Large House Review (LHR) Committee
Monday, March 3, 2025
7:00 p.m.

Select Board Chambers
Needham Town Hall, 1471 Highland Avenue, Needham, MA
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: 885 4714 5967

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: 885 4714 5967

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: 885 4714 5967

Direct Link to meeting: https://needham-k12-ma-us.zoom.us/j/88547145967

1. Approval of meeting minutes.
2. Report of Working Group Regarding House Tour survey results and Discussion of House Tour Impressions
3. Discussion of Possible Measuring Tools to define bulk with regard to non-conforming lots.
4. Preliminary Height Study review.
5. Establish working group to review value on real estate
6. Work Plan and Next Steps
    a. Volume Study introduction
    b. Wellesley follow-up
    c. Other working group meetings
    d. Discussion of what to report to the Planning Board for its report to Town Meeting

LHR Committee Members:

Artie Crocker	Planning Board Member / Planning Board Designee
Jeanne McKnight	Planning Board Member / Planning Board Designee
Heidi Frail	Select Board Member / Select Board Designee
Marianne Cooley	Select Board Member / Select Board Designee
Moe Handel	Design Review Board Member / Design Review Board Designee
Tina Burgos	Finance Committee Member / Finance Committee Designee
Nik Ligris	Zoning Board of Appeals Member / Zoning Board of Appeals Designee
Bill Paulson	Real Estate Broker appointed by the Planning Board
Paul McGovern	Developer appointed by the Planning Board
Oscar Mertz	Architect appointed by the Planning Board
Chris Cotter	At Large appointed by the Planning Board
Rob Dangle	At Large appointed by the Planning Board
Joe Matthews	At Large appointed by the Planning Board
Ed Quinlan	At Large appointed by the Planning Board

Large House Review (LHR) Committee Meeting Minutes
Monday, February 3, 2025
7:00 p.m.

Committee Members Present:
Artie Crocker Planning Board Member / Planning Board Designee (Co-Chair)
Moe Handel Design Review Board Member / Design Review Board Designee (Co-Chair)
Jeanne McKnight Planning Board Member / Planning Board Designee
Heidi Frail Select Board Member / Select Board Designee
Marianne Cooley Select Board Member / Select Board Designee
Bill Paulson Real Estate Broker appointed by the Planning Board
Paul McGovern Developer appointed by the Planning Board
Oscar Mertz Architect appointed by the Planning Board
Chris Cotter At Large appointed by the Planning Board
Rob Dangle At Large appointed by the Planning Board
Joe Matthews At Large appointed by the Planning Board
Ed Quinlan At Large appointed by the Planning Board

Staff Present:
Lee Newman, Director of Planning & Community Development
Alex Clee, Assistant Planner

Committee Members Absent:
Nik Ligris Zoning Board of Appeals Member / Zoning Board of Appeals Designee
Tina Burgos Finance Committee Member / Finance Committee Designee

1. Approval of meeting minutes

Upon motion duly made by Jeanne McKnight and seconded by Moe Handel, it was voted to accept the changes with the amendments. By roll call, the motion passed unanimously.

2. Appointment of Large House Review Committee member to Tree Preservation Planning Committee

Upon motion duly made by Moe Handel and seconded by Paul McGovern, it was voted to nominate Oscar Mertz as a Committee member to the Tree Preservation Planning Committee. By roll call, the motion passed unanimously.

3. Report and Discussion Regarding Subcommittee Review of Existing House Build-out on Non-conforming Lots

Oscar Mertz made a presentation on this item. The working group first focused on nonconforming lots, under 10,000 s.f. and which may have nonconforming frontage. 11 house lots were studied in Town, all built within the last five years. The group focused on various ways

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of calculating FARs for these lots in order to determine how the FAR changes per the lot size. All of the plans filed with the Building Department were reviewed. The houses studied ranged from 4-6 bedrooms. The group used the 2017 program that came out of the Large House Review Committee which recommended a first floor with a two car garage, living room, dining room, kitchen, family room, mud room, and a study, and a second floor with four bedrooms, 2-3 baths, and laundry. All of the 11 houses studied eclipsed that. The group started to question if the program should remain as a fixed program or if there should be sliding scales included in the program. The group then considered ideas for control. The Town bylaw currently limits this to FAR, which has a crude break at 12,000 s.f. All of the houses studied hovered just under 38% FAR, regardless of the size of the lot. Some towns use other types of calculations for FAR which take into consideration the actual size of the lot. Any adjustments considered for Needham will need to be very simple in terms of the calculation and the control mechanisms. Control methods could consider height, the height of the eave relative to the volume of the house, or setbacks.

Paul McGovern stated that, if FAR is going to be used there should be discussion as to which floors should be included in the calculation and then what the appropriate FAR limit is.

The purchase and sale information for the 11 houses studied was reviewed.

Joe Matthews noted that smaller lots are supposed to contain smaller houses. He reviewed the existing FAR limits. The current FAR limit is 0.38 for up to 12,000 s.f. and then 0.36 thereafter. In theory this seems to imply 3,800 s.f. of a house on a 10,000 s.f. property however it really applies only to the first and second floors. With habitable, finished basements and third floors, the actual marketable square footage is much higher for these properties. The knowledge of exact square footage for properties will need to be considered when setting an FAR limit. There should be a degree of parity for larger and smaller lots. There could be exceptions in the form of variances for long-term residents. A space that is going to be habited should be counted in the FAR.

There was discussion regarding including basements in FARs. Artie Crocker stated that it is the aboveground bulk of the house that will matter.

Jeanne McKnight stated that she believes the two car garages in the front of houses is causing ugliness in the Town. Thus, the garage space could be counted in the FAR if it is in the front of the property. Artie Crocker noted that, if the garage is not facing the front, it is facing the neighbor. This also leads to longer driveways and more impervious surface.

Rob Dangle asked why FAR is needed instead of simply addressing height and setbacks. It was noted that something is also needed to govern the volume.

There was discussion regarding dormers and the current regulations regarding dormers.

4. Work Plan and Next Steps

The Committee agreed to continue this discussion on nonconforming lots at the next meeting. The Committee also agreed to share the addresses for the 11 properties discussed in order to

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review the sites prior to the next meeting. It was noted that regulations and guidelines from other towns would be included in the next agenda packet.

Upon motion duly made by Moe Handel and seconded by Jeanne McKnight, it was voted to adjourn at 9:03 p.m. By roll call, the motion passed unanimously.

Next Public Meeting – March 3, 2025, at 7:00pm, location TBD

Respectfully submitted,
Kristan Patenaude

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House Survey – Non-Conforming Lots

House #1

Large House Study - FAR Rules/Tests

House #01

1/24/2025

Please Note

These values are adjustable
This is the current Bylaw
These are calculated values - don't modify

House and Lot Information

# Floors	2.5	
Lot Size	7,000	SF
Lot Coverage	1,638	SF

	Floors SF (inc Garage)	Garage	Net SF (N.I. Garage)
B	1,545	455	1,090
1	1,611	-	1,611
2	1,611	-	1,611
3	1,146	-	1,146
Total	5,913	455	5,458
		Real Estate Ad=	5,584 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,638	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	23.4%	

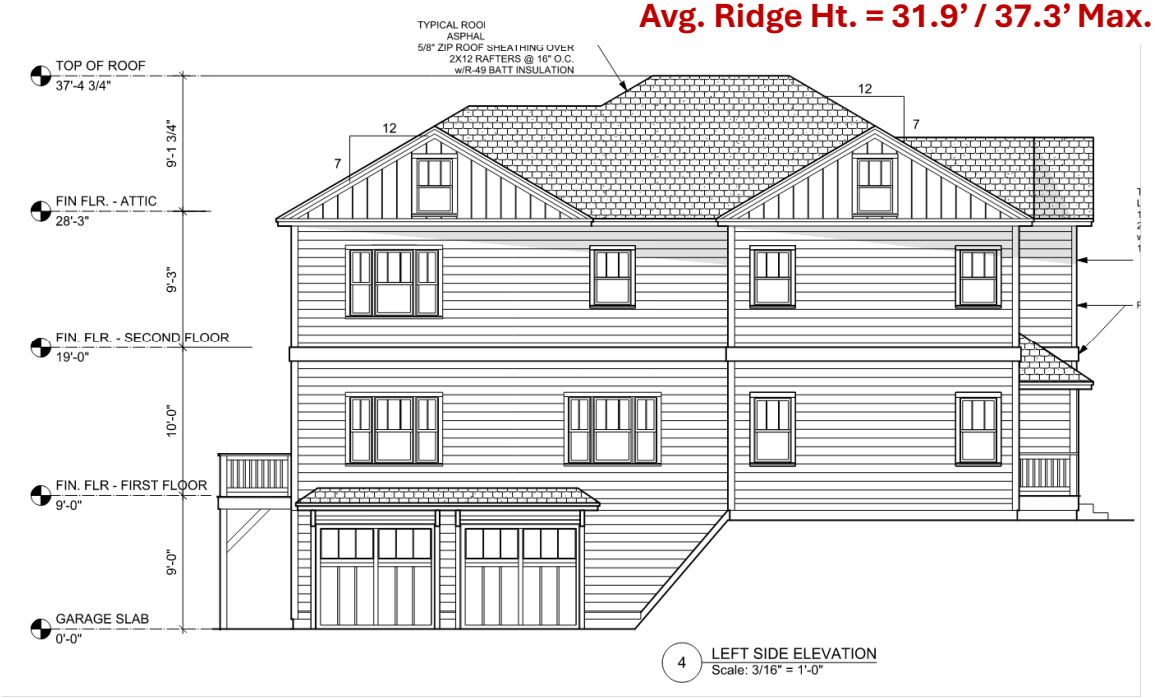
FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	46.0%	3,222	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	62.4%	4,368	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	78.0%	5,458	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	62.4%	4,368	SF
FAR (Flr 1,2 + any Garage)	38%	52.5%	3,677	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

HOUSE #01

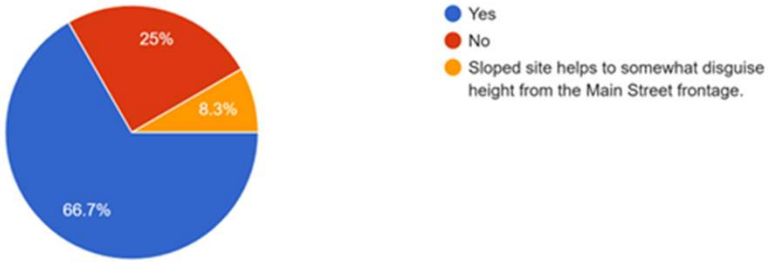
Avg. Ridge Ht. = 31.9' / 37.3' Max. Ht.



House #1

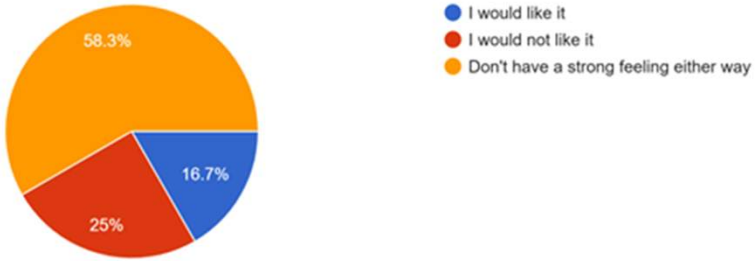
Does this house feel like an appropriate size ?

12 responses



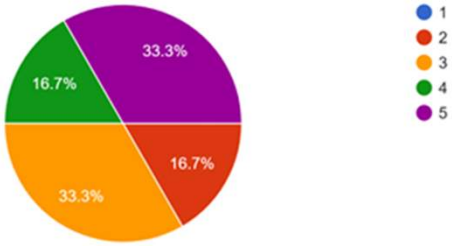
How would you like to live next to / across the street from the house?

12 responses



Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

12 responses



House #1

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Feels tight on lot - very out to the edge on the corner
Taller than surrounding homes
3rd floor is large

Appears to fit area.
Height seems set back more making it fit better. House slightly below road helps with the appearance.

In a corner lot on a busy street across the street from a fairly big house.

1 - big retaining wall on right side
2 - on corner with Taylor so gives space on that side
3 - garage under on left side makes it seem bigger from that side.

Garage under seems like flood risk.

Too big and tall for site.

1. Uses the sloping site and steps the volume down and uses hip roof on back 2-story over exposed basement to try to minimize volume.
2. Side street setback also helps mitigate height of house.
3. The front left upper roof is 2.5 stories to eave to make small attic level have headroom. (Smaller footprint / frontage and corner setback helps this not fee too tall)

Weirdly positioned on the lot very little side yard on at least two sides seems sandwiched in

1. The design is kind of plain compared with other nearby new houses, though it is a good use of a difficult corner site (corner of Taylor Street) that slopes down.
2. The 2-car garage is below grade, taking advantage of the downslope, and the garages front on Taylor Street; the door on Taylor probably functions as the primary door (up 9 steps), though the mailbox is at the Hunnewell Street door.
3. Hunnewell Street is a busy street with houses of varied size and style.

1. This house is on a corner lot (Taylor Street) and the 2-car garage is below grade fronting on Taylor Street (the lot slopes down) - I like this garage arrangement.
2. It is similar to the house on its right on Hunnewell, which also appears to be new; Hunnewell Street is a busy street with a mix of house sizes.
3. The design is kind of plain compared with the nearby new houses, though, generally, the architect made good use of a difficult site; the primary entry is probably the one on Taylor Street, which is up 9 steps, though the mailbox is at the Hunnewell Street door.

High gables. Higher than neighbors. Side street lower level garage.

Takes up too much of the lot.
Too tall from the neighbors on Taylor st.
I think what helps is this house is that the houses seem further away.

House #1

Anything else you think we should be considering?

How do houses that are non-compliant for FAR and for the half story on the 3rd floor get built? This house hits of those

Hunnewell Street, like all the streets in this study, has sidewalks on both sides, enhancing walkability and child play.

Busy corner some how mitigates effect

I think this house is a reasonable site for the lot and surroundings.

House #2

Large House Study - FAR Rules/Tests
House #02
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	7,000	SF
Lot Coverage	1,687	SF

Floor	Gross SF	Garage	Net SF
B	646	-	646
1	1,641	512	1,129
2	1,523	-	1,523
3	706	-	706
Total	4,516	512	4,004

Real Estate Ad= ????? SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,687	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	24.1%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.9%	2,652	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	48.0%	3,358	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	57.2%	4,004	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	55.3%	3,870	SF
FAR (Flr 1,2 + any Garage)	38%	45.2%	3,164	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

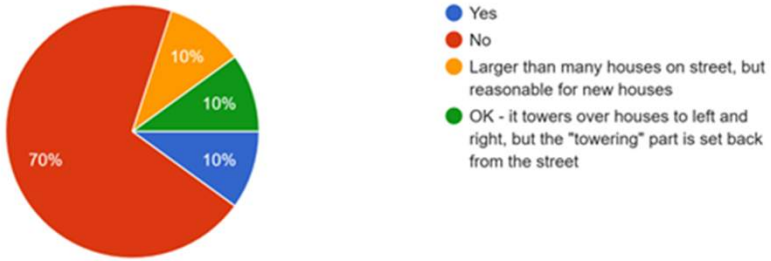
HOUSE #02

Avg. Ridge Ht. = 33.3'

House #2

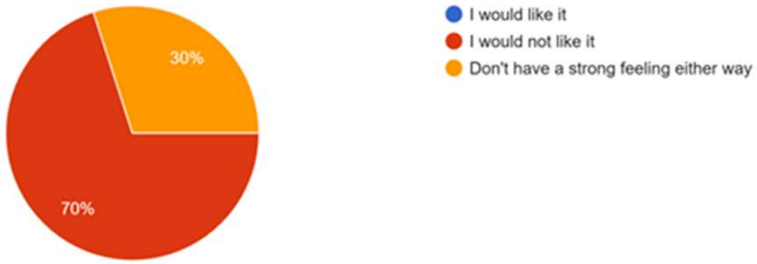
Does this house feel like an appropriate size ?

10 responses



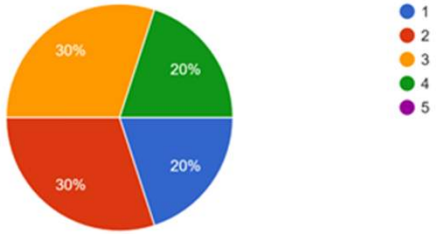
How would you like to live next to / across the street from the house?

10 responses



Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

10 responses



House #2

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Seems extremely tall based on the dormers, very small backyard, much taller than its neighbors

Looms over adjacent houses. Not attractive. Dormers look odd due to narrowness and windows out of scale (small)

Similar house to Fairfax but dormers over main house make it feel taller. Less side yard as well making it feel bigger. Seems too tall

1. The house to the immediate left of this house is a small cape that seems overwhelmed by this house, but there are other large new houses in the neighborhood. The house to the right has a tree screen at its boundary with this house.
2. The 2-car garage seems to be slightly below the grade of the front entry porch, which is set back from the garage, so the garage is the most prominent feature, unfortunately.
3. The 3rd floor gables are not too high or overwhelming, so the house doesn't appear too tall.

Too big relative to neighbors, fills most of yard

The dormers make it look much to tall.
Garage is forward of the main entrance.
Takes up all the setback

1 - very big vs home on left but surrounded by other new construction homes.
2 - small lot and they seem to have built to the limit.
3 - 54 is a cape with new homes on both sides. Feels surrounded.

Much taller than neighbors, sloping backyard taller in back?

1. Large 2 story volume with big footprint for lot. 2. Pitched roof all springs from 2nd fl clog. 3. Check ridge/eave height - very tall at 2nd story wall - lots of room above the windows.

Seemed tighter space-wise to the right. Perhaps both houses have minimal set back?
Towering part of house is set back from the street which helps how it feels

House #2

Anything else you think we should be considering?

Feels crowded on site small backyard and ma width at side setbacks.

House #3

Large House Study - FAR Rules/Tests
House #03
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.0	
Lot Size	7,274	SF
Lot Coverage	1,629	SF

Floor	Gross SF	Garage	Net SF
B	1,527	524	1,003
1	1,623	-	1,623
2	1,133	-	1,133
3	-	-	-
Total	4,283	524	3,759
		Real Estate Ad=	3,582 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

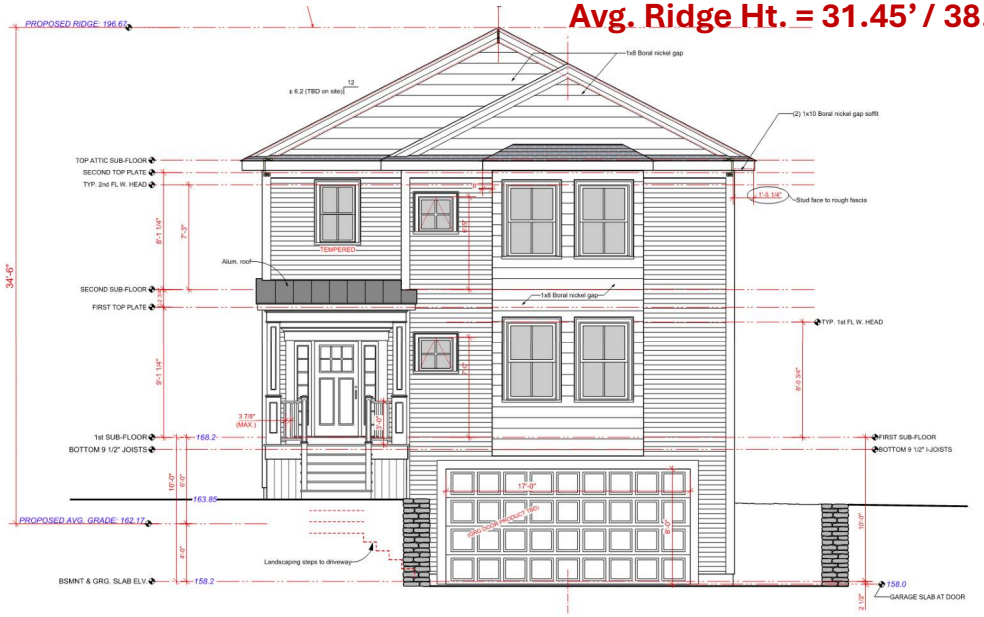
Lot Coverage	1,629	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	22.4%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.9%	2,756	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	37.9%	2,756	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	51.7%	3,759	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	45.1%	3,280	SF
FAR (Flr 1,2 + any Garage)	38%	45.1%	3,280	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Avg. Ridge Ht. = 31.45' / 38.47' Max. Ht.



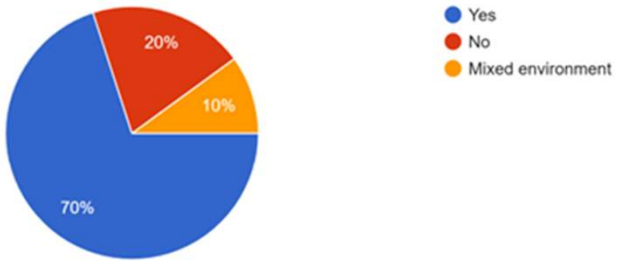
FRONT ELEVATION

HOUSE #03

House #3

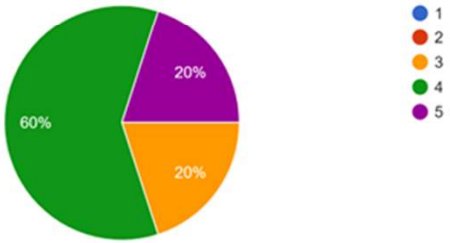
Does this house feel like an appropriate size ?

10 responses



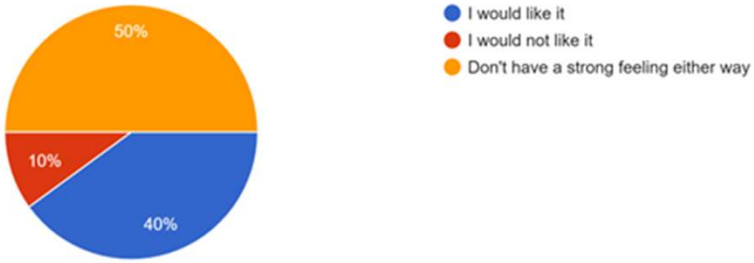
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

10 responses



How would you like to live next to / across the street from the house?

10 responses



House #3

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Setbacks around the house all seem reasonable
Height feels OK
3rd floor seems reasonable

Overall size feels appropriate, but very tall with garage being built down and having peak. Grade being high exacerbates the problem. Side setbacks seem appropriate making it less impactful for neighbors

1. The site is elevated from the street with a 3-foot high stone wall along the front, with the 2-car garage entered from the front with the entrance sloping down to the basement level, a nice feature, though the elevation means that the front door is up 15 steps. Nearby houses, including original cape-style, also have basement garages.
2. The elevation of the house makes it seem tall, but OK for this elevated site. There are other large new houses nearby.
3. The house has bay windows and other in's and out's on the sides, a nice feature.

The main problem for this house is the height.
Partially related to the garage is under the house

Nice design, tall, small lot

Very creative use of the lot, lot seems small, interesting use of the topography

1. Seems clever to lift house to get garage / basement on lower level which matches houses on both sides. 2. Has stepped volume on the back. 3. Roof has a shallower pitch - doesn't.t feel too tall.

No excessive mounding, garage is well incorporated given lot

1 - garage under makes it look bigger from the street
2 - houses around it are one or 1.5 stories

Its size is exaggerated by the elevation of the lot to the street elevation. Uninspiring look. Neighborhood already had several large houses.

House #4

Large House Study - FAR Rules/Tests
House #04
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	7,353	SF
Lot Coverage	1,838	SF

Floor	Gross SF	Garage	Net SF
B	1,198	-	1,198
1	1,785	573	1,212
2	1,371	-	1,371
3	464	-	464
Total	4,818	573	4,245

Real Estate Ad= ????? SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

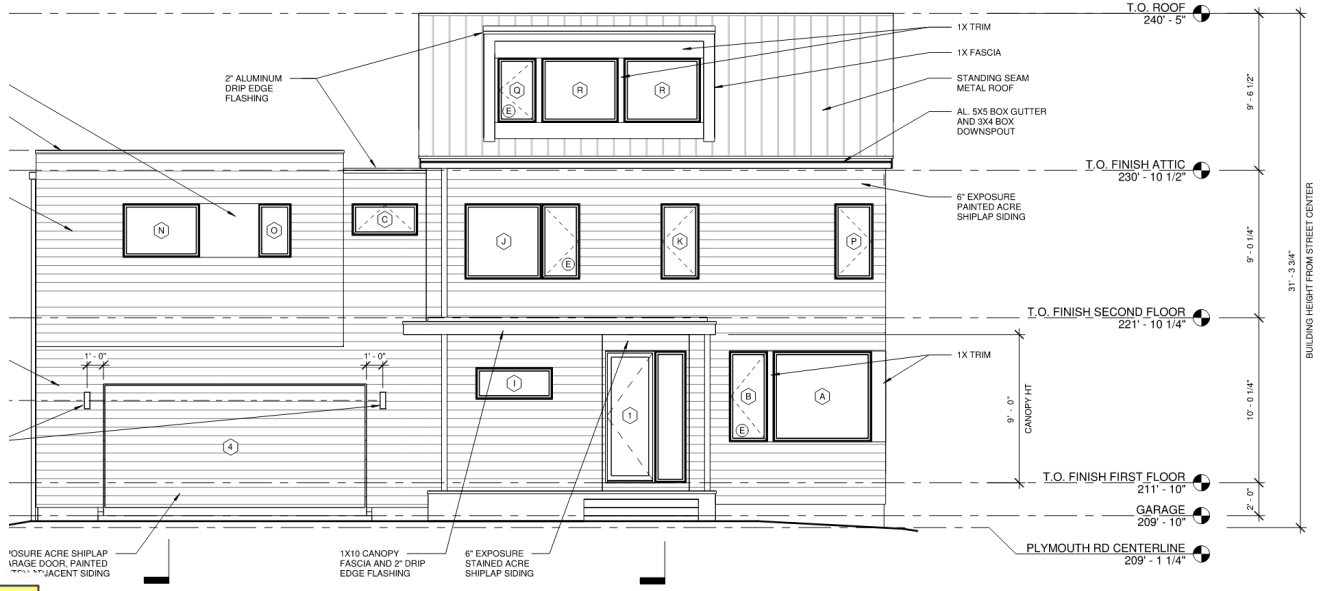
Lot Coverage	1,838	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	25.0%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	35.1%	2,583	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	41.4%	3,047	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	57.7%	4,245	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	49.2%	3,620	SF
FAR (Flr 1,2 + any Garage)	38%	42.9%	3,156	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Avg. Ridge Ht. = 31.33' / 37.75' Max. Ht.

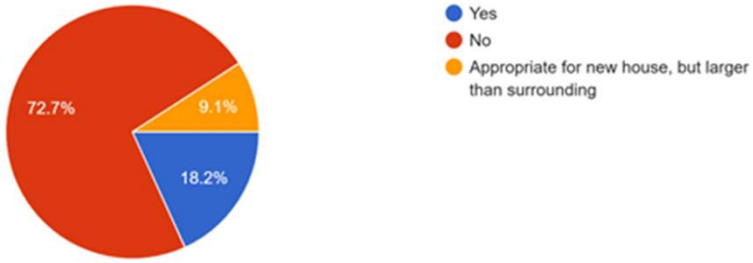


HOUSE #04

House #4

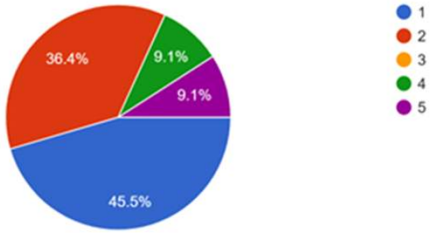
Does this house feel like an appropriate size ?

11 responses



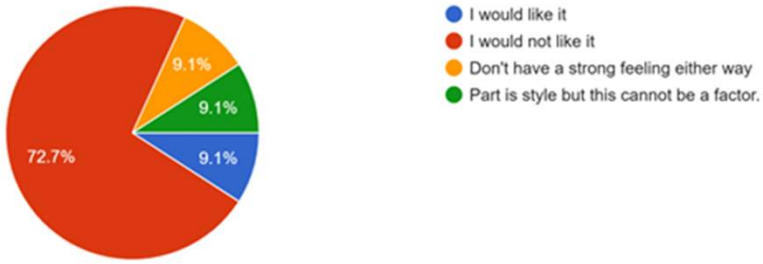
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



How would you like to live next to / across the street from the house?

11 responses



House #4

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Very different to all others stylistically. 3rd Floor flat roof not in keeping with surroundings. Large elevations with flat roofs.

House Nextdoor is much smaller. Height at shed dormer seems very high. Tall vertical face at front setback makes it look harsher

Ugly, belongs in Marin CA, very small useable yard, cubist

The main problem is the, essentially flat dormer running front to back of the house.
Makes it look way too tall.
Garage flush with the front entrance.

Out of scale and style

Does not fit into the architecture of the neighborhood, the dormer on the front of the building looks offensive, and the structure seems way taller than its neighbors

1 - completely fills the lot with zero yard space.
2 - style is very different from surrounding homes.
3 - roofline in back starts lower but the evergreen trees in back limit the advantage of that.

This is a relatively wide but shallow lot. not my style house
front porch feels really close to street
Really towers over houses to left and right with a tiny 3rd floor window on front

Built into hill so shorter in front taller in back, dormer window is interesting, height of house is equal to those across the street up hill

1. The modern design of the garage doors make them less conspicuous.
2. The house appears to be much taller than the cape on the right, but not much taller than the older colonial-style house on the left; the houses across the street are at a higher elevation, so appear taller than the subject house
3. The modern design is different from other nearby houses, but not inappropriate; the single front-facing gable on the third floor does not seem too tall.

1. Feels like a 2-story tall volume. 2. All the roof, both flat and pitched, start at the 2nd floor ceiling. 3. Seems like a big footprint for the shallow site.

House #5

Large House Study - FAR Rules/Tests
House #05
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	3.0	
Lot Size	7,828	SF
Lot Coverage	1,941	SF

Floor	Gross SF	Garage	Net SF
B	1,244	-	1,244
1	1,801	433	1,368
2	1,605	-	1,605
3	1,059	-	1,059
Total	5,709	433	5,276
		Real Estate Ad=	5,276 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,941	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	24.8%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	38.0%	2,973	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	51.5%	4,032	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	67.4%	5,276	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	57.0%	4,465	SF
FAR (Flr 1,2 + any Garage)	38%	43.5%	3,406	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

HOUSE #05

Avg. Ridge Ht. = 34.0'

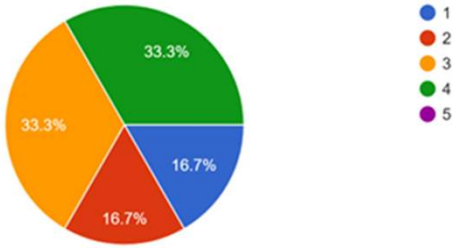
House #5

Does this house feel like an appropriate size ?

12 responses

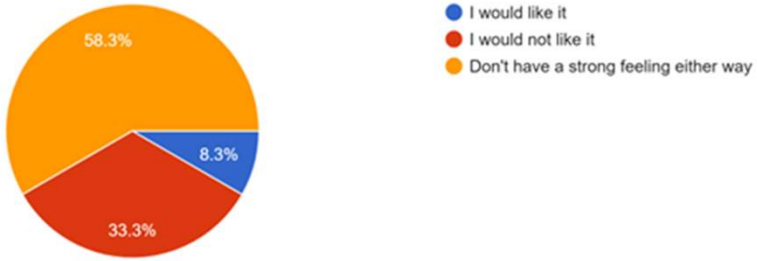
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

12 responses



How would you like to live next to / across the street from the house?

12 responses



House #5

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

How does this get called " 3 floors" compared to something else?
This house stands out as you drive down the street.
Lots of flat surfaces.
Feels closer to the street than neighboring houses.
Front yard is basically paved. This would be another discussion.
How can this be 20% lot coverage??

1. The 2 steep overlapping gables on the front give the house a very tall appearance, though the new house next door is at least the same overall height; the attic is lit by 2 skylights on the left and a gable window on the right.
2. The 2-car garage in the front is set back about 3 feet from the front facade of the house - a good feature, and the house is a nice blend of modern and traditional design.
3. The neighborhood has many original colonial-style houses with separate garages in the rear - why can't the new teardown/rebuilt houses follow this pattern?

Front aligns with other houses.
Garage is setback.
Height matches house to the right, but obviously taller than the house two story house to the left.
Goes back too deep.

Similar to 20 Pinewood - too close to side setbacks and replaced house of reasonable size.

Nice design but stylistically not consistent with neighborhood

1. Too tall, ridge coming to street makes it more obvious too. 2. The steep pitch roof starts at the 2nd floor ceiling all around the second floor which stacks over the first floor. 3. The footprint seems very deep on the site relative to most of the other houses on the street, both old and newer.

Feels shorter than new build next door even if setback seems the same.
Having 3 variable vertical faces helps break up

The multiple peaks make it look a lot taller and makes it stand out slightly offensively, very small backyard

It and its size twin break the setback line. Bigger than most houses near it except the one to its right

Same height as immediate neighbor. Higher than all other neighbors. Stepped front elevation.

Tall in front, good roof for solar barring skylights

1 - seems to have decent yard space and good spacing to right. Left home is much smaller.
2 - doesn’t seem to have maximized its height - at least in front.
3 - attractive home

House #5

Anything else you think we should be considering?

On streets where many houses have been replaced the OLDER houses seem out of place

One part of wall back left is even taller than the second floor ceiling height so the wall is very tall.

Styles are changing and the newer vernacular exacerbates the discord

House #6

Large House Study - FAR Rules/Tests
House #06
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	8,159	SF
Lot Coverage	1,819	SF

Floor	Gross SF	Garage	Net SF
B	795	-	795
1	1,859	470	1,389
2	1,707	-	1,707
3	966	-	966
Total	5,327	470	4,857
		Real Estate Ad=	5,190 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,819	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	22.3%	

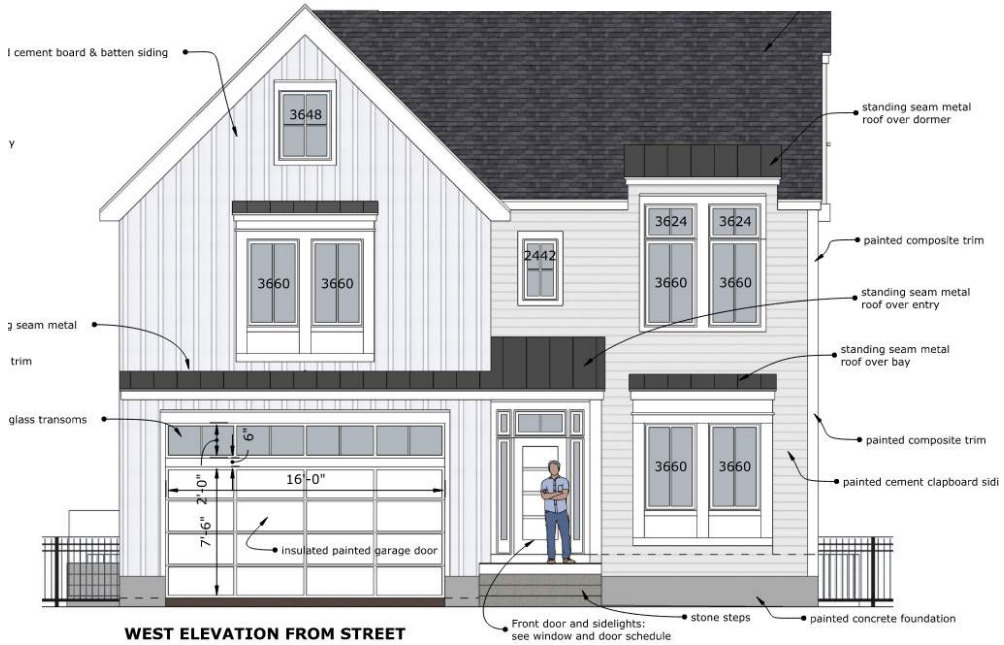
FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.9%	3,096	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	49.8%	4,062	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	59.5%	4,857	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	55.5%	4,532	SF
FAR (Flr 1,2 + any Garage)	38%	43.7%	3,566	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

HOUSE #06

Avg. Ridge Ht. = 33.7'

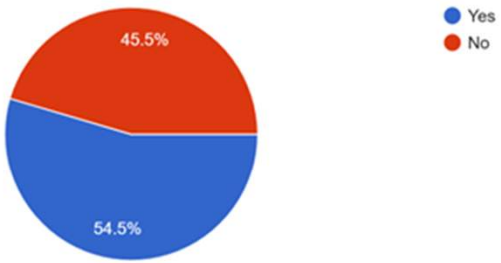


WEST ELEVATION FROM STREET

House #6

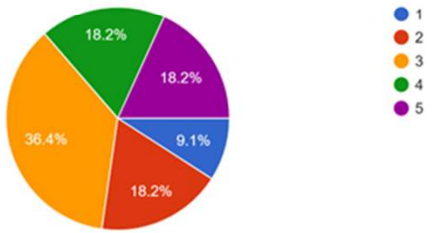
Does this house feel like an appropriate size ?

11 responses



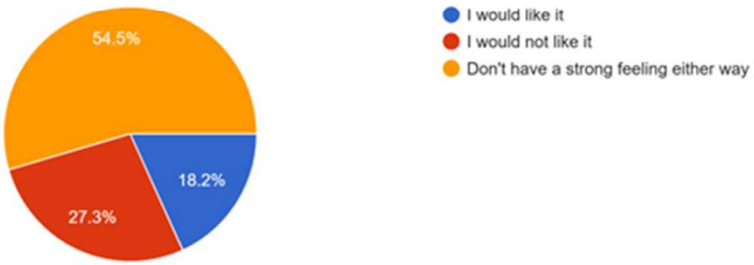
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



How would you like to live next to / across the street from the house?

11 responses



House #6

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Front peek makes it look taller in a bit more large than it really is from the street, roofline on the right side of the property seems a bit odd, and out of place side, yard and overall size from the street looks similar to its neighbors to the left, but not appropriate based on Older houses on the street

Another house that looked huge as I was driving down the street
Tall flat garage pokes out in front
A whole story towers over house to the right
Full size windows on the front on the third story add to height there

Quite tall in front, but the rest of the house isn't too overwhelming

1. The front-facing gable on the front of the house makes it seem too tall.
2. The poking-out garage is ugly, and the fences on both sides take away open space between the houses.
3. The medium-size tree in front of the house was preserved - good.

Garage is in front of main entrance.
House looks too tall, perhaps mainly due to the steep roof.
Much taller than the two story house to the right.

1. Too tall 2. Second floor ceiling is noticeably higher than the older homes on the street. 3. The pitched roof all starts at the 2nd floor ceiling and the first and second floor are almost identical footprints.

Large relative to size of lot
Replaced house of reasonable size

1 - can't see yard because of fence
2 - first in a row of newer homes so it stands out vs the home on its right.
3 - gable and then roof line to right break it up some visually

Roofline for most of second floor appears below ceiling making it seem less tall. House is deep if you're a neighbor. Seems close to front setback, but doesn't appear as tall as others due to roofline.

High coverage of lot, goes deep into lot, nice design

A little tall but still more or less fits in

House #6

Anything else you think we should be considering?

Not uninteresting

Would like to check actual ridge height because of the tall floor ceiling heights. There are other newer homes that also seem very tall particularly with ridge coming out to the street

This one is interesting in that it doesn’t really fit with the older houses, but the newer ones directly to its left seem larger

Stands out due to style more than size

House #7

Large House Study - FAR Rules/Tests
House #07
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	8,171	SF
Lot Coverage	1,775	SF

Floor	Gross SF	Garage	Net SF
B	990	-	990
1	1,732	400	1,332
2	1,728	-	1,728
3	672	-	672
Total	5,122	400	4,722
		Real Estate Ad=	5,100 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,775	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	21.7%	

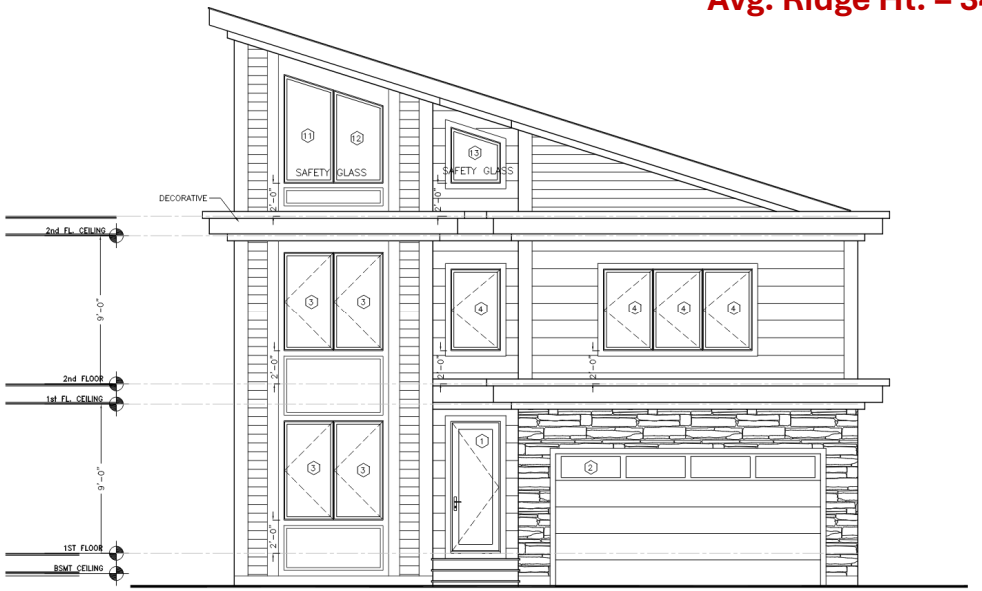
FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.4%	3,060	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	45.7%	3,732	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	57.8%	4,722	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	50.6%	4,132	SF
FAR (Flr 1,2 + any Garage)	38%	42.3%	3,460	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

HOUSE #07

Avg. Ridge Ht. = 34.8'

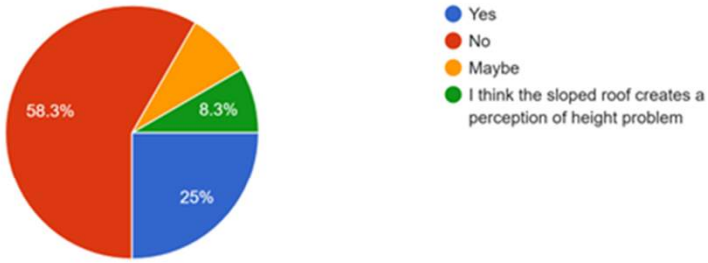


FRONT ELEVATION

House #7

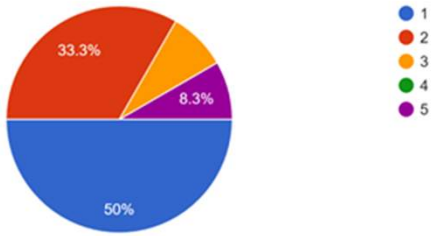
Does this house feel like an appropriate size ?

12 responses



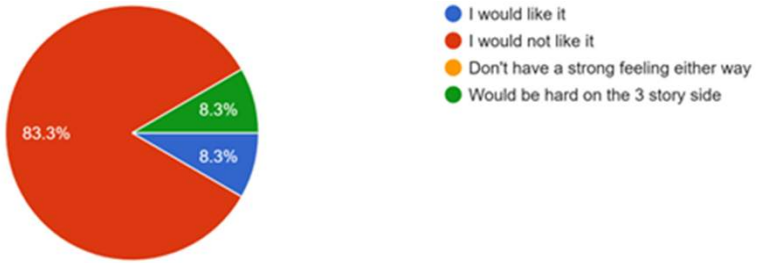
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

12 responses



How would you like to live next to / across the street from the house?

12 responses



House #7

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

1. The pitched roof reaches max height at the side setback. 2. Very tall wall at shed roof face is not good neighbor. 3. Two large bordering trees were kept which is important to feeling less dramatic change

1. The modern glassy-front treatment of the 2-car garage, which seem to be slightly below grade, is a nice feature.
2. The house may have a too-tall appearance from the house on the left side, but not from the front (it is across Hunnnewell Street from a small triangular park at the corner of Webster Street) or from the right side, and it doesn't overwhelm these two neighboring older 2 1/2 story homes.
3. The house has a nice in-and-out design with a variety of window sizes.

Very odd design that does not fit in the neighborhood, very small side yard, too tall, based on its proximity to its neighbors

Roof shape looms over neighbor, don't like dark garage forward

It's not the overall size, it's the 3story roof on one side

Absurd in height to the neighbors.
Fills the lot.
The max height should never be allowed on the setbacks.

Unusual design (full third floor on side)

Exposed full height 3 story gable wall facing neighbors. Single pitch roof line. Modern design.

3 full stories all down one side seems like more than we want

1 - the left side is huge as compared to neighbor
2 - front is actually quite attractive
3 - can't tell for sure but it looks like there isn't much yard space

Stylistically out of place, too big for lot

Side seems very tall. Limited side yard setbacks. Very large for lot.

House #7

Anything else you think we should be considering?

Much worse on east side due to roof slope.

Terrible effect on adjacent neighbor

Marin CA

Interestingly, like the blue tree you can see this one from far away from multiple angles down High St and down Hunnewell.

Check actual height and max allowable shed dormer. The two side by side shed dormer faces see like a main third floor volume. Need to analyze how to control this.

This is a modern style. Heard to separate that

Nothing similar in immediate neighborhood.

I like the fact that they preserved the trees

Clarity on 2.5 stories/height - not allow this kind of design given how close it is to setback to neighbor

House #8

Large House Study - FAR Rules/Tests
House #08
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	8,250	SF
Lot Coverage	1,823.0	SF

Floor	Gross SF	Garage	Net SF
B	1,000	-	1,000
1	1,821	533	1,288
2	1,824	-	1,824
3	850	-	850
Total	5,495	533	4,962
		Real Estate Ad=	????? SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,823	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	22.1%	

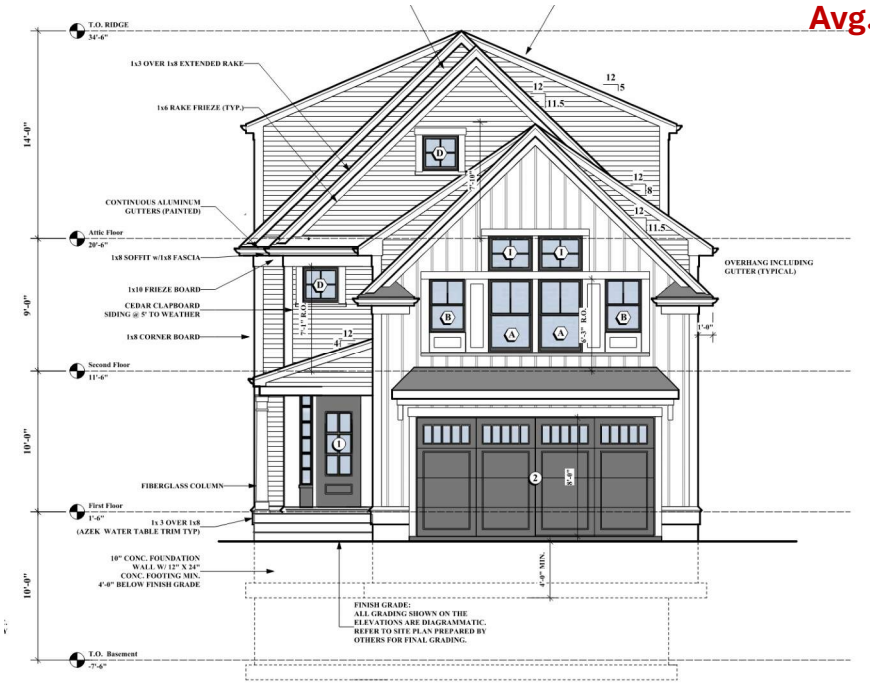
FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.7%	3,112	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	48.0%	3,962	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	60.1%	4,962	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	54.5%	4,495	SF
FAR (Flr 1,2 + any Garage)	38%	44.2%	3,645	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

HOUSE #08

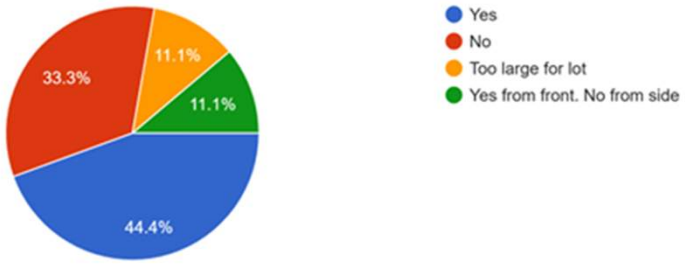
Avg. Ridge Ht. = 33.4'



House #8

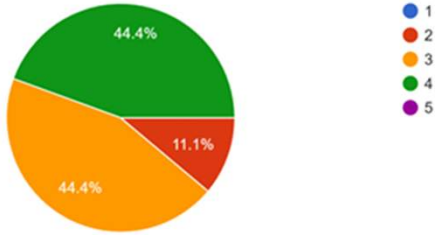
Does this house feel like an appropriate size ?

9 responses



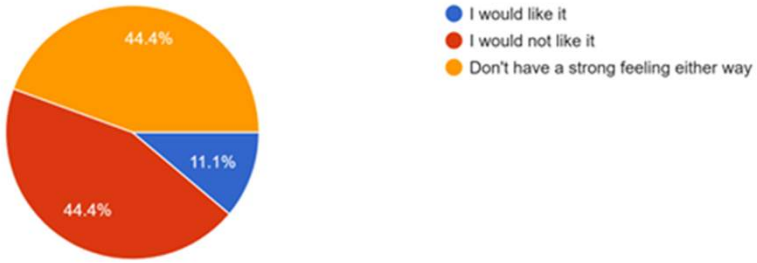
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

9 responses



How would you like to live next to / across the street from the house?

9 responses



House #8

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Even though the garage is in the front, the entrance being on the side breaks up the massing.
The bulk on the sides is broken up as well with the setback and elevation changes.

V garage forward, minimum of styling on sides makes it look larger

Appropriate with based on the front view of the lot, it does go pretty far back, but is obfuscated by the shape of the lot, height is appropriate based on the surrounding houses

1. The house is very deep front to back. 2. It fills the site between side to side setbacks. 3. The second floor and first floor are the same footprint and the pitched roof starts at the 2nd fl ceiling all around the house.

Appears to be out of scale even among large houses in the street. Too high and goes very far back

Too large for lot

Close to street, but overall height is not bad and I'd just looking from the front it's ok. House is very deep and as a neighbor it would change appearance of the side and rear yard.

1 - narrow lot so only garage and front door visible from street.
2 - large mass of house on right side since the home is so deep to make up for the narrow lot.
3 - mostly older homes in thus part of the street.

1. The house size looks OK from the front, but it is very lengthy so may appear large from neighboring houses, though as to height it doesn't appear higher than the older house to its right or other older houses across the street (one is a large duplex).
2. The front door is set back 12 feet or so from the front-facing 2-car garage and the front year is almost all paved over with a paved parking space to the right of the garage apron.
3. The open fencing is nice as compared with the more typical solid board fencing that destroys a feeling of openness.

House #8

Anything else you think we should be considering?

Good attempt but having an increased front yard setback and less overall depth would help make it feel more appropriate with the rest of the neighborhood.

Would like to check the overall height. Does not seem to be too high relative to the houses on either side. Don’t really like that the whole frontage is garage as the face to the street. All the other houses on the street have active house first floors with entries and porches.

Too high too far forward to the street

House #9

Large House Study - FAR Rules/Tests
House #09
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	9,191	SF
Lot Coverage	2,242	SF

Floor	Gross SF	Garage	Net SF
B	1,283	-	1,283
1	2,253	573	1,680
2	1,774	-	1,774
3	1,121	-	1,121
Total	6,431	573	5,858
		Real Estate Ad=	5,900 SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	2,242	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	24.4%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.6%	3,454	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	49.8%	4,575	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	63.7%	5,858	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	56.0%	5,148	SF
FAR (Flr 1,2 + any Garage)	38%	43.8%	4,027	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

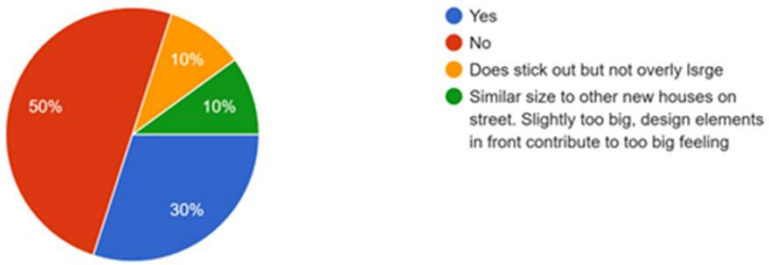
HOUSE #09

Avg. Ridge Ht. = 33.7'

House #9

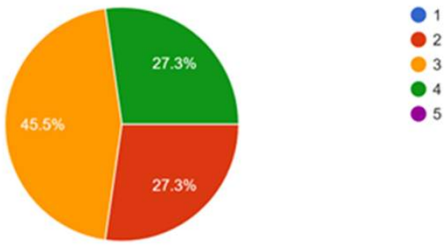
Does this house feel like an appropriate size ?

10 responses



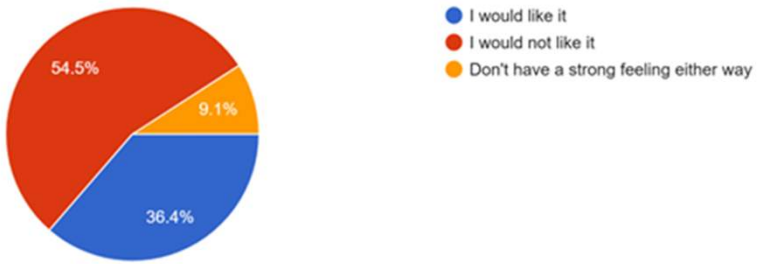
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



How would you like to live next to / across the street from the house?

11 responses



House #9

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

1 - looks like the lot is small and not much yard.
2 - garage forward.
3 - interesting style

There are a number of similarly sized large houses here and I feel dwarfed. Really tight lot line on one side. The mass feels close to the street

I'm wondering if it is the garage picking out in a way that feels close to the street is part of what feels big and close?

1. The front-facing gables make this house appear very tall, though nearby houses may be about the same height.
2. The front-facing, protruding 2-car garage is the most prominent feature of the front of the house, detracting from what might otherwise be a pleasing design.
3. The solid board fences on both sides enclosing the side yards depart from a sense of open space.

Garage is in front of main entrance.
Luckily there is a roof over the front part of the garage which reduces visual bulk.
The house is much smaller in the back than the front is presenting.

The twin peaks and roofline make it look extremely tall, and I replace the large windows or not helping it in terms of the size, or at least its appearance, the architectures a bit offputting

Doesn't appear to have an overly large footprint but is a little high

Stucco finish makes front elevation look larger. Higher than most neighboring houses.

1. Seems tall with two facing gables. 2. House also fills the frontage between setbacks. 3. All the main volume (1st&2nd floors) appears to be the same and goes up to the second floor ceiling to the roof eave

Two tall peaks facing road makes it feel taller, even compared to newer build Nextdoor. Front setback doesn't seem bad. Variable floor heights at back helped make better for neighbors

Style not in character with neighborhood, nice design (except style)

House #9

Anything else you think we should be considering?

Adequate side yard doesn't seem to fit the neighborhood just based on architecture

Noticed and do not like the tall 2 story window on the left front facade. Check actual ridge height. Seems like it could be lower and still have a big house.

The white stucco may also be part of what I react to

So far most houses I've toured stand out due to modern style, is aesthetics on our list of items to evaluate? Seems to have influenced this list

House #10

Large House Study - FAR Rules/Tests
House #10
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	9,801	SF
Lot Coverage	2,264	SF

Floor	Gross SF	Garage	Net SF
B	1,190	-	1,190
1	2,125	465	1,660
2	2,032	-	2,032
3	1,535	-	1,535
Total	6,882	465	6,417

Real Estate Ad= ?????? SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	2,264	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	23.1%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	37.7%	3,692	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	53.3%	5,227	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	65.5%	6,417	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	58.1%	5,692	SF
FAR (Flr 1,2 + any Garage)	38%	42.4%	4,157	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

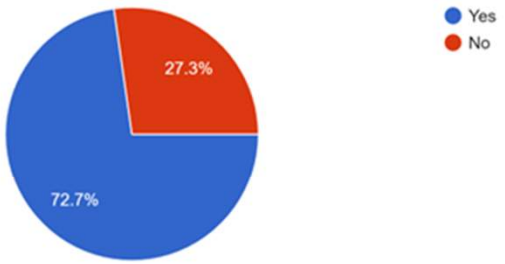
HOUSE #10

Avg. Ridge Ht. = 34.6'

House #10

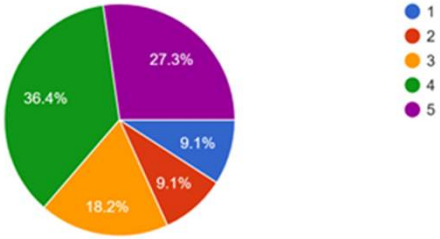
Does this house feel like an appropriate size ?

11 responses



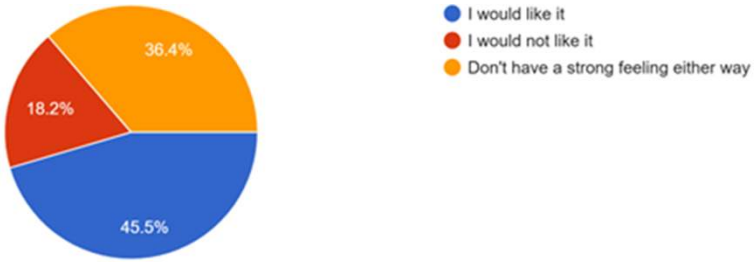
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



How would you like to live next to / across the street from the house?

11 responses



House #10

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Seems to fit in on its side of the street

1 - pretty classic new construction home.
2 - nice sized back yard
3 - peak breaks up the roof that would be good for solar

Seems tall based on its proximity to the street but appropriate size of white but appropriate size based on the lot. Seems similar to adjacent houses they've hidden the size in the rear.

1. The pointy front-facing gables give the house a very tall appearance.
2. The front porch is nice, and it appears that the back yard is deep.
3. This is one of 5 similar new houses in a row on its side of Horace Street and 5 similar-size houses on the opposite side of the street, 4 which appear new and one appears older.

A lot of newer similarly sized houses on the street. Varity to front elevation keeps down bulk. Nice design.

Front porch still feels close to street
Does not feel crazy tall - surprised to see 3rd floor is as big as it is

Porch forward of garage is good, clean cohesive design no mounding,

1. The front porch does put a nice scale and personality of house to the street.
2. The volume is still a 2-story footprint with high eaves. (Garage lower gable is too superficial. 3. Lot does not seem crowded and a few trees were saved along the rear property line.

This house is closer to the street than the houses on either side.
Simply looks larger than others houses.
Wide, deep

Nice design, small lot

Very close to road. Very tall. Other new builds(including neighbor) but this seems larger from the street.

House #10

Anything else you think we should be considering?

Some older significantly smaller house remaining on the street which now look very isolated.

Distance to the street seems to make this house seem bigger than it is. Consider pushing it back another 8 to 10 feet.

Check actual; ridge height because it looks like there is a decent attic floor for habitation.

Neighbor house in corner also feels too large.

House #11

Large House Study - FAR Rules/Tests
House #11
1/24/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	9,953	SF
Lot Coverage	2,000	SF

Floor	Gross SF	Garage	Net SF
B	1,281	-	1,281
1	1,889	536	1,353
2	1,747	-	1,747
3	968	-	968
Total	5,885	536	5,349

Real Estate Ad= ???? SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	2,000	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	20.1%	

FAR Options	Bylaw FAR	House FAR	Max Build SF (NI Garage) FAR Floor Area Limit	
FAR (Flr 1,2 Exclude Garage)	38%	31.1%	3,100	SF
FAR (Flr 1,2,3 Exclude Garage)	38%	40.9%	4,068	SF
FAR (Flr 1,2,3,B Exclude Garage)	38%	53.7%	5,349	SF
FAR (Flr 1,2,3,+ Garage on 1)	38%	46.3%	4,604	SF
FAR (Flr 1,2 + any Garage)	38%	36.5%	3,636	SF

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

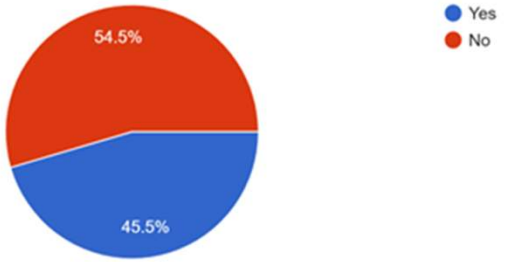
Avg. Ridge Ht. = 32.4'

HOUSE #11

House #11

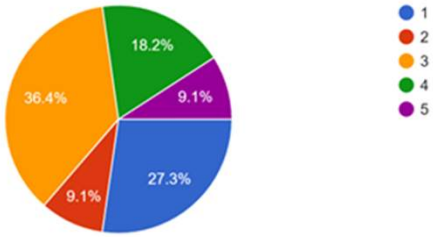
Does this house feel like an appropriate size ?

11 responses



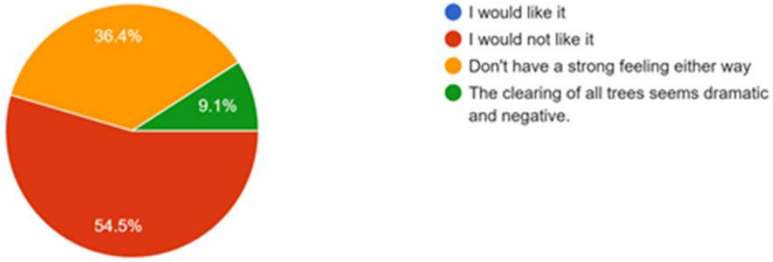
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



How would you like to live next to / across the street from the house?

11 responses



House #11

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Seems too close to central Avenue. Height appears tall, but next to other recently new built houses not outrageous. Takes advantage of ability to build on third floor.

The three dormers across the front add visual height.
The house looks like it takes up all the setbacks.
Back of the house is a big tall wall to their neighbors

Not on Central anymore

Size based on lot size, height seems more menacing based on how close to street it is. Very little yard

It's ugly but it's fine, doesn't look like 25 ft from side lot line in corner, very small backyard

This house feels big and tall because of the unbroken height and width. Just flat surfaces.
Surprised by the lot coverage - must be long and narrow. But this almost a std sized lot

1. The house is on the corner of Central Avenue and Noanet Steet and is designed so that its main entrance and 2-car garage front on Noanet; it would have been nicer to have a front entrance on Central, perhaps with a porch.
2. The house appears too tall; it's similar to the height of other houses on Noanet Street, but overwhelms the small cape to its left on Central Avenue, depriving it of sunlight - is the side (or rear?) yard toward this house even compliant with zoning?

1 - Now facing Noanet and it is fine but the angle looks strange from Central.
2 - Next to another newish construction and there is a bunch in the neighborhood which normalizes things somewhat.
3 - Being on the corner of a busy road, we might want to give it somewhat of a pass.

Doesn't seem as high as many others. Long higher eaves line on front elevation. Bulky front entrance bay.

1. The house is a 2-story volume with stacked 1st & 2nd floor plans (footprint).
2. One side (Central frontage) has 3 dormers on high eave roof pitch that add to perceived height. 3. No trees

Too big for site, very boxy, massive, ugly design

House #11

Anything else you think we should be considering?

Flat front elevation. Lower wider dormer windows.

Dramatic clearing and overbuilding of the lot on a visible corner property.

Setback against central ave combined with height makes house appear much larger along that side.

Looks very much larger because of orientation to central

Because the lot is so small, a house of the size is not appropriate, but the house next-door is very similar in size for the lot

House #12

Large House Study - FAR Rules/Tests
House 12
2/8/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.0	
Lot Size	7,932	SF
Lot Coverage	1,759	SF

Floor	Gross SF (inc. Garage)	Garage	Net SF (N.I. Garage)
B	954	-	954
1	1,802	470	1,332
2	1,737	-	1,737
3	-	-	-
Total	4,493	470	4,023
		Real Estate Ad=	SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,759	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	22.2%	

FAR Options	Bylaw FAR	House FAR	FAR SF	Max Build SF R.E. Ad SF
FAR (Flr 1,2 Exclude Garage)	38%	38.7%	3,069	3,968
FAR (Flr 1,2,3 Exclude Garage)	38%	38.7%	3,069	3,968
FAR (Flr 1,2,3,B Exclude Garage)	38%	50.7%	4,023	3,014
FAR (Flr 1,2,3,+ Include Garage 1)	38%	44.6%	3,539	3,968
FAR (Flr 1,2 + Include Garage 1)	38%	44.6%	3,539	3,968

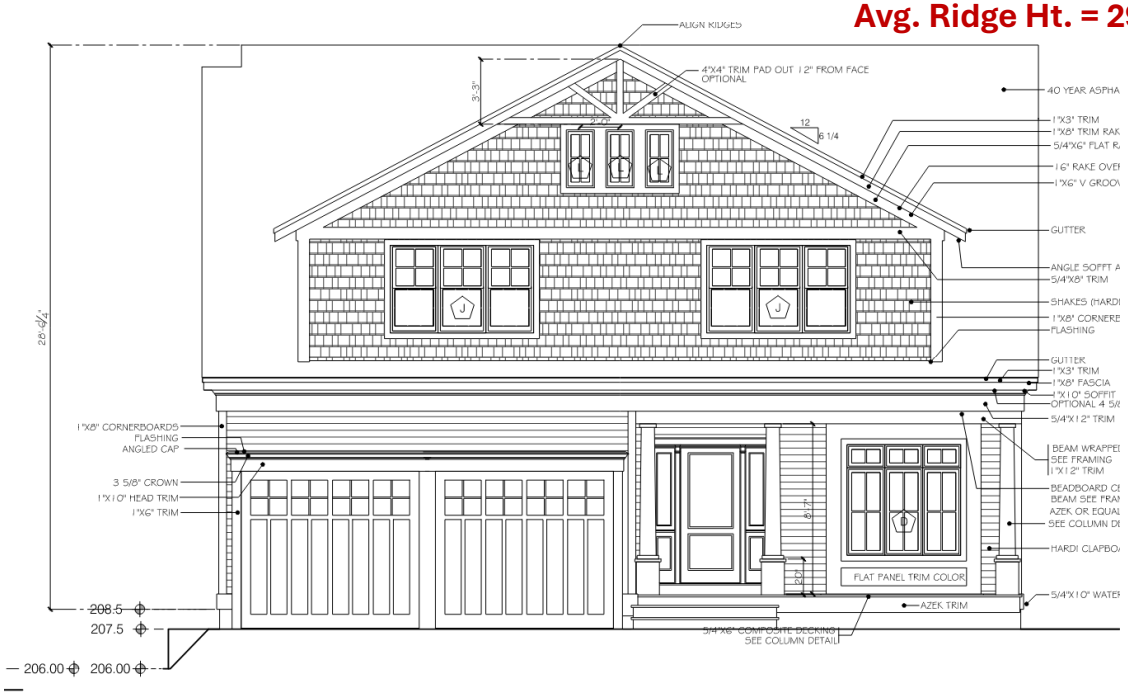
Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Prepared by Ed Quinlan

HOUSE #12

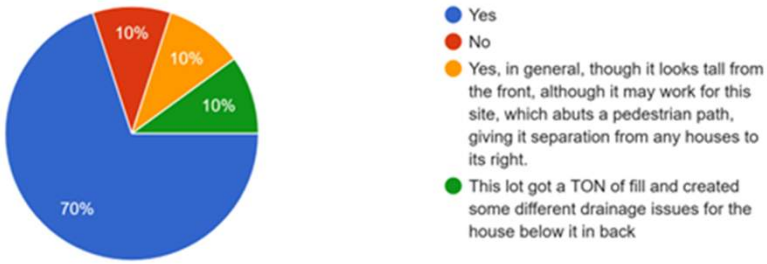
Avg. Ridge Ht. = 29.5'



House #12

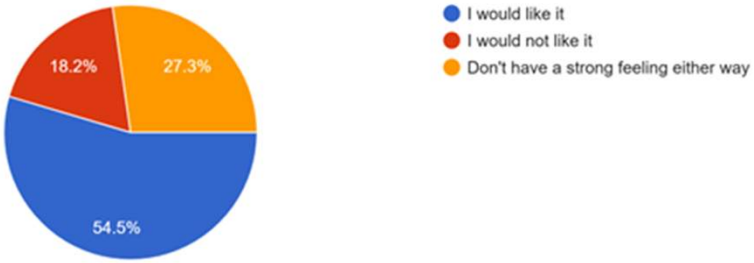
Does this house feel like an appropriate size ?

10 responses



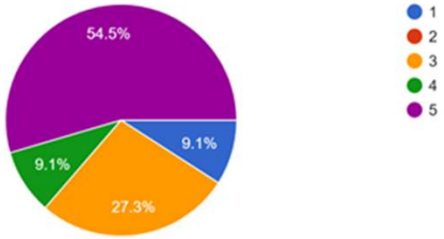
How would you like to live next to / across the street from the house?

11 responses



Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

11 responses



House #12

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

Road being higher helps make it feel appropriate. Side setback nor bad because of pedestrian walkway.

Garage should be setback.
Fits into the topography nice.
Reduced bulk of front of house.

Nice design, appropriate size, fits in

1 - the roof line in front starts and the top of the first floor. Moderates size feel.
2 - good space on right side.
3 - very close to property line on left and there is a grade change making it look bigger vs home one left but still not crazy.

1. Seems tall even though the second floor is a wide dormer design, not the full width of 1st floor. 2. Deep footprint wide taller eave on the back of house. 3. No trees and this was as deeply wooded small house lot

Garage forward, otherwise I like it's squat habitus ;)

Lot is higher that adjacent lots and this with the height of the house makes house look higher. Lower profile front roof pitch. Newer house amongst typically older smaller houses.

1. Too bad the nice entry door and porch are set back from the 2-car garage, rather than the garage being set back.
2. The open fencing as compared with solid board fencing is nice.

Pedestrian way to right makes it feel like there is plenty of room
How can the first floor be greater than the lot coverage number??
Good thing there is not a third floor here. That is what saves this house from feeling overly big

Seems appropriate height and size uses the topography well, fits in with the neighborhood, complementary architecture

It fits in looks modest from the street

House #12

Anything else you think we should be considering?

Need to evaluate how we can preserve or ensure trees remain or are replaced on these house lots so we do not erode our neighborhood character and stormwater natural control they provide.

House #13

Large House Study - FAR Rules/Tests
House 13
2/8/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	8,300	SF
Lot Coverage	1,917	SF

Floor	Gross SF (inc. Garage)	Garage	Net SF (N.I. Garage)
B	1,238	-	1,238
1	1,917	471	1,446
2	1,743	-	1,743
3	933	-	933
Total	5,831	471	5,360

Real Estate Ad= SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,917	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	23.1%	

FAR Options	Bylaw FAR	House FAR	FAR SF	Max Build SF R.E. Ad SF
FAR (Flr 1,2 Exclude Garage)	38%	38.4%	3,189	5,325
FAR (Flr 1,2,3 Exclude Garage)	38%	49.7%	4,122	4,392
FAR (Flr 1,2,3,B Exclude Garage)	38%	64.6%	5,360	3,154
FAR (Flr 1,2,3,+ Include Garage 1)	38%	55.3%	4,593	4,392
FAR (Flr 1,2 + Include Garage 1)	38%	44.1%	3,660	5,325

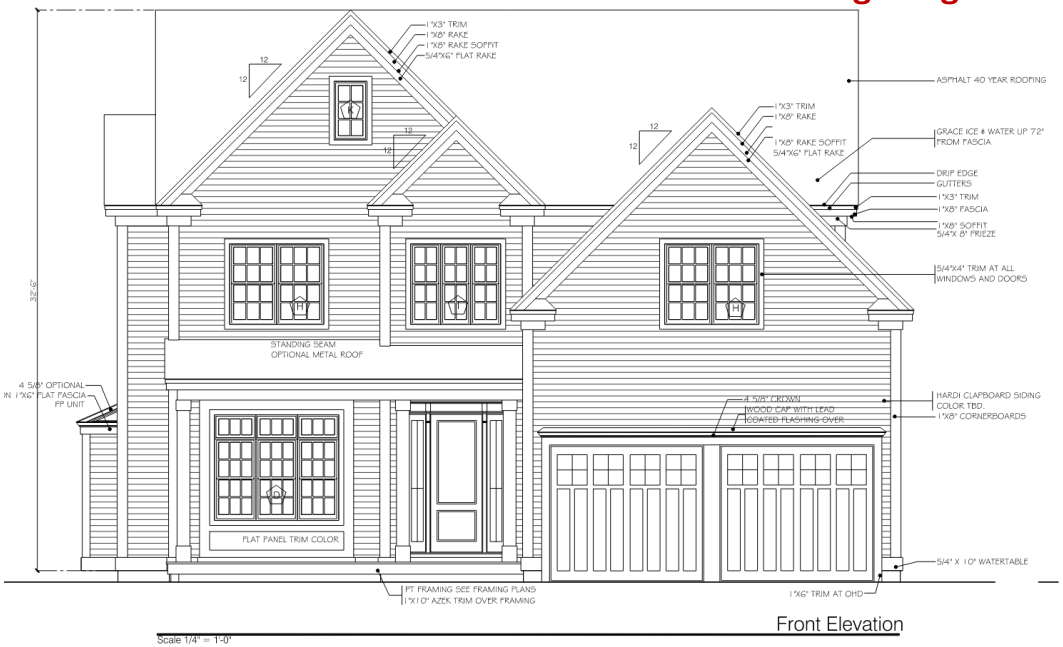
Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Prepared by Ed Quinlan

HOUSE #13

Avg. Ridge Ht. = 32.5'



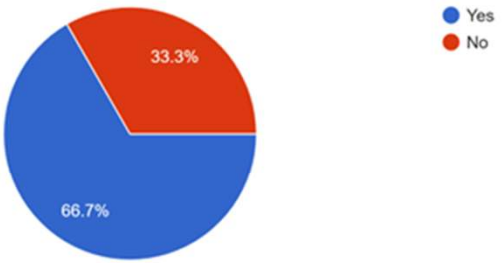
Front Elevation

Scale 1/4" = 1'-0"

House #13

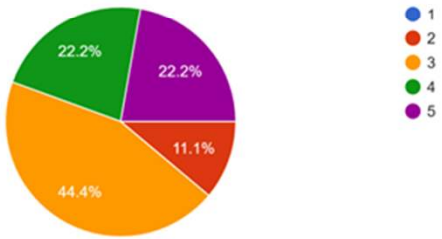
Does this house feel like an appropriate size ?

9 responses



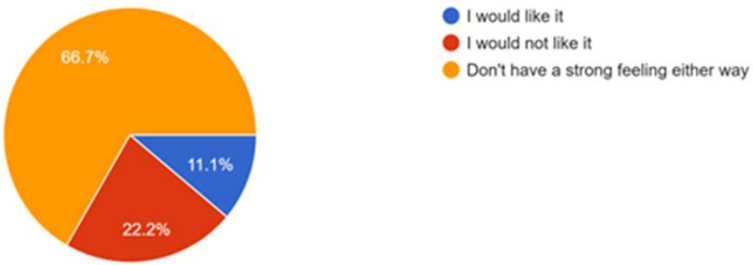
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

9 responses



How would you like to live next to / across the street from the house?

9 responses



House #13

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

New build next door makes it feel more appropriate, but house is very tall and deep. Late wide yard makes it feel better from the street. Having only a second story over the garage helps make it feel more appropriate.

1. The vertical front-facing gables give the house a very tall appearance, although the house appears to be about the same height as the house to its right, which has a different style of gables making it not look so tall.
2. The older garrison colonial house to the right of this house is slightly downhill, making the subject house seem taller.
3. The 2-car garage protrudes from the front, with the porch and front entrance set back - so ugly

1 - next to another newish construction home of similar size on right
2 - home on left has one story 2 car garage on its right and there is a lot of space between the new home and that home.
3 - can't tell for sure but it looks to be very close to the house in back with limited yard space.

I must be missing something on the garage setback policy and I'll have to check if it does not apply to non-conforming lots.
Garage should not be this close to the street relative to the main house.

Not much yard left, but there are other rebuilds nearby so not out of place, nice style

Some of the architectural choices like the garage doors don't fit in and clash with the more traditional neighborhood architecture, the dormers make the height look worse, the rear yard seems extremely small based on some of the neighborhood properties

Fits in with other newer houses on this street

There are bigger houses on the street
The house profile at the street feels ok
Does the lot coverage and first floor square footage include the front porch?
Is this a walkout from the basement? Can't tell from my angles

1. Seems very tall to highest ridge. 2. Seems big footprint for site. 3. Minimally lowering eave over aggressive. Mostly roof eaves start at 2n fl clg.

House #13

Anything else you think we should be considering?

Another one where the measurements are non-compliant

They preserved the line of medium tree sizes along the rear prop line but back yard seems small w deep house footprint on the lot.

House #14

Large House Study - FAR Rules/Tests
House 14
2/8/2025

Please Note

These values are adjustable
This is the current Bylaw
These are calculated values - don't modify

House and Lot Information

# Floors	2.5	
Lot Size	7,000	SF
Lot Coverage	1,743	SF

Floor	Gross SF (inc. Garage)	Garage	Net SF (N.I. Garage)
B	806	-	806
1	1,743	495	1,248
2	1,576	-	1,576
3	1,451	-	1,451
Total	5,576	495	5,081

Real Estate Ad= SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,743	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	24.9%	

FAR Options	Bylaw FAR	House FAR	FAR SF	Max Build SF R.E. Ad SF
FAR (Flr 1,2 Exclude Garage)	38%	40.3%	2,824	4,917
FAR (Flr 1,2,3 Exclude Garage)	38%	61.1%	4,275	3,466
FAR (Flr 1,2,3,B Exclude Garage)	38%	72.6%	5,081	2,660
FAR (Flr 1,2,3,+ Include Garage 1)	38%	68.1%	4,770	3,466
FAR (Flr 1,2 + Include Garage 1)	38%	47.4%	3,319	4,917

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Prepared by Ed Quinlan

HOUSE #14

Avg. Ridge Ht. = 34.5'

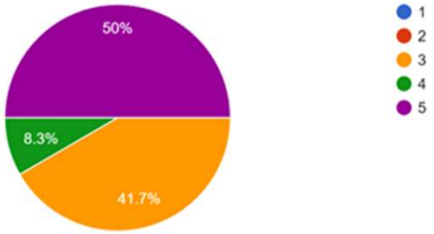
House #14

Does this house feel like an appropriate size ?

12 responses

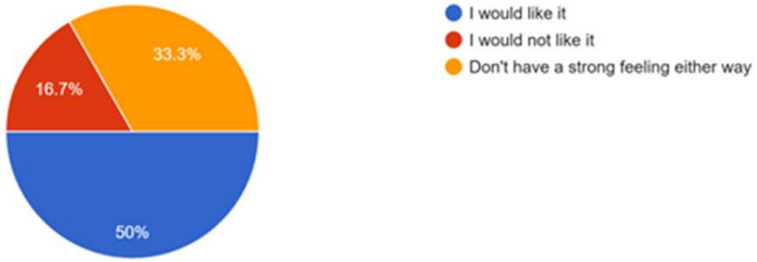
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

12 responses



How would you like to live next to / across the street from the house?

12 responses



House #14

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

1. The taller ridge is not out at the street but in the middle of the house. 2. The front volumes are stepped in plan with a porch and not all close to the street which lessens the frontage perceived height. 3. Need to check total ridge height which allows an attic. Can this be shorter and still work.

Nice design, small yard

1 - surrounded by similar homes
2 - looks to be a decent back yard.
3 - back of house on right has a second floor porch which breaks up the view for rear neighbors.

Nice symmetry, uncomplicated roofline, cohesive design

Lack of trees makes it worse look

1. Does not fill frontage between side setbacks. 2. Added front porch (outside footprint volume is a friendly front. 3. Saved on major tree in back yard. Seems to not overwhelm lot coverage - has a back yard of some scale.

Small lot, not obnoxious, seems more modest, small back yard

Appropriate to adjacent houses. Stepped front elevation.

Close to road. Very tall above garage. Big house, but most houses are large around it.

Garage is closer to the front (yes rules have changed)
Looks like the setbacks are maxed out.
Basically all the houses in this neighborhood have changed over with every iteration looking bigger.

The garage juts out, but the house feels relatively compact.
One tiny window on the front of the third floor -- how does the third floor have that much room??
Good plantings. That helps

1. The in's and out's on the front facade and the relatively low front-facing gables look OK.
2. It has a nice front porch and entry, though the 2-car garage protrudes rather than being set back a few feet, which would have enhanced the front-porch feature.
3. It is one of 4 new large houses in a row, and there are also 4 new large houses across the street.

House #14

Anything else you think we should be considering?

Shallow back yard. Need to check appropriate lot coverage to see if this would lessen rear house perception.

Very deep house which would be frustrating as a neighbor, but not as visible from street

attractive home.

The 2-story volume is pretty much a stacked footprint w high eaves

Typical of a lot of larger new homes in Needham.

Majority of the houses on this street are already done in our already large so this house feels appropriate

House #15

Large House Study - FAR Rules/Tests
House 15
2/8/2025

Please Note

These values are adjustable	
This is the current Bylaw	
These are calculated values - don't modify	

House and Lot Information

# Floors	2.5	
Lot Size	8,844	SF
Lot Coverage	1,887	SF

Floor	Gross SF (inc Garage)	Garage	Net SF (N.I. Garage)
B	1,237	-	1,237
1	1,887	474	1,413
2	1,578	-	1,578
3	485	-	485
Total	5,187	474	4,713

Real Estate Ad= SF

Bylaw Compliance "Tests" (Green = Pass, Red = Fail)

Min Lot Size Test

Lot Coverage	1,887	SF
Lot Coverage Limit	30%	
Lot Coverage Actual	21.3%	

FAR Options	Bylaw FAR	House FAR	FAR SF	Max Build SF R.E. Ad SF
FAR (Flr 1,2 Exclude Garage)	38%	33.8%	2,991	5,083
FAR (Flr 1,2,3 Exclude Garage)	38%	39.3%	3,476	4,598
FAR (Flr 1,2,3,B Exclude Garage)	38%	53.3%	4,713	3,361
FAR (Flr 1,2,3,+ Include Garage 1)	38%	44.7%	3,950	4,598
FAR (Flr 1,2 + Include Garage 1)	38%	39.2%	3,465	5,083

Bylaw Requirements

X = FAR Changeover	12,000	SF
FAR for lot < X	38%	
FAR for lot >= X	36%	
Lot Coverage Factor when < X	30%	
Lot Coverage Factor when >= X	25%	

Prepared by Ed Quinlan

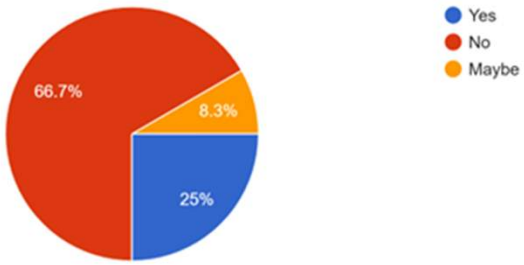
HOUSE #15

Avg. Ridge Ht. = 33.6'

House #15

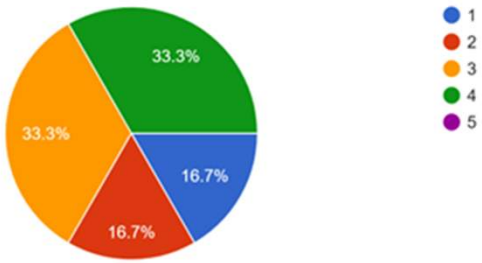
Does this house feel like an appropriate size ?

12 responses



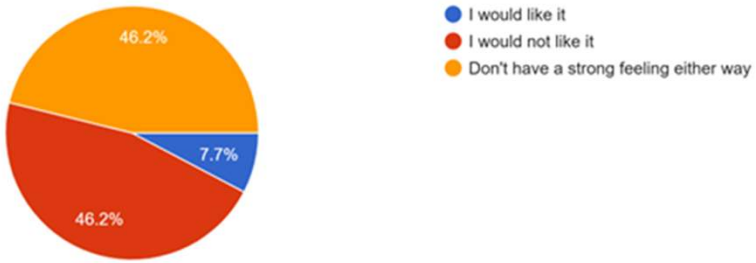
Rank each house from 1 to 5 (1 = not appropriate for its context/neighborhood, 5 = appropriate for its context/neighborhood)

12 responses



How would you like to live next to / across the street from the house?

13 responses



House #15

What are 3 observations about this house that you think our committee should take into account in evaluating its effect on the neighborhood? (can be positive/negative/neutral)?

1. This is a corner lot with Homestead Park; the house appears too tall in front and on the Homestead Park side.
2. A better design would have been to enhance the front entrance with a porch and move the 2-car garage to the Homestead Park side, which is very plain as it is.
3. Nice to see the large tree was preserved on the corner.

Maybe it's the corner, but this doesn't feel as up against the property line.
Frontage at Street is consistent

Seems to fit in

Front yard setback seems short. Side yard setback seems short. Very tall.

Too big for site, corner lot....could have put garage on side

It's quite tall compared to its next-door neighbor very close to the street yet the neighbors houses are similarly placed

The garage is at the same setback as the main front, which appears to be as close to the street as possible, though similar to the house to its left.
I thought the building codes no longer allowed garages this close.
Taller than the two story house next to it.
The two dormers on the side make it look even taller to the neighbors

Dislike that the front is all garage door on this narrow lot. Lots of paving in front
3rd floor does not overwhelm
It fits in with surrounding houses, but they have no garage

1 - it is deep and being on the corner of Homestead, you get the large size in two directions.
2 - being on the corner, there is a good amount of space between the house and the neighbor on that side.
3 - could use some trees or other landscaping.

Covers most of lot, much taller than surrounding homes

1. Big 2-story volume footprint, except small garage setback to 2nd fl. 2. Pitched roof ALL above 2nd fl clg /eave. 3. Seems like a overfull lot with one corner tree saved. Back lot trees are either on the line or other property.

Very low rear setback
Complicated due to corner lot
Need to verify the actual public way - need to deal with roads/sidewalks which are not precise.

Variety on elevations with pitched gables. Many similar newer houses in the neighborhood.

House #15

Anything else you think we should be considering?

Check to see what the actual ridge height is to confirm if this could now be lowered for future bulk limitation of perceived height.

Very small back yard as well. House just seems too large and too close to the road.

Towers over home to the left.

A few trees left!

Survey Summary **Takeaways from survey input.**

1. What can we learn from the survey comments to inform what **Control Measures** we should consider to limit over-building houses on non-conforming lots: “too much bulk for the lot”.

2. Most comments focused on:
   - Height - “too tall” and / or
   - Coverage - “too big for the lot”

3. Comments on style that included subjective views about “dislike” of a building were disregarded. The committee has acknowledged that the town will not pursue control measures that refer to architectural style but any bylaw dimensional control adjustments that might be considered should be able to address varying styles that have flat, single and double pitched roof designs.

4. To address the survey’s predominant concerns with height and coverage, we recommend further study on several building dimensional controls including:
   - Reducing the average ridge height below 35 feet; could vary for small and larger lots,
   - Establishing a minimum lot coverage for small (<10K lots) and large (>10K lots),
   - Establishing an offset rule for facades to avoid continuous 2-story volumes on the front and sides,
   - Establishing an offset rule for front and side roof eave heights to avoid continuous roof lines starting at the 2nd floor ceiling for 100% of the house perimeter,
   - Prohibiting a 3-story roof ridge height along any perimeter wall of the house.

TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

PLANNING

Dear Homeowner,

The Large House Review (LHR) Committee, which was created by the Planning Board to consider the impact new, or expanded homes, are having on the character of the neighborhoods within the studied zoning districts, shall be developing recommendations consistent within the overall purpose for the Study Committee as noted on the Town's webpage: https://needhamma.gov/5603/Large-House-Review-LHR-Study-Committee. As part of the work of the LHR Committee, the group is reviewing recently built homes as real life examples to contemplate various design and measuring tools.

We wanted to let you know that your home is one of the homes that the group will be studying. Photos of your house will be shared within the group as well as floor plans. Nothing will be asked or required of you. If the discussions are of interest to you, LHR Committee meetings are public; you may attend or view on YouTube.

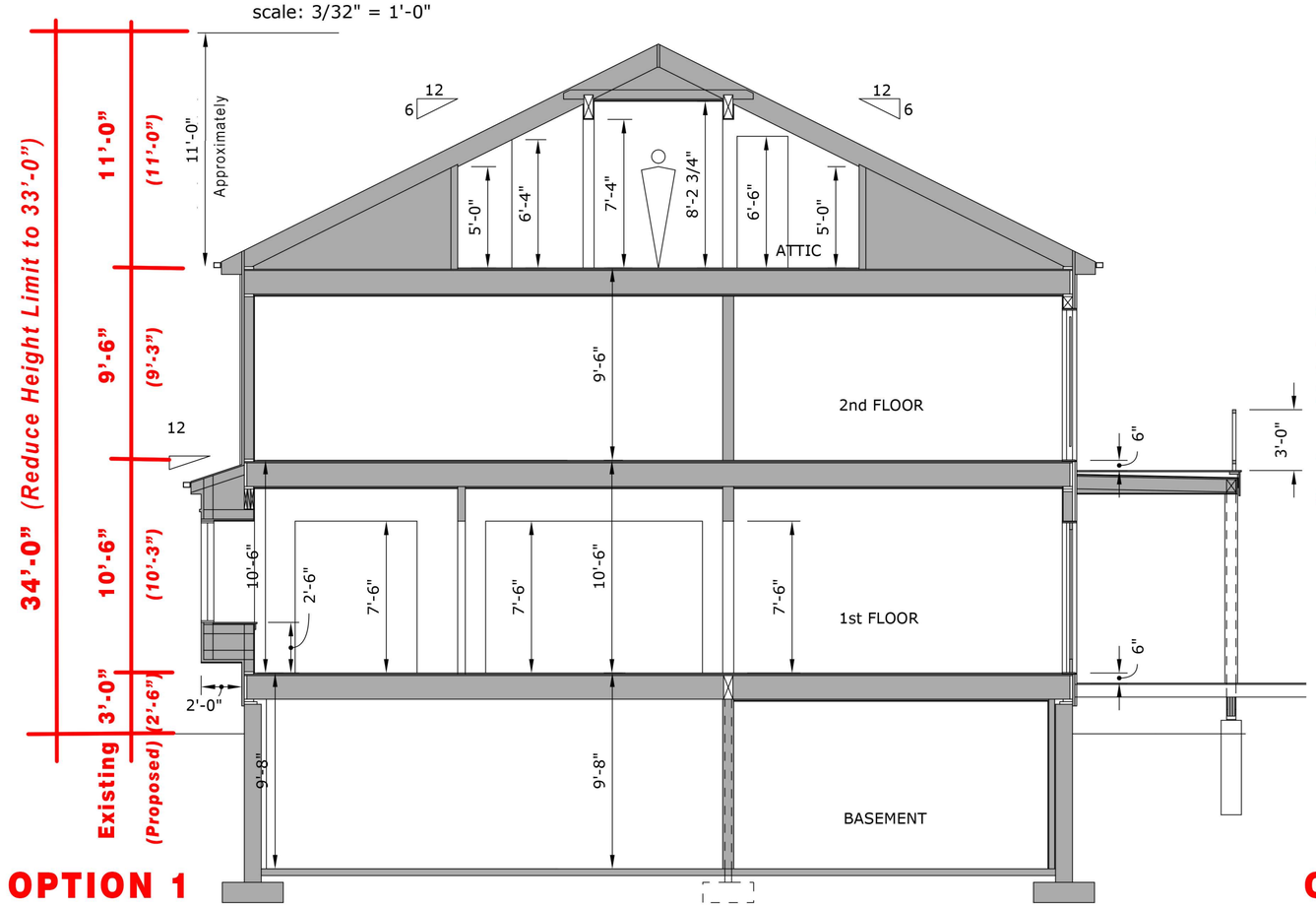
If you have further questions, thoughts, suggestions, please do not hesitate to call me. I am at: 781-455-7550 ext. 72270 (or Alexandra Clee ext. 72271) by phone or email the Planning Department at planning@needhamma.gov.

Sincerely,

Lee Newman
Director of Planning and Community Development

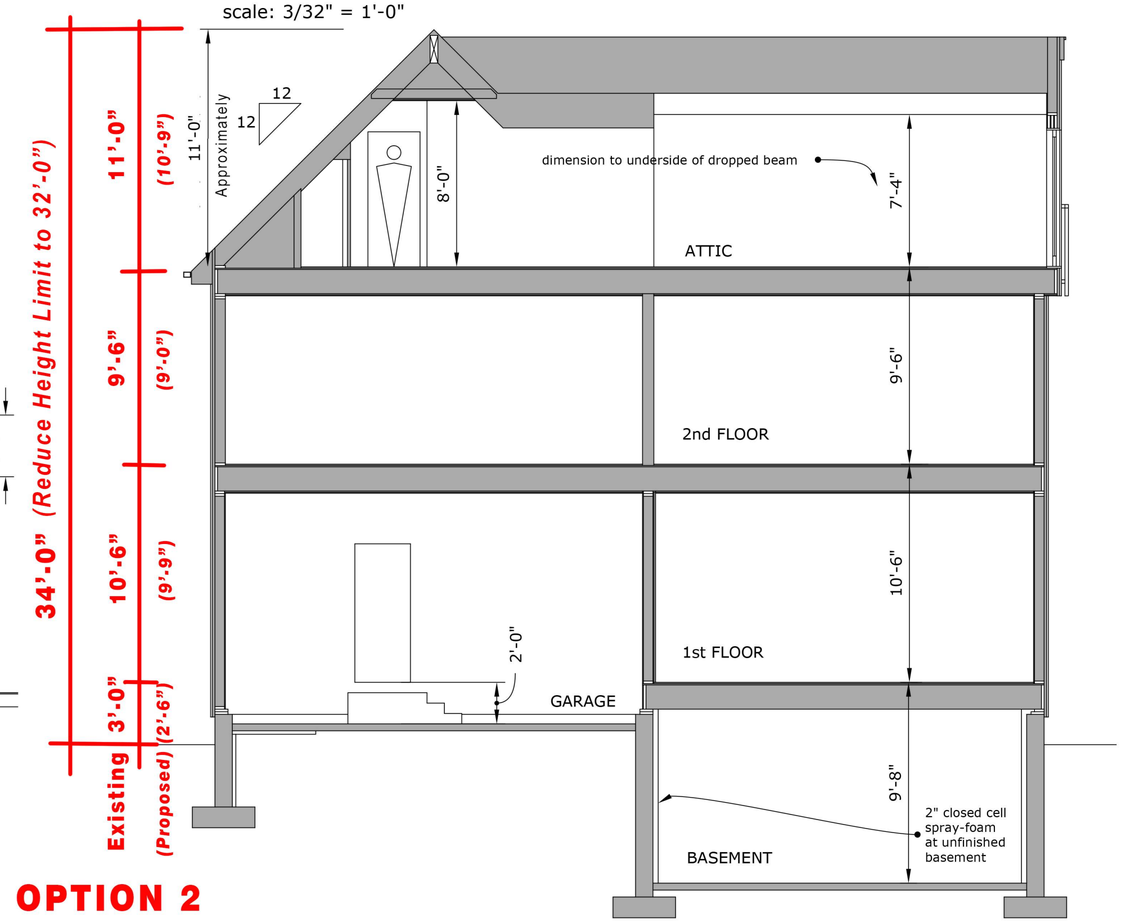
SIDE ELEVATION
scale: 3/32" = 1'-0"

FRONT ELEVATION
scale: 3/32" = 1'-0"



OPTION 1

BUILDING SECTION 1
scale: 3/32" = 1'-0"



OPTION 2

BUILDING SECTION 2
scale: 3/32" = 1'-0"