such notices received. Ms. Espada stated she and Ms. McKnight were interviewed by the Needham Channel about the Housing Plan. She is glad it is getting out there.

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Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 9:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Jeanne S. McKnight, Vice-Chairman and Clerk

DRAFT

BELLE LANE AGREEMENT
AMENDMENT
May 16, 2023

Reference is made to Belle Lane Agreement between TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts, acting through its Planning Board (hereinafter referred to as the "TOWN") and Richard J. Gaffey, Trustee of the Belle Lane Realty Trust, 171 Locke Drive, Marlborough, Massachusetts, whose Trustee became Annemarie von der Goltz by Certificate recorded with the Norfolk County Registry of Deeds in Plan Book 40744, Page 164 (hereinafter referred to as the "OWNER"), dated August 13, 2015.

The Owner furnished to the Town, as part of the consideration of said Agreement, and in accordance with the provisions of subsection (1) of Section 81-U of Chapter 41 of the Massachusetts General Laws, to secure faithful performance of the work required within the time limit specified by virtue of the Definitive Subdivision Decision by the Needham Planning Board dated September 28, 2010 of the Belle Lane Subdivision recorded with the Norfolk County Registry of Deeds in Book 32037, Page 574, and in accordance with the provisions of Condition #22 of the Decision to secure off-street drainage surety during the construction of the subdivision, a surety bond in the total combined amount of Three Hundred Fifty Three Thousand Dollars ($353,000.00) in the form of a Tripartite Agreement. Of the original $353,000.00 that Boston Private Bank and Trust Company agreed to hold in escrow as noted above, $48,000.00 remains (the other $305,000.00 has been released through two reductions, dated December 9, 2015 and February 11, 2021, as the outstanding work items in the Subdivision were completed).

SVB Private, successor to Boston Private Bank and Trust Company, no longer wished to extend the Tripartite Agreement, and has therefore dispersed the remaining funds to the TOWN to hold in escrow.

In accordance with the provisions of said Belle Lane Agreement, this Amendment recognizes that the original bond amount has been reduced to $48,000.00, which is the current bond amount to be in the form of cash held in escrow by the TOWN. The $48,000.00 shall be held by the TOWN to secure completion of the following outstanding work:

1. $20,000.00 for subdivision completion in accordance with the recommendations of the Needham Public Works Department.
2. $28,000.00 for off-street drainage surety for Lots 1, 2, 3, 4, 5, 6, 7 and 8, in accordance with the recommendations of the Board of Health and Condition 22 of the Definitive Subdivision Decision.

All outstanding work under item 1 shall be completed to the satisfaction of the Planning Board by November 1, 2023, or this Agreement extended by said date, or the funds held in escrow shall be released to the TOWN for purposes of completing said work.

The drainage surety noted under item 2 shall be held by the TOWN until compliance with the Definitive Subdivision Decision has been demonstrated.

DRAFT

IN WITNESS WHEREOF, the said parties have executed this Belle Lane Agreement, Amendment under seal effective as of May 16, 2023.

PLANNING BOARD
TOWN OF NEEDHAM

OWNER

_____

By:_____ _____
Name: Annemarie von der Goltz, Trustee
Belle Lane Realty Trust _____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss _____, 2023

On this ___ day of _____, 2023, before me, the undersigned notary public, personally appeared _____, 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 to me that she signed it voluntarily for its stated purpose as Trustee of Belle Lane Realty Trust.

_____
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2023

On this ___ day of _____, 2023, 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:

Approved as to form:

_____
Christopher Heep
Town Counsel

DRAFT

PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

March 27, 2023

BY MAIL and EMAIL
Esther Kamp
Business Planning & Support III
Silicon Valley Bank
SVB Private, Boston
ekamp@svb.com

Re: Belle Lane Subdivision Escrow Funds
Needham, Massachusetts

Dear Ms. Kamp:

This letter is in response to your request that the Town of Needham Planning Board (the "Board") provide instruction on disbursement of funds on deposit at SVB Private in Boston. SVB's predecessor, Boston Private Bank and Trust Company, entered into a Tripartite Agreement on October 26, 2015, with Richard J. Gaffey, Trustee of the Belle Lane Realty Trust (the "Developer") and the Board. A copy of the Tripartite Agreement is attached, including extensions and releases to date.

Of the original $353,000.00 that Boston Private Bank and Trust Company agreed to hold in escrow as a bond to secure the Developer's obligations under a Definitive Subdivision Decision, $48,000.00 remains on deposit with SVB Private, successor to Boston Private Bank and Trust Company. Paragraph 3 of the Tripartite Agreement provided that if the Developer failed to perform its obligations on or before September 30, 2017, any remaining undisbursed funds were to be immediately available to the Board. The September 30, 2017 date served as a deadline for the Developer to complete its obligations. The Tripartite Agreement was extended twice, giving the Developer the most recent deadline of September 30, 2021 to complete the work. Copies of the extensions are attached. The Tripartite Agreement contained deadlines by which the Developer was required to meet obligations imposed on it in the Definitive Subdivision Decision, and the extensions simply provided the Developer additional time to complete the work.

The Developer failed to perform its obligations on or before September 30, 2021. As such, and in accordance with Paragraph 3 of the Tripartite Agreement, the $48,000.00 became immediately available to the Board on October 1, 2021. Additionally, as provided in Paragraph

10 of the Tripartite Agreement, "[a]ll three parties hereto agree that monies from any undisbursed escrow funds may be held and utilized by the Board for the purposes of correcting any project deficiencies or uncompleted work." Please disburse the remaining balance to the Town of Needham Planning Board to the following address: Needham Planning and Community Development Dept., Attention: Lee Newman, Director, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, 02492.The check should be made payable to the Town of Needham.

Sincerely,

Lee Newman
Director of Planning and Community Development
Town of Needham

Copy to: Annemarie von der Goltz avondergoltz@gmail.com
Anthony A.A. McGuinness amcguinness@richlaw.com
Needham Planning Board

Attachments:

1. The original Tripartite Agreement dated October 26, 2015, effective through September 2017.

2. Certificate of Approval, Bond Reduction document, dated December 9, 2015.

3. Certificate of Approval, Extension of the original agreement, dated September 30, 2017, effective through September 30, 2019.

4. Certificate of Approval 2, Extension, dated October 2, 2019, effective through September 30, 2021.

5. Certificate of Approval 3, Bond Reduction document, dated February 11, 2021.

6. Belle Lane subdivision Agreement, dated August 13, 2015.

TRIPARTITE AGREEMENT

This Tripartite Agreement is made effective October 26th, 2015, by and among Richard J. Gaffey, Trustee of the Belle Lane Realty Trust, hereinafter referred to as the "Developer", Boston Private Bank and Trust Company, a banking corporation having a usual place of business at Boston, Massachusetts hereinafter referred to as the "Bank", and the Planning Board of the Town of Needham, Massachusetts hereinafter referred to as the "Board".

WITNESSETH:

WHEREAS, the Developer is the owner of record of Lots 1, 2, 3, 4, 5, 6, 7 and 8 as shown on a certain plan of land in said Needham, the Plan entitled, "Definitive Subdivision Plans for Belle Lane, Map 305, Lot 23, Charles River Street, Needham, MA", prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184 and Hawk Design, Inc. Landscape Architecture, 277 Main Street, Boston, MA and consisting of twenty-one (21) Sheets: Sheet 1 of 21, No. 1, "Definitive Subdivision Plans for Belle Lane, Map 305, Lot 23, Charles River Street, Needham, MA", dated November 6, 2009, revised July 18, 2013; Sheet 2 of 21, No. 2A, "Existing Conditions Plan (Part 1- 40 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 3 of 21, No 2B, "Existing Conditions Plan (Part 2- 40 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 4 of 21, No. 2C, "Existing Conditions Plan (Part 3- 60 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 5 of 21, No. 2D, "Existing Conditions Plan (Part 4- 20 scale)", dated February 2, 2010, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 6 of 21, No. 3, "Overall Lotting Plan", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 7 of 21, No. 4A, "Lotting Plan (Part One) Lots 1, 2 & 3", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010,

July 15, 2011 and July 18, 2013; Sheet 8 of 21, No. 4B, "Lotting Plan (Part Two) Lots 4, 5 & 6", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 9 of 21, No. 4C, "Lotting Plan (Part Three) Lots 7 & 8", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 10 of 21, No. 5A, "Plan & Profile (Part One)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 11 of 21, No. 5B, "Plan & Profile (Part Two)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 12 of 21, No. 6A, "Grading and Utility Plan," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 13 of 21, No. 6B, "Grading, Drainage & Utility Plan," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 14 of 21, No. 6C, "Sight Distance and Grading Plan," dated February 18, 2010, revised March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 15 of 21, No. 7, "Detail Sheet," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 16 of 21, No. 8, "Detail Sheet," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 17 of 21, No. L1, "Site Landscape plan," dated January 5, 2010, revised March 11, 2010, April 27, 2010, January 19, 2011 and July 15, 2011 and April 5, 2013; Sheet 18 of 21, No. L2, "Entrance Landscape Plan," dated January 5, 2010, revised March 11, 2010, April 27, 2010, January 19, 2011, July 15, 2011 and April 5, 2013; Sheet 19 of 21, No. D1, "Landscape Details," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; Sheet 20 of 21, No. D2, "Planting Notes," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; and Sheet 21 of 21, No. D3, "Construction Details," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; which Plan Sheets 3, 4A, 4B and 4C have been recorded with the Norfolk County Registry of Deeds in Plan Book 628, Pages 54, 55, 56 and 57;

WHEREAS, the Developer is installing ways and completing municipal services in accordance with the Definitive Subdivision Plans (the "Plans") referenced and described in the Definitive Subdivision Decision of the Planning Board of the Town of Needham, dated September 28, 2010, certified by the Town Clerk of Needham as final on January 22, 2014, and recorded with said Norfolk Deeds in Book 32037, Page 574 (the "Decision");

WHEREAS, the Developer has executed a first mortgage to the Bank recorded with said Norfolk Deeds in Book 32639, Page 217; and

WHEREAS, the Board requires certain performance guarantees that the installation of ways and completion of services will be completed in accordance with its Rules and Regulations and said Plans;

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed as follows:

1. The Developer will complete the construction of and installation of all municipal services and ways as shown on the aforesaid Plans, in accordance with the applicable Rules and Regulations of the Board.

2. In order to secure performance of the Developer's obligations as described in Schedule A hereto, pursuant to the approved Plans and in that certain Declaration of Restrictive Covenants made by the Developer for the benefit of the Town of Needham and recorded with said Norfolk Deeds in Book 32038, Page 1, the Bank hereby agrees to hold in escrow, from the proceeds of its mortgage referred to above, the sum of Three Hundred Fifty Three Thousand Dollars ($353,000). The Bank agrees to earmark these funds for the work referred to in said Schedule A, and will not permit any withdrawals of said earmarked funds except as authorized hereunder.

3. In the event that performance of the aforementioned obligations is not completed satisfactorily in accordance with the Plans, the Decision, and applicable Planning Board regulations on or before September 30, 2017, any funds remaining undisbursed by the Bank shall be immediately available to the Board for completion of said subdivision and for payment of any legal expenses and/or fees incurred by the Town of Needham in order to accomplish completion of said subdivision.

4. The Bank may disburse funds to the Developer as the work progresses upon receipt by the Bank of original release certificates endorsed by a majority of the Board. The Bank shall have the right to rely on said written certificates from the Board without further inquiry and shall be relieved of liability to the Developer and the Board for its actions in reliance thereon. It is further agreed that failure on the part of the Board to execute the said written releases will not relieve the Bank from its agreement hereunder.

5. The Board shall have recourse to the Bank for all the undisbursed funds, notwithstanding any transfer of title, assignment, bankruptcy or imposition of lien by or against the Developer, all as set forth in Massachusetts General Laws, Chapter 41, Section 81U.

6. Upon completion of the Developer's aforementioned obligations, all as satisfactory to the Board, the said Developer and Bank shall receive a written release of their agreement hereunder from the Board.

7. This Tripartite Agreement shall not be extended beyond September 30, 2017, unless Board determines that the amount of undisbursed funds is adequate to complete all work satisfactorily, based on estimated completion costs through September 30, 2017.

8. In the event that said funds remaining undisbursed by this agreement are inadequate, in the opinion of the Board, then this agreement shall not be extended beyond the scheduled expiration date, unless the parties agree to a renegotiated bond amount satisfactory to the Board. In addition, such renegotiation shall take place prior to release of any funds contained in the last phase set forth on attached Schedule A.

9. It is understood and agreed by the Developer and the Board that should work at any time be found deficient or in any manner not in substantial compliance with the Plans or the applicable Rules and Regulations of the Board, the work shall be corrected at the expense of the Developer whether or not said deficiency was part of the work included in a work phase described in Schedule A attached hereto for which the Board previously issued a release certificate.

10. All three parties hereto agree that monies from any undisbursed escrow funds may be held and utilized by the Board for the purposes of correcting any project deficiencies or uncompleted work.

Balance of this page intentionally left blank.
Signatures on following pages.

IN WITNESS WHEREOF, the said parties have executed this Agreement under seal effective as of the date first written above.

Belle Lane Realty Trust

By: _____
Richard J. Gaffey, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 26th day of October 2015, before me, the undersigned notary public, personally appeared Richard J. Gaffey, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Trustee of and on behalf of Belle Lane Realty Trust.

MINARSIN B. RODRIGUEZ
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 5, 2016
(official seal)

_____
Notary Public

My commission expires: August 5, 2016

BOSTON PRIVATE BANK AND TRUST COMPANY

By: _____
Name: Arthur M. Zwiel III
Title: Vice President

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27th day of October 2015, before me, the undersigned notary public, personally appeared Arthur Zwiel III, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Vice President of and on behalf of Boston Private Bank and Trust Company.

(official seal)

_____
Notary Public

My commission expires: 9/12/2019

RACHEL SLOAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 12, 2019

NEEDHAM PLANNING BOARD

Elizabeth J. Grimes

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27 day of October 2015, before me, the undersigned notary public, personally appeared Jeanne McKnight, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as a Member of and on behalf of the Planning Board of the Town of Needham.

(official seal)

Notary Public

My commission expires: March 18, 2022

Approved as to form
David S. Tobin
Town Counsel

Schedule A

Needham Department of Public Works Bond Estimate:

Item	Unit	Unit Price	Amount
Asphalt (top + binder width)	500 tons	$120/ton	$60,000
Granite Curb	65 LF	$65/LF	$4,500
Loam	288 CY	$24/CY	$7,000
Seed	2,500 SY	$2/SY	$5,000
Bounds	19 each	$250/ea	$4,750
Street Lights	14 each	$2,500/ea	$35,000
Landscape, monuments and fencing	1 LS	$145,000	$145,000
Asbuilt Plans	1 LS	$10,000	$10,000
		Subtotal	$271,250
~ 15% Engineering and Contingency			$38,750
		Subtotal	$310,000
~ 2.0% inflation per year for 2-years		TOTAL:	**$325,000**
Off Street Drainage bond			$ 28,000
Grand Total			**$353,000**

TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

PLANNING

CERTIFICATE OF APPROVAL

The undersigned, being a majority of the Planning Board of the Town of Needham, hereby release Richard J. Gaffey, Trustee of the Belle Lane Realty Trust and surety Boston Private Bank and Trust Company from the Tripartite Agreement dated October 26, 2015 in the amount of Three Hundred Fifty Three Thousand Dollars ($353,000) for the performance relating to Richard J. Gaffey, Trustee of the Belle Lane Realty Trust.

Total amount posted under Tripartite Agreement	$353,000.00
Amount(s) previously released	$00.00
Amount released by this Certificate	$229,500.00
Total amount remaining under this Tripartite Agreement following release	$123,500.00

EXECUTED as a sealed instrument this 9th day of December 2015.

NEEDHAM PLANNING BOARD

Jeanne S. McKnight, Chairman

Elizabeth J. Grimes, Vice Chairman

Martin Jacobs

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss Dec. 9 2015

On this 9 day of December, 2015, before me, the undersigned notary public, personally appeared Elizabeth Grimes, 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 me, 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

CERTIFICATE OF APPROVAL

Effective September 30, 2017, the undersigned, being a majority of the Planning Board of the Town of Needham, Richard J. Gaffey, Trustee of the Belle Lane Realty Trust, and the Boston Private Bank and Trust Company do hereby extend from September 30, 2017 until September 30, 2019 the Tripartite Agreement made among said parties on October 26, 2015.

IN WITNESS WHEREOF, the said parties have executed this Agreement under seal effective as of the date first written above.

Belle Lane Realty Trust

By: R.J. Gaffey
Richard J. Gaffey, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4th day of October 2017, before me, the undersigned notary public, personally appeared Richard J. Gaffey, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Trustee of and on behalf of Belle Lane Realty Trust.

(official seal)

Marian R. Sutherland
Notary Public
My commission expires: MAY 23, 2019

BOSTON PRIVATE BANK AND TRUST COMPANY

By: _____
Name: Arthur M. Zweil III
Title: Vice President

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 21st day of December 2017, before me, the undersigned notary public, personally appeared Arthur Zweil, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as VP of and on behalf of Boston Private Bank and Trust Company.

(official seal)

Courtney Stepien
Notary Public
My commission expires: 2/15/19

COURTNEY STEPIEN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 15, 2019

NEEDHAM PLANNING BOARD

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 9 day of January 2018 ~~2017~~, before me, the undersigned notary public, personally appeared Paul Alpert, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as a Member of and on behalf of the Planning Board of the Town of Needham.

(official seal)

Alexandra Clee
Notary Public

My commission expires: March 18, 2022

Approved as to form:

David Tobin
Town Counsel

CERTIFICATE OF APPROVAL 2

Effective October 2, 2019, the undersigned, being a majority of the Planning Board of the Town of Needham, Richard J. Gaffey, Trustee of the Belle Lane Realty Trust, and the Boston Private Bank and Trust Company do hereby extend from September 30, 2019 until September 30, 2021 the Tripartite Agreement made among said parties on October 26, 2015 (and subsequently extended by Certificate of Approval dated September 30, 2017 from September 30, 2017 through September 30, 2019).

IN WITNESS WHEREOF, the said parties have executed this Agreement under seal effective as of the date first written above.

Belle Lane Realty Trust

By: RJ Gaffey
Richard J. Gaffey, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th day of November 2019, before me, the undersigned notary public, personally appeared Richard J. Gaffey, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Trustee of and on behalf of Belle Lane Realty Trust.

MARIAN R. SUTHERLAND
Notary Public
Massachusetts
My Commission Expires
May 8, 2026

(official seal)

Marian R Sutherland
Notary Public

My commission expires: May 8, 2026

BOSTON PRIVATE BANK AND TRUST COMPANY

By: _____
Name: Arthur M. Zweil III
Title: Vice President

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 2 day of December 2019, before me, the undersigned notary public, personally appeared Arthur M Zweil III, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Vice President of and on behalf of Boston Private Bank and Trust Company.

(official seal)

_____
Notary Public

My commission expires: 1/10/25

DENNIS L. STAIRES, JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 10, 2025

NEEDHAM PLANNING BOARD

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 17 day of December 2019, before me, the undersigned notary public, personally appeared Martin Jacobs, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose, as a Member of and on behalf of the Planning Board of the Town of Needham.

(official seal)

Notary Public

My commission expires: March 18, 2022

Approved as to form:

David Tobin
Town Counsel

CERTIFICATE OF APPROVAL 3

The undersigned, being a majority of the Planning Board of the Town of Needham, hereby release the Belle Lane Realty Trust and surety Boston Private Bank and Trust Company from the Tripartite Agreement dated October 26, 2015 (and extended twice by dates September 30, 2017 and October 2, 2019) in the amount of Three Hundred Fifty Three Thousand Dollars ($353,000.00) for the performance relating to Richard J. Gaffey, Trustee of the Belle Lane Realty Trust under the terms of said agreement, as extended.

Total Amount posted under Tripartite Agreement	$353,000.00
Amount(s) previously released	$229,500.00
Amount Released by this Certificate	$75,500.00
Total Amount Remaining in this Tripartite Agreement following this release	$48,000.00

Executed as a sealed instrument this 11 day of February, 2021

NEEDHAM PLANNING BOARD

Jeanne S. McKnight, Chair

Adam Block

Paul S. Alpert

Ted Owens

Martin Jacobs

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss Feb. 11, 2021

On this 11 day of Feb., 2021, before me, the undersigned notary public, personally appeared Martin Jacobs, 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 preceding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Notary Public Alexandra Clee

My Commission Expires: March 18, 2022

BELLE LANE AGREEMENT

AGREEMENT made this 13th day of August 2015 by and between the TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts, acting through its Planning Board (hereinafter referred to as the "TOWN") and Richard J. Gaffey, Trustee of the Belle Lane Realty Trust, 171 Locke Drive, Marlborough, Massachusetts (hereinafter referred to as the "OWNER").

WHEREAS, the Owner is the owner of record of Lots 1, 2, 3, 4, 5, 6, 7 and 8 as shown on a certain plan of land in said Needham, the Plan entitled, "Definitive Subdivision Plans for Belle Lane, Map 305, Lot 23, Charles River Street, Needham, MA", prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184 and Hawk Design, Inc. Landscape Architecture, 277 Main Street, Boston, MA and consisting of twenty-one (21) Sheets: Sheet 1 of 21, No. 1, "Definitive Subdivision Plans for Belle Lane, Map 305, Lot 23, Charles River Street, Needham, MA", dated November 6, 2009, revised July 18, 2013; Sheet 2 of 21, No. 2A, "Existing Conditions Plan (Part 1- 40 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 3 of 21, No 2B, "Existing Conditions Plan (Part 2- 40 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 4 of 21, No. 2C, "Existing Conditions Plan (Part 3- 60 scale)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 5 of 21, No. 2D, "Existing Conditions Plan (Part 4- 20 scale)", dated February 2, 2010, revised February 18, 2010, March 11, 2010, April 15, 2010 and July 18, 2013; Sheet 6 of 21, No. 3, "Overall Lotting Plan", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 7 of 21, No. 4A, "Lotting Plan (Part One) Lots 1, 2 & 3", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 8 of 21, No. 4B, "Lotting Plan (Part Two) Lots 4, 5 & 6", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 9 of 21, No. 4C, "Lotting Plan (Part Three) Lots 7 & 8", dated November 16, 2009, revised February 12, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 10 of 21, No. 5A, "Plan & Profile (Part One)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 11 of 21, No. 5B, "Plan & Profile (Part Two)", dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 12 of 21, No. 6A, "Grading and Utility Plan," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 13 of 21, No. 6B, "Grading, Drainage & Utility Plan," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 14 of 21, No. 6C, "Sight Distance and Grading Plan," dated February 18, 2010, revised March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 15 of 21, No. 7, "Detail Sheet," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 16 of 21, No. 8, "Detail Sheet," dated November 16, 2009, revised February 18, 2010, March 11, 2010, April 15, 2010, July 15, 2011 and July 18, 2013; Sheet 17 of 21, No. L1, "Site Landscape plan," dated January 5, 2010, revised March 11, 2010, April 27, 2010, January 19, 2011 and July 15, 2011 and April 5, 2013; Sheet 18 of 21, No. L2, "Entrance Landscape Plan," dated January 5, 2010, revised March 11, 2010, April 27, 2010, January 19, 2011, July 15, 2011 and April 5, 2013; Sheet 19 of 21, No. D1, "Landscape Details," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; Sheet 20 of 21, No. D2, "Planting Notes," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; and Sheet 21 of 21, No. D3, "Construction Details," dated January 5, 2010, revised March 11, 2010, April 27, 2010 and April 5, 2013; which Plan Sheets 3, 4A, 4B and 4C have been recorded with the Norfolk County Registry of Deeds in Plan Book 628, Pages 54, 55, 56 and 57.

and

WHEREAS, the Owner has furnished to the Town, as part of the consideration of this Agreement, and

in accordance with the provisions of subsection (1) of Section 81-U of Chapter 41 of the Massachusetts General Laws, to secure faithful performance of the work required within the time limit specified by virtue of the Definitive Subdivision Decision by the Needham Planning Board dated September 28, 2010 of the Belle Lane Subdivision recorded with the Norfolk County Registry of Deeds in Book 32037, Page 574 (hereinafter referred to as the "Decision"), and in accordance with the provisions of Condition #22 of the Decision to secure off-street drainage surety during the construction of the subdivision, a surety bond in the total combined amount of Three Hundred Fifty Three Thousand Dollars ($353,000.00) is provided in the form of a Tripartite Agreement.

NOW THEREFORE, said Owner and their successors and assigns covenant and agree as follows:

1. The Town will release all lots of the Subdivision (Lots 1-8) from the conditions as to building and sale which were included in the Subdivision Covenant for the above-referenced Subdivision.

2. The provisions of the Decision, in which the Planning Board approved the subdivision as shown on the Subdivision Plans, and any subsequent amendments remain in full force and effect until such time as the Owner provides satisfactory evidence to the Town that all stipulated requirements have been completed.

3. The Owner will, by September 30, 2017, said time period being the time specified by the Planning Board for the completion of said work in accordance with the provisions of Section 81-U, General Laws, Chapter 41, perform and complete all work required in accordance with the Subdivision Regulations and Procedural Rules of the Planning Board and to the satisfaction of the Director of Public Works of the Town of Needham with respect to these lots, excepting the work satisfactorily completed as of the date of this Agreement, but including the maintenance and repairs necessary to maintain the municipal services and streets in satisfactory condition until the release by the Town of the surety furnished by the Owner to guarantee the completion of the requirements of this Agreement.

4. That the aforementioned surety shall be held by the Town of Needham as security for the performance by the Owner of all required work and as authorized by Section 81-U of the General Laws, Chapter 41, and that upon satisfactory completion by the Owner of all said requirements within the time specified, or within such further time as the Planning Board of said Town of Needham may permit, said surety shall be returned to the Owner by the Town; however, upon breach of any terms or conditions of this Agreement, or upon failure of said Owner to perform within the time specified or within such further time as the Planning Board shall permit, the Town of Needham shall have the right to apply said surety for the benefit of the Town to the extent necessary to compensate the Town for the reasonable cost to the Town of completing such unfinished work and legal fees incurred by the Town in the enforcement of this Agreement.

5. Furthermore, the Town of Needham shall have the right to reestablish the amount of said surety as a condition of extending the completion date beyond the date specified herein or within such further time and date as the Owner may request, and the Planning Board of said Town of Needham may permit, as security for the performance by the Owner of said requirements as herein authorized and selected by the Owner, including the maintenance and repairs necessary to maintain the municipal services and streets within that portion of Belle Lane as shown on said plans and described herein in satisfactory condition and any increased costs resulting from the Owner's failure to complete said requirements within the time specified herein or within such further time as the Planning Board of said Town of Needham may permit, said reestablished surety to be determined by the Director of Public Works and estimated on the reasonable cost to complete such unfinished work and after such determination shall be construed as if said increased amount were originally set forth herein.

EXECUTED AS A SEALED INSTRUMENT on the day and year first above written.

PLANNING BOARD
TOWN OF NEEDHAM

OWNER

By: _____
Name: Richard J. Gaffey, Trustee
Belle Lane Realty Trust

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Middlesex
~~Norfolk~~ ss August 13, 2015

On this 13th day of August 2015, before me, the undersigned notary public, personally appeared Richard J. Gaffey, proved to me through satisfactory evidence of identification, which was being personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Belle Lane Realty Trust.

Marian R. Sutherland
Notary Public
My Commission Expires: May 23, 2019

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss _____2015

On this ___day of August, 2015, 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:

Approved as to form:

_____
David Tobin
Town Counsel

EXECUTED AS A SEALED INSTRUMENT on the day and year first above written.

PLANNING BOARD
TOWN OF NEEDHAM

OWNER

By:_____
Name: Richard J. Gaffey, Trustee
634 Charles River Street Realty Trust

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss _____, 2015

On this ___ day of August 2015, before me, the undersigned notary public, personally appeared _____, 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 to me that he signed it voluntarily for its stated purpose as Trustee of 634 Charles River Street Realty Trust.

_____
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss Aug. 11 2015

On this 11 day of August, 2015, before me, the undersigned notary public, personally appeared Jeanne McKnight, 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 me 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.

Alexandra Clee
Notary Public
My Commission Expires: March 18, 2022

Approved as to form:

David Tobin
Town Counsel