

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
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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.*

Next ZBA Meeting – July 17, 2025

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, May 15, 2025 - 7:15PM**

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, May 15, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Peter Friedenbergl, Associate Member Valentina Elzon, Associate Member

BOARD MEMBERS ABSENT: Nikolaos Ligris, Member

STAFF PRESENT: Daphne Collins, Zoning Coordinator

ATTENDANCE: See attached Sign-In Form

Mr. Tamkin, Chair, presided and opened the meeting at 730 p.m.

1. MINUTES OF APRIL 17, 2025

Mr. Goldman moved to approve the minutes of April 17,2025. Mr. Friedenbergl seconded the motion. The motion was unanimously approved.

2. 6 BROOK ROAD

SPECIAL

APPROVED

Mr. Goldman moved to grant Advanced Softball Training, LLC a Special Permit to allow the operation of a softball training facility with indoor batting cages under Section 3.2.6.2 (i) of the By-Law for an indoor athletic and exercise facility; and to waive strict adherence to the number of required parking spaces and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law. Mr. Friedenbergl seconded the motion. The motion was unanimously approved. A written decision will be prepared.

3. 51 FREMONT STREET

DE MINIMIS CHANGE TO A SPECIAL PERMIT

APPROVED

Mr. Goldman moved to grant a de minimis change to the *51 Fremont Street - Special Permit – January 29, 2025* to allow the approved below ground 500-gallon propane tank be replaced with an above ground one. The size, location and purpose are unchanged. Ms. Elzon second the motion. The motion was unanimously approved.

Mr. Tamkin left the meeting at 8:25 p.m. prior to the opening of the next public hearing to be presided by Mr. Goldman, Vice-Chair.

4. 339 CHESTNUT STREET

COMPREHENSIVE PERMIT (LIP)

CONTINUED TO JUNE 15, 2025

The public comment period portion of the meeting was closed and the meeting was continued for final discussions, deliberation and vote to June 15, 2025 at 7:30 p.m. A draft decision will be prepared.

The meeting adjourned at 9:05 p.m.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. Copies of the Decisions are filed at the Board website linked here:

<https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=>

or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 72261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>

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.

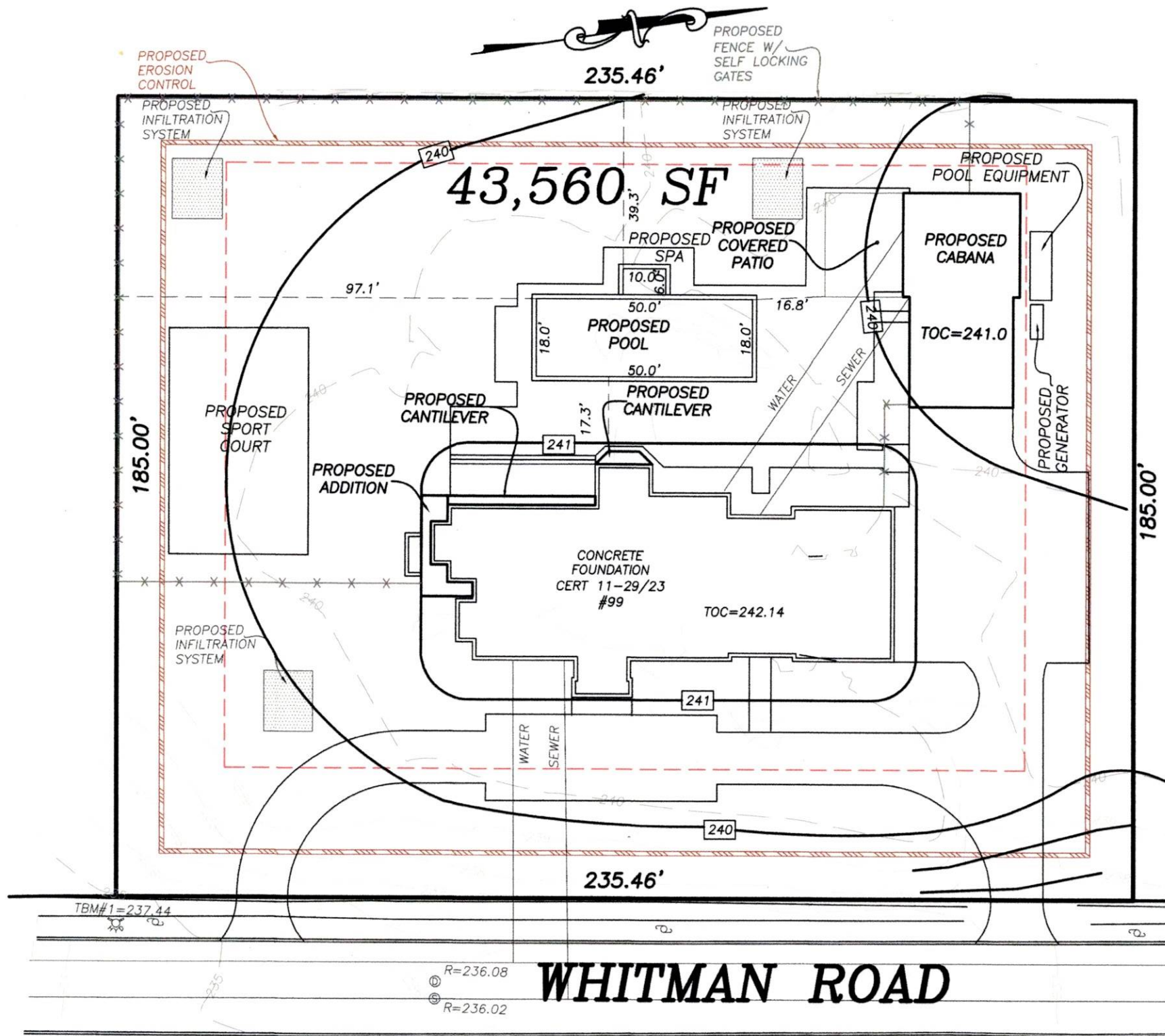
CONCLUSION

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

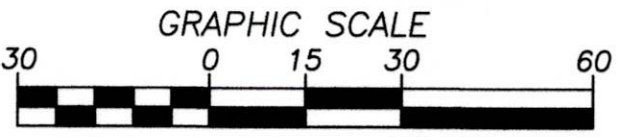
9 CULTEC RECHARGER 150XL PROPOSED TO MITIGATE FOR THE HOUSE AND CABANA (5672 SF)

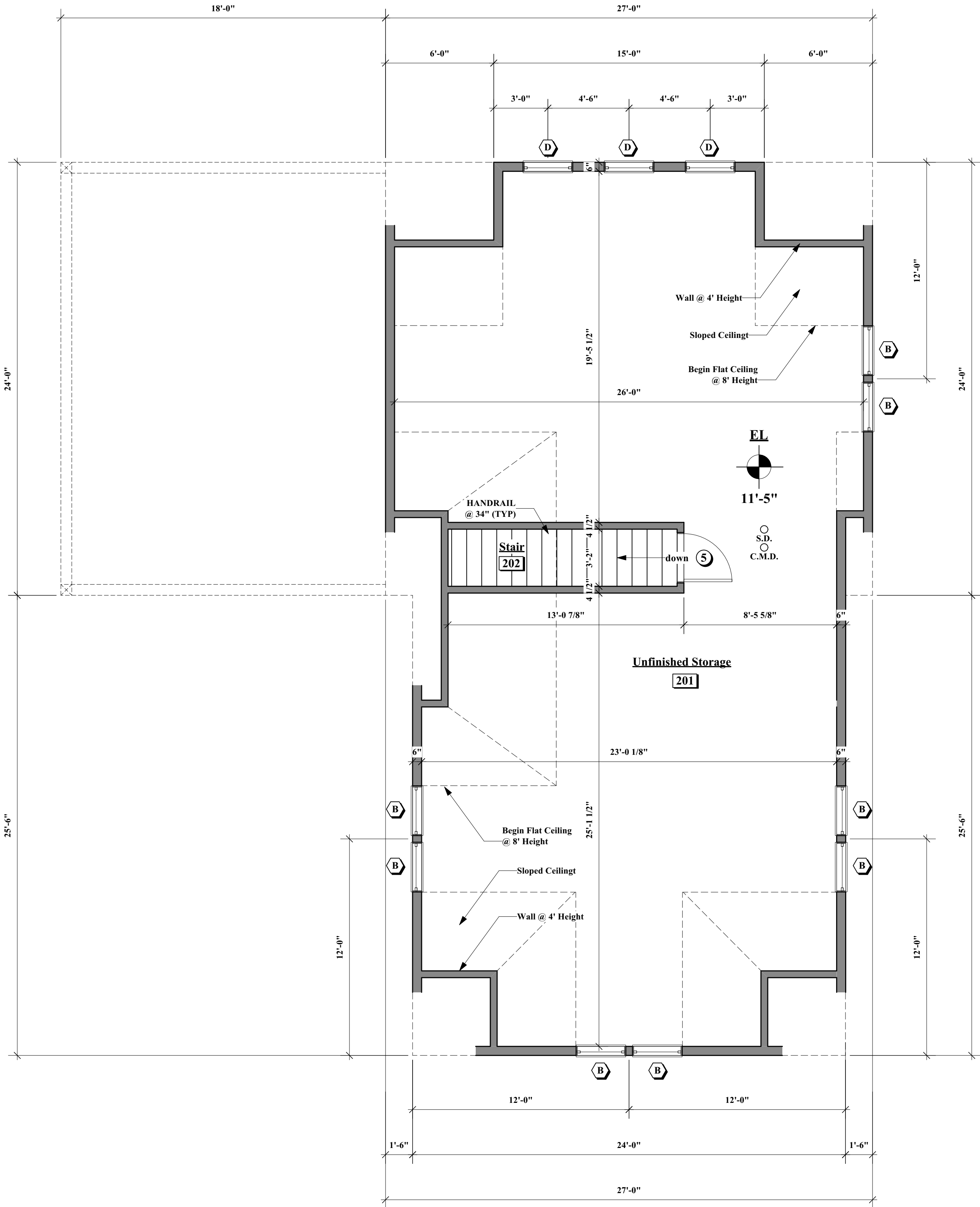
CERTIFIED PLOT PLAN
SHOWING PROPOSED ADDITION
AND CABANA
99 WHITMAN ROAD
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

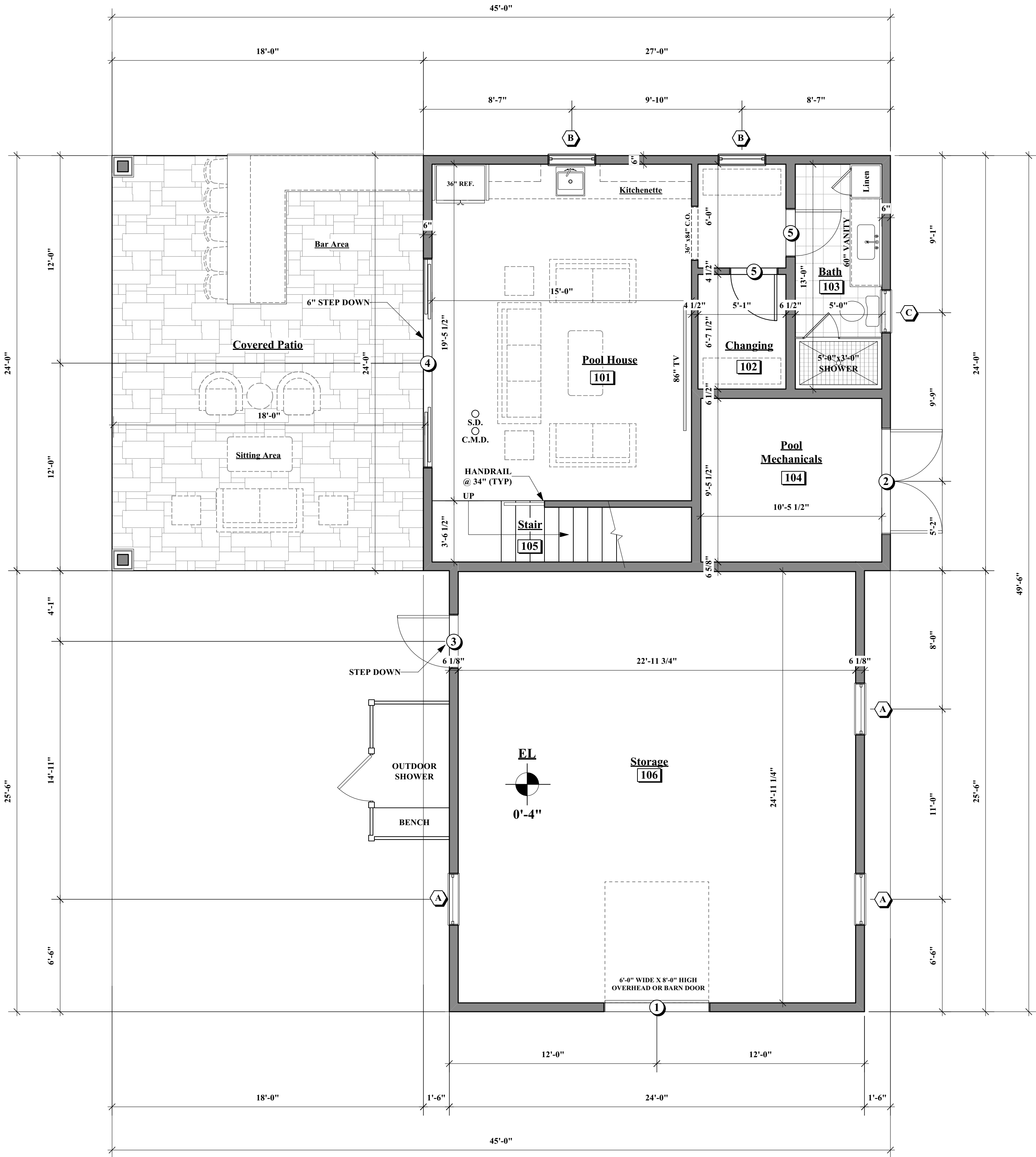
JULY 16, 2024
P.O. BOX 324
AUBURN, MA
281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

office@fieldresources.net





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

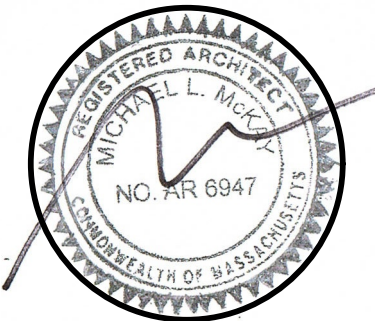
OWNER

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

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

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

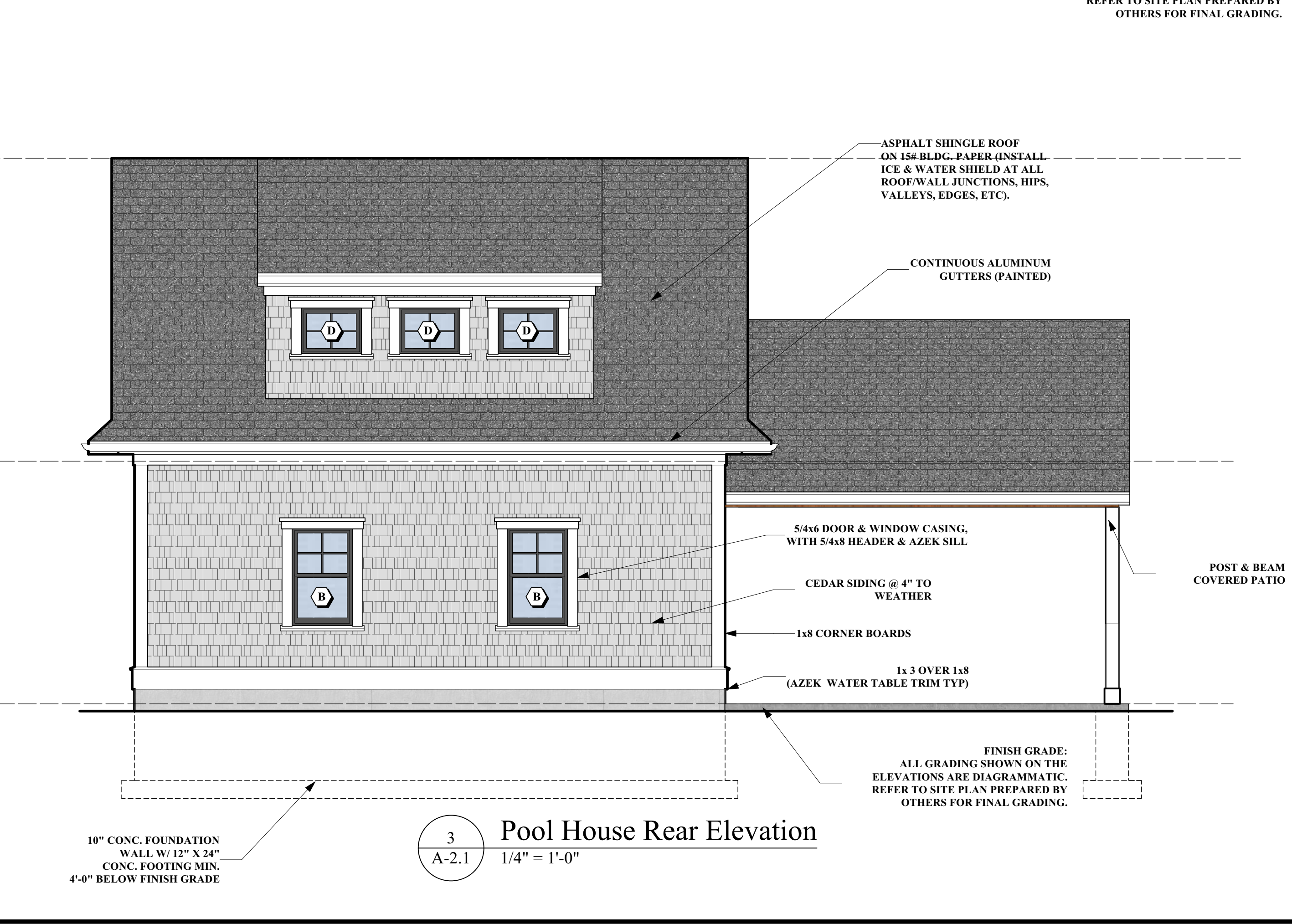
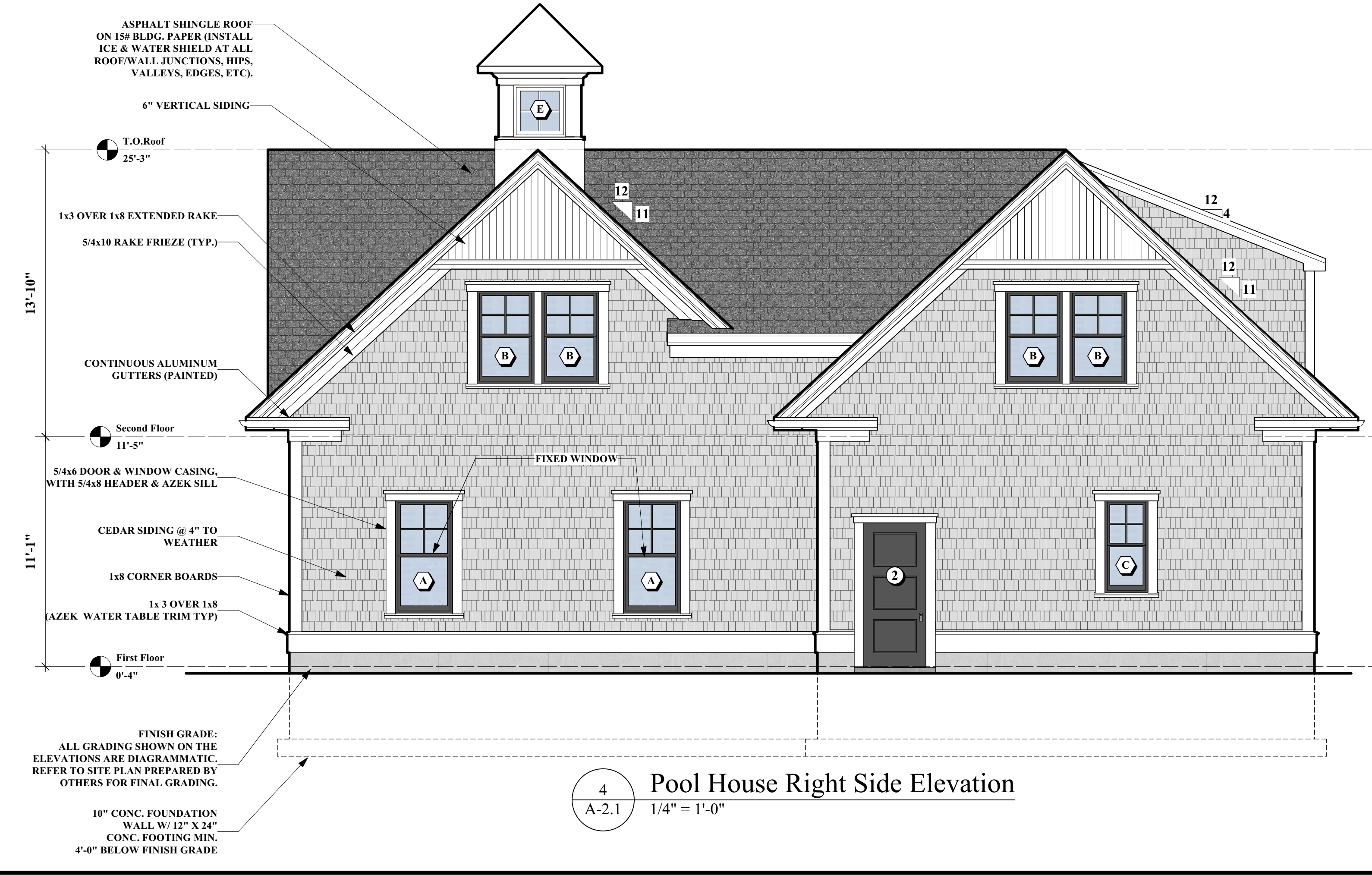
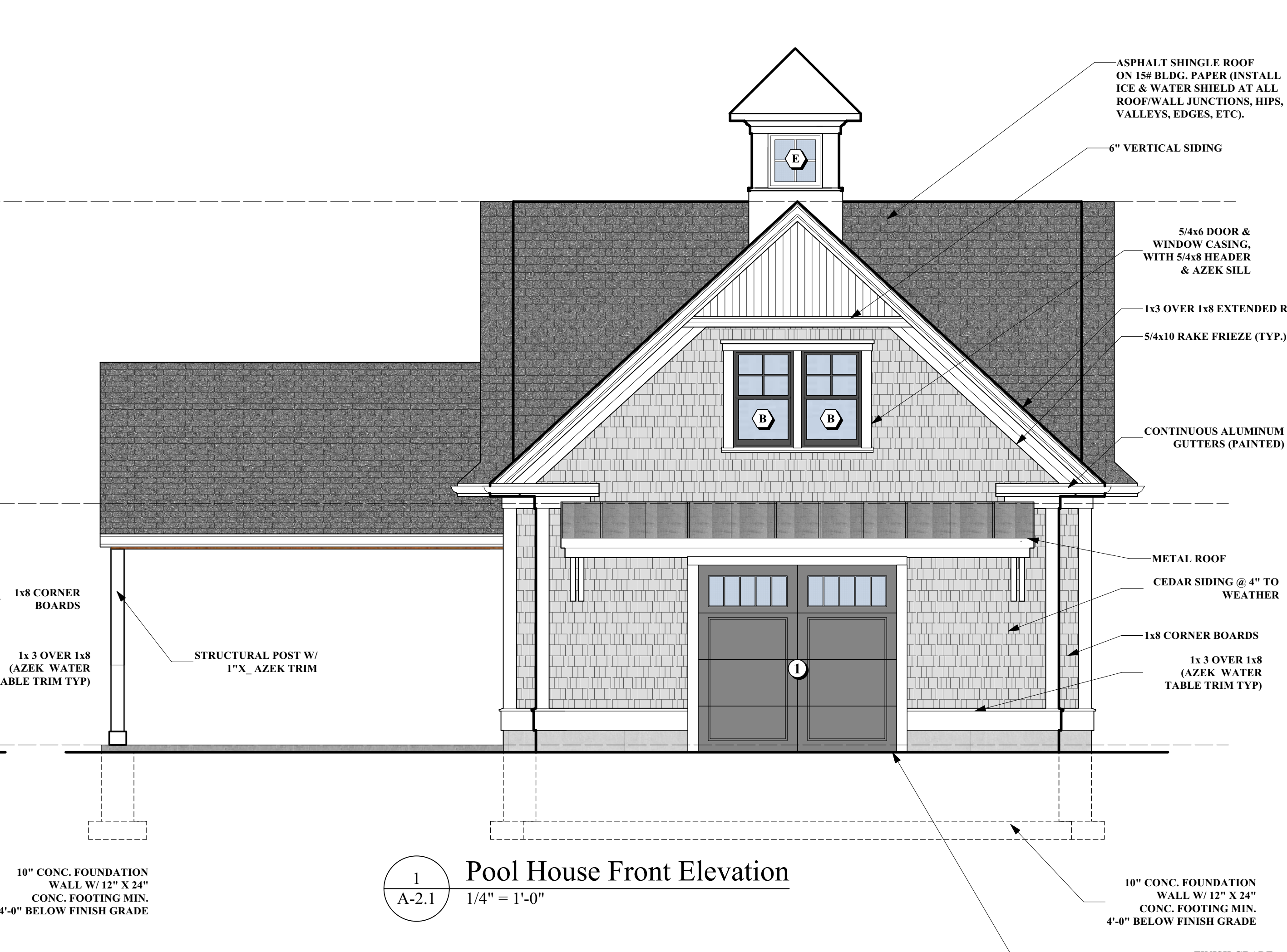
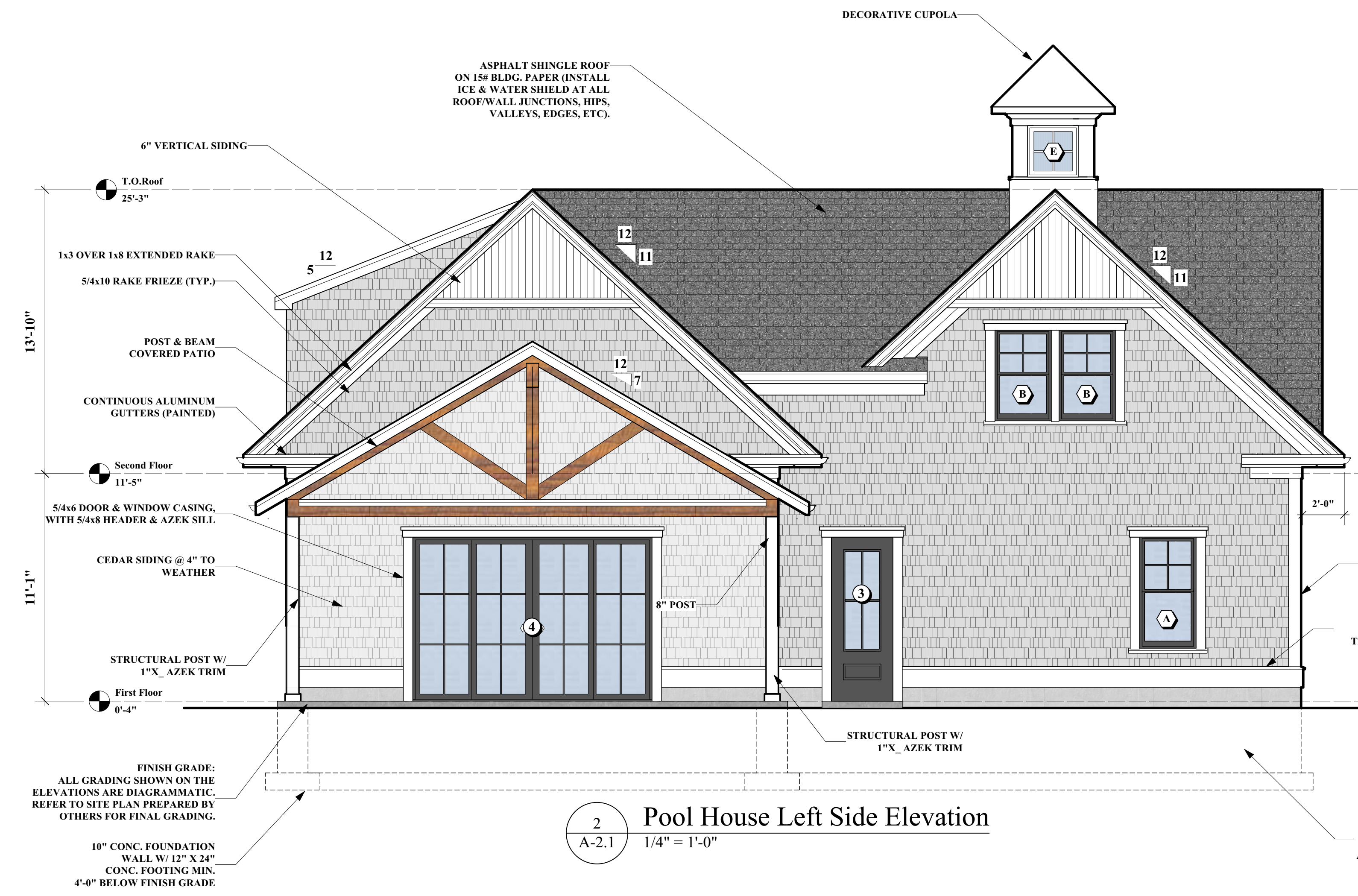
(A-2.1) $1/4'' = 1'-0''$

A-2.1 $1/4" = 1'-0"$

(A-2.1) $1/4'' = 1'-0''$

A-2.1	1/4" = 1'-0'
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A-2.1



New
Pool House

99
Whitman Road
Needham, MA

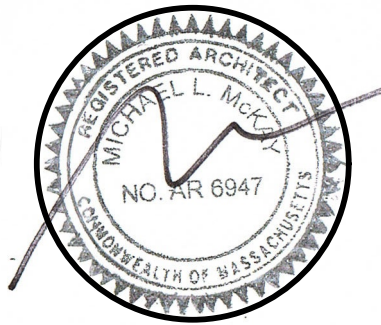
OWNER

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



**Town of Needham
Building Department
500 Dedham Avenue
Needham, MA 02492
Tel: 781-455-7550**

June 6, 2025

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: 99 Whitman Rd.

Dear Board Members,

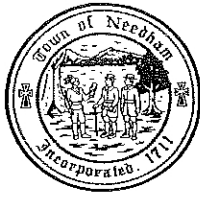
This office has reviewed this proposal to add a 4th garage bay at the property at 99 Whitman Rd.

Section 6.1.2 of the Zoning Bylaw provides for this, upon the issuance of a Special Permit by the Board of Appeals as prescribed by Section 7.5.2.

This office has no additional concern for this proposal.

Sincerely,

Joe Prondak
Building Commissioner



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

June 3, 2025

Needham Zoning Board of Appeals
Needham Public Safety Administration Building
Needham, MA 02492

RE: Case Review-Special Permit
99 Whitman Road- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above-mentioned Special Permit to allow the addition of a fourth garage spot in an accessory building on site.

The documents submitted for review are as follows:

- Application for Special Permit dated 5/19/25.
- Cover letter by George Guinta dated 5/19/25
- Memorandum of Support Dated 5/19/25
- Certified Plot Plan by Field Resources dated 7/16/24
- Architectural plans prepared by McKay Architect date 5/24/24 consisting of 3-sheets.

Our comments and recommendations are as follows:

- We have no comment or objection to the additional parking spot.

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

Truly yours,

Thomas A Ryder
Town Engineer
tryder

Daphne Collins

From: Tara Gurge
Sent: Tuesday, June 3, 2025 10:13 AM
To: Daphne Collins
Subject: RE: 99 Whitman Road - ZBA Administrative Review - Due June 3, 2025- Public Health comments

Daphne –

The Public Health Division conducted the Zoning Board review for the proposal for the property located at **#99 Whitman Rd.** The Public Health Division has no comments to share at this time.

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: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, May 20, 2025 12:34 PM
To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 99 Whitman Road - ZBA Administrative Review - Due June 3, 2025

Good Afternoon –

99 Whitman Road –Andrea Gayman and Jeffrey Gayman applied for a Special Permit to allow an additional garage space under Sections 6.1.2 of the By-Law. The property is located in the Single-Residence A (SRA) zoning district.

Attached please find the application with its associated back-up documents for your information and review.

I appreciate your comments no later than **June 3, 2025** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

Thank you,

Daphne



Daphne M. Collins
Zoning Specialist
Planning and Community Development Dept.
Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492
Office: (781) 455-7550 ext. 72261
www.needhamma.gov<https://www.needhamma.gov/>
<https://needhamma.gov/1101/Board-of-Appeals>
www.needhamma.gov/NeedhamYouTube

Daphne Collins

From: Tara Gurge
Sent: Tuesday, June 3, 2025 10:13 AM
To: Daphne Collins
Subject: RE: 99 Whitman Road - ZBA Administrative Review - Due June 3, 2025- Public Health comments

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Thanks,

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



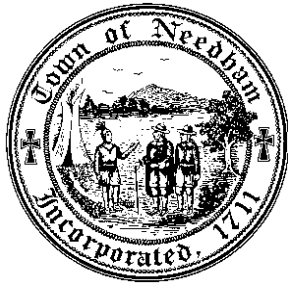
please consider the environment before printing this email

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From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, May 20, 2025 12:34 PM
To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 99 Whitman Road - ZBA Administrative Review - Due June 3, 2025

Good Afternoon –



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

June 3, 2025

Mr. Jonathan Tamkin, Chair, and Members
Zoning Board of Appeals
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Dear Mr. Tamkin and Members of the Zoning Board of Appeals:

At its meeting of June 3, 2025, the Planning Board reviewed the applications to be heard by the Board of Appeals on June 12, 2025, and made the following recommendations:

1. **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.

The Planning Board makes NO COMMENT.

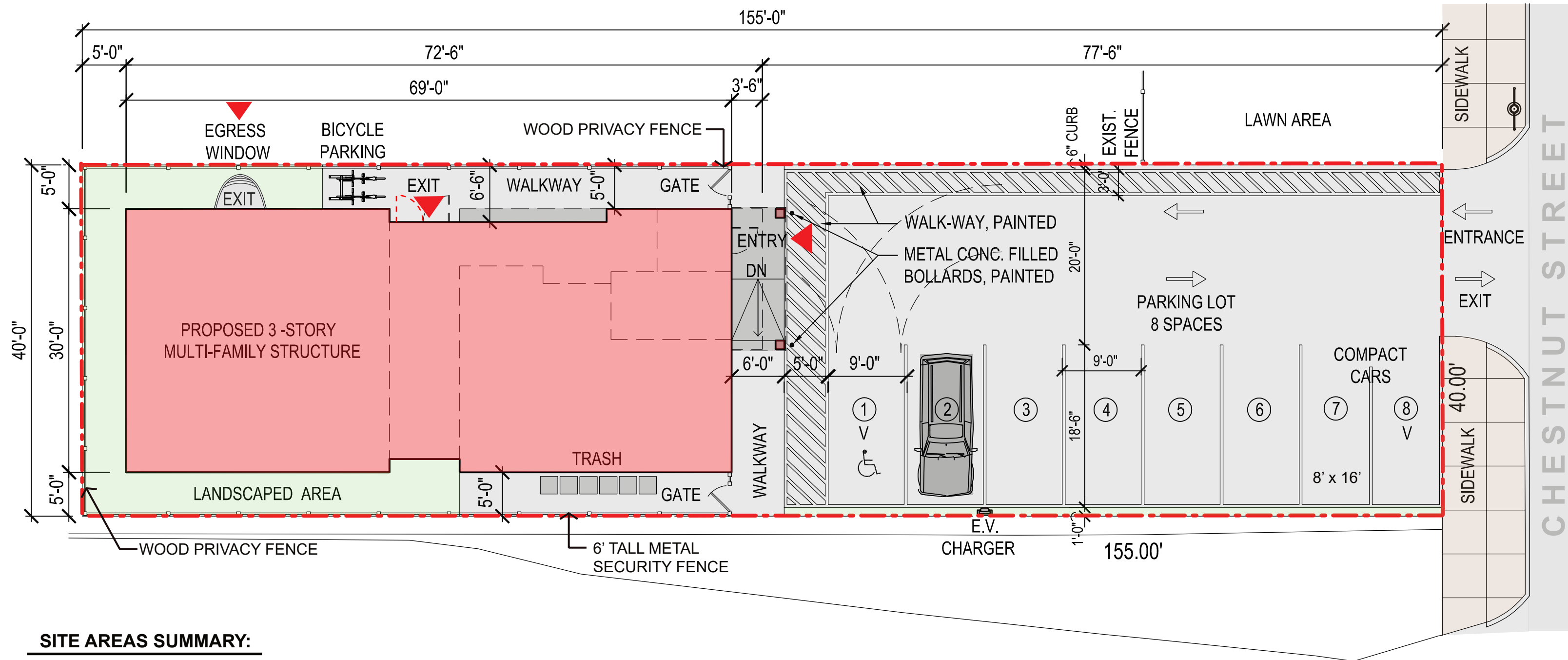
2. **339 Chestnut Street (Continued from May 15, 2025)** - Needham Enterprises, LLC, Owner, applied for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23, and 760 CMR 56.00, to allow the development of six rental units consisting of one one-bedroom units and five two-bedroom units 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.

The Planning Board previously commented on this case by letter dated April 2, 2025.

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development



SITE AREAS SUMMARY:

BUILDING FOOTPRINT

LOT AREA	= 6,200 SF
BUILDING FOOTPRINT	= 2,021 SF
2,021 SF / 6,200 SF	= 32.6 %

OPEN SPACE

LOT AREA	= 6,200 SF
OPEN SPACE AREA	= 1,157 SF
1,157 SF / 6,200 SF	= 18.6 %

PAVED VEHICULAR AREAS

LOT AREA	= 6,200 SF
PAVED VEHICULAR AREA	= 2,926 SF
2,926 SF / 6,200 SF	= 47.2 %

PARKING SUMMARY

ACCESSIBLE PARKING SPACE	= 1
FULL SIZE PARKING SPACE	= 5
COMPACT PARKING SPACE	= 2
TOTAL PARKING	= 8 PARKING SPACES (6 RESIDENTIAL & 2 VISITOR SPACES)

PROPOSED

3 | ARCHITECTURAL SITE PLAN / SITE AREAS SUMMARY



ILLUSTRATIVE FRONT ELEVATION - VIEW FROM CHESTNUT STREET

339 CHESTNUT STREET, NEEDHAM, MA 02492

PROJECT TEAM

OWNER / BUILDER

NEEDHAM ENTERPRISES, LLC
105 CHESTNUT STREET
NEEDHAM MA 02492
E : NEEDHAMENTERPRISES105@GMAIL.COM

SURVEYOR

FIELD RESOURCES
281 CHESTNUT STREET
NEEDHAM, MA 0249201760
T: 781.444.5936
W: WWW.FIELDRESOURCES.NET

ARCHITECT

SCOTT MELCHING ARCHITECT LLC
116 ARCH STREET
NEEDHAM MA 02492
E : SCOTT@SCOTTMELCHINGARCHITECT.COM
W : WWW.SCOTTMELCHINGARCHITECT.COM

STRUCTURAL ENGINEER

PROJECT INFORMATION

APPLICABLE CODES:

- C.1 MASSACHUSETTS STATE BUILDING CODE 780 10TH EDITION
- C.2 MASSACHUSETTS STATE ELECTRICAL CODE 524 CMR 12:00
- C.3 MASSACHUSETTS STATE COMPREHENSIVE FIRE SAFETY CODE 527 CMR 1.00 (NFPA 2021)
- C.4 MASSACHUSETTS STATE UNIFORM PLUMBING CODE 248 CMR 10.00
- C.5 MASSACHUSETTS STATE FUEL GAS CODE 248 CMR 4.00
- C.6 IECC 2018 W/ MASSACHUSETTS AMENDMENTS
- C.7 MASSACHUSETTS ACCESS BOARD 521 CMR

PROJECT SUMMARY

PROPOSED 3-STORY 6 UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE WITH FULL HEIGHT BASEMENT. BASEMENT TO BE POURED-IN-PLACE CONCRETE WITH WOOD FRAMED CONSTRUCTION ABOVE. BUILDING TO BE FULLY SPRINKLERED AND ALL ELECTRIC, I.E. NO FOSSIL FUELS. OFF-STREET PARKING IS PROVIDED ALONG THE ENTRY DRIVE AISLE. 6 DEDICATED RESIDENTIAL PARKING SPOTS ARE TO BE PROVIDED ALONG WITH TWO VISITOR PARKING SPACES. ONE PARKING SPOT WILL BE VAN ACCESSIBLE. 2 UNITS WILL BE DESIGNATED AFFORDABLE, PART OF INCLUSIONARY HOUSING PROGRAM.

ADDRESS : 339 CHESTNUT STREET, NEEDHAM MA 02492
ZONING DISTRICT : CHESTNUT STREET BUSINESS (CSB)
ZONING SUBDISTRICT (OVERLAY) : LOWER CHESTNUT STREET OVERLAY DISTRICT (LC)
EXISTING USE : COMMERCIAL / RESIDENTIAL
PROPOSED USE : MULTI-FAMILY RESIDENTIAL
LOT AREA : +/- 6,200 SF

FLOOR AREA CALCULATION

FLOOR	SQUARE FOOTAGE (SF)	USE
LEVEL 03	2,102 SF	2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 02	2,102 SF	2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 01	2,021 SF	LOBBY, 2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 00 (BASEMENT)	2,021SF	BOILER ROOM, ELECTRICAL ROOM & BUILDING STORAGE
TOTAL	8,246 SF (GROSS FLOOR AREA)	
FLOOR AREA RATIO	1.33 (8,246 SF / 6,200 SF)	

INCLUSIONARY HOUSING SUMMARY

2 AFFORDABLE UNITS / 6 TOTAL UNITS = 33% AFFORDABLE UNITS

AFFORDABLE UNITS TO A MIX OF FIXED AND FLOATING. ALL UNITS TO HAVE THE SAME LEVEL OF INTERIOR FINISH.
UNIT 1A TO BE A FIXED AFFORDABLE UNIT, UNIT 3B TO BE A FLOATING AFFORDABLE UNIT.

SEE UNIT SUMMARY FOR THE PROPOSED UNIT LOCATIONS & SIZES.

DWELLING UNIT INFORMATION

FLOOR	DESCRIPTION	GROSS SQUARE FOOTAGE (SF)	USE
LEVEL 01	UNIT 1-A	596 SF	1 BEDROOM / 1 BATH (ACCESSIBLE & AFFORDABLE)
	UNIT 1-B	900 SF	2 BEDROOM / 2 BATH (ACCESSIBLE)
LEVEL 02	UNIT 2-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 2-B	900 SF	2 BEDROOM / 2 BATH
LEVEL 03	UNIT 3-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 3-B	900 SF	2 BEDROOM / 2 BATH (AFFORDABLE)

6 TOTAL DWELLING UNITS

339 CHESTNUT STREET

NEEDHAM MA 02492

NEEDHAM ENTERPRISES

NEEDHAM MA 02492

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REVISIONS | SUBMISSIONS DATE

ZBA SUBMISSION - REVISION 2025 04-16
ZBA SUBMISSION - REVISION 2025 02-27
ZBA SUBMISSION 2025 02-07
LOCAL INITIATIVE PROJECT SUBMISSION 2024 11-05
SELECT BOARD MEETING 2024 10-14

SCOTT MELCHING ARCHITECT LLC
ARCHITECT
NEEDHAM, MA 02492 | (T) 718.578.3354

PROJECT:
339 CHESTNUT STREET
NEEDHAM | MA | 02492

DRAWING TITLE:
TITLE PAGE, RENDERING,
DWG LIST & BUILDING DEPT NOTES

SHEET NUMBER :

T - 1

1 OF 6

SCALE :
DATE : 2025 04 - 16
ISSUE : ZBA SUBMISSION

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DRAWING LIST

DOB PERMIT SET #		SELECT BOARD MEETING 2024 10-14	"LIP" SUBMISSION 2024 11-05	ZBA SUBMISSION 2025 02-07						
	ARCHITECTURE									
1	T-1	TITLE SHEET, PROJECT INFORMATION & DRAWING LIST	●	●	●					
2	A-1	FOUNDATION PLAN	●	●	●					
3	A-2	FIRST & SECOND FLOOR PLANS	●	●	●					
4	A-3	THIRD FLOOR & ROOF PLANS	●	●	●					
5	A-4	EXTERIOR ELEVATIONS FRONT & RIGHT, & BUILDING SECTION	●	●	●					
6	A-5	EXTERIOR ELEVATIONS REAR & LEFT	●	●	●					

NOTES:

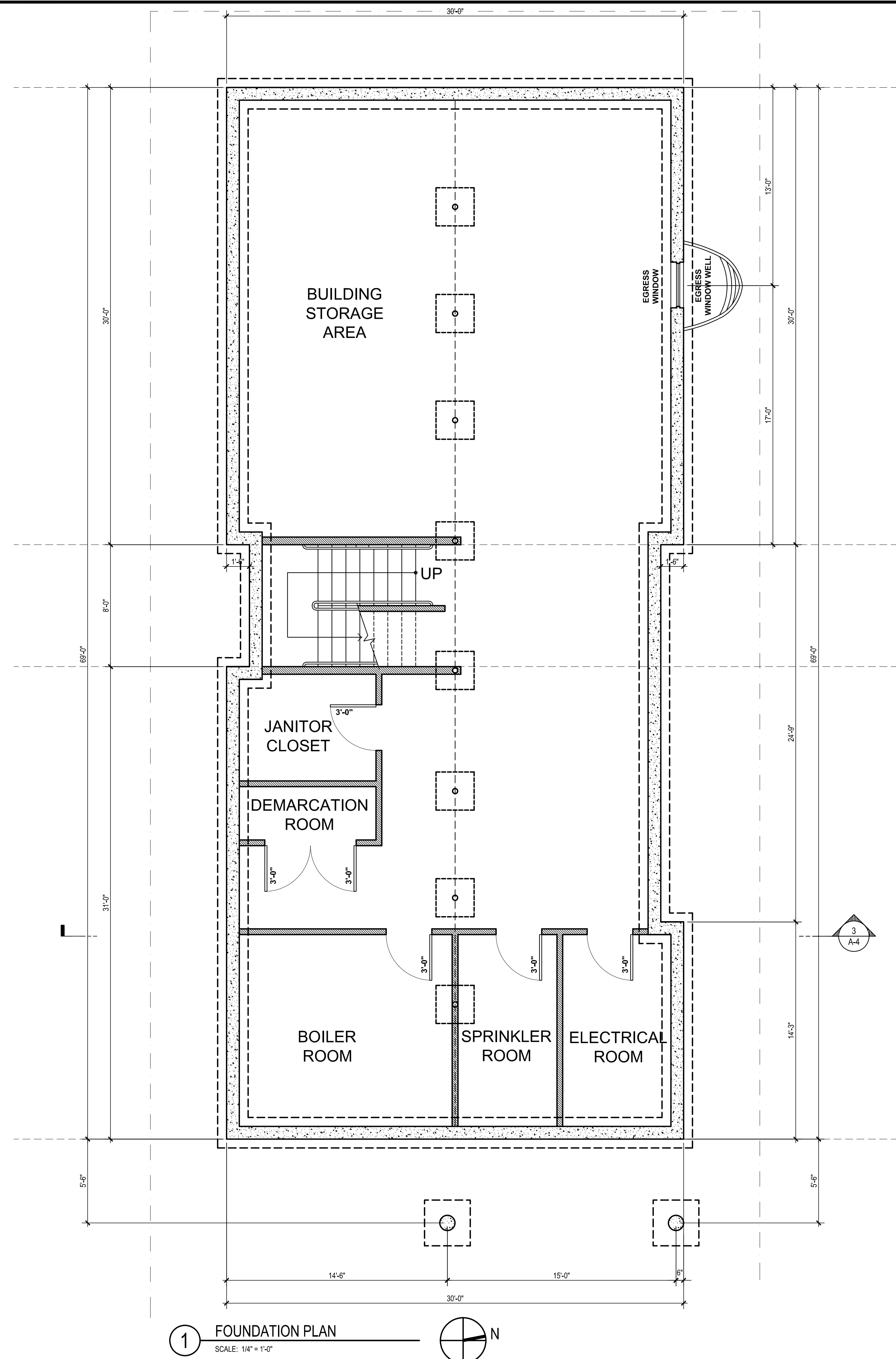
- DRAWING LISTED ARE FOR INFORMATION ONLY. THESE DRAWINGS AS LISTED IN THE DRAWING LIST ALONE WITH THE CONTRACT FOR CONSTRUCTION, ADDENDUMS & OTHER INFORMATION AS PROVIDED TO THE GENERAL CONTRACTOR CONSTITUTE THE INSTRUMENTS OF SERVICE AND ARE CONSIDERED A SINGLE ENTITY. THE CONTRACTOR IS THEREFORE BOUND BY ALL INFORMATION INCLUDED. NONE OF THIS INFORMATION OR DRAWINGS SHEETS SHALL BE TAKEN SEPARATELY OR "STAND ALONE" FROM THE REMAINDER OF THE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES OR CONFLICTING INFORMATION NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A BID SHALL BE INTERPRETED AT THE SOLE DISCRETION OF THE ARCHITECT.
- PRIOR TO STARTING ANY TYPE OF CONSTRUCTION, G.C. TO VERIFY DRAWINGS ARE MOST CURRENT (ISSUED FOR CONSTRUCTION.)

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ENTERPRISES
NEEDHAM MA 02492

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ARCHITECT
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339

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ISSUED FOR OWNER REVIEW	2024 10-03
ISSUED FOR OWNER REVIEW	2024 05-23

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PROJECT:
339 CHESTNUT STREET
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DRAWING TITLE:
GROUND FLOOR &
SECOND FLOOR PLANS

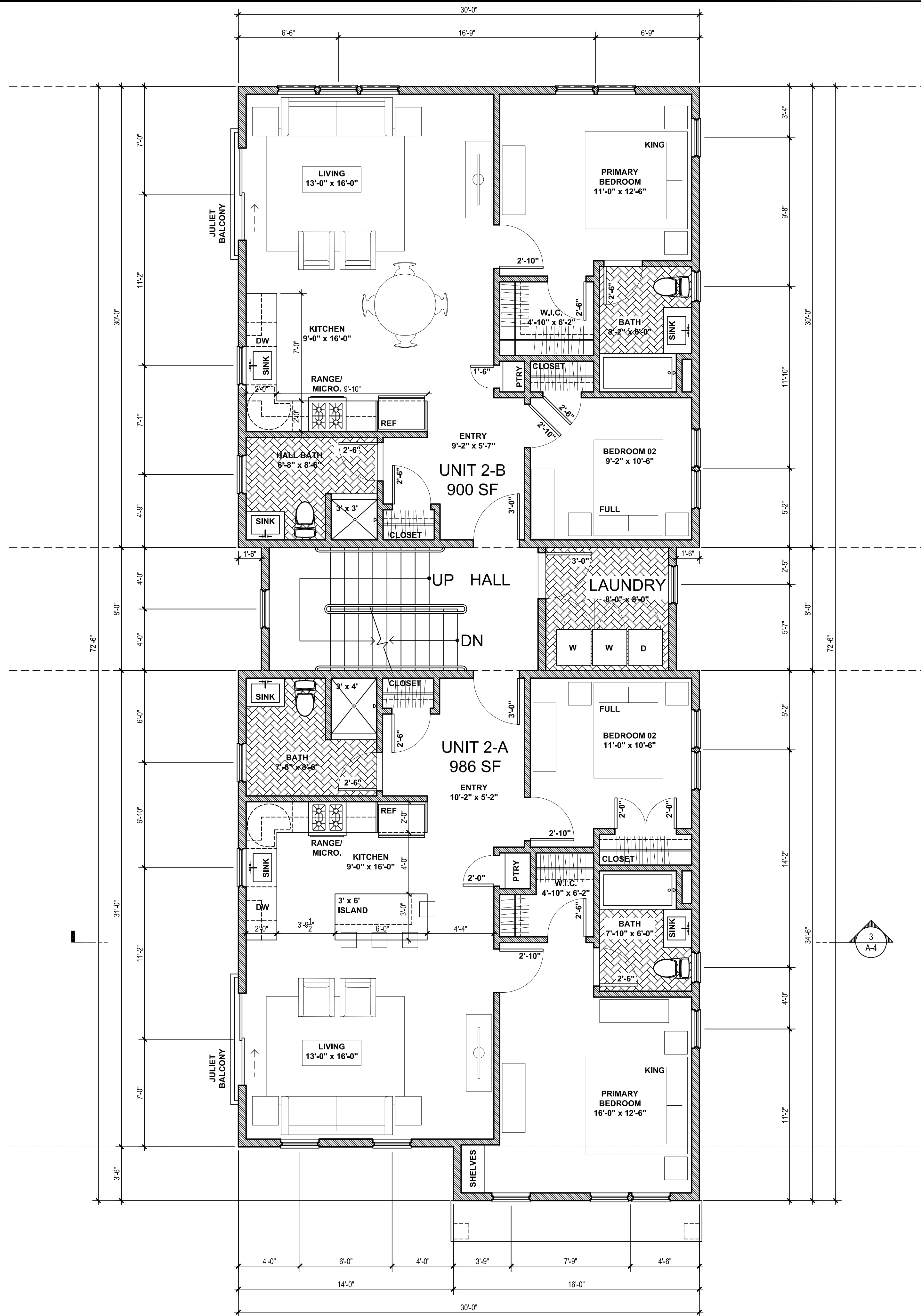
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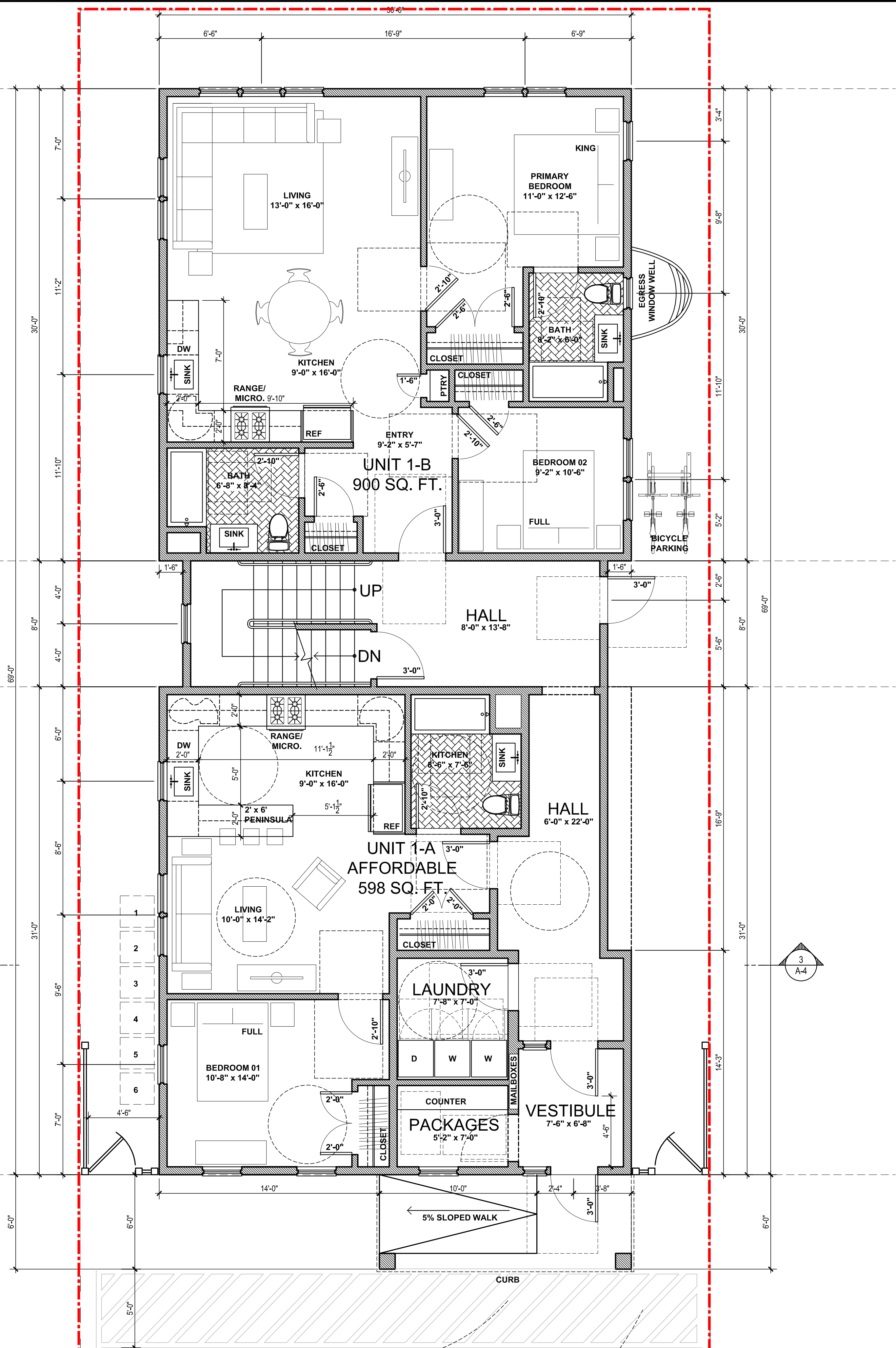
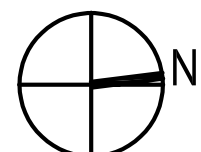
3 OF 6

SCALE:
DATE: 2025 04 - 16
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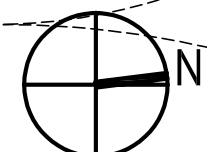
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② SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



339

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ISSUED FOR OWNER REVIEW	2024 05-23

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DRAWING TITLE:
THIRD FLOOR PLAN &
ROOF PLAN

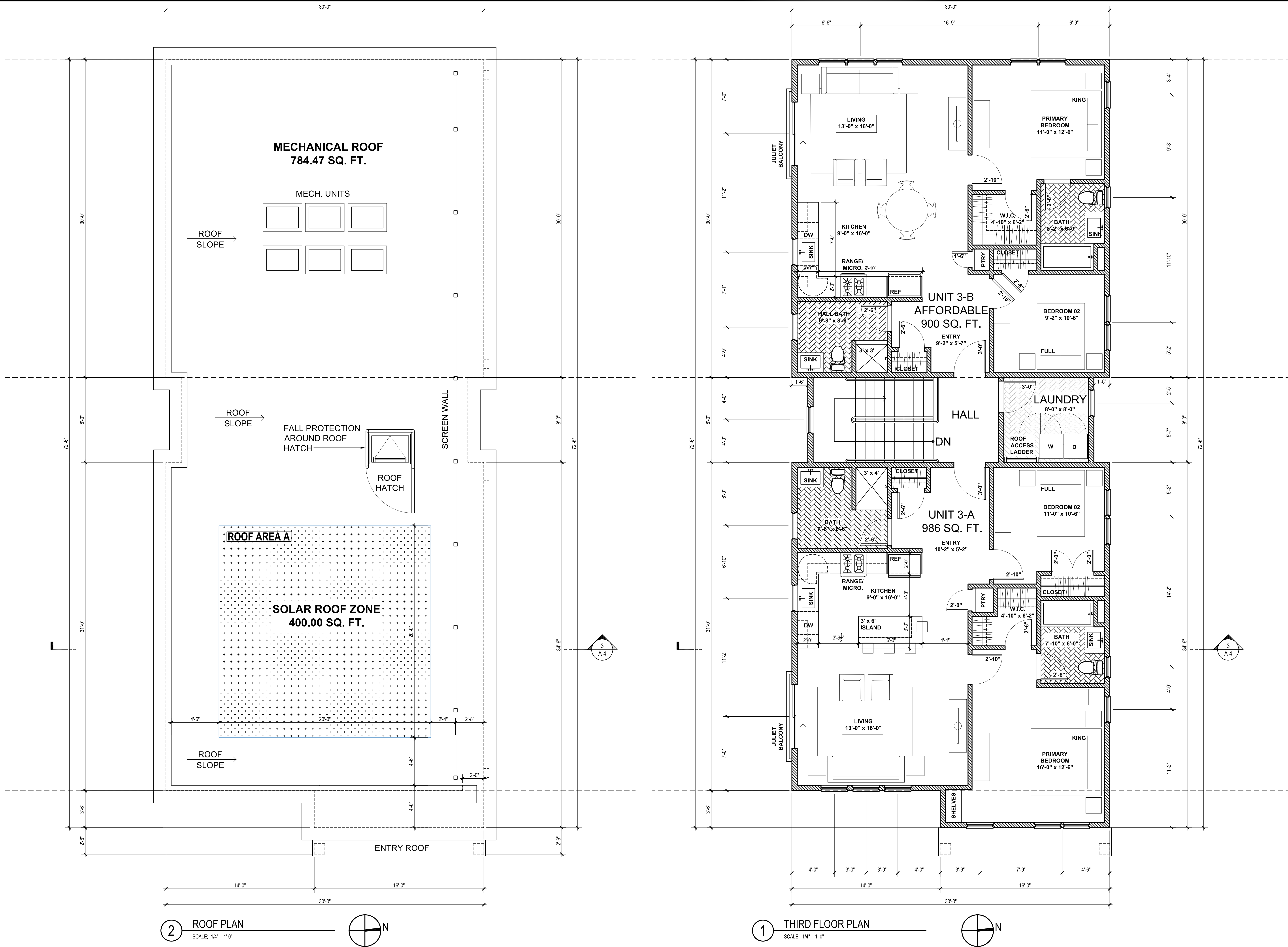
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A - 3

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339 CHESTNUT STREET

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339 CHESTNUT STREET
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DRAWING TITLE:
EXTERIOR ELEVATIONS FRONT &
RIGHT, & BUILDING SECTION

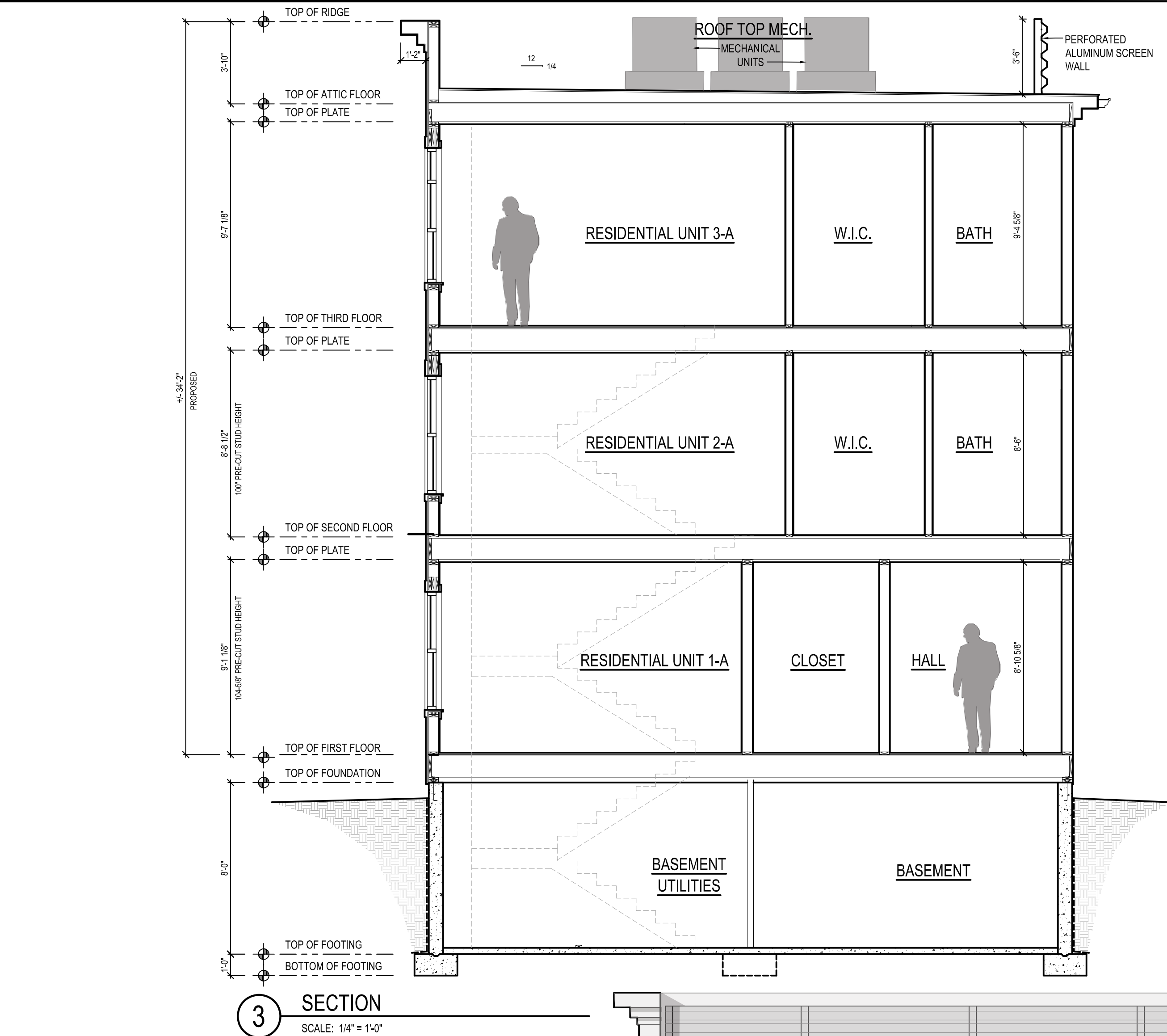
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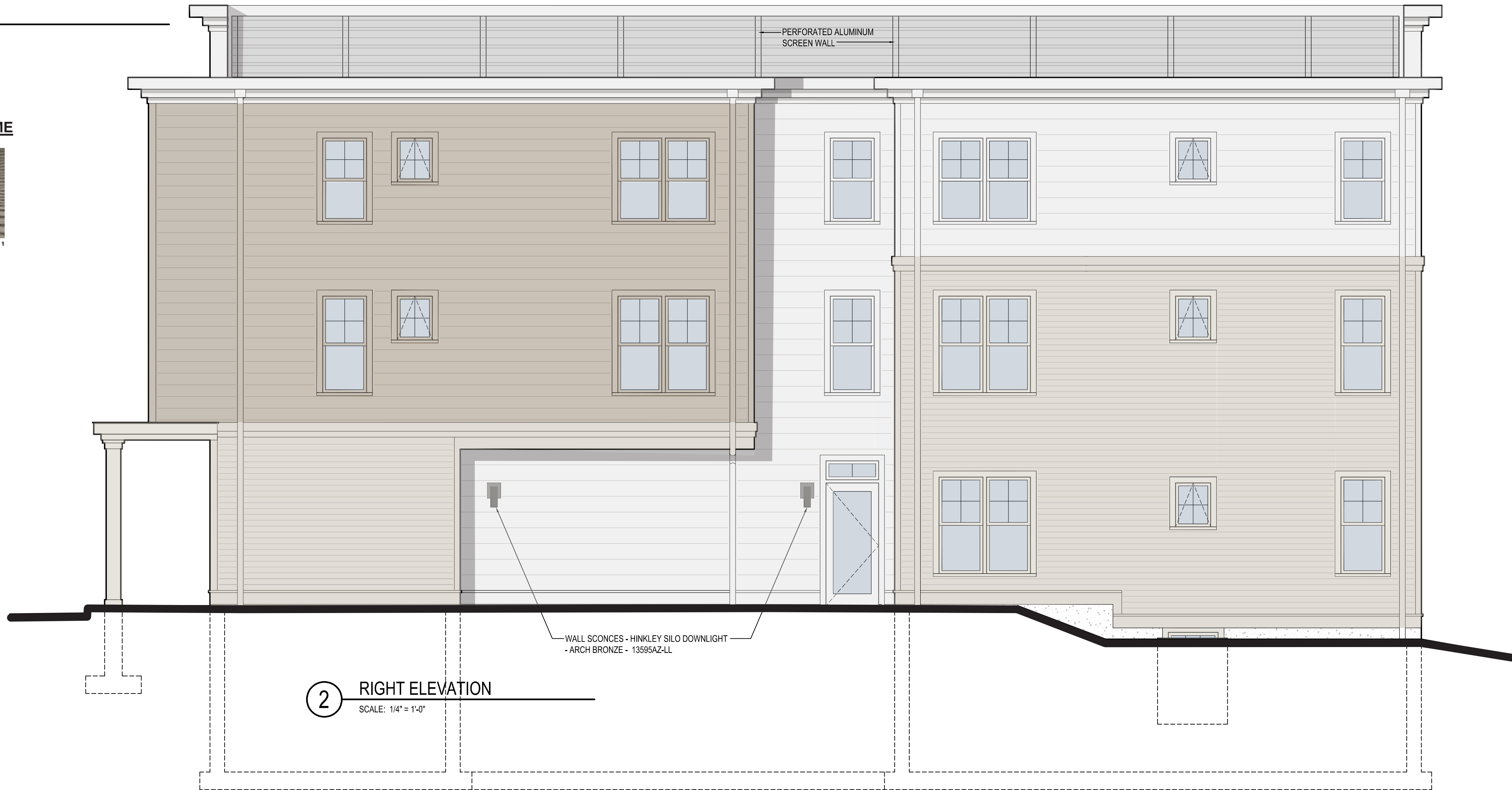
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HARDIE PLANK LAP SIDING COLOR SCHEME



339
CHESTNUT
STREET

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PROJECT:
339 CHESTNUT STREET
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DRAWING TITLE:
EXTERIOR ELEVATIONS
REAR & LEFT

SHEET NUMBER :

A - 5

6 OF 6

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

HARDIE PLANK LAP SIDING COLOR SCHEME



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"