



TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS

PLAN SUBSTITUTION

to

1330 HIGHLAND AVENUE - SPECIAL PERMIT – May 19, 2022

1330 Highland Avenue – Emery Grover Building

Map 53, Parcel 2

May 16, 2024

Documents of Record:

- General Plan SP.C4 prepared by Bargman Hendrie + Archetype, Inc., stamped by James A. Jackson, Jr., Professional Engineer, dated April 25, 2022.
- General Plan SP.C4 prepared by Bargman Hendrie + Archetype, Inc., stamped by James A. Jackson, Jr., Professional Engineer, revised and dated May 7, 2024.
- *1330 Highland Avenue - ZBA Special Permit - May 19, 2022.*

May 16, 2024

The Board included Jonathan D. Tamkin, Chair; Howard Goldman, Vice-Chair; Nik Ligris, Member. Also participating was Valentina Elzon, Associate Member. Mr. Tamkin opened the Informal Matter at 7:30 p.m.

Hank Haff, Director of Needham Building Design and Construction Department, representing the Town of Needham, Permanent Public Building Committee, presented the following de minimis changes to the plans filed with the approved Special Permit issued by the Board on May 19, 2022:

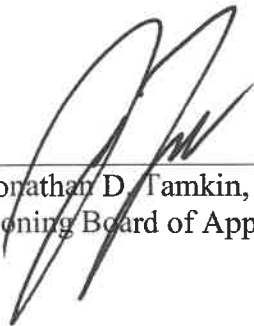
- the on-site parking count is corrected to 61 spaces and not 62 spaces. The north side parking lot plan incorrectly noted 9 spaces where there are only 8 spaces. The available parking is sufficient for the employee parking demand of 41 spaces;
- four electric vehicle parking spaces with EV charges were added to the west side of the parking lot with associated stripping. These chargers will provide plug-in points for the school's future all electric vehicle fleet. Logistic of the availability of the charging stations (who and when) will be determined by the School Department's climate change policy. This location will displace fossil fuel vehicles and their exhaust from being in proximity to the building's fresh air intakes;
- bollards will be added around the Eversource transformers and the trash enclosure/loading area. The bollards are six-inch steel tubes buried four to five feet into the ground at a height appropriate to provide protection from vehicular collisions.

Written comments were received by the Building Commissioner – he had no objections.

There were no comments from the public.

Mr. Ligris moved to approve a plan substitution with de minimis changes to the plans approved as part of the *1330 Highland Avenue ZBA Special Permit dated May 19, 2022*; General Plan SP.C4 prepared by Bargman Hendrie + Archetype, Inc., stamped by James A. Jackson, Jr., Professional Engineer, dated April 25, 2022 be substituted with General Plan SP.C4 prepared by Bargman Hendrie + Archetype, Inc., stamped by James A. Jackson, Jr., Professional Engineer, revised and dated May 7, 2024. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 7:40 p.m.



Jonathan D. Tamkin, Chair
Zoning Board of Appeals