

NEEDHAM PLANNING BOARD

Tuesday June 3, 2025

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. ANR Plan – Matthew Semprucci, Devon Semprucci, Thomas Hartley Jr., (Property located at 107 Webster Street and 16 Frank Street, Needham, MA).
2. Public Hearing:

7:00 p.m. 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 certain plan modifications, including the addition of 2 EV changers, a Bocce court, Dog Run, and extended sidewalk and 3 parking spaces.
3. Discussion with Robert Schlager, Bulfinch: Possibility of broader use, including some potential form of residential in an expanded mixed-use development at 557 Highland Avenue.
4. Board of Appeals – June 12, 2025
5. Minutes.
6. Report from Planning Director and Board members.
7. Correspondence.

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

**TOWN OF NEEDHAM
MASSACHUSETTS**



PLANNING BOARD

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

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

Submit three (3) copies. One copy to be filed with the Planning Board and one with the Town Clerk as required by Section 81-P, Chapter 41 of the General Laws. This application must be accompanied by the **Original Tracing** and **three (3) copies of the plan**.

To the Planning Board:

The undersigned, believing that the accompanying plan of land in the Town of Needham does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reasons outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Matthew Semprucci + Dean Semprucci
Address 107 Webster St. Needham, MA 02494
2. Name of Engineer or Surveyor Spruhan Engineering, P.C.
Address 80 Jewett St, Suite 1, Newton, MA 02458
3. Deed of property recorded in Norfolk County Registry,
Book 22273, Page 217
4. Location and description of property 107 Webster St. Needham MA, 02494
Residential Single Family SRB
5. Reasons approval is not required (check as applicable):
 - ☒ a) Every lot shown has the area and frontage required by the Zoning By-Law on a way, as defined by Section 81-L, Chapter 41 of the General Laws.
 - b) Land designated _____ shall not be used as separate building lot(s) but only together with adjacent lots having the required area and frontage.
 - c) Lot(s) having less than required frontage or area resulted from a taking for public purpose or have been recorded prior to 3/26/1925, no land is available to make up the deficiency and the frontage and land area of such lots are not being reduced by the plan.
 - d) _____

(If the applicant is not the owner, written authorization to act as agent must be attached)

Signature of Applicant Matthew Semprucci Dean Semprucci
Address 107 Webster St. Needham, MA 02494
By _____ (agent)

Application accepted this 27 day of May 20 25
as duly submitted under the rules and regulations of the Planning Board.

By Ashley Cleary

**TOWN OF NEEDHAM
MASSACHUSETTS**



PLANNING BOARD

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

APPLICATION FOR ENDORSEMENT OF PLAN
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To the Planning Board:

The undersigned, believing that the accompanying plan of land in the Town of Needham does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reasons outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Thomas Hartley Jr.
Address 16 Frank St. Needham, MA 02494
2. Name of Engineer or Surveyor Spruhan Engineering, P.C.
Address 80 Jewett St, Suite 1, Newton, MA 02458
3. Deed of property recorded in Norfolk County Registry,
Book 13103, Page 234
4. Location and description of property 16 Frank St. Needham, MA 02494
Residential Single Family SRB
5. Reasons approval is not required (check as applicable):
 - ☒ a) Every lot shown has the area and frontage required by the Zoning By-Law on a way, as defined by Section 81-L, Chapter 41 of the General Laws.
 - b) Land designated _____ shall not be used as separate building lot(s) but only together with adjacent lots having the required area and frontage.
 - c) Lot(s) having less than required frontage or area resulted from a taking for public purpose or have been recorded prior to 3/26/1925, no land is available to make up the deficiency and the frontage and land area of such lots are not being reduced by the plan.
 - d) _____

(If the applicant is not the owner, written authorization to act as agent must be attached)

Signature of Applicant

Address

By

(agent)

Application accepted this 27 day of May 20 25
as duly submitted under the rules and regulations of the Planning Board.

By

Christopher C. Charlton P.L.S.
Continental Land Survey, LLC
105 Beaver Street
Franklin, MA 02038
Ph/Fax: 508.528.2528
survey@clsurveyma.com
www.clsurveyma.com

NO. 107 WEBSTER STREET
NORFOLK COUNTY REGISTRY OF DEEDS,
DEED REFERENCE: BOOK 27273, PAGE 217
PLAN REFERENCE: PLAN BOOK 207, PLAN 1329 OF 1955

THE PURPOSE OF THIS PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LAND AT #16 FRANK STREET (LOT 58-A / PARCEL ID: 93-09) INTO PARCEL A (4,015 S.F.±) & LOT 1 (12,844 S.F.±)

PARCEL A IS NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE COMBINED WITH LOT 57-A / PARCEL ID: 93-07 TO FORM ONE LOT OF TOTAL AREA = 27,339 S.F. ±

LOT 1 WILL BE LEFT AS A REMAINING, CONFORMING, BUILDABLE LOT WITH AREA = 12,844 S.F.±

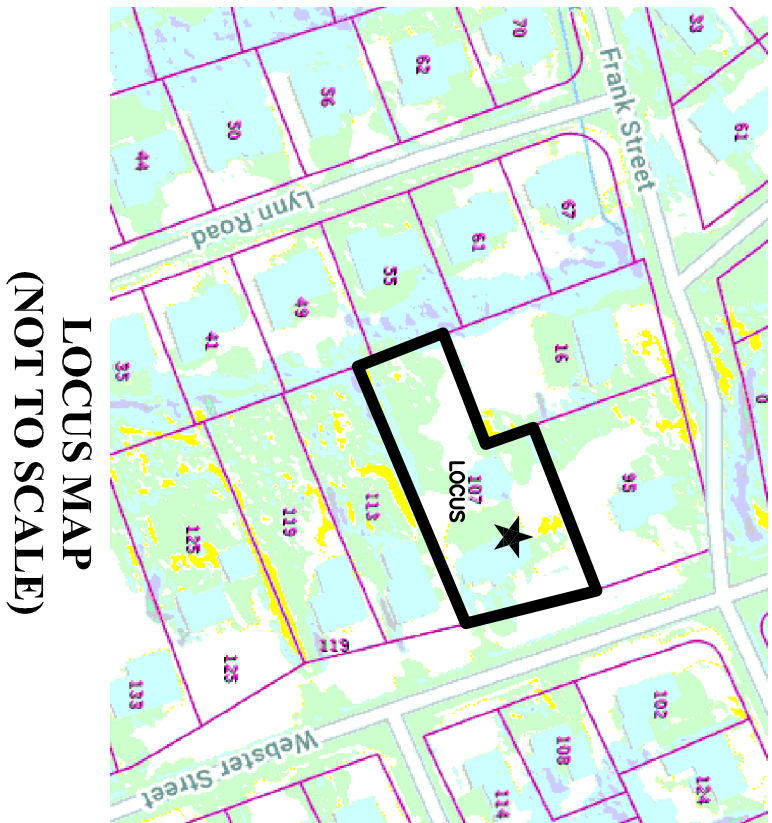
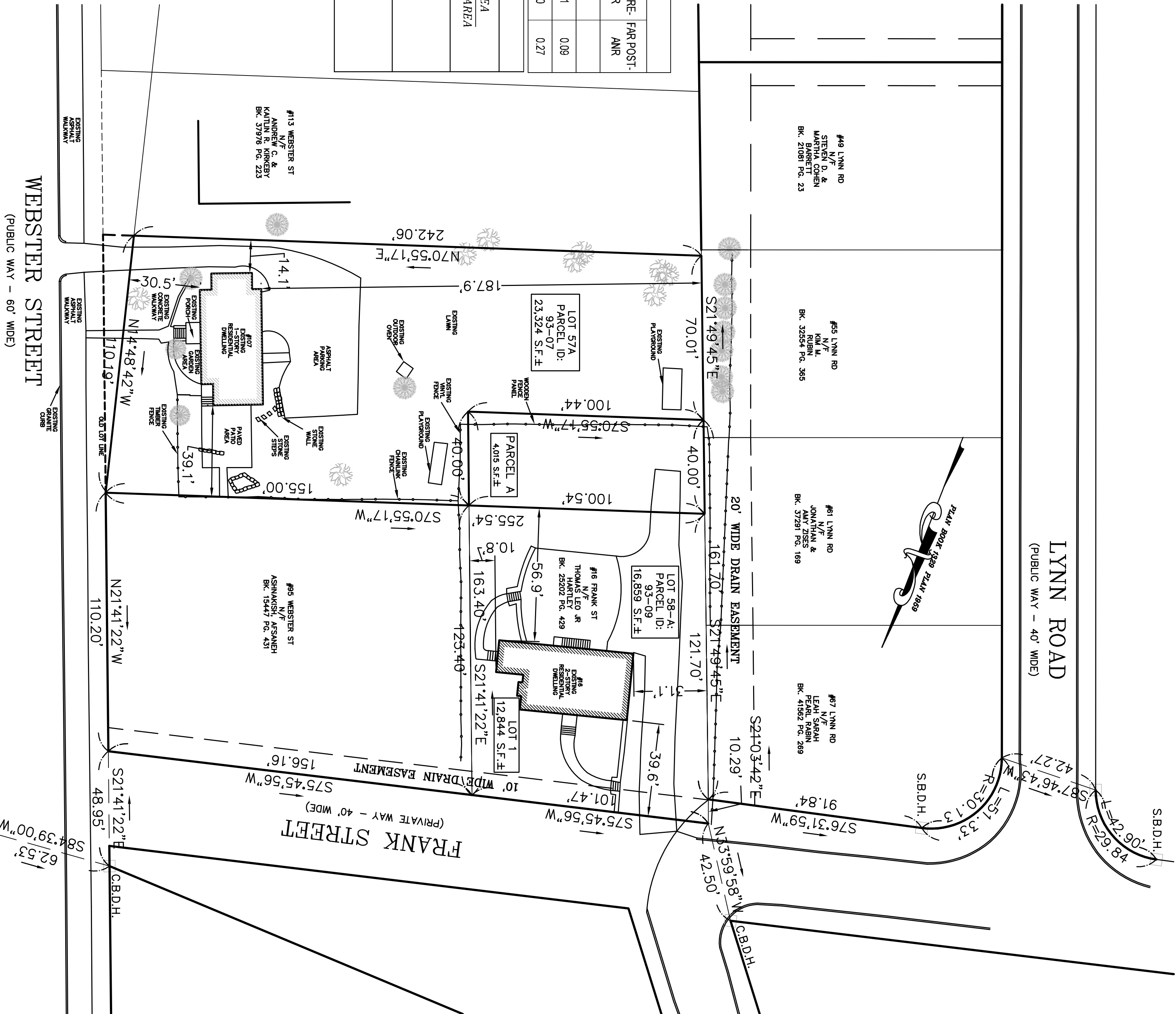
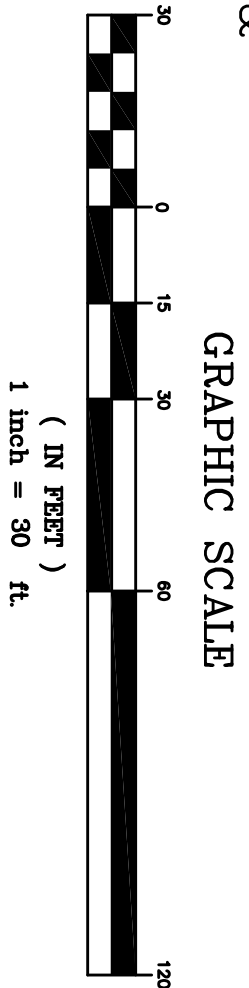
ZONING DISTRICT: SINGLE RESIDENCE B											
	MIN LOT AREA	MIN. FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BUILD FACTOR	MAX LOT COVERAGE	MAX. STORES	MAX. HEIGHT	FAR PRE- A/R	FAR POST- A/R
REQUIRED	10,000 SF	80 FT.	20 FT.	14 FT.	20 FT.	20.00	25%	2 ¹ / ₂	35 FT.	0.11	0.09
LOT 5/1A + PARCEL A	27,339 SF	110 FT	30.5 FT.	14.1 FT	187.9 FT.	6.89	4.91%	1	22 FT.	0.20	0.09
LOT 1	12944 SF	101 FT	39.6 FT.	10.8 FT.	86.9 FT.	12.88	11.48%	2	27 FT.	0.20	0.27
-PRE-EXIST. LOT CONFIG BUILD FACTORS											
LOT PERIM.² ACTUAL LOT AREA ACTUAL LOT AREA REQUIRED LOT AREA											
107 WEBSHER STREET											
	717.70 ²	23.324									
	23.324	10.000	= 9.47								
16 FRANKS STREET											
	537.31 ²	16.859									
	16.859	10.000	= 10.16								
16 FRANKS STREET (LOT1)											
	457.40 ²	12.834									
	12.834	10.000	12.68								

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
NEEDHAM PLANNING BOARD

DATE: _____

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS IS MADE OR INTENDED

THE PURPOSE OF THIS PLAN IS TO
DIVIDE LOT 58-A INTO PARCEL A &
LOT 1



LOCUS MAP
(NOT TO SCALE)

107 WEBSTER STREET
NEEDHAM
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Sprudon Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Sprudon Engineering, P.C.. Written precedents on these dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Sprudon Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



DATE:	10/29/2024
DRAWN BY:	T.S.
CHECKED BY:	C.C.
APPROVED BY:	C.C.

ANR PLAN

SHEET 1 OF 1

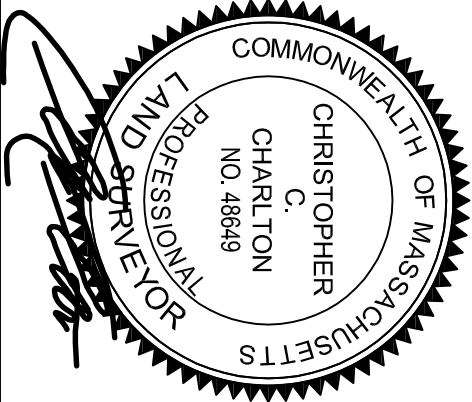
Spruhan
Engineering, P.C.

80 JEWETT ST., (SUITE 1
NEWTON, MA 02458

Tel: 617-816-0722
Email: edmond@spruhaneng.com

CHRISTOPHER C. CHARLTON, P.L.S.

10/29/2024	DATE
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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, June 3, 2025 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 Wingate Development, LLC, 57 Wells Ave, Suite 20, Newton, MA 02459 for an amendment to 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, Insignificant Change on April 18, 2013, and further amended on December 17, 2013, March 15, 2022, May 16, 2023 and December 17, 2024.

The subject property is located at 589 Highland Avenue, Needham, Massachusetts. The property is shown on Assessor's Map No. 77 as parcel 1 and is comprised of approximately 110,490 square feet in the Elder Services Zoning District.

The requested Major Project Site Plan Review Special Permit Amendment would permit the modification of the approved site plan to add 2 EV changers, a Bocce court, Dog Run, extended sidewalk and 3 parking spaces. There is no change proposed to the building square footage or elevations, nor to any other conditions in the earlier Decisions.

In accordance with the Zoning By-Law, Section 7.4 and Major Project Site Plan Special Permit No. 93-3, a Major Project Site Plan Special Permit Amendment 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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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, May 15, 2025 and May 22, 2025.

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 589 Highland Ave
Name of Applicant Wingate Development LLC
Applicant's Address 57 Wells Ave Suite 20 Newton MA. 02459
Phone Number 781 707 9000
Applicant is: Owner _____ Tenant _____
Agent/Attorney X Purchaser _____

Property Owner's Name GingerCare Living Inc. C/O Richard Feldman
Property Owner's Address 32 Traveler St. Suite 405 Boston MA. 02118
Telephone Number 617 610 - 3953

Characteristics of Property: Lot Area 110,490 sq. ft. Present Use Nursing home/vacant
Map # 77 Parcel # 1 Zoning District Elder Services District

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

The Applicant wishes to modify the approved site plan to add 2 EV chargers, a Bocce Court, Dog Run, extended sidewalk and add 3 parking spaces. There is no change to overall square footage or building elevations. All other conditions and limitations from the May 16, 2023, and the December 17, 2024, Decisions will remain in place.

The current use was approved by Site Plan Special Permit Decision No. 93-3 dated July 27, 1993 as amended by decisions dated August 9, 1994; August 8, 1995, June 3, 1997, March 15, 2011, December 17, 2013 (minor change) March 15, 2022, May 16, 2023, and December 17, 2024 (minor change).

Signature of Applicant (or representative) _____

Address if not applicant _____

Telephone # _____

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 issued within 35 days of filing date.

WL DEVELOPMENT

57 Wells Avenue, Suite 20
Newton, MA 02459

April 24, 2025

Via Electronic Mail and Overnight Mail

Members of the Needham Planning Board

And

Lee Newman

Public Services Administration Building

500 Dedham Avenue

Needham, MA 02492

RE: Amendment to Major Project Site Plan Special Permit SPMP 1993-03

Dear Planning Board Members and Ms. Newman,

The Applicant wishes to modify the previously approved site plan to include the following changes. 1. The addition of two EV charging stations to accommodate 4 parking spaces of EV charging. 2. The addition of a Bocci ball court. 3. The addition of a small dog run for the few residents that may have a small dog. 4. The extension of an internal sidewalk to create a firm path for residents to walk from the resident entrance to Gould St. and 5. Adding back 3 parking spaces that were previously removed. There is no change to the building square footage, number of units or elevations. All other conditions or limitations from the May 16, 2023, Decision and the De Minimus change dated December 17, 2024, will remain in place.

This Application for an Amendment includes the following documents:

1. This letter dated April 24, 2025, to the Planning Board and Planning Director
2. The completed application form on behalf of the applicant and owner
3. Site Development Plans dated February 3, 2023, revised March 26, 2025, consisting of sheet C3 entitled "Layout Plan" prepared by Kelly Engineering 0 Campanelli Drive Braintree, MA. 02184
4. Landscaping plans dated February 3, 2023, revised March 26, 2025, consisting of sheets L1 entitled "Site Landscaping Plan", L2 entitled "Entry Planting Plan" and L3 entitled "Parking / Patio Plan" prepared by Hawk Design 39 Pleasant Street Sagamore MA02561.
5. Application Fee to The Town of Needham in the amount of \$1000.00

These documents are being submitted electronically; additionally, 2 hard copies of the application and all supporting materials, including wet-stamped plans are being hand delivered to the Planning Department along with the application Fee.

Thank you for your cooperation.

Sincerely,

Wingate Development LLC

By:

A handwritten signature in blue ink, appearing to read 'David Feldman', with a stylized flourish at the end.

David Feldman SVP Development

SITE DEVELOPMENT PLANS

FOR

ONE WINGATE WAY EAST
589 HIGHLAND AVENUE
NEEDHAM, MA

FEBRUARY 03, 2023

SHEET INDEX			
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION REVISIONS
C1	COVER SHEET	03/26/25	
C2	EXISTING CONDITIONS PLAN	02/03/23	
C3	LAYOUT PLAN	03/26/25	

OWNER/ APPLICANT:

WINGATE DEVELOPMENT
57 WELLS AVENUE, SUITE 20
NEWTON, MA 02459

CIVIL ENGINEER:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

LAND SURVEYOR:

R.E. CAMERON & ASSOCIATES, INC.
681 WASHINGTON ST.
NORWOOD, MA 02062

ARCHITECT:

THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150

LANDSCAPE ARCHITECT:

HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

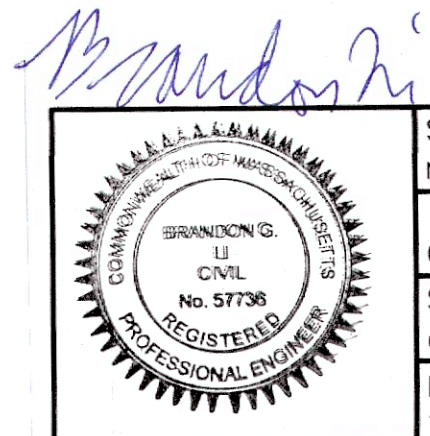
TRAFFIC CONSULTANT:

RON MUELLER & ASSOCIATES
56 TERESA ROAD
HOPKINTON, MA 01748

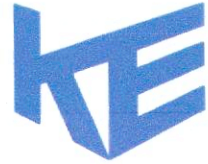


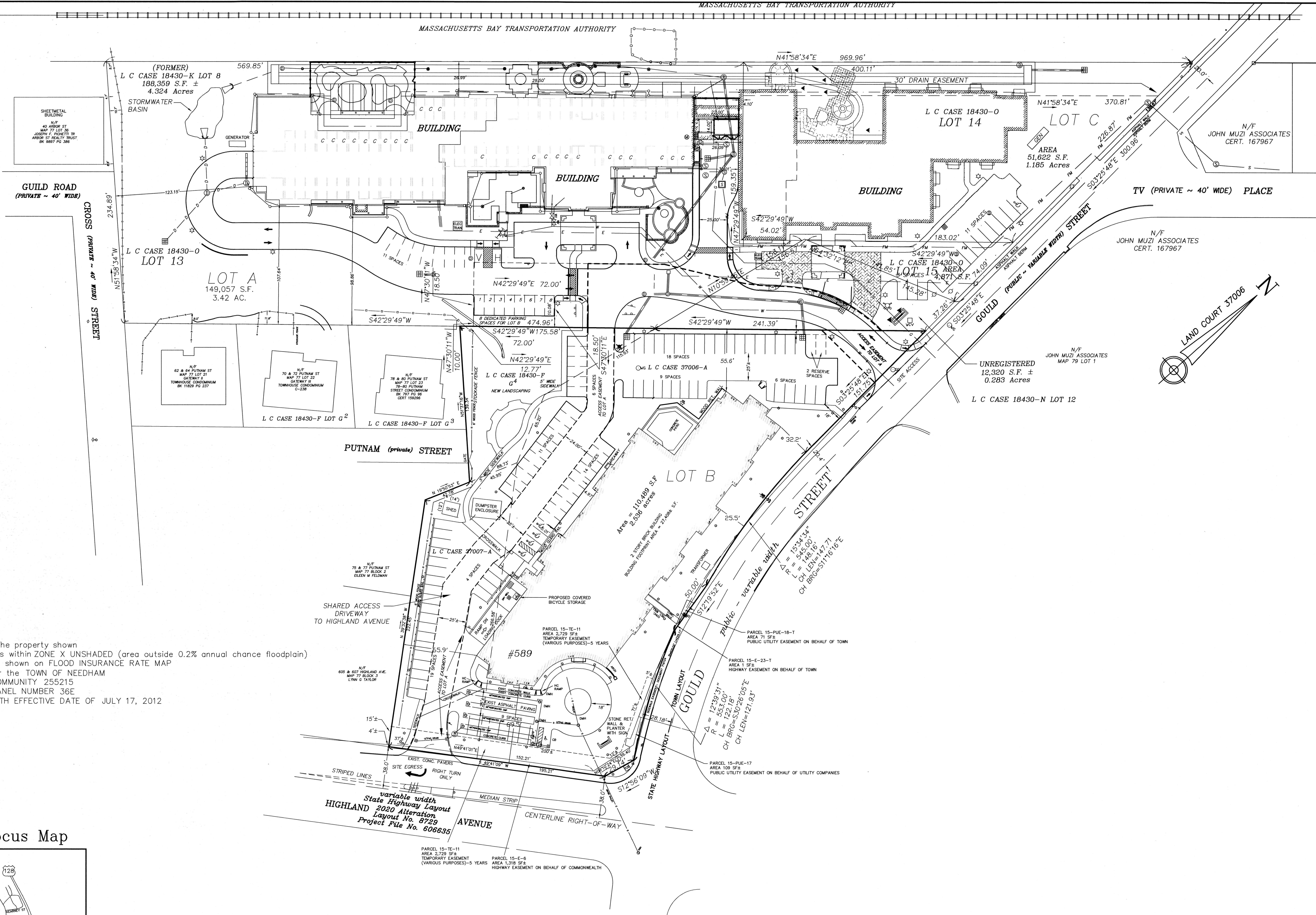
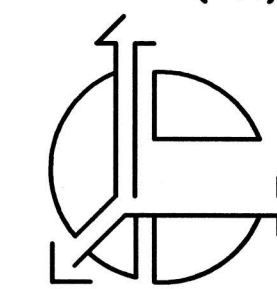
LOCATION MAP

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL RENDER IT INVALID AND UNUSABLE.



SCALE	JOB #
NA	2022-164
DATE	DRAWN BY
02/03/23	CJL
SHEET	CHKD BY
C1 of C3	BGL
FILE #	APPD BY
TS06-TS01PB	BGL

589 HIGHLAND AVENUE NEEDHAM ,MA		SHEET NO.
 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		C1



1.31.2023

SCALE: 1"=40' DATE: 02/03/23

DRAWN BY: SLS MATH:

JOB NUMBER: 3774 CHECKED BY:

COUNTY: NORFOLK

TITLE:

EXISTING CONDITIONS PLAN
589 HIGHLAND AVENUE
WINGATE AT NEEDHAM, INC.
NEEDHAM, MASS.

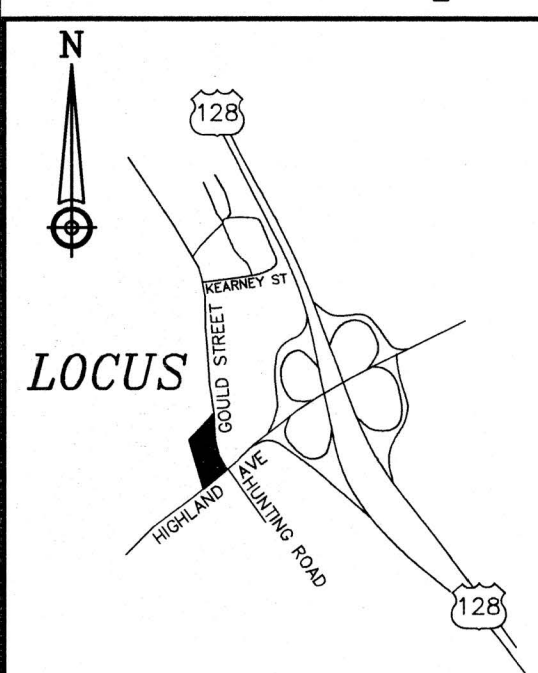
3774AB3

[illegible]

SHEET NUMBER: 2

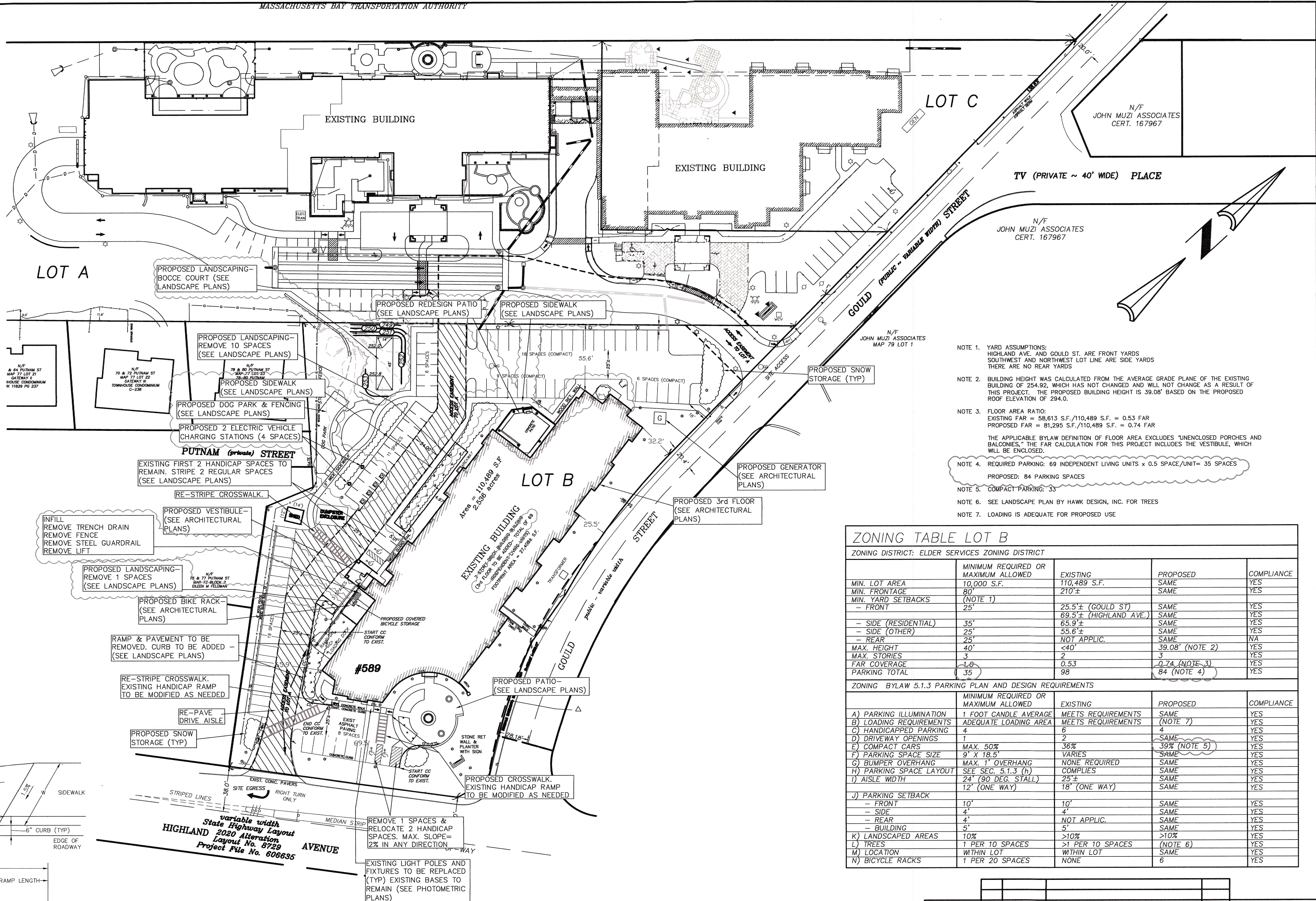
3774

Locus Map



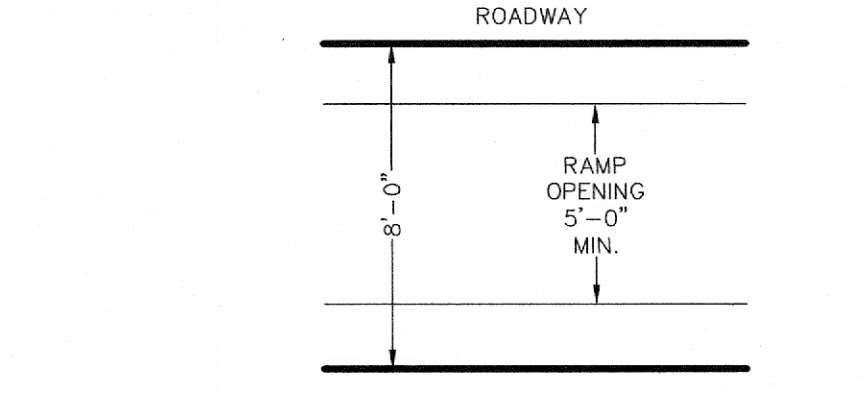
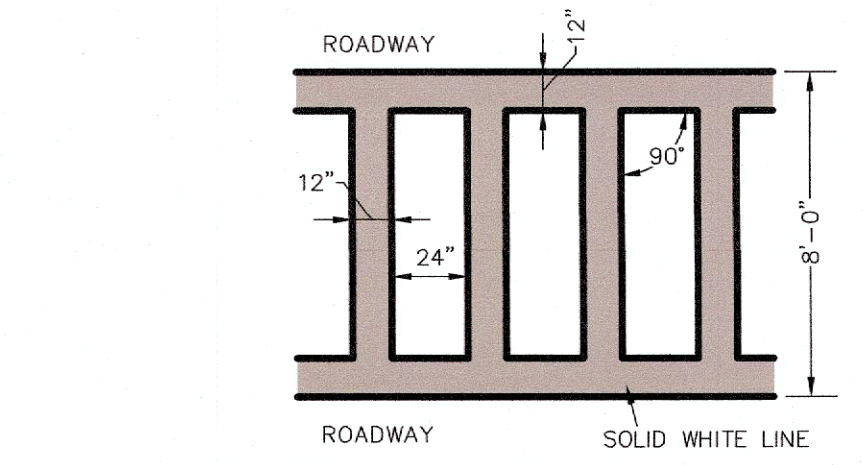
0 20 40 80 120 160

1 INCH = 40 FT.

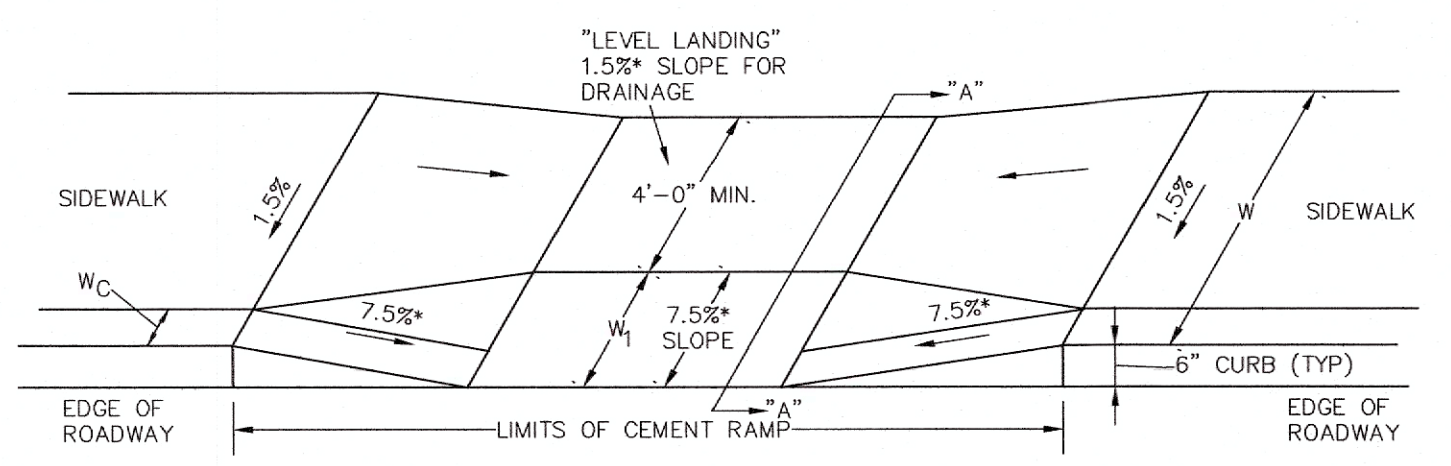


- NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND GOULD ST. ARE FRONT YARDS
SOUTHWEST AND NORTHWEST LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS
- NOTE 2. BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 254.92, WHICH HAS NOT CHANGED AND WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE PROPOSED BUILDING HEIGHT IS 39.08' BASED ON THE PROPOSED ROOF ELEVATION OF 294.0.
- NOTE 3. FLOOR AREA RATIO:
EXISTING FAR = 58,613 S.F./110,489 S.F. = 0.53 FAR
PROPOSED FAR = 81,295 S.F./110,489 S.F. = 0.74 FAR
- THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES." THE FAR CALCULATION FOR THIS PROJECT INCLUDES THE VESTIBULE, WHICH WILL BE ENCLOSED.
- NOTE 4. REQUIRED PARKING: 69 INDEPENDENT LIVING UNITS x 0.5 SPACE/UNIT= 35 SPACES
PROPOSED: 84 PARKING SPACES
- NOTE 5. COMPACT PARKING: 33
- NOTE 6. SEE LANDSCAPE PLAN BY HAWK DESIGN, INC. FOR TREES
- NOTE 7. LOADING IS ADEQUATE FOR PROPOSED USE

ZONING TABLE LOT B				
ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	110,489 S.F.	110,489 S.F.	SAME	YES
MIN. FRONTAGE	80'	210'±	SAME	YES
MIN. YARD SETBACKS	(NOTE 1)			
- FRONT	25'	25.5'± (GOULD ST) 69.5'± (HIGHLAND AVE.)	SAME	YES
- SIDE (RESIDENTIAL)	35'	65.9'±	SAME	YES
- SIDE (OTHER)	25'	55.6'±	SAME	YES
- REAR	25'	NOT APPLIC.	SAME	NA
MAX. HEIGHT	40'	<40'	39.08' (NOTE 2)	YES
MAX. STORIES	3	2	3	YES
FAR COVERAGE	0.53	0.53	0.74 (NOTE 3)	YES
PARKING TOTAL	35	98	84 (NOTE 4)	YES
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE AVERAGE	MEETS REQUIREMENTS	SAME	YES
B) LOADING REQUIREMENTS	ADEQUATE LOADING AREA	MEETS REQUIREMENTS	(NOTE 7)	YES
C) HANDICAPPED PARKING	4	6	4	YES
D) DRIVEWAY OPENINGS	1	2	SAME	YES
E) COMPACT CARS	MAX. 50%	36%	39% (NOTE 5)	YES
F) PARKING SPACE SIZE	9' X 18.5'	VARIABLE	SAME	YES
G) BUMPER OVERHANG	MAX. 1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	SEE SEC. 5.1.3 (h)	COMPLIES	SAME	YES
I) AISLE WIDTH	24' (90 DEG. STALL) 12' (ONE WAY)	25'± 18' (ONE WAY)	SAME	YES
J) PARKING SETBACK				
- FRONT	10'	10'	SAME	YES
- SIDE	4'	4'	SAME	YES
- REAR	4'	NOT APPLIC.	SAME	YES
- BUILDING	5'	5'	SAME	YES
K) LANDSCAPED AREAS	10%	>10%	>10%	YES
L) TREES	1 PER 10 SPACES	>1 PER 10 SPACES	(NOTE 6)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES



CROSSWALK STRIPING DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®

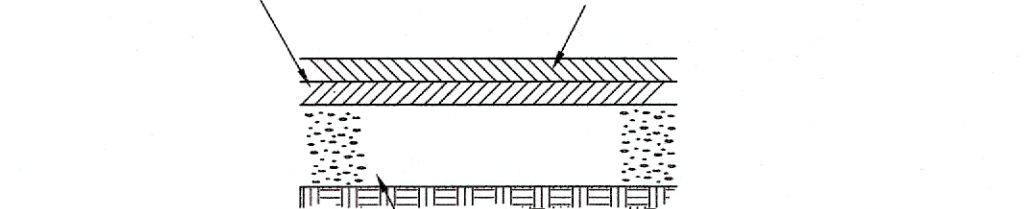


LEGEND
W = SIDEWALK WIDTH
W₁ = PERPENDICULAR RAMP LENGTH
W₂ = CURB WIDTH
T = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AB= W-W₂
RAMP LENGTH, W₁ = W - (4'-0" MIN.)

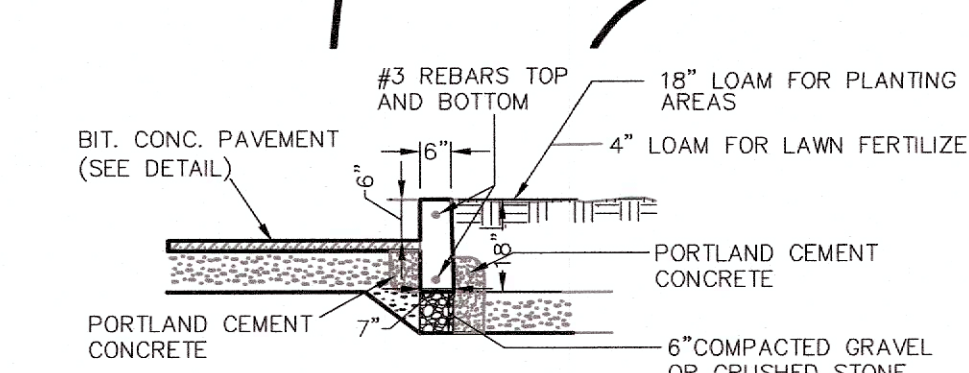
NOTE:
DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

WHEELCHAIR RAMPS
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®

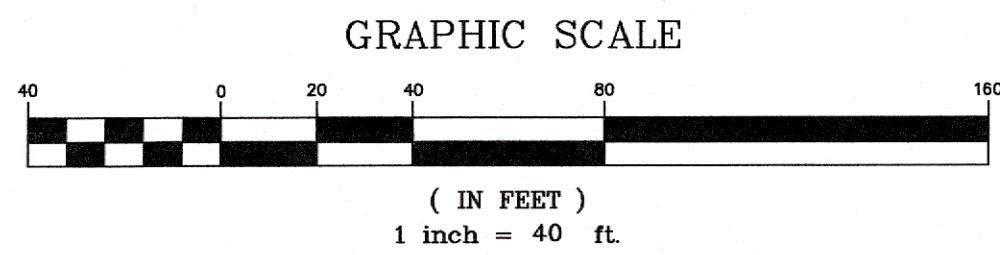
FOR MORE INFORMATION SEE MASS HIGHWAY CONSTRUCTION STANDARDS, DRAWING # M/E 107.2.0



BITUMINOUS CONCRETE PAVEMENT (STANDARD)
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®



CONCRETE CURB DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®



SCALE	1" = 40'
DATE	02/03/23
REV	1. 03/26/25
DATE	PLANNING BOARD MODIFICATION
REVISION	BY
SHEET	3 of 3
FILE #	LA06-LA01PB
JOB #	F:\2022-164
DRAWN BY	CUL
CHKD BY	BGL
APPD BY	BGL
WINGATE AT NEEDHAM, INC. 589 HIGHLAND AVENUE NEEDHAM, MA	
LAYOUT PLAN	
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	

BRANDON G. U. CIVIL No. 57736 PROFESSIONAL ENGINEER

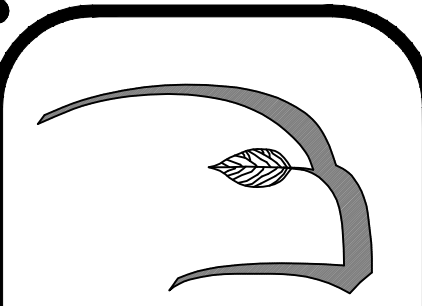
BRANDON

SHEET NO. 3

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THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

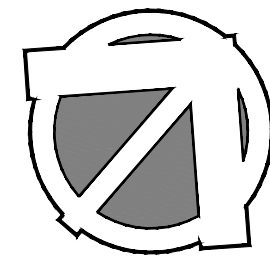
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Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2025
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Date: 2/3/23

Revisions:
Num. Date Description
1. 3/26/25 Planning Board Modification

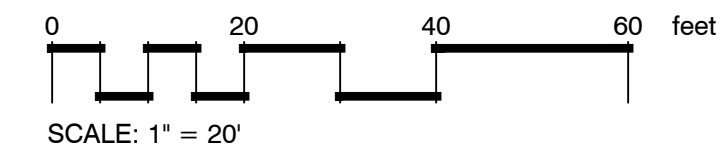
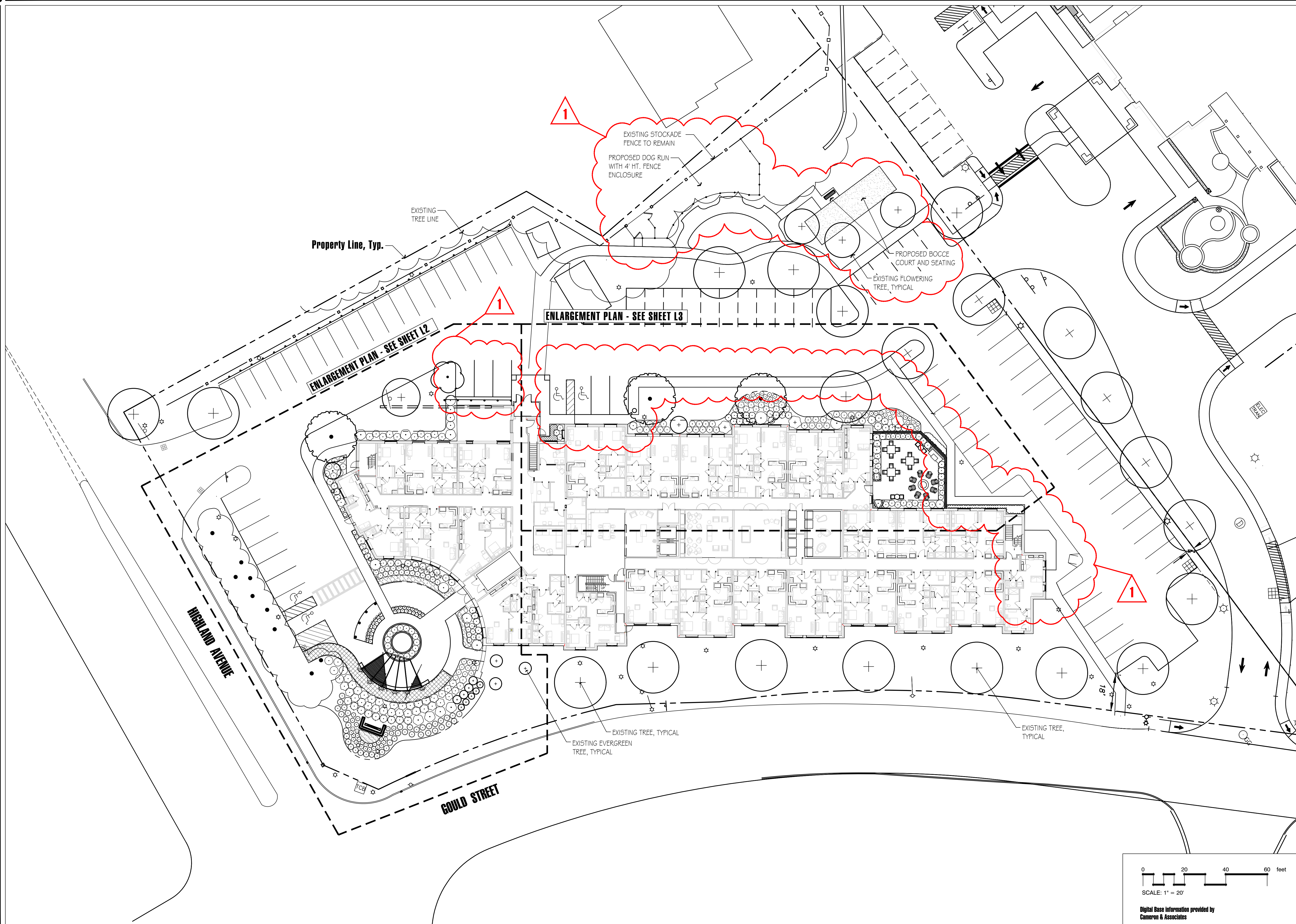
Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND Checked By: TM

**Site
Landscaping
Plan**

Scale: 1" = 20'-0"

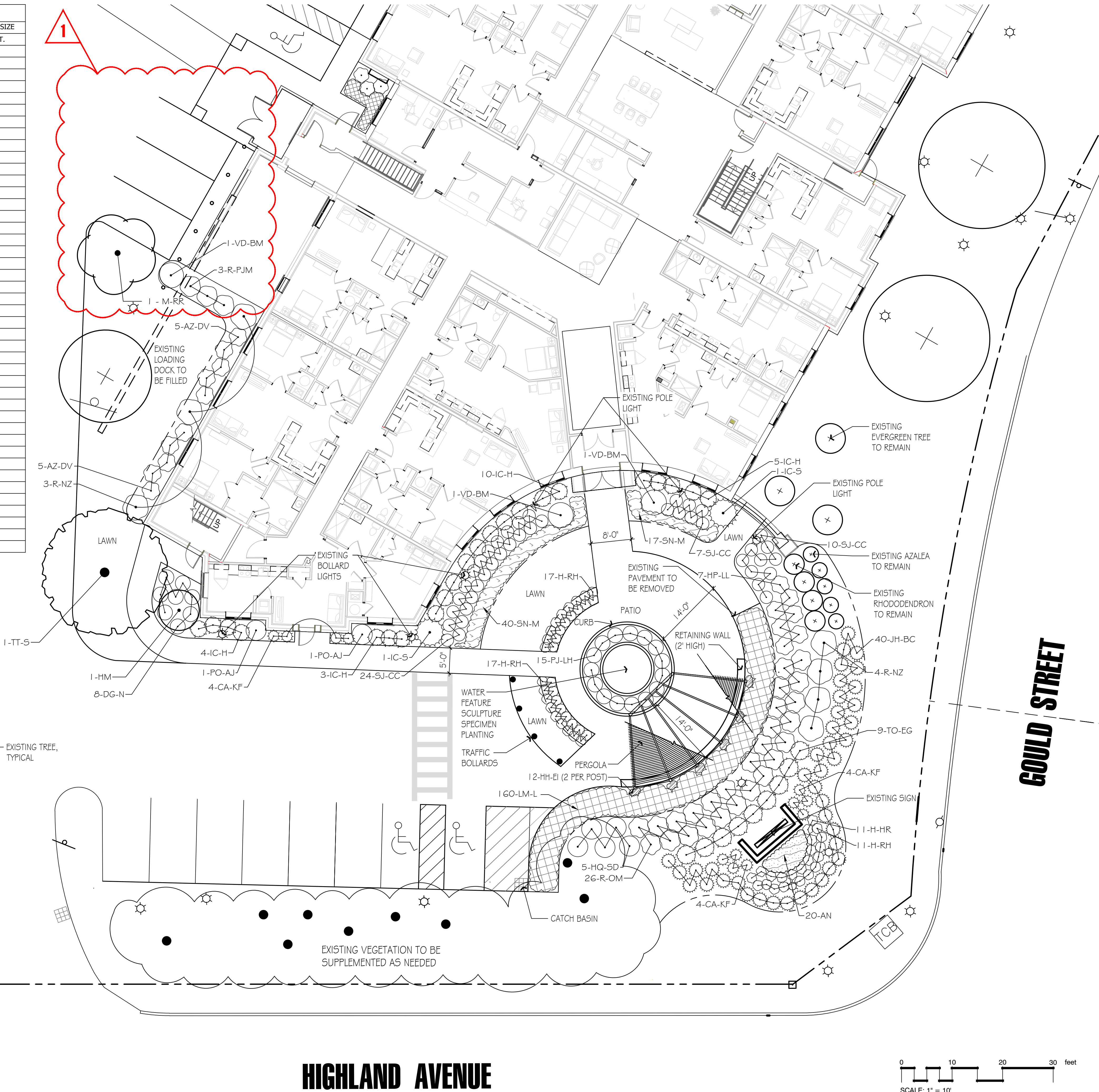
Sheet: **L1**

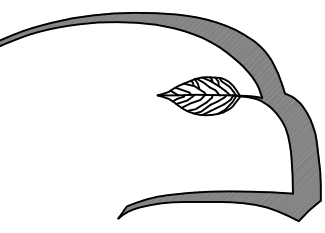


SCALE: 1" = 20'
Digital Base Information provided by
Cameron & Associates

PLANT SCHEDULE

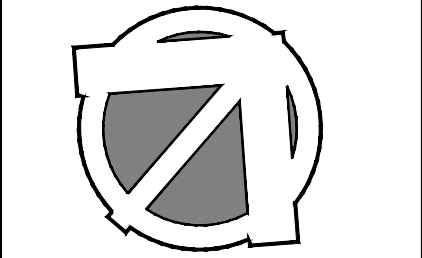
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
HM	1	Heptacodium miconioides	Seven Sons Flower	B & B		6-7' HT.
M-RR	1	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	B & B	2.5-3" CAL.	
TT-S	3	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
AZ-DV	10	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	B & B	2-2.5' HT.	
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.	
DG-N	8	Deutzia gracilis 'Nikko'	Slender Deutzia	Cont.	2-2.5' SPR	
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.	
H-RH	45	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	2 GAL		
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT	
HP-LL	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Cont.	18-24" SPD.	
HQ-M	20	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.	
HQ-SD	5	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	Cont.	2.5-3' HT.	
IC-H	42	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.	
IC-S	2	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	4-4.5' HT	
JH-BC	40	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.	2 Gal	
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	18-24" HT.	
LM-L	172	Liriope muscari	Lilyturf	2 GAL.		
	24	Liriope muscari	Lilyturf	Cont.	1 Gal.	
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.	
PJ-LH	15	Pieris japonica 'Little Heath'	Little Heath Lily of the Valley	B & B	18-24" SPD.	
PO-AJ	3	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.	
R-NZ	7	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	B & B	3-3.5' HT.	
R-OM	26	Rhododendron x 'Olga Mezitt'	Olga Mezitt PJM Rhododendron	B & B	2.5-3' HT.	
R-PJM	3	Rhododendron 'PJM'	PJM Rhododendron	B & B	3-3.5' HT.	
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.	
SJ-CC	41	Spiraea japonica 'Double Play Candy Corn'	Spiraea 'Double Play Candy Corn'	B & B	18-24" HT.	
TO-EG	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.	
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.	
VD-BM	3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	Cont.	4-4.5' HT	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
H-HR	26	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CA-KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
HH-EI	12	Hedera helix	English Ivy	2 GAL.	18" o.c.	
SN-M	57	Salvia nemorosa 'Marcus'	Marcus Salvia	2 GAL.	20" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
AN	20	Annuals	Annuals	1 gal	18" o.c.	





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

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Date: 2/3/23

Revisions:		
Num.	Date	Description
1.	3/26/25	Planning Board Modification

Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

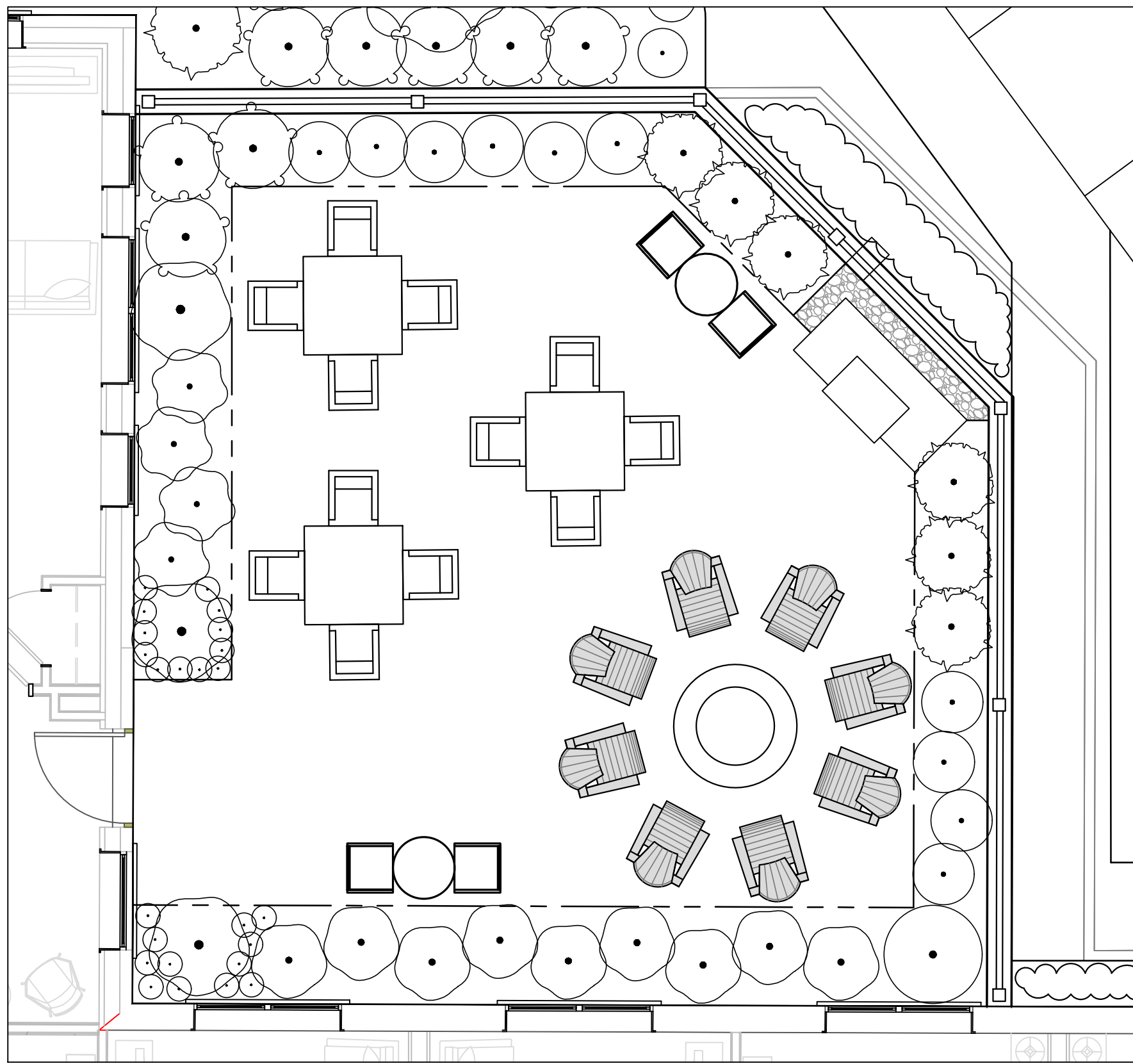
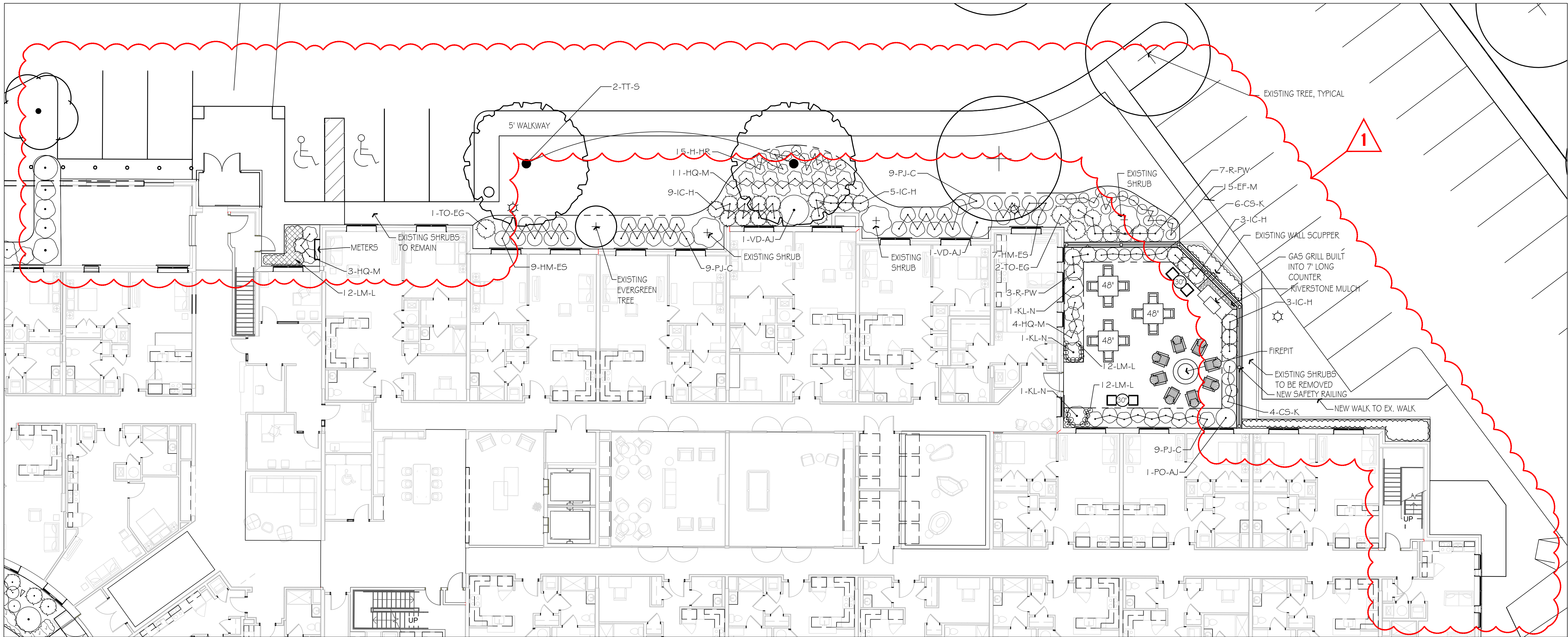
Drawn By: ND Checked By: TM

Entry
Planting
Plan

Scale: 1"=10'-0"

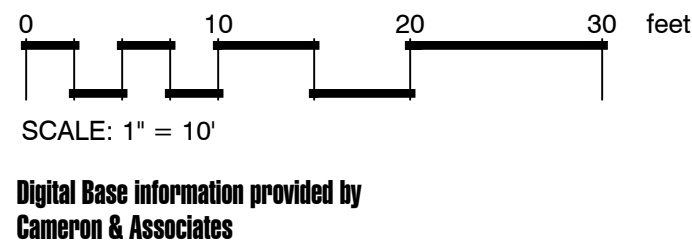
Sheet: **L2**

0 10 20 30 feet
SCALE: 1" = 10'
Digital Base Information provided by
Cameron & Associates



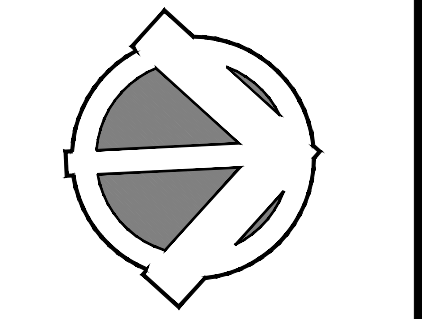
Patio Enlargement - Scale: 1" = 5'-0"

PLANT SCHEDULE PATIO & PARKING					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TT-S	2	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.
SHRUBS					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT.
HQ-M	15	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.
IC-H	20	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3.5-4' HT.
LM-L	24	Liriope muscari	Lilyturf	Cont.	1 Gal.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.
PO-AJ	1	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
H-HR	15	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal	



Hawk Design, Inc.
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Land Planning
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info@hawkdesigninc.com
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HAWK DESIGN, INC.



Date: 2/3/23

Revisions:	
Num.	Description
1.	3/26/25 Planning Board Modification

Wingate At Needham, INC.
509 Highland Avenue - Needham, Massachusetts

Drawn By: ND Checked By: TM

**Parking / Patio
Plan**

Scale: 1"=10'-0"

Sheet: **L3**

Alexandra Clee

From: Joseph Prondak
Sent: Tuesday, May 13, 2025 1:29 PM
To: Alexandra Clee
Subject: RE: Request for comment - Wingate amendment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Alex,

The Building Department has no concerns for this amendment.

Joe Prondak
Needham Building Commissioner
781-455-7550 x72308

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, May 9, 2025 11:50 AM
To: Joseph Prondak <jprondak@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 - Wingate amendment

Dear all,

We have received the attached application materials for the proposal by the Petitioner for an amendment to Wingate at 589 Highland Ave. More information can be found in the attached application.

The Planning Board has scheduled this matter for June 3, 2025. Please send your comments **by Wednesday May 28, 2025**, at the latest.

The documents attached for your review are detailed below:

1. Application for Amendment.
2. Cover Letter from David Feldman, Wingate Development LLC, dated April 24, 2025.
3. 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, C1, dated February 3, 2023; Sheet 2, entitled "Existing Conditions Plan," dated February 3, 2023; Sheet 3, entitled "Layout Plan," dated February 3, 2023, revised March 26, 2025.

4. Landscape Plans, entitled "Wingate at Needham Renovation / Expansion," prepared by Hawk Design Inc., Sagamore, MA, consisting of 3 sheets: Sheet 1, Sheet L1, entitled "Site Landscaping Plan," dated February 3, 2023, revised March 26, 2025; Sheet 2, Sheet L2, entitled "Entry Landscape Plan," dated February 3, 2023, revised March 26, 2025; Sheet 3, Sheet L3, entitled "Parking / Plan Landscape Plan," dated February 3, 2023, revised March 26, 2025.

Thank you, alex.

<< File: FULL_application_Wingate 2025.pdf >>

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

Alexandra Clee

From: Tara Gurge
Sent: Wednesday, May 28, 2025 12:28 PM
To: Alexandra Clee
Cc: Lee Newman
Subject: RE: Request for comment - Wingate amendment - Public Health comments

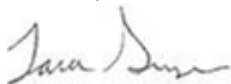
Alex –

Here are the Public Health Division comments for the Planning Board's hearing for an amendment to Wingate located at 589 Highland Ave. The Public Health Division has the following comments in reference to one of the amendment changes, specifically the addition of a small dog run for the residents that have a small dog. See comments/clarifications needed below:

- Need to ensure that no risk of public health sanitation issues arise from this proposed change to add the dog run on site. Please confirm.
- Will any areas outside be set up as designated dog walking areas? If so, will sufficient dog waste station(s) be added outside to ensure proper disposal of dog waste? Please confirm. How will dog waste be contained and disposed of near this newly proposed dog run area? Please confirm.
- What protocols have been put into place for the newly proposed dog run area to ensure this location remains in a clean and sanitary condition? Will on-site maintenance staff be cleaning and maintaining this area and removing waste on a routine basis? Please confirm. Please include the proposed cleaning frequency and proposed frequency of waste disposal for this new area.
- Will you have a shaded area along this newly proposed dog run, to ensure dogs will have an area on site to remain cool and out of the sun on hot days? Please confirm.
- Need to ensure that the potential noise produced on site, due to this new dog run area, would be minimal, and not cause a potential public health nuisance concern to residents or to other neighboring properties.

Please have applicant confirm those items noted above and let us know if you have any follow-up questions on those items.

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



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From: Alexandra Clee <aclee@needhamma.gov>

Sent: Friday, May 9, 2025 11:50 AM

To: Joseph Prondak <jprondak@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 <jsteevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>

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Thank you, alex.

<< File: FULL application_Wingate 2025.pdf >>

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

Alexandra Clee

From: David Feldman <dfeldman@wingateliving.com>
Sent: Wednesday, May 28, 2025 5:03 PM
To: Alexandra Clee
Subject: Re: Request for comment - Wingate amendment - Public Health comments
Attachments: Dog waste station.pdf

Alex,
See my comments below and images attached

From: Alexandra Clee <aclee@needhamma.gov>
Date: Wednesday, May 28, 2025 at 12:34 PM
To: David Feldman <dfeldman@wingateliving.com>
Subject: Fw: Request for comment - Wingate amendment - Public Health comments

Think Security – This email originated from an external source. Be cautious with any links or attachments.

Fyi

Alexandra Clee
Assistant Town Planner
Needham, MA
[781-455-7550 ext. 271](tel:781-455-7550)
www.needhamma.gov/planning

From: Tara Gurge <TGurge@needhamma.gov>
Sent: Wednesday, May 28, 2025 12:27:47 PM
To: Alexandra Clee <aclee@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: RE: Request for comment - Wingate amendment - Public Health comments

Alex –

Here are the Public Health Division comments for the Planning Board's hearing for an amendment to Wingate located at 589 Highland Ave. The Public Health Division has the following comments in reference to one of the amendment changes, specifically the addition of a small dog run for the residents that have a small dog. See comments/clarifications needed below:

- Need to ensure that no risk of public health sanitation issues arise from this proposed change to add the dog run on site. Please confirm.

We do not see a health risk as we do not see a large number of pets in our facilities, the use will be exclusively for our residents. We do not encourage pet ownership and we limit the size to 20lbs or less. On average we may have 2-3 dogs total at any 1 time.

- Will any areas outside be set up as designated dog walking areas? If so, will sufficient dog waste station(s) be added outside to ensure proper disposal of dog waste? Please confirm. How will dog waste be contained and

disposed of near this newly proposed dog run area? Please confirm. [We are setting up this dog run area to keep our residents from letting their pets do their business in our manicured grass areas. The dog waste station will be located outside the fenced in run area. Picture of waste station attached](#)

- What protocols have been put into place for the newly proposed dog run area to ensure this location remains in a clean and sanitary condition? [In our house rules will require our residents to pick up after their pets.](#) Will on-site maintenance staff be cleaning and maintaining this area and removing waste on a routine basis? Please confirm. [Maintenance will be policing that area daily as part of their daily grounds check to pick up papers and debris and of course removing the bags from the waste station.](#) Please include the proposed cleaning frequency and proposed frequency of waste disposal for this new area.
- Will you have a shaded area along this newly proposed dog run, to ensure dogs will have an area on site to remain cool and out of the sun on hot days? Please confirm. [The proposed area is almost completely in shade](#)
- Need to ensure that the potential noise produced on site, due to this new dog run area, would be minimal, and not cause a potential public health nuisance concern to residents or to other neighboring properties. [That will be part of the house rules.](#)

Please have applicant confirm those items noted above and let us know if you have any follow-up questions on those items.

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



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From: Alexandra Clee <aclee@needhamma.gov>

Sent: Friday, May 9, 2025 11:50 AM

To: Joseph Prondak <jprondak@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 - Wingate amendment

Dear all,

We have received the attached application materials for the proposal by the Petitioner for an amendment to Wingate at 589 Highland Ave. More information can be found in the attached application.

The Planning Board has scheduled this matter for June 3, 2025. Please send your comments **by Wednesday May 28, 2025**, at the latest.

The documents attached for your review are detailed below:

1. Application for Amendment.
2. Cover Letter from David Feldman, Wingate Development LLC, dated April 24, 2025.
3. 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, C1, dated February 3, 2023; Sheet 2, entitled "Existing Conditions Plan," dated February 3, 2023; Sheet 3, entitled "Layout Plan," dated February 3, 2023, revised March 26, 2025.
4. Landscape Plans, entitled "Wingate at Needham Renovation / Expansion," prepared by Hawk Design Inc., Sagamore, MA, consisting of 3 sheets: Sheet 1, Sheet L1, entitled "Site Landscaping Plan," dated February 3, 2023, revised March 26, 2025; Sheet 2, Sheet L2, entitled "Entry Landscape Plan," dated February 3, 2023, revised March 26, 2025; Sheet 3, Sheet L3, entitled "Parking / Plan Landscape Plan," dated February 3, 2023, revised March 26, 2025.

Thank you, alex.

<< File: FULL application_Wingate 2025.pdf >>

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning



Alexandra Clee

From: John Schlittler
Sent: Thursday, May 29, 2025 12:35 PM
To: Alexandra Clee
Subject: RE: Request for comment - Wingate amendment

No issues

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, May 29, 2025 10:36 AM
To: John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - Wingate amendment

Any comments from public safety? Thanks!

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 72271
www.needhamma.gov

From: Alexandra Clee
Sent: Friday, May 9, 2025 11:50 AM
To: Joseph Prondak <jprondak@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.

<< File: FULL application_Wingate 2025.pdf >>

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov/planning

Alexandra Clee

From: Tom Conroy
Sent: Thursday, May 29, 2025 2:16 PM
To: Alexandra Clee
Subject: RE: Request for comment - Wingate amendment

Ok with Fire Dept.
Thanks!



Thomas M. Conroy

Fire Chief - Needham Fire Department
tconroy@needhamma.gov
Ph (781) 455-7580

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, May 29, 2025 10:36 AM
To: John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - Wingate amendment

Any comments from public safety? Thanks!

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Needham, MA
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Thank you, alex.

<< File: FULL_application_Wingate 2025.pdf >>

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



**Department of Public Works
Engineering Division**
500 Dedham Avenue
Needham, MA 02492
781-455-7550
www.needhamma.gov

May 29, 2025

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Major Project Special Permit Amendment No. 1993-03
589 Highland Avenue- Wingate Development

Dear Members of the Board:

The Department of Public Works has completed its review of Wingate Development's request for de minimis changes to modify a previously approved plan. The modifications include the addition of four EV charging parking spots, construction of a Bocci Court, a small dog run, a new path and 3-parking spots.

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 Amendment.
2. Cover Letter from David Feldman, Wingate Development LLC, dated April 24, 2025.
3. 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, C1, dated February 3, 2023; Sheet 2, entitled "Existing Conditions Plan," dated February 3, 2023; Sheet 3, entitled "Layout Plan," dated February 3, 2023, revised March 26, 2025.
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Our comments and recommendations are as follows:

- We have no comment or objection to the proposed modifications to the plan

If you have any questions regarding the above, please contact our office at 781-455-7550.

Truly yours,

Thomas A Ryder
Town Engineer



TOWN OF NEEDHAM

TOWN HALL

1471 Highland Avenue

Needham, MA 02492-2669

Design Review Board

May 19, 2025

Memo: Amended Site Plan Review, 589 Highland Avenue, Wingate at Needham

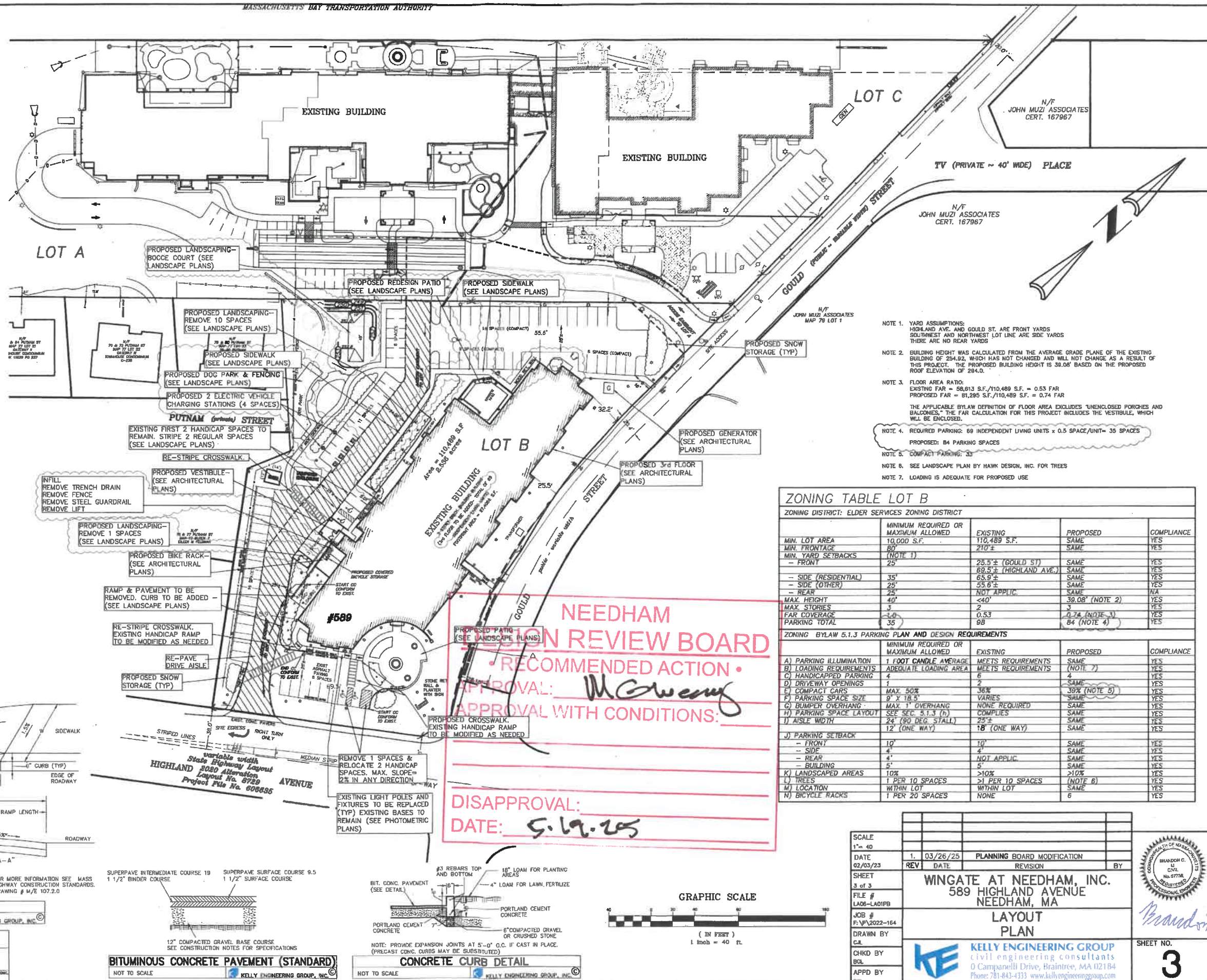
The Board reviewed the documents for minor modifications to the site plan for the above project. They are proposing to add some recreational amenities and EV parking spaces.

There was a discussion about the topography changes for the Bocce court and fenced dog area. They are minor and the Board did not have any issues with the changes. The Board asked if any lighting was proposed, and there is not. The parking changes do not significantly impact the overall site landscaping area.

The Board approves the proposed modifications to the site plan.

End of notes.

Revised 2/2020



- NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND GOULD ST. ARE FRONT YARDS
SOUTHWEST AND NORTHWEST LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS
- NOTE 2. BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 254.82, WHICH HAS NOT CHANGED AND WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE PROPOSED BUILDING HEIGHT IS 38.08' BASED ON THE PROPOSED ROOF ELEVATION OF 284.0.
- NOTE 3. FLOOR AREA RATIO:
EXISTING FAR = 58,013 S.F./110,489 S.F. = 0.53 FAR
PROPOSED FAR = 81,295 S.F./110,489 S.F. = 0.74 FAR
THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES." THE FAR CALCULATION FOR THIS PROJECT INCLUDES THE VESTIBULE, WHICH WILL BE ENCLOSED.
- NOTE 4. REQUIRED PARKING: 69 INDEPENDENT LIVING UNITS x 0.5 SPACE/UNIT = 35 SPACES
PROPOSED: 84 PARKING SPACES
- NOTE 5. COMPACT PARKING: 33
- NOTE 6. SEE LANDSCAPE PLAN BY HAWK DESIGN, INC. FOR TREES
- NOTE 7. LOADING IS ADEQUATE FOR PROPOSED USE

ZONING TABLE LOT B

ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT

	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	10,000 S.F.	110,489 S.F.	SAME	YES
MIN. FRONTAGE	80'	210' ±	SAME	YES
MIN. YARD SETBACKS	(NOTE 1)			
- FRONT	25'	25.5' ± (GOULD ST.)	SAME	YES
- SIDE (RESIDENTIAL)	35'	69.5' ± (HIGHLAND AVE.)	SAME	YES
- SIDE (OTHER)	25'	55.6' ±	SAME	YES
- REAR	25'	NOT APPLIC.	SAME	NA
MAX. HEIGHT	40'	38.08' (NOTE 2)	YES	
MAX. STORIES	3	2	YES	
FAR COVERAGE	0.53	0.74 (NOTE 3)	YES	
PARKING TOTAL	35	84 (NOTE 4)	YES	

ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS

	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE AVERAGE	MEETS REQUIREMENTS	SAME	YES
B) LOADING REQUIREMENTS	ADEQUATE LOADING AREA	MEETS REQUIREMENTS	(NOTE 7)	YES
C) HANDICAPPED PARKING	4	4	YES	
D) DRIVEWAY OPENINGS	1	2	SAME	YES
E) COMPACT CARS	MAX. 50%	36%	39% (NOTE 5)	YES
F) PARKING SPACE SIZE	9' x 18.5'	VARIES	SAME	YES
G) BUMPER OVERHANG	MAX. 1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	SEE SEC. 5.1.3 (h)	COMPLIES	SAME	YES
I) AISLE WIDTH	24' (90 DEG. STALL)	25' ±	SAME	YES
J) PARKING SETBACK	12' (ONE WAY)	18' (ONE WAY)	SAME	YES
- FRONT	10'	10'	SAME	YES
- SIDE	4'	4'	SAME	YES
- REAR	4'	NOT APPLIC.	SAME	YES
- BUILDING	5'	5'	SAME	YES
K) LANDSCAPED AREAS	10%	>10%	>10%	YES
L) TREES	1 PER 10 SPACES	1 PER 10 SPACES	(NOTE 6)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES

SCALE

1" = 40'

DATE

02/03/23

REV

1

DATE

03/26/25

SHEET

3 of 3

FILE #

LA06-LA01PB

JOB #

P:VP/2022-164

DRAWN BY

G.A.

CHKD BY

BOL

APPD BY

BOL

PLANNING BOARD MODIFICATION

BY

DATE

03/26/25

WINGATE AT NEEDHAM, INC.

589 HIGHLAND AVENUE

NEEDHAM, MA

LAYOUT

PLAN

KELLY ENGINEERING GROUP

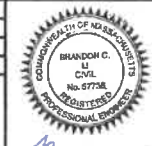
civil engineering consultants

0 Campanelli Drive, Braintree, MA 02184

Phone 781-843-4333 www.kellyengineeringgroup.com

SHEET NO.

3

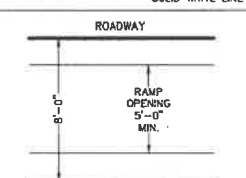
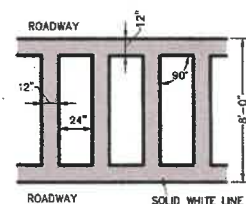


Brandon C. Kelly
 Professional Engineer
 License No. 97738
 State of Massachusetts

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 License No. 97738
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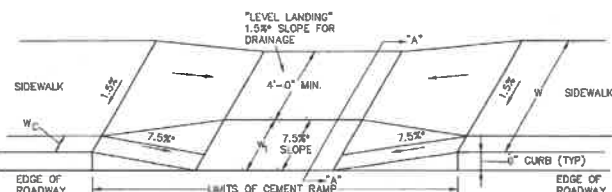
Brandon C. Kelly
 Professional Engineer
 License No. 97738
 State of Massachusetts



CROSSWALK STRIPING DETAIL

NOT TO SCALE

KELLY ENGINEERING GROUP, INC.



WHEELCHAIR RAMPS

NOT TO SCALE

KELLY ENGINEERING GROUP, INC.

BITUMINOUS CONCRETE PAVEMENT (STANDARD)

NOT TO SCALE

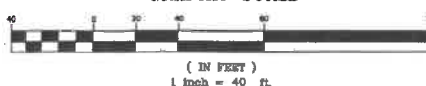
KELLY ENGINEERING GROUP, INC.

CONCRETE CURB DETAIL

NOT TO SCALE

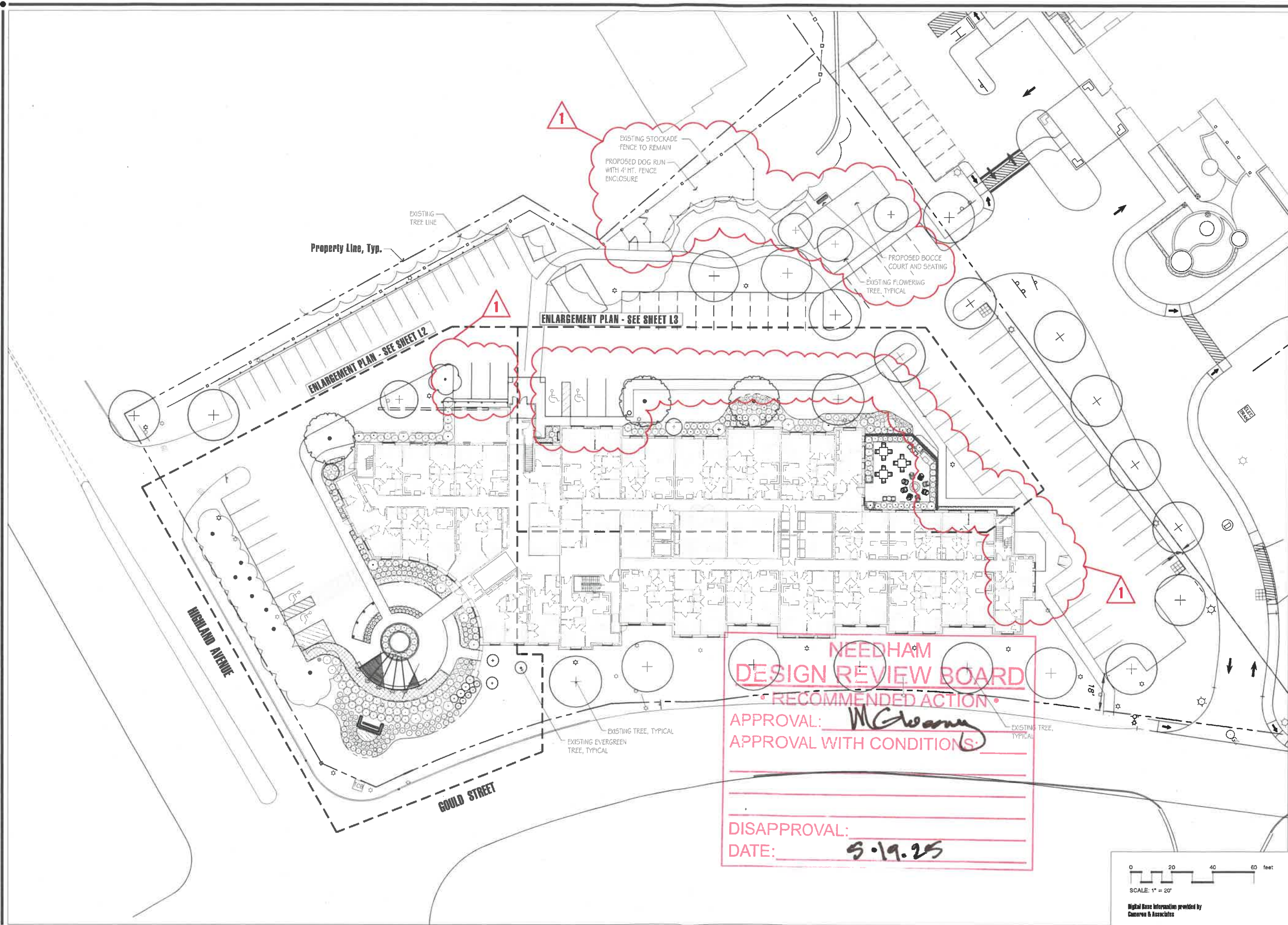
KELLY ENGINEERING GROUP, INC.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2025
THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS PROPRIETARY INFORMATION OF HAWK DESIGN, INC. AND MAY NOT BE COPIED OR REPRODUCED, EITHER IN WHOLE OR IN PART, BY ANY MEANS, WITHOUT WRITTEN PERMISSION OF HAWK DESIGN, INC.



Date: 2/3/23

Revisions:

Num.	Date	Description
1.	3/28/23	Planning Board Modification

Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

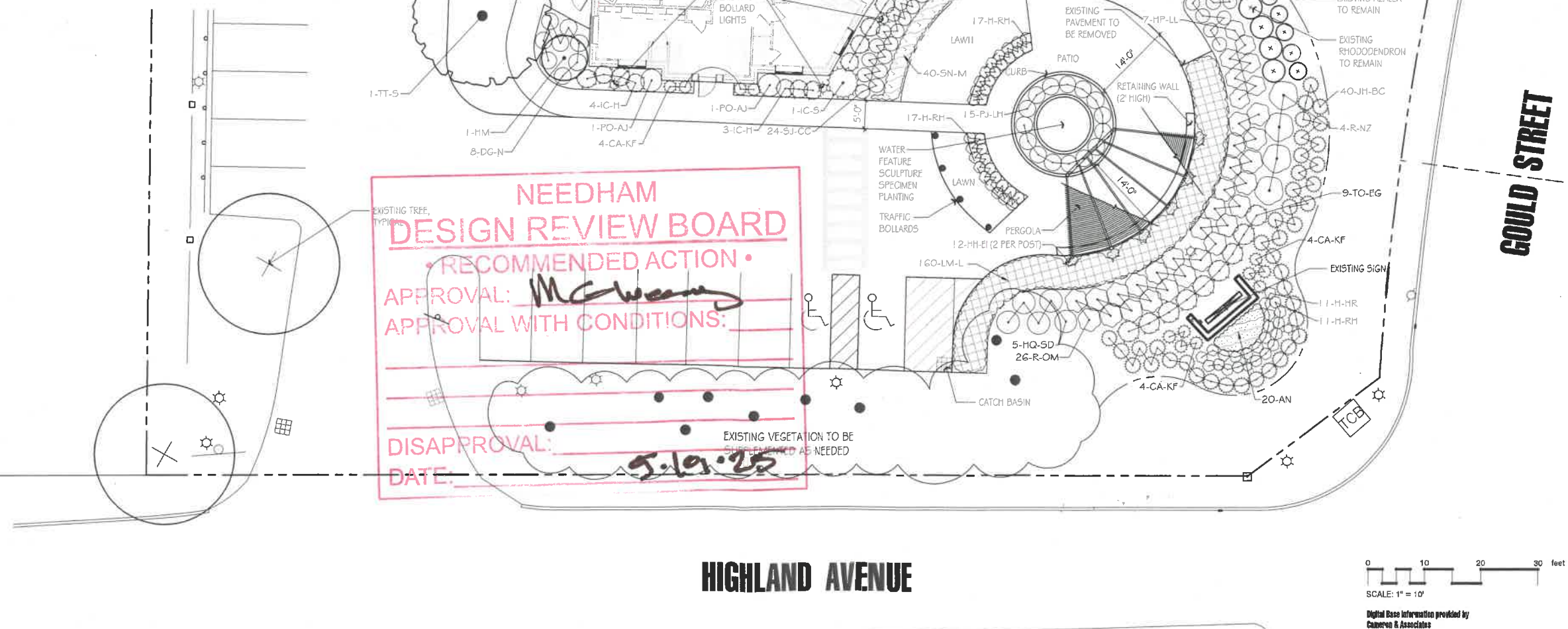
Drawn By: ND Checked By: TM

Site Landscaping Plan

Scale: 1" = 20'-0"

Sheet: **L1**

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
HM	1	Heptacodium miconioides	Seven Sons Flower	B & B		6'-7' HT.
M-RR	1	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	B & B	2.5-3" CAL.	
TT-S	3	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
AZ-DV	10	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	B & B	2-2.5' HT.	
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.	
DG-N	8	Deutzia gracilis 'Nikko'	Slender Deutzia	Cont.	2-2.5' SPR	
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.	
H-RH	45	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	2 GAL.		
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT	
HP-LL	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Cont.	18-24" SPD.	
HQ-M	20	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.	
HQ-QD	5	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	Cont.	2-3" HT.	
IC-H	42	Ilex crenata 'Helfert'	Heller Japanese Holly	B & B	2-2.5' HT.	
IC-S	2	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	4-4.5' HT	
JH-BC	40	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.	2 Gal	
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3-4" HT.	
LM-L	172	Liriope muscari	Lilyturf	2 GAL.		
	24	Liriope muscari	Lilyturf	Cont.	1 Gal.	
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.	
PJ-LH	15	Pieris japonica 'Little Heath'	Little Heath Lily of the Valley	B & B	18-24" SPD.	
PJ-AJ	3	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.	
R-NZ	7	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	B & B	3-3.5' HT.	
R-OM	26	Rhododendron x 'Olga Mezitt'	Olga Mezitt PJM Rhododendron	B & B	2-5.3' HT.	
R-PJM	3	Rhododendron 'PJM'	PJM Rhododendron	B & B	3-3.5' HT.	
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.	
SJ-CC	41	Spiraea japonica 'Double Play Candy Corn'	Spiraea 'Double Play Candy Corn'	B & B	18-24" HT.	
TO-EG	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10" HT.	
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.	
VD-BM	3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	Cont.	4-4.5' HT	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
H-HR	26	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CA-KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
HH-EI	12	Hedera helix	English Ivy	2 GAL.	18" o.c.	
SN-M	57	Salvia nemorosa 'Marcus'	Marcus Salvia	2 GAL.	20" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
AN	20	Annuaals	Annuaals	1 gal	18" o.c.	



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Date: 2/3/23

Revisions:		
Num.	Date	Description
1.	3/26/25	Planning Board Modification

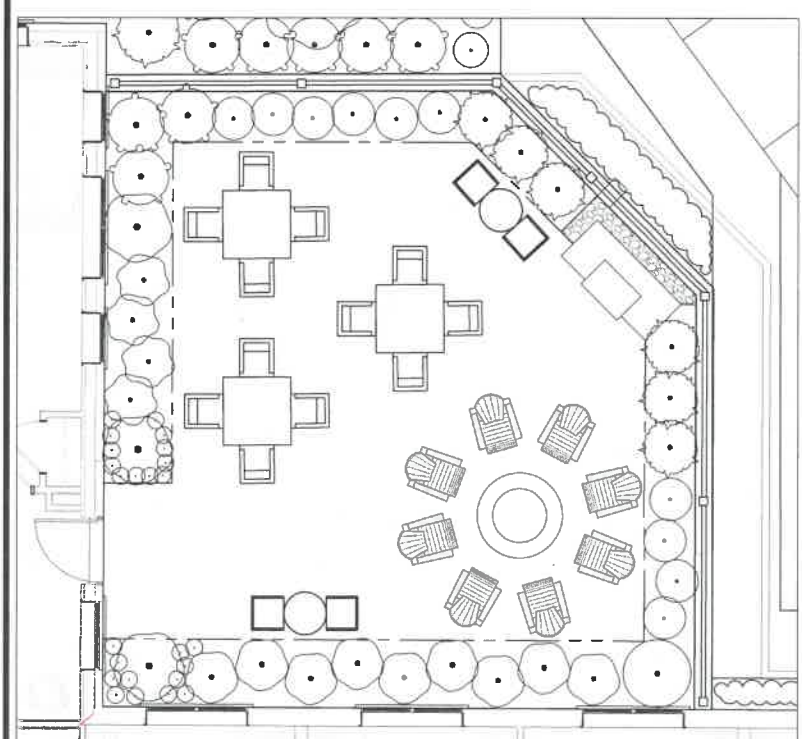
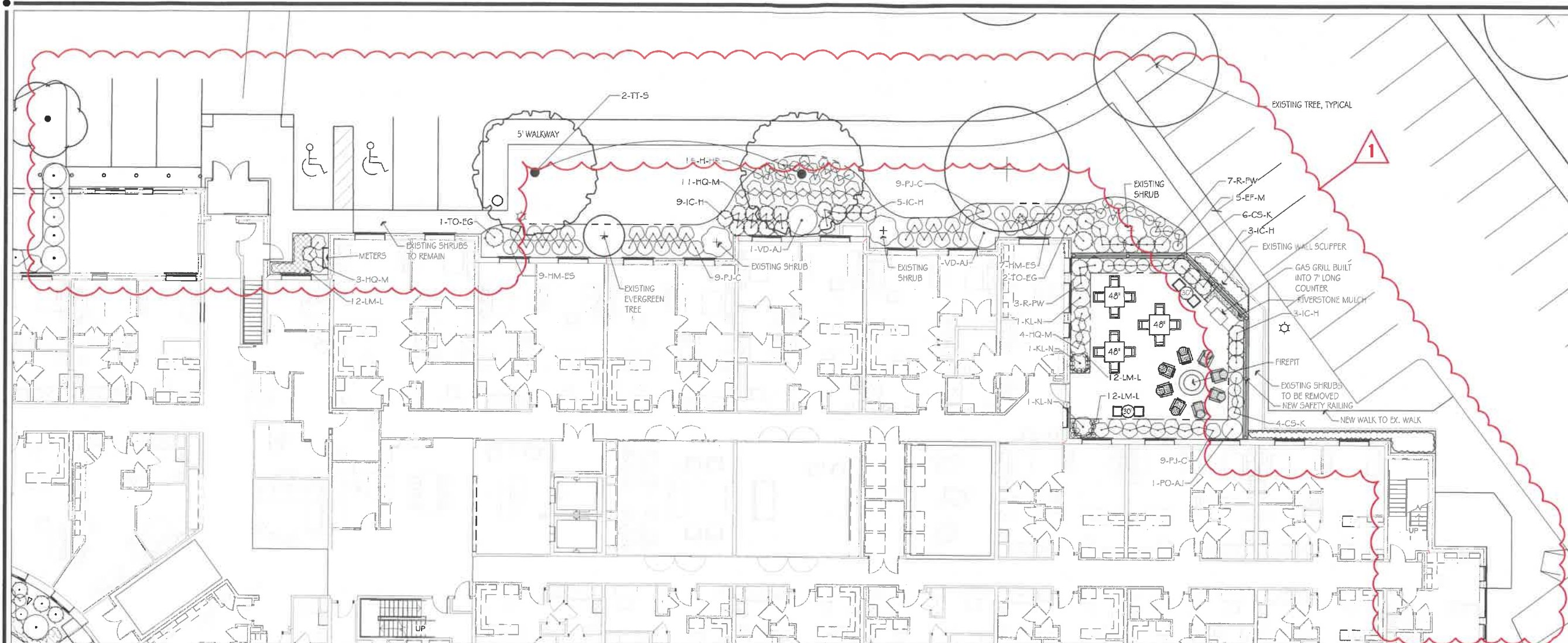
Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND	Checked By: TM
--------------	----------------

Entry Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2**



Patio Enlargement - Scale: 1" = 5'-0"

PLANT SCHEDULE PATIO & PARKING					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TT-S	2	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.
SHRUBS					
	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT.
HQ-M	15	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5' HT.
IC-H	20	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3.5-4' HT.
LM-L	24	Liriope muscari	Lilyturf	Cont.	1 Gal.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.
PO-AJ	1	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5' HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
H-HR	15	Heemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal	

NEEDHAM
DESIGN REVIEW BOARD

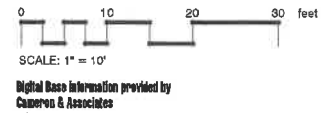
• RECOMMENDED ACTION •

APPROVAL:

APPROVAL WITH CONDITIONS

DISAPPROVAL:

DATE: 5.19.19



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

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Date: 2/3/23

Revisions:

Num.	Date	Description
1	2/2/23	Planning Board Modification

Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND Checked By: TM

Parking / Patio Plan

Scale: 1" = 10'-0"

Sheet: **L3**

From: [Robert A. Schlager](#)
To: [Alexandra Clee](#)
Cc: [Eric Weyant](#); [Timothy W. Sullivan \(tsullivan@goulstonstorr.com\)](#); [Mark DiOrto](#); [Robert A. Schlager](#)
Subject: 557 Highland Ave - June 3, 2025 - Planning Board Informal Discussion
Date: Tuesday, May 27, 2025 6:37:28 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex:

Consistent with our communications, we would like to informally review with the Planning Board the possibility of a proposed broader use request on June 3, 2025 to include some potential form of residential in an expanded mixed-use development comprising (i) multifamily, a portion of which would be (a) over 55 (b) market rate apartments and/or (c) memory care, assisted living or some other type of health-related facility approximating no greater than 500 dwelling units and (ii) office, R&D, life science, medical office, and/or a combination of the above approximating 200,000 sf of commercial space along with the originally proposed retail, comprising approximately 25,000 sf so as to create a "village" type, mixed-use development with a residential component. It is also possible we might interest a hotel user and may want to consider that use as well, assuming the Planning Board would be supportive.

As you are aware, we have not been able to identify a life science, general office, or other corporate type of user to anchor the approved development, so are considering exploring other opportunities and uses and would like to hear the Planning Board's thoughts and feedback.

Thank you very much for the consideration for this informal discussion opportunity and I hope the above is sufficient for your purposes.

Robert

ROBERT A. SCHLAGER, CPM

President

Bulfinch



116 Huntington Ave, Suite 600
Boston, MA 02116

www.bulfinch.com

T: 781-707-4122 | C: 617-921-3588

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For Planning Board Use Only

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
Thursday, June 12, 2025 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID:820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
--	---

Minutes Review and approve Minutes from May 15, 2025 meeting.

7:30 PM **99 Whitman Road** – Jeffrey Gayman and Andrea Grayman, Applicants, applied for a Special Permit to allow for one additional enclosed garage space within the accessory cabana/pool house currently under construction under Section 6.1.2 and any other applicable sections of the By-Law. The property is located in the in the Single Residence A (SR-A) zoning district.

7:30 PM* **339 Chestnut Street** (*Continued from May 15, 2025*) - Needham Enterprises, LLC, Owner, applied for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23, and 760 CMR 56.00, to allow the development of six rental units consisting of one one-bedroom units and five two-bedroom units with 8 parking spaces. Two units will be affordable. The project involves the demolition of the existing two-story building and the redevelopment of the site. The property is located in the Chestnut Street Business (CSB) zoning district.

**Prior cases may delay the precise start time.*

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

May 19, 2025

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Jeffrey Gayman and Andrea Gayman, Trustees
99 Whitman Road, Needham, MA

Dear Ms. Collins,

Please be advised this office represents Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust of 2023 and Andrea Gayman, Trustee of the Andrea Gayman Revocable Trust of 2023 (hereinafter, jointly, the Applicant and the "Gaymans") in connection with the proposed installation of a garage door for a fourth garage space pursuant to the Zoning By-Law, at the property known and numbered 99 Whitman Road, Needham, MA (hereinafter the "Premises"). In connection therewith, submitted herewith, please find the following:

1. Seven copies of a Completed Application for Hearing;
2. Seven copies of plot plan and architectural plans;
3. Seven copies of Memorandum in Support of Application of Jeffrey Gayman and Andrea Gayman, Trustees; and
4. Check in the amount of \$200 for the applicable filing fee.

The Premises, which has been owned by the Gaymans since December, 2023, is located in the Single Residence A Zoning District. The Gaymans are currently having a new single-family residential dwelling, a pool and an accessory cabana / pool house constructed at the Premises. None of these structures require any zoning relief and are well along the way to completion.

The cabana / pool house was approved for construction with a 6' wide and 8' high door on the side facing the street. However, the Gaymans would prefer to replace that door with either an overhead or barn style, 10' wide, 8' 9" tall door, to provide better access to the interior space and facilitate storage therein, including storage of a boat. Installation of such larger door will render

the interior of the cabana / pool house a garage space pursuant to the Zoning By-Law. Whereas the single-family residential dwelling already includes a three-car garage, such additional garage space requires a special permit pursuant to Section 6.1.2.

Kindly schedule this matter for the next hearing of the Board of Appeals. If you have any comments, questions or concerns, or if you require any further information in the meantime, please contact me so that I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr.



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	Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust of 2023 and Andrea Gayman, Trustee of the Andrea Gayman Revocable Trust of 2023			Date: 05/19/25
Applicant Address	6 Little Hollow Lane, Groton, MA 01450			
Phone	978-771-8486	email	jgtech4@gmail.com	
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____				
If not the owner, a letter from the owner certifying authorization to apply must be included				
Representative Name	George Giunta, Jr., Esq.			
Address	P.O. Box 70, South Weymouth, MA 02190			
Phone	781-449-4520	email	george.giuntajr@needhamlaw.net	
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____				
Contact ☒ Me ☒ Representative in connection with this application.				

Subject Property Information

Property Address	99 Whitman Road, Needham, MA		
Map/Parcel Number	Map 305 / Parcel 15	Zone of Property	Single Family Residence A (SRA)
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			
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 (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Single family residential dwelling, pool and cabana / pool house under construction pursuant to duly issued building permits.

Statement of Relief Sought:

1. Special permit pursuant to Section 6.1.2 for one additional garage space in the SRA Zoning District;
2. All other relief necessary and appropriate for one additional garage space in the SRA Zoning District, to be located in the cabana / pool house currently under construction at the Premises.

Applicable Section(s) of the Zoning By-Law:

6.1.2, 7.2., 7.5.2, and any other applicable section or by-law.

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)		
<i>Numbers must match those on the certified plot plan and supporting materials</i>		



ZBA Application For Hearing

Date Structure Constructed including additions:

Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	
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" <i>(Required)</i>	
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	
Elevations of Proposed Conditions <i>(when necessary)</i>	
Floor Plans of Proposed Conditions <i>(when necessary)</i>	

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 May 16, 2025

date of consult

Jeffrey Gayman Trustee and
Andrea Gayman, Trustee,
by their attorney,

Date: May 19, 2025 Applicant Signature George Giunta Jr

George Giunta, Jr., Esq.

*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*

TO: THE MEMBERS OF THE BOARD OF APPEALS
TOWN OF NEEDHAM, MA

May 19, 2025

MEMORANDUM IN SUPPORT OF
APPLICATION OF
JEFFREY GAYMAN and ANDREA GAYMAN, TRUSTEES
99 Whitman Road, Needham, MA

This Memorandum is submitted in support of the application of Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust of 2023 and Andrea Gayman, Trustee of the Andrea Gayman Revocable Trust of 2023 (hereinafter, jointly, the Applicant and the “Gaymans”) for a Special Permit under Section 6.1.2 of the Town of Needham Zoning By-Law (hereinafter the “By-Law”) to allow for one additional enclosed garage space at the property known and numbered 99 Whitman Road (hereinafter the “Premises”), within the accessory cabana / pool house currently under construction, and all other relief necessary and appropriate relative thereto.

EXISTING CONDITIONS / BACKGROUND

The Premises is located in the Single Residence A Zoning District. It is shown and designated as Parcel 15 on Assessor’s Map 305 and contains approximately 43,560 square feet of land with approximately 235.46 feet of frontage on Whitman Road. The Premises is currently occupied by a single-family dwelling, pool and cabana / pool house, all under active construction as of the time of this filing. None of these structures require any zoning relief and are will along the way towards completion.

The cabana / pool house was approved for construction with a 6’ wide and 8’ high double door on the east side, facing the street, at the end of the driveway. However, the Gaymans would prefer to replace such double door with a larger door, either overhead or barn style, 10’ wide and 8’ 9”, to provide better access to the interior space and facilitate storage therein. In particular, the Gaymans would like to be able to use the interior space for storage of a boat. Installation of such larger door will render the interior of the cabana / pool house a garage space pursuant to the Zoning By-Law. Whereas the single-family residential dwelling already includes a three-car garage on the north end, such additional garage space requires a special permit pursuant to Section 6.1.2.

LAW / ARGUMENT

Section 6.1.2 of the By-Law provides, in pertinent part, that:

Upon application the Board of Appeals may issue a Special Permit for one additional garage space per lot, provided that the premises in question are reasonably adaptable to such use and will allow proper layout thereof (including adequate separation of buildings or structures and open areas from adjacent premises), and provided further that the proposed use;

- (a) will not alter the character of the premises in which it is located,
- (b) will not have a material adverse effect on the value of the land and buildings or structures in the neighborhood, or on the amenities thereof, and
- (c) will not produce noise, odors or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property.

In acting upon applications for such Special Permits, the Board of Appeals shall be governed by the provisions of Section 7.2.¹

The Gaymans assert that the proposed additional garage space meets all the applicable criteria of Section 6.1.2. The Premises is to be used for single family residential purposes, in accordance with applicable use requirements, and the cabana / pool house is permitted as of right as an accessory structure and use. The addition of the extra garage space resulting from the substitution of a larger door will not materially change or alter such single-family residential use. As a result, changing the entry door as proposed will not alter the character of the Premises.

The house, the pool and the cabana / pool house all meet applicable dimensional and density requirements and are permitted as of right. The only material issue or change is the substitution of the door to the cabana / pool house on the east side. This will not significantly or materially alter the impact of the Premises on the land, building or structures in the neighborhood, and therefore will not have a material adverse effect on their value.

Finally, because the use of the Premises, including the proposed additional enclosed garage space in the cabana / pool house, will be for customary, single family residential purposes, and because the additional garage space is located inside a permitted accessory structure, no detrimental noise, odors or glare are anticipated or likely.

¹ Section 7.2, Building or Use Permit, sets forth a number of requirements applicable to all building and use permits in the Town of Needham, including, without limitation, submission of a conforming plot plan prior to the issuance of any such permit, the contents of such plan, and that any work authorized by such permit must be commenced within six months following issuance to avoid compliance with subsequent changes to the By-Law.

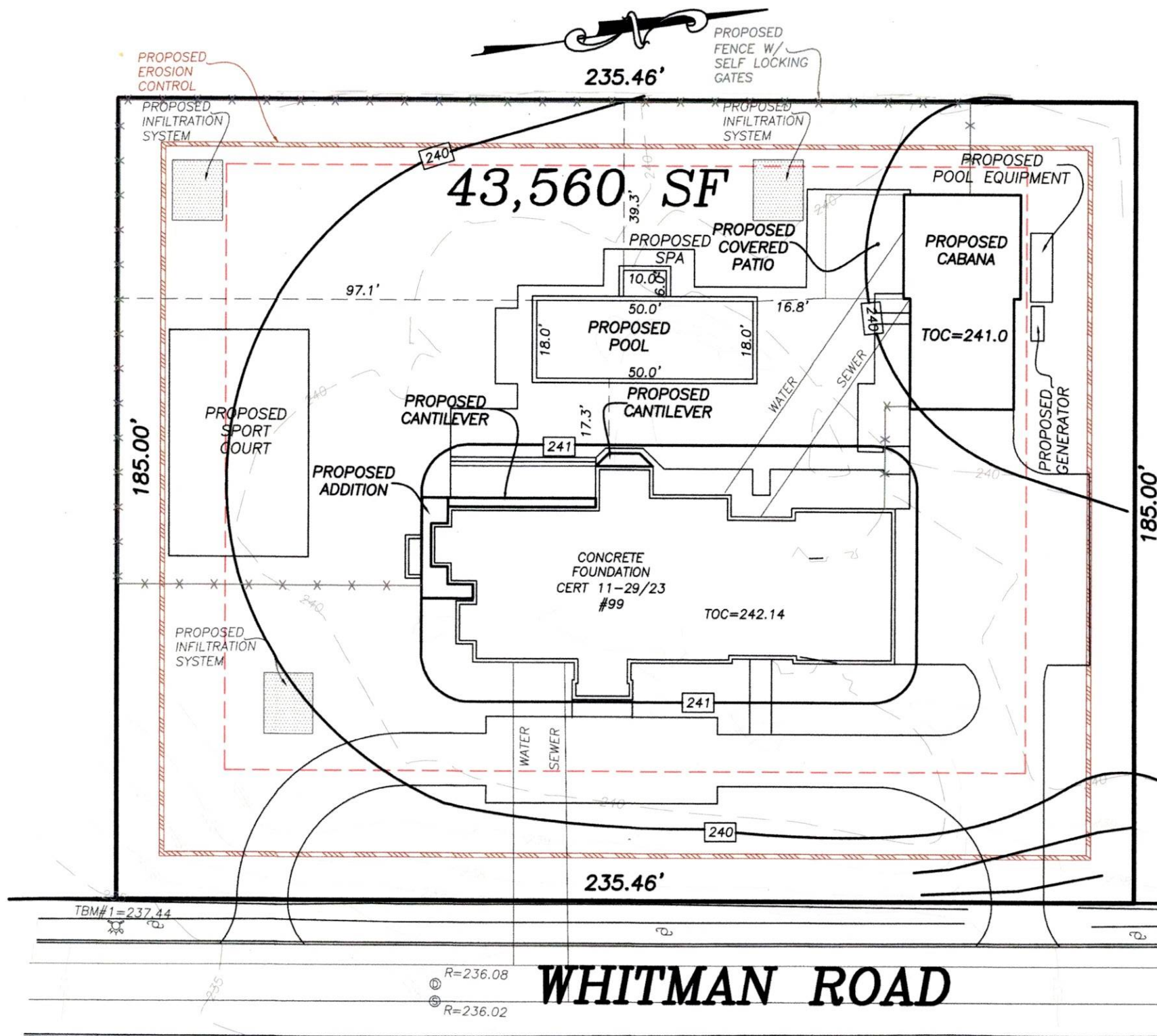
CONCLUSION

Based on the facts and discussion set forth above, the Gyamans assert that the issuance of a Special Permit under Section 6.1.2 of the Town of Needham Zoning By-Laws, to allow for one additional enclosed garage space at the Premises, will not alter the character of the Premises; will not have any tangible or material adverse impact on the value of any land or structures in the neighborhood; and further will not produce any detrimental impacts to the normal use of adjacent property. Therefore, the Applicant assert that the issuance of such permit is both proper and appropriate and should be granted.

Respectfully submitted,
Jeffrey Gayman and Andrea Gayman,
Trustees as aforesaid,
by their attorney,

A handwritten signature in dark ink, appearing to read "George Giunta, Jr.", written in a cursive style.

George Giunta, Jr., Esquire
P.O. Box 70
South Weymouth, Massachusetts 02190
781-449-4520



ZONING INFORMATION: SINGLE RESIDENCE A (SRA)				
	REQUIRED	PROPOSED	CABANA	POOL
MINIMUM LOT AREA	43,560 SF	43,560 SF		
MINIMUM LOT FRONTAGE	150 FEET	235.46 FEET		
MINIMUM FRONT SETBACK	30 FEET	46.5 FEET	114.0 FEET	N/A
MINIMUM SIDE YARD	25 FEET	55.2 FEET	26.5 FEET	N/A
MINIMUM REAR YARD	15 FEET	72.7 FEET	164.0 FEET	97.1 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	30.26 FEET	25.25 FEET	N/A
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES	2 STORIES	

TOTAL PROPOSED IMPERVIOUS = 17,989 SF

9 CULTEC RECHARGER 150XL PROPOSED TO MITIGATE FOR THE HOUSE AND CABANA (5672 SF)

CERTIFIED PLOT PLAN
SHOWING PROPOSED ADDITION
AND CABANA
99 WHITMAN ROAD
NEEDHAM, MASS.

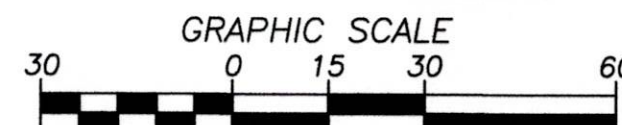


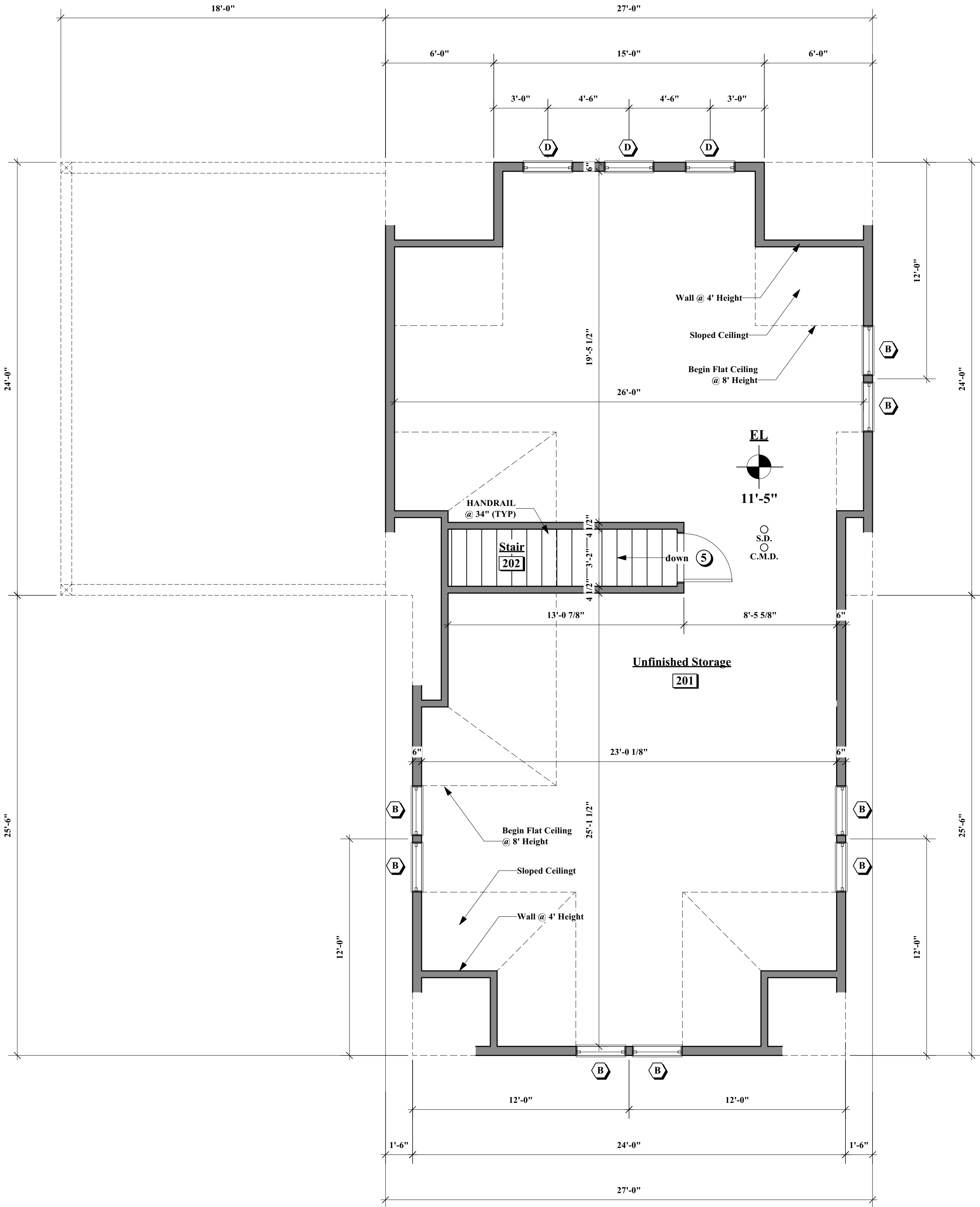
Field Resources, Inc.
LAND SURVEYORS

JULY 16, 2024
P.O. BOX 324
AUBURN, MA
281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

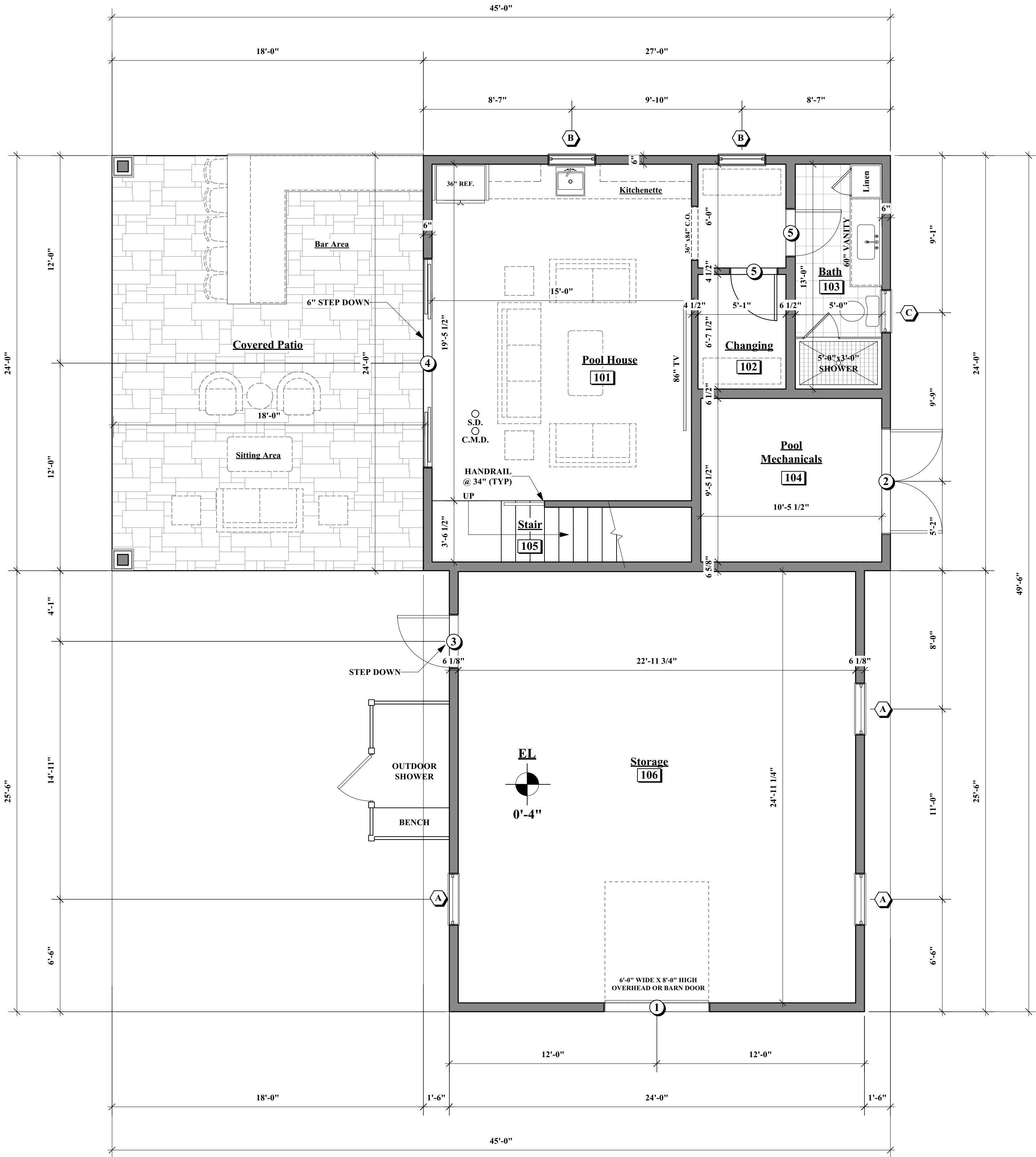
office@fieldresources.net

027-23





2 Pool House Second Floor Plan
A-1.1 1/4" = 1'-0"



1 Pool House Floor Plan
A-1.1 1/4" = 1'-0"

New
Pool House

99
Whitman Road
Needham, MA

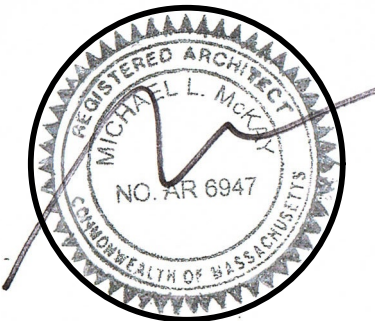
OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	02/26/24	First Draft
2	04/29/24	Second Draft
3	05/24/24	Permit Set

OWNERSHIP & USE OF DOCUMENTS

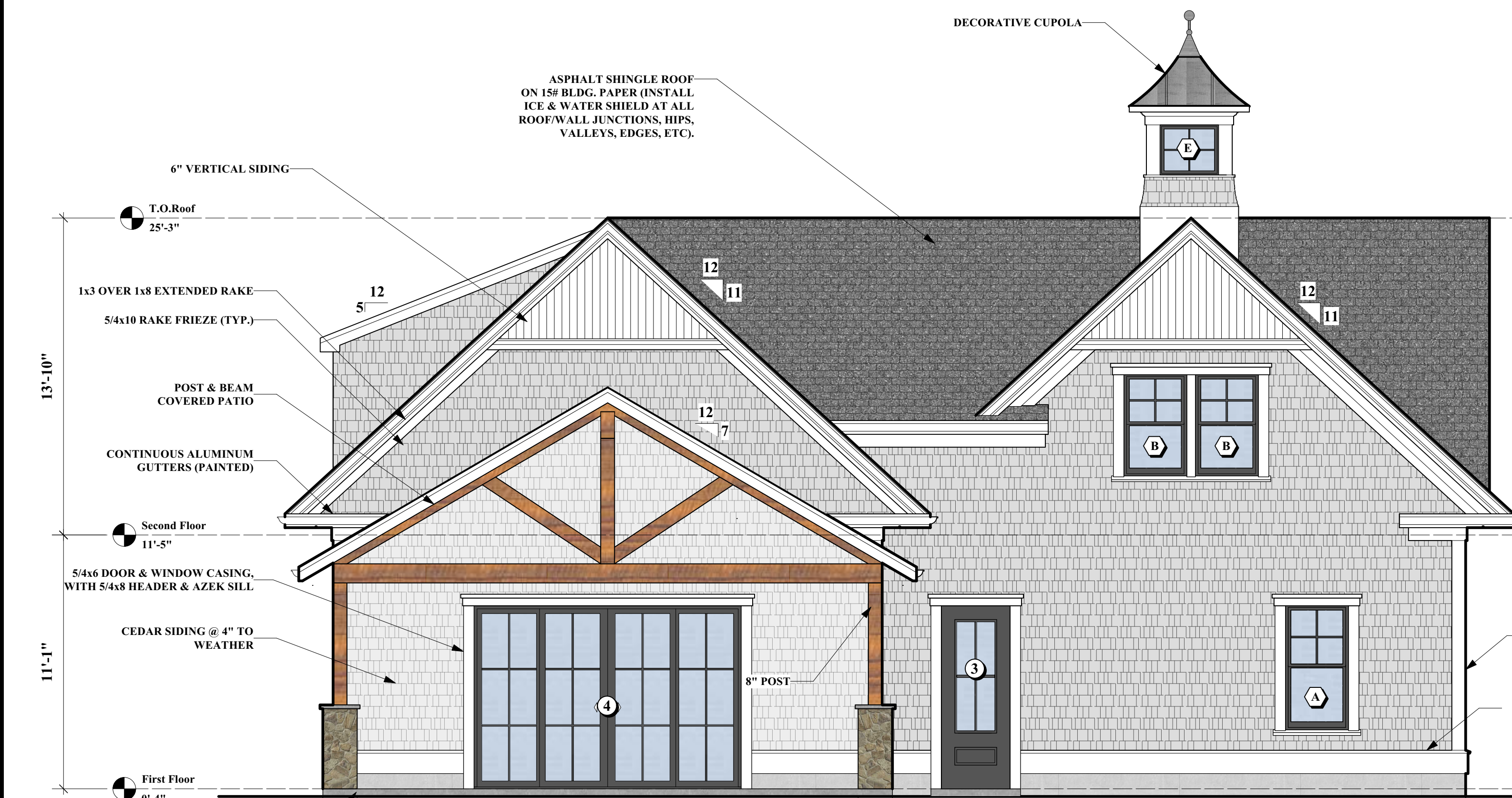
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Pool House
Floor Plans

JOB NO	
DATE	05/24/2024
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.1



REFER TO SITE PLAN PREPARED BY
OTHERS FOR FINAL GRADING.

10" CONC. FOUNDATION
WALL W/12" X 24"
CONC. FOOTING MIN.
4'-0" BELOW FINISH GRADE

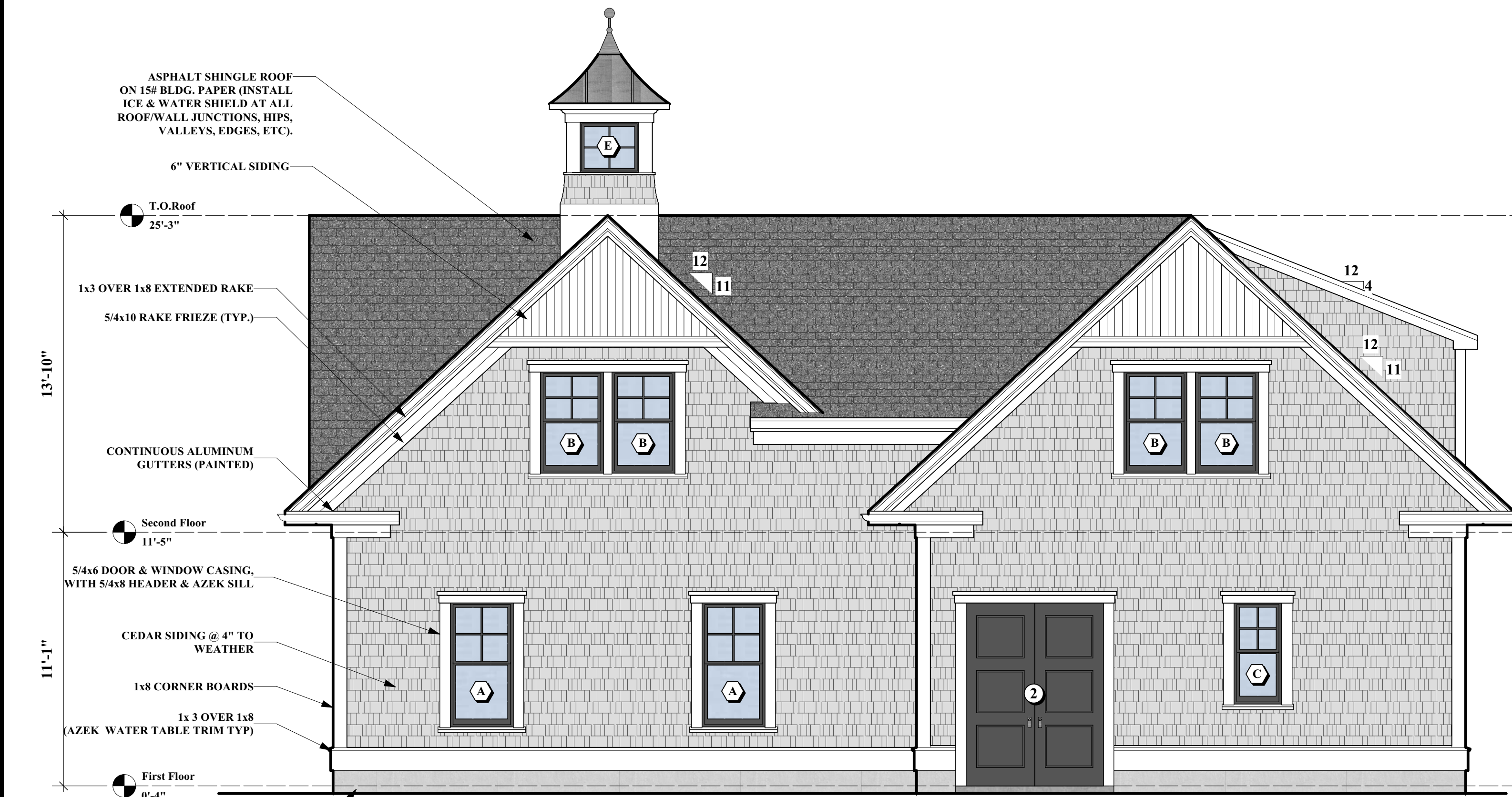
2
A-2.1

Pool House Left Side Elevation

1/4" = 1'-0"



1
A-2.1



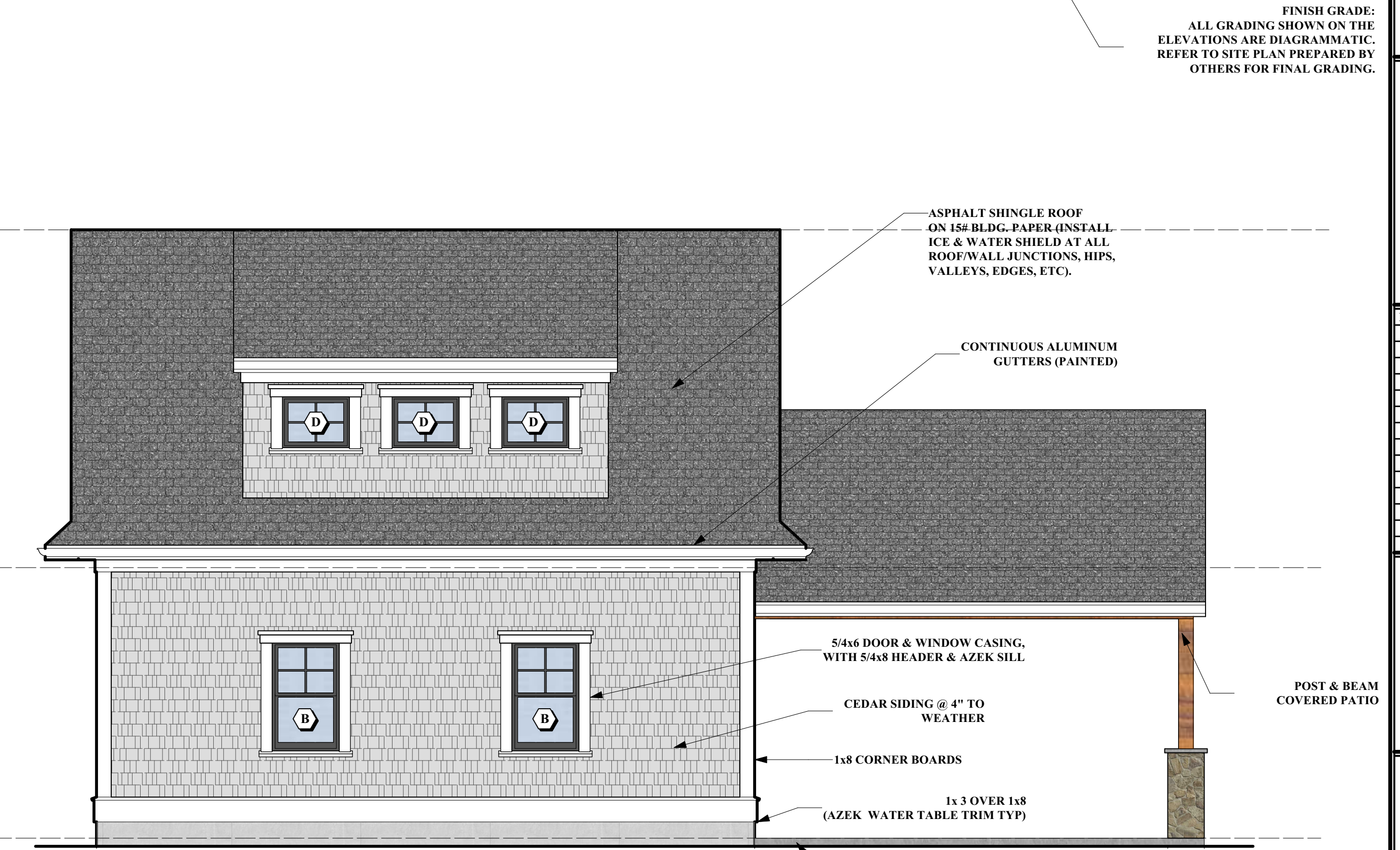
10" CONC. FOUNDATION
WALL W/12" X 24"
CONC. FOOTING MIN.
4'-0" BELOW FINISH GRADE

REFER TO SITE PLAN PREPARED BY
OTHERS FOR FINAL GRADING.

4
A-2.1

Pool House Right Side Elevation

1/4" = 1'-0"



3 Pool House Rear Elevation
A-2.1 1/4" = 1'-0"

New Pool House

99
Whitman Road
Needham, MA

OWNER

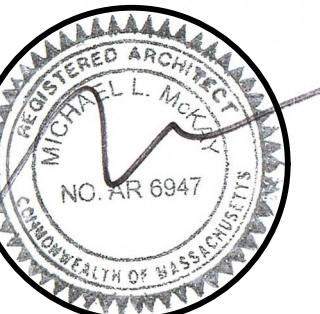
Whitman Road
Needham, MA

mckay^{architects}

**35 Bryant Street
Dedham, MA 02026**

p: 781.326.5400

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REV #	DATE	ISSUANCE
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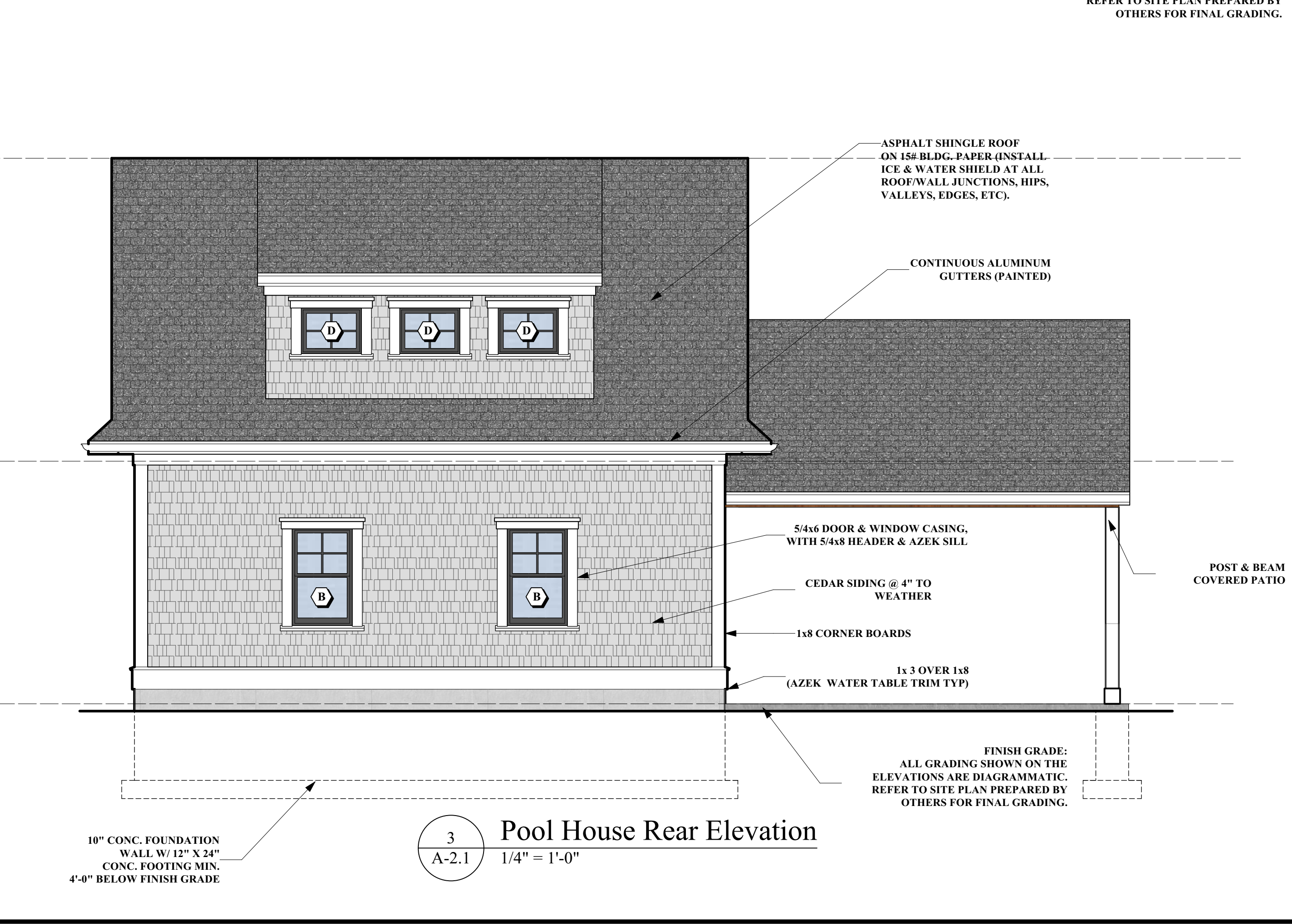
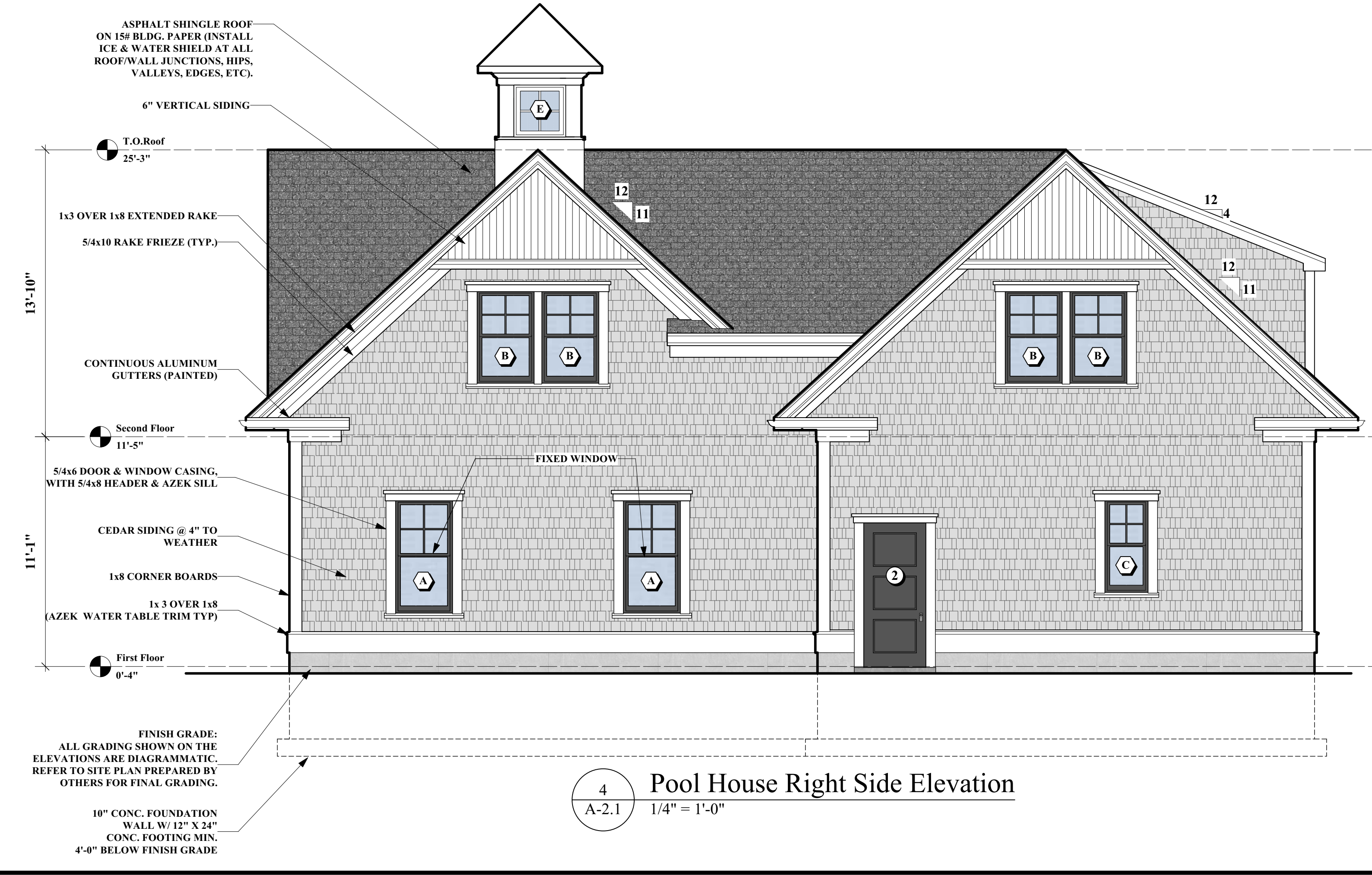
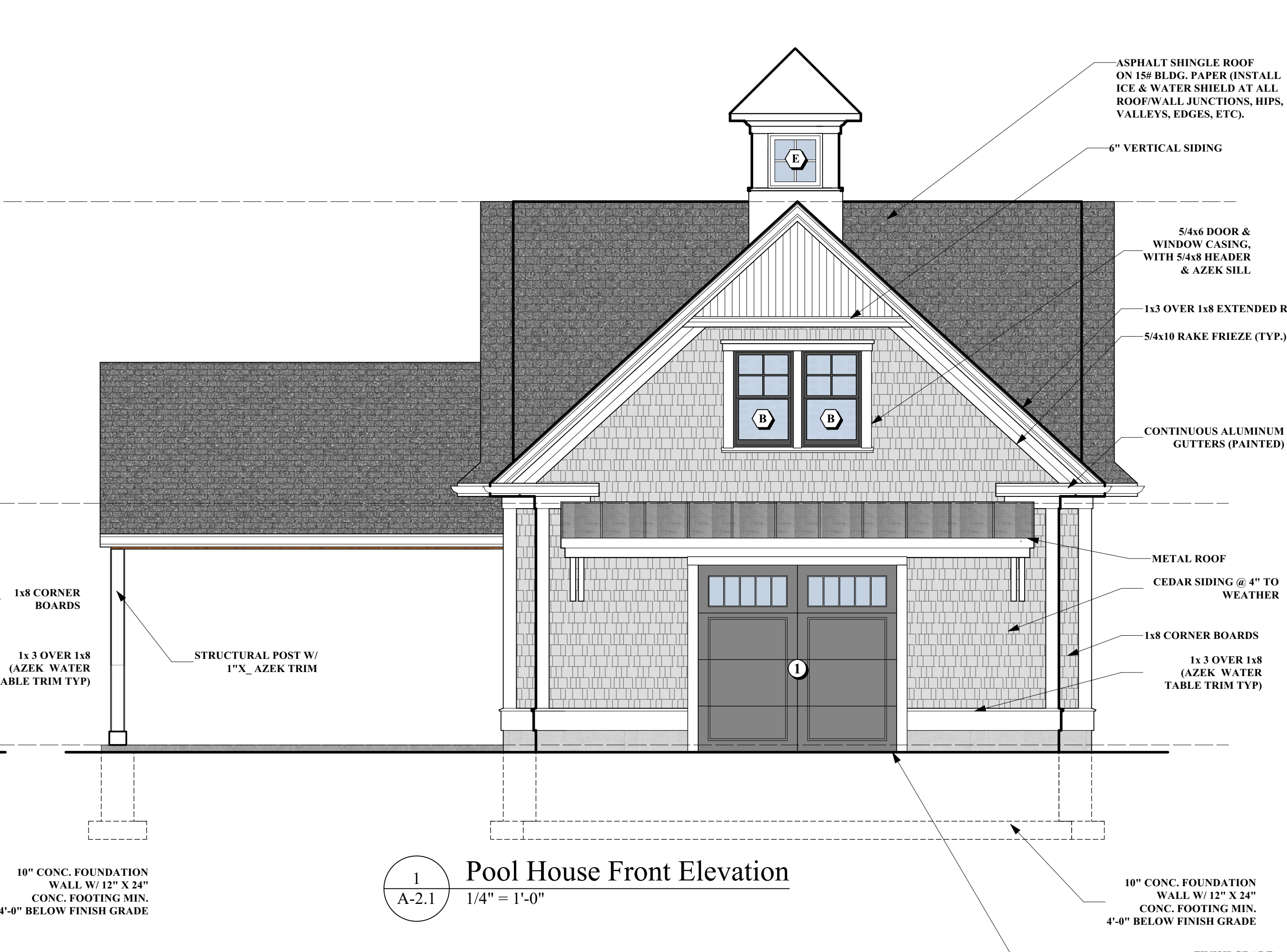
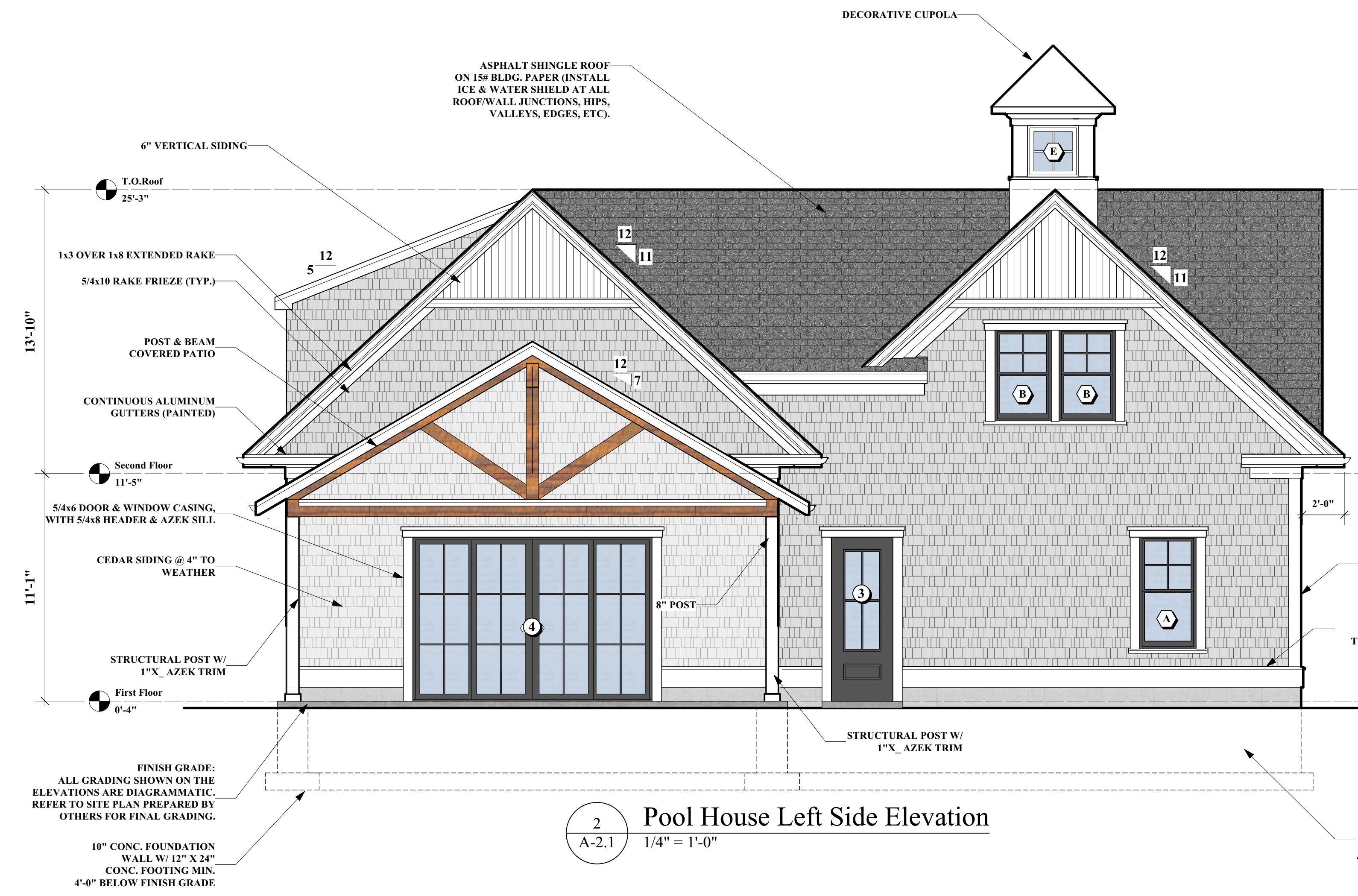
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Pool House Exterior Elevations

JOB NO	
DATE	
05/24/2024	
DWG BY	JB
CKD BY	MLM
SCALE	
AS NOTED	

A-2.1



New Pool House

99
Whitman Road
Needham, MA

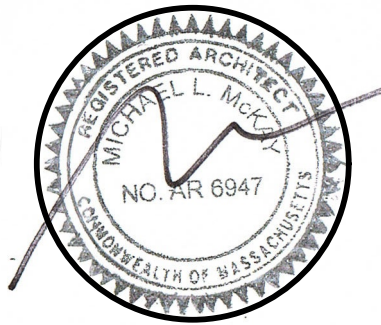
OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	02/26/24	First Draft
2	04/29/24	Second Draft
3	05/24/24	Permit Set
4	09/10/24	Misc Revisions
5	09/28/24	Misc Revisions
6	11/08/24	Misc Revisions

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Pool House
Exterior Elevations

JOB NO	
DATE	05/24/2024
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1

Alexandra Clee

From: lw29@comcast.net
Sent: Thursday, May 22, 2025 4:10 PM
To: Louise Miller; Selectboard; Carys Lustig; Alexandra Clee; Alison Steinfeld; Amy Haelsen; Daphne Collins; Deb Anderson; Elisa Litchman; J.P Cacciaglia; Lee Newman
Subject: RE; West Newton

Can you forward this to the finance committee as well please.

West Newton traffic is a disaster

[November 22, 2022](#) [Boston](#) [Newton](#)

West Newton traffic has never been good. Its design dates to colonial times, long before the invention of motor vehicles. But in the past few years West Newton traffic has gone from bad to worse, to a disaster that threatens the safety of pedestrians and drivers.



Increased volume is a factor, as are bad driving habits, and technology platforms like Uber and Google Maps that route drivers through the area. But I believe the

traffic reconfiguration that introduced bike lanes in West Newton Square and reset the timing of traffic lights in recent years is also part of the problem.

Case in point: 3 accidents in 36 hours at a nearby intersection, where Watertown street is bisected by Eliot Ave/Eddy Street, about a quarter-mile away from West Newton Square. Someone – a pedestrian – was apparently struck. A stone fence was destroyed. I grew up in the area and have family there still. While accidents have happened in the past, they were never this frequent. Local residents have taken matters into their own hands with “Slow Down” signs and other warnings to pedestrians:



The city has since introduced rubber poles on Watertown Street as “traffic calming” measures to slow drivers. But it doesn’t address the root cause.

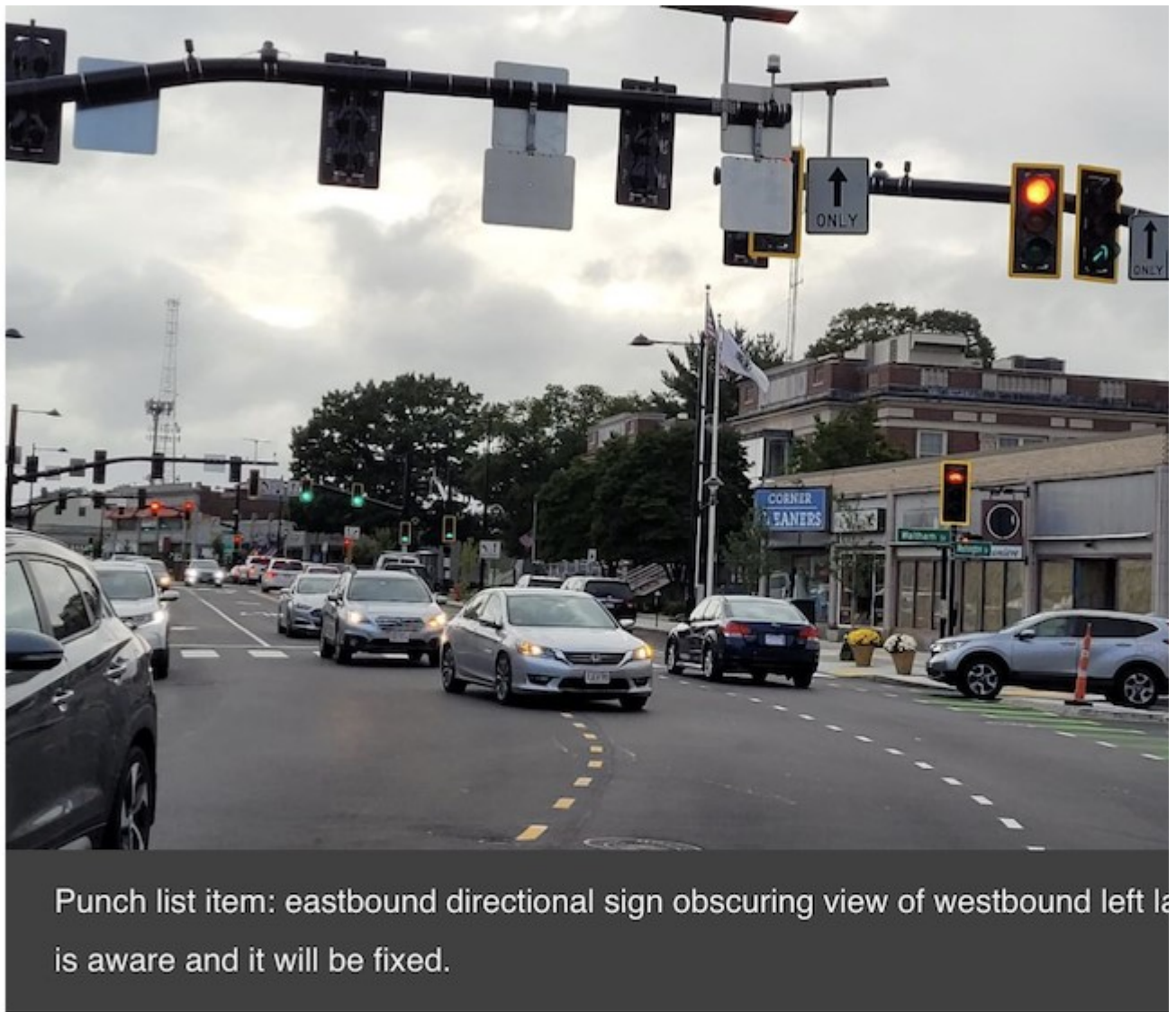
If distracted drivers and poor driving were the root causes, we would be seeing similar clusters of accidents all over the city. So what's happening at this intersection?

In a nutshell, more people are using Eddy/Eliot as a cut through to avoid West Newton Square where Watertown Street meets Washington Street, and connects with Chestnut Street, Elm Street, Cherry Street, and Waltham Street.

There are similar detours all around West Newton Square. Webster Street. Auburndale Ave and River Street. Adella Ave. Hunter Street. Eden Ave. Some of these 'shortcuts' are used more than others, but it derives from the same truth: people do not want to drive through the West Newton traffic mess.

Local residents noticed the situation getting worse during the pandemic after West Newton traffic was reconfigured to include bike lanes, new traffic light timings, and lanes for cars that force drivers to weave a path through Washington Street as they go through West Newton Square. Quoting West Newton Ward [Councilor Julia Malakie](#) from a newsletter in October 2021:

'One of the most frequently mentioned concerns I've been hearing as I knock on doors in West Newton is the reconfiguration of traffic in the Square. "I hate it," "I avoid West Newton Square now," and "why are there so few bikes using the bike lanes?" are representative comments.'



Punch list item: eastbound directional sign obscuring view of westbound left turn traffic light. City is aware and it will be fixed.

This is a very timely discussion, as one of the most frequent concerns I've been hearing as I knock on doors in West Newton is the reconfiguration of traffic in the Square. "I hate it," "I avoid West Newton now," and "why are there so few bikes using the bike lanes?" are common comments.

Now that the pandemic has receded and more people are returning to their jobs and social routines, West Newton traffic has gotten even worse, and more people are using the cut-throughs to avoid it. And more people are getting in accidents, and getting hurt, or nearly getting hit.

Malakie and other West Newton (Ward 3) councilors are raising concerns at City Hall. There are meetings and public comments are solicited. I'm not confident the situation will change, though.

As we've seen in the past, successive Newton mayors have been focused on prioritizing the demands of developers and small groups of activists [over the input of northside residents](#) and local businesses. They only relent when the outcry is too loud to ignore. Quoting "Newton Pulls Plug On Bike Lane Pilot On Washington Street" [in the October 19, 2020 Newton Patch](#):

Earlier this month, the city removed some 200 parking spaces for a bike lane pilot east bound on Washington Street. Now the spaces are back and the pilot never kicked off, according to the city.

The spaces were removed at the beginning of the month along the Mass Pike side of Washington Street between Sullivan Tire in West Newton and Lowell Avenue in Newtonville as a trial designed to last a few months, according to city officials.

Local businesses panicked, as parking for their employers and customers was removed. According to the article, councilor Alicia Bowman from Ward 6/Newton Center had some role in the plan for bike lanes replacing parking on Washington Street in West Newton and Newtonville, but distanced herself from the plan after people complained ("I don't think they anticipated the level of angst from the business community"). The Chamber of Commerce, usually a fan of Mayor Fuller's pro-development policies, criticized the city:

Greg Reibman president of the Newton-Needham Chamber of Commerce said he thought the city made a mistake by not communicating the decision in advance or giving stakeholders a chance to weigh in.

TOWN OF WELLESLEY



MASSACHUSETTS

SELECT BOARD

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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MEGHAN C. JOP

EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

****ABUTTERS NOTICE****

Dear Abutter,

The Wellesley Select Board will be reviewing the Traffic, Pedestrian, and Bicycle Safety requirements associated with the **Babson College Lodge Project of Significant Impact (PSI)** at its upcoming meeting on **Tuesday, May 20, 2025**. The meeting will commence at 6:00 PM, with this agenda item anticipated to be discussed at approximately 6:30 PM. The meeting will be held in the Juliani Room at Town Hall and will also be accessible via the zoom virtual platform.

As an abutter to the project, you are invited to attend and participate in this discussion. The Select Board welcomes input from residents and stakeholders to ensure that all relevant safety concerns are considered as part of the review process. The Select Board issues a recommendation on traffic to the Planning Board. Following the Select Board recommendation, the Planning Board will be holding a subsequent public hearing on this PSI Application on June 2, 2025 (location to be determined). Their meeting commences at 6:30 pm.

If you have any questions or would like additional information prior to the meeting, please contact Meghan Jop at mjop@wellesleyma.gov or Eric Arbeene at earbeene@wellesleyma.gov. Written comments can be sent to the Select Board at the above address or emailed to sel@wellesleyma.gov.

The application materials can be viewed online at: <https://wellesleyma.gov/1479/Planning-Board-Applications-Under-Review>



**Town of Dedham
Planning Board**

NOTICE OF PUBLIC HEARING

Notice is hereby given that the **Dedham Planning Board** will hold a public hearing at Dedham Town Hall, 450 Washington Street, **on Wednesday, May 28 at 6:00 p.m.**, on the application of P-LR-5A, L.P, 1140 Reservoir Avenue, Cranston, RI 02920, requesting Special Permits for a Mixed-Use Residential Project, work within a Flood Plain Overlay District, and Minor Site Plan Review for conversion of existing 267-room hotel to a horizontal mixed-use building not to exceed a total of 160 dwelling units. The +/- 15.2 subject property is located at 25 Allied Drive, Dedham, MA, Assessor Map/Lot 177-2-2, and is located within the Research Development and Office (RDO) Zoning District, Flood Plain Overlay District (FPOD) and the Wireless Overlay District. *Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 7.4, 8.1, 9.2, 9.3, 9.5, Table 1, Table 2 and Table 3. Representative: Keith P. Hampe, Esq.*

Project documents and plans are available at the Planning & Zoning office, 450 Washington Street, Dedham, MA during business hours or by emailing jschultz@dedham-ma.gov or calling 781-751-9240. The project is available to review via Dropbox: bit.ly/25AlliedDrive



**Town of Dedham
Zoning Board of Appeals**

NOTICE OF DECISION

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Zoning Board of Appeals entered a decision with the Clerk's office on May 5, 2025, on the petition of 2-4 Bridge Street LLC, 2 Bridge Street, Dedham, MA 02026. The petitioner was granted a Variance and/or Special Permit to extend the preexisting nonconforming front yard setback of 0 feet (10 feet required) and a Variance for a Floor Area Ratio of 1.44 (0.4 maximum allowed) for proposed four-story Mixed-Use Development with 62-seat restaurant and 26 residential units. The +/- 33,891 square foot subject property is located at **2 Bridge Street, Dedham, MA**, Map/Lot 14-50, and is located within the General Business (GB) Zoning District and the Flood Plain Overlay District (FPOD). *Town of Dedham Zoning Bylaw Sections 4.1, 9.2, 9.3, and Table 2.*

This decision is now on the public record. Appeals, if any, shall be filed in Norfolk Superior Court pursuant to the Massachusetts General Law, Chapter 40A, and a copy delivered to the Town of Dedham Town Clerk within twenty (20) days of the date that the decision was filed in the Town Clerk's office.