



**Large House Review (LHR) Committee Meeting**

**Working Group**

**Minutes**

**Tuesday, April 29, 2025**

**4:30 p.m.**

**Charles River Room, Public Services Administration Building**  
**500 Dedham Ave, Needham, MA**

**Committee Members Present:**

Paul McGovern - Developer appointed by the Planning Board  
Oscar Mertz - Architect appointed by the Planning Board  
Joe Matthews - At Large appointed by the Planning Board  
Ed Quinlan - At Large appointed by the Planning Board  
Moe Handel - Design Review Board Member / Design Review Board Designee (Co-Chair)  
Bill Paulson - Real Estate Broker appointed by the Planning Board

**Staff Present:**

Lee Newman, Director of Planning and Community Development  
Alex Clee, Assistant Town Planner

**Guests:**

Adam Block, Planning Board member

Discussion of how to value houses and what next steps should be for producing information on the fiscal impact of zoning may have.

Review of memo from Ed Quinlan, dated April 24, 2025.

## Memo

**To:** Large House Study Working Group  
**From:** Ed Quinlan  
**Date:** April 24, 2025  
**Subject:** Effect of New House Size Limit to Sale Value of Existing House

At the meeting of the working group next week (4/29), we want to discuss the effect of imposing stricter limits to the size of new houses on “small” lots versus the sale value of those existing houses/lots, both to a new homeowner or developer. For purposes of this discussion, we suggest the following examples:

| Lot Size  | Info From             | Existing FAR Limit | Reduced Floor Area Test Limits |          |          |
|-----------|-----------------------|--------------------|--------------------------------|----------|----------|
| 7,000 SF  | House #2 Non-Conf     | 4,000 SF           | NA                             | 3,000 SF | 3,500 SF |
| 10,000 SF | Ave. House 1,2,3 Conf | 6,500 SF           | 4,500 SF                       | 5,000 SF | 5,500 SF |

**Note 1:** The floor areas above are MLS “Livable” SF, including B, 1, 2, 3, but not garage

**Note 2:** The Sale Price/SF averaged \$502/SF (non-Conforming) and \$472/SF (Conforming)

We would like to determine whether this “cost analysis” can be performed by members of the existing committee or if outside “consultants” should be employed. If outside consultant, what type of consultant would be best suited to this task.

Additionally:

1. Is there any MLS type database that would help answer this question.
2. What information in the town’s Building Dept database could be useful.
  - For example, from town records:
    - Sale to Homeowner: Year of Sale, Address, House SF, and Sale price
    - Sale to Developer: Year of Sale, Address, House SF, and Sale price