



Large House Review (LHR) Committee Meeting Minutes
Monday, June 2, 2025
7:00 p.m.

Committee Members Present:

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

Staff Present:

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

Committee Members Absent:

Nik Ligris Zoning Board of Appeals Member / Zoning Board of Appeals Designee
Marianne Cooley Select Board Member / Select Board Designee

1. Approval of meeting minutes.

Upon motion duly made by Heidi Frail and seconded by Oscar Mertz, it was voted to approve the meeting minutes of March 31, 2025; April 7, 2025; and May 21, 2025, as amended. By roll call, the motion passed unanimously.

2. Review and Finalize draft agenda for June 9 community meeting and discuss breakout group questions.

The group discussed the proposed breakout groups for the June 9th meeting. Bill Paulson suggested that the questions be written to be more open-ended and less leading. It was noted that the questions are only meant to initiate discussion.

The group discussed how the groups would be led both in-person and via Zoom. It was noted that people will be able to self-select their groups, with a certain number of people included in each.

The group reviewed the prompts for each group and made changes as needed.

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47 3. Review and Finalize survey questions.
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49 The group reviewed the survey questions and made certain changes. There was discussion
50 regarding how to best obtain demographics in the survey, including age and how long people
51 have lived in Needham. The group considered a question regarding if those attending are
52 Needham residents. Some group members mentioned that they would like the meeting to only
53 include Needham residents. However, it was noted that those outside Needham may also have
54 important input, and that the community meeting could not exclude them. All of those who speak
55 during the meeting should identify themselves and give an address.
56

57 Jeanne McKnight suggested an additional question regarding what changes occur in a
58 neighborhood that has dealt with tear downs and if this is an issue for residents. She expressed
59 concern with front facing garages. It was noted that a question for each architectural feature
60 could not be included, but concerns could be raised during public comment. Paul McGovern
61 stated that he does not believe this Committee should focus or dictate any particular design. He
62 stated that some tear downs include a rebuilt structure that is appropriate for the Town. The
63 Committee should focus on large houses, but not necessarily tear downs.
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65 The survey will be initialized on Friday and will likely close after a week.
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67 4. Review of Revised Schedule
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69 It was noted that the second public input session would be held September 15th. The
70 Committee's next meeting is June 23rd. During that meeting the consultant will be announced,
71 the group can debrief from the public input session and hear the results from the survey. The
72 group should also discuss how it would like to measure "bulk" moving forward.
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74 It was noted that the Committee needs to have a discussion regarding if it would like for
75 relaxation on non-conforming lots to continue for certain programs.
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77 Upon motion duly made by Heidi Frail and seconded by Oscar Mertz, it was voted to adjourn at
78 8:33 p.m. By roll call, the motion passed unanimously.
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80 *Respectfully submitted,*
81 *Kristan Patenaude*