NEEDHAM PLANNING BOARD
Tuesday, January 19, 2021
7:30 p.m.

Virtual Meeting using Zoom
Meeting ID: **826-5899-3198**
(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: 826-5899-3198

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: 826-5899-3198

1. Public Hearing:

   7:30 p.m. 390 Grove Street Definitive Subdivision: Elisabeth Schmidt-Scheuber, 390 Grove Street, Needham, MA, Petitioner, (Property located at 390 Grove Street, Needham, MA). *Please note this is a re-noticed hearing that began on February 4, 2020 and is continued from the July 21, 2020, August 11, 2020, September 8, 2020, November 4, 2020 and December 15, 2020 Planning Board meetings and will be further continued to February 2, 2021*..

   8:15 p.m. Major Project Site Plan Special Permit No. 2020-03: Hunnewell Needham, LLC, 393 South Main Street, Cohasset, MA, 02025, Petitioner. (Property located at 400 Hunnewell Street, Needham, MA, Needham, Massachusetts). Regarding request to build new residential building with 8 units (see legal notice for more info). *Please note: this hearing is a continuation from the December 15, 2020 and January 4, 2021 meetings of the Planning Board.*

2. Highway Commercial 1 Rezoning and Planning Study: Community Meeting Preparation.

3. Request to Extend Temporary occupancy permit: Amendment to Major Project Site Plan Review No. 2013-02: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner, (Property located at 1407 Central Avenue, Needham, Massachusetts).

4. Request to Release Performance Surety: Belle Lane Definitive Subdivision: Richard J. Gaffey, Trustee, 634 Charles River Street Realty Trust, 420 Lakeside Ave, Marlborough, MA, Petitioner, (Property Located at Map 305, Lot 23, off of Charles River Street, Needham, MA).

5. Minutes.

6. Correspondence.

7. Report from Planning Director and Board members.

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

George Giunta, Jr.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 449-8475

January 11, 2021

Lee Newman
Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

VIA EMAIL: LNewman@needhamma.gov

Re: Definitive Subdivision Application
Elisabeth Schmidt-Scheuber
390 Grove Street

Dear Lee,

Pursuant to our recent email correspondence, please accept this letter as a request to further continue the hearing on the Definitive Subdivision Application for 390 Grove Street until the February 2, 2021 meeting of the Board. As you know, we had intended to submit revised plans this past Monday, which would address many of the issues raised in the most recent opposition letters. However, with the holidays and Covid related operating procedure, we were unable to have them completed in time. We do anticipate submission later this week.

In connection with the foregoing, please also extend the applicable action deadline until March 31, 2021.

Sincerely,



George Giunta, Jr

400 Hunnewell

Materials previously provided

before the prior hearing

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Section 7.4, 1.4.6, 3.2.2, 4.4.2, 5.1.1.5 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, December 15, 2020 at 7:20 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of Hunnewell Needham, LLC, 393 South Main Street, Cohasset, MA, 02025, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 400 Hunnewell Street, Needham, MA, located in the Hillside Avenue Business District. The property is shown on Assessors Plan No. 99 as Parcel 3 containing a total of 20,123 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to demolish the existing commercial building and replace it with a new residential building containing a total of eight units. The new building would be two stories high, plus a basement level, to be used for underground parking. The first and second floor together would contain a total of 12,915 square feet of floor area. The area to the left of the building, looking from the front, is proposed to be completely landscaped, as will the area in front of the building. Additional landscaping would be provided in the rear corner of the Premises as well. The rest of the Premises is proposed to be occupied by an access driveway and 7 surface parking spaces.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required, if applicable, for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement or reconstruction of a lawful, pre-existing, non-conforming structure. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for apartment or multi-family dwelling in the Hillside Avenue Business District. In accordance with the Zoning By-Law, Section 4.4.2, a Special Permit is to exempt the basement level underground parking from inclusion in the Floor Area Ratio calculation. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence to the requirements of Section 5.1.3.

To view and participate in this virtual hearing 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: 826-5899-3198

To view and participate in this virtual hearing on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 826-5899-3198

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 Times, November 19, 2020 and November 26, 2020.

TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2018 NOV 24 PM 12:34

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 400 Hunnewell Street, Needham, MA 02494,
Name of Applicant Hunnewell Needham, LLC
Applicant's Address 393 South Main Street, Cohasset, MA 02025
Phone Number 617-460-0099 - Elisha Long, Manager

Applicant is: Owner X Tenant _____
Agent/Attorney _____ Purchaser _____

Property Owner's Name Same as above
Property Owner's Address Same as Above
Telephone Number Same as above

Characteristics of Property: Lot Area 20,123 SF Present Use Office
Map # 99 Parcel # 3 Zoning District Hillside Avnue Business (HAB)

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

Demolition of existing two story commercial building and construction of a new multifamily, residential dwelling, containing a total of eight units, with an underground parking garage and associated surface parking and driveway; as described at Addendum A attached hereto and the plans sbumitted herewith, all of which are hereby incorporated herein.

Signature of Applicant (or representative) _____
Address if not applicant George Giunta, Jr., Esq., 281 Chestnut Street, Needam, MA 02492
Telephone # 781-449-4520
Owner's permission if other than applicant See Authorization Provided Herewith

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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 issues within 35 days of filing date.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2024 NOV 24 PM 12:34

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Hunnewell Needham, LLC
400 Hunnewell Street
Needham, Massachusetts

The following relief is or may be required, and is hereby requested:

1. Pursuant to the criteria of Section 7.4.2 of the By-Law, the proposed redevelopment of the Premises constitutes a "major project" and therefore requires Major Project Site Plan Review and the issuance of a special permit pursuant thereto.

2. In addition, the following relief is, or may be required:

a. Issuance of a Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement and reconstruction of a lawful, pre-existing, non-conforming structure;

b. Issuance of a Special Permit pursuant to Section 3.2.2 for apartment or multi-family dwelling in the Hillside Avenue Business District;

c. Issuance of a Special Permit pursuant to Section 4.4.2 exempting the basement level underground parking from inclusion in the floor area calculation;

d. Issuance of a Special Permit pursuant to Section 5.1.1.5 waving strict adherence with the parking design requirements of Section 5.1.3 of the Zoning By-law;

e. Waiver of strict compliance with the following requirements of Section 7.4.4, to the extent necessary and applicable:

1. Requirement of subparagraph (b) concerning location of structures within 100 feet of property line;
2. Requirements of subparagraph (d) concerning building elevation as related to the existing portions of the building not effected by the proposed addition;
3. Requirements of subparagraph (l) concerning lighting;
4. Requirements of subparagraph (m) concerning loading and unloading facilities;
5. Requirements of subparagraph (n) concerning provisions for refuse removal; and
3. Requirements of subparagraph (o) concerning projected traffic volume.

f. Any and all additional relief required or appropriate for the redevelopment of the Premises for residential use and the construction of the proposed new multifamily building with underground parking.

3. The Applicant requests that any and all relief granted by the Board in connection with the within application shall run with the land and that the movement, change and alteration of interior layout, including, without limitation, walls and interior fixtures, not require any further review, provided the total useable square footage of the building and the total number of residential units remains fixed.

RECEIVED TOWN CLERK
NOV 24 PM 12:34

Hunnewell Needham, LLC
393 South Main Street
Cohasset, MA 02025

November 5, 2020

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2020 NOV 24 PM 12:34

Lee Newman
Planning Director
Town of Needham
Planning Board
Town Hall
Needham, Massachusetts 02492

Re: Site Plan Application
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Mrs. Newman,

Please accept this letter as confirmation that George Giunta, Jr., Esquire, is authorized to make application for Site Plan Approval and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the redevelopment of the property known and numbered 400 Hunnewell Street. In connection therewith, Attorney Giunta is hereby authorized, to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review.

Hunnewell Needham, LLC

By Elisha Long
Manager, duly authorized

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 465-6059

November 5, 2020

Planning Department
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Application for Zoning Relief
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Lee,

Please be advised that I represent Hunnewell Needham, LLC (hereinafter, the "Applicant") relative to the property known and numbered 400 Hunnewell Street (the "Premises"). In connection therewith, submitted herewith, in electronic format pursuant to Covid-19 filing procedures, please find the following (with the exception of item 5, which is submitted in hard copy only):

1. Complete Site Plan Review Application with Addendum;

2. Authorization letter;

3. Architectural Plans titled "400 Hunnewell, Needham, MA, Permit Set – Nov 05, 2020", prepared by Duckham Architecture & Interiors, consisting of 7 sheets, as follows: Sheet 1, cover sheet 2, A.B.1, "Lower Level Garage Plan"; Sheet 3, A.1.1 "1st Floor Plan"; Sheet 4, A.1.2, "2nd Floor Plan"; Sheet 5, A.1.3 "Roof Plan"; Sheet 6, A201 "Proposed South Elevation"; and Sheet 7, A202 "Proposed South Elevation".

4. Site Plan for 400 Hunnewell Street, Needham, Massachusetts 02494", consisting of 8 sheets, as follows: Sheet 1, "Cover Sheet", dated November 2, 2020; Sheet 2, "Existing Conditions Plan of Land", dated March 5, 2020, revised April 6, 2020 and November 5, 2020, prepared by Field Resources, Inc.; Sheet 3 "Layout Plan Showing Proposed Structure", dated March 5, 2020, revised April 6, 2020 and November 5, 2020, prepared by Field Resources, Inc.; Sheet 4 "Grading and Drainage Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 5 "Utility Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 6, "Erosion & Sedimentation Control Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 7, "Detail Plan 1/2", dated November 2, 2020, prepared by J.M.

Grenier Assocaites, Inc.; and Sheet 8, "Detail Plan 2/2", dated November 2, 2020, prepared by J.M. Grenier Assocaites, Inc.;

5. Scanned copy of Check no. 2919 in the amount of $1,000 for the applicable filing fee; and

6. Word format version of this letter.

In addition, in accordance with current Covid-19 filing requirements, three full size copies of the above items 1 through 4, together with three copies of "Stormwater Management Report, 400 Hunnewell Street, Needham, Massachusetts", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc. and the original check, are being simultaneously mailed to you at the above address.

The Premises is identified as Parcel 3 on Town of Needham Assessor's Map No. 99. It is located within the Hillside Avenue Business District (the "HAB") and contains 20,123 square feet of area, with 104.31 feet of frontage on Hunnewell Street. The Premises is currently fully developed, being occupied by a two-story commercial building, associated parking areas and limited landscaping. Based on the records of the Assessor's Department, the building, which is made of concrete block, was constructed in or around 1975. It contains approximately 8,520 square feet of area divided over two floors, both of which are used for office purposes.

As indicated in the Application, the Applicant desires to demolish the existing commercial building and replace it with a new residential building containing a total of eight units. The new building would be two stories high, plus a basement level, to be used for underground parking. The first and second floor together would contain a total of 12,915 square feet of floor area.

The area to the left of the building, looking from the front, will be completely landscaped, as will the area in front of the building. Additional landscaping will be provided in the rear corner of the Premises as well. The rest of the Premises will be occupied by an access driveway and 7 surface parking spaces.

Analysis

I. Use

Whereas the existing building is proposed to be demolished, no comment or analysis is made relative to the use thereof. With respect to the proposed new building, same is to be used entirely for residential purposes. Pursuant to Section 3.2.2 of the Zoning By-Law, use of property in the HAB for "apartment or multifamily dwelling" is allowed by special permit. Therefore, provided the Board approves the requested special permit, the proposed use of the Premises will comply with the By-Law.

II. Dimensional and Density Requirements

A. Lot Area and Frontage

As indicated above, the Premises contains 20,123 square feet of area, with 104.31 feet of frontage on Hunnewell Street. Pursuant to Section 4.4.1 of the By-Law, lots in the HAB are currently required to contain a minimum of 10,000 square feet of area and to have a minimum of 80 feet of frontage. Therefore, the Premises meets or exceeds both minimum frontage and minimum area requirements.

B. Building Related Dimensional and Density Requirements

Pursuant to Section 4.4.2(e) of the By-Law, the maximum floor area ratio ("FAR") applicable to the Premises is 0.7, or 14,086.1 square feet. As mentioned above, the proposed new building consists of two occupied floors plus a basement level containing underground parking. Pursuant to Section 4.4.2, the Planning Board may issue a special permit exempting underground parking from inclusion in the FAR calculation, and such permit has been requested. Provided the permit is granted, the proposed new building will contain a total of 14,076 square feet on the first and second floor; 10 square feet less than the maximum required and in compliance with the applicable FAR requirement.

Pursuant to Section 4.4.3 of the By-Law, the maximum height allowed as of right in the HAB is two and one-half (2 ½) stories, not to exceed thirty-five feet; with all use except storage prohibited above the second floor. Whereas the proposed new building is only two stories and not more than 35' tall, the proposed new building will comply with the height limitations of the By-Law.

As applied to the Premises, Section 4.4.4 of the By-Law requires a front yard setback of 20 feet. Whereas the proposed new building is set back 20 feet from Hunnewell at its closest point, it complies with such requirement.

Pursuant to Section 4.4.5 of the By-Law, no more than two driveways are allowed for every 150 feet of frontage, and two-way driveways of the kind proposed for the Premises must be no less than 18 feet wide and no more than 25 feet wide. Whereas only one driveway is proposed, and whereas the driveway is 25 feet wide, same complies with the applicable driveway opening conditions of Section 4.4.5.[1]

[1] Technically only 12.5 feet of the driveway opening is on the Premises, as the proposed driveway utilizes a common right of way, shared with the adjacent Premises, as set forth in Deed recorded with Norfolk County Registry of Deeds in Book 5115, Page 175, and shown on "Plan of Land in Needham, Mass.", dated January 28, 1975, prepared by Apex Associates, endorsed by the Needham Planning Board and recorded therewith.

Pursuant to Section 4.4.8.4 of the By-Law,

> no building or structure for a use not allowed in a residential district shall be placed within fifty (50) feet of a residential district boundary, and the ten feet closest to such boundary shall be suitable landscaped as specified at Section 4.4.8.5. The remainder of the setback may be used for an accessory use not including a building or structure.

A small portion of the Premises directly abuts the Single Residence B Zoning District, at the rear corner, with a larger portion located adjacent to the MBTA railroad right-of-way. Because the HAB district boundary ends at the edge of the railroad right-of-way, and whereas the opposite side of the right-of-way is located in the SRB District, the property line likely constitutes a residential district boundary, as contemplated by Section 4.4.8.4.

However, whereas the proposed new building is an apartment or multi-family dwelling, used for residential purposes, and whereas apartments and multifamily structures and residential use are allowed in a residential district, the provisions of Section 4.4.8.4 do not apply by their own terms. Moreover, even if they did apply, the proposed new building is located more than 50 feet from the applicable boundaries. In addition, virtually the entire 50 foot boundary area is currently occupied by commercial parking, and therefore qualifies as pre-existing, non-conforming. As a result, even if 4.4.8.4 does apply and there is an issue with compliance, provided a special permit is issued pursuant to Section 1.4.6 to alter, extend and enlarge a pre-existing non-conformity, same can be made to comply with the By-Law.

Finally, whereas Section 4.4.9 of the By-Law, pertains only to business use, same is inapplicable to the proposed redevelopment.

II. Parking

Total parking demand for the Premises, as redeveloped and used for residential purposes in eight total units, is 12 spaces, calculated as follows:

Multi-family Structures (Section 5.1.4): 8 Units @ 1.5 space Unit = 12 spaces

As indicated on the plans, there are 23 total parking spaces proposed: 16 underground parking spaces and an additional 7 surface spaces; two to the right of the new building and 5 to the rear. As a result, more than sufficient parking is provided, and the redevelopment complies with the off-street parking requirements of the By-Law relative to the number of spaces.

Notwithstanding the foregoing, parking waivers are still required, relative to the design requirements of the By-Law concerning the following:

> A. Parking Lot Illumination – The By-Law requires that all parking areas shall provide an illumination level of an average of one foot candle. The illumination proposed for the Premises is limited to modest lights mounted on the building, which are expected to produce an illumination level of less than one foot candle in portions of the parking area.

B. Landscaped Areas – The By-Law requires that ten (10) percent or more of the parking area shall be maintained as landscaped area. Whereas the majority of the parking provided is in an underground structure, and due to the configuration of the site, a waiver from such provision has been requested.

C. Trees – As applied to the Premises, the By-Law requires two trees, located within or around the parking area, with not less than 40 square feet of unpaved soil or other permeable surface area per tree, in planting beds at least 4 feet wide. While the Applicant is proposing landscaping at the front and rear corner of the Premises, same does not meet the tree requirement and a waiver has been requested.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

The Applicant asserts that the use of the Premises for residential purposes, as proposed, does not constitute a "seriously detrimental use" within the terms of the By-Law. Furthermore, considering that the Premises is bounded to the rear by the MBTA railroad right of way, to one side by a commercial use and to the other side by a multifamily / apartment development, the Applicant asserts that no additional sound and sight buffers are required, and that views, light and air are not materially affected.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

The Applicant is of the opinion that it has provided for safe and convenient vehicular and pedestrian movement within the site and on adjacent streets. The driveway serving the parking area is of adequate width and in an appropriate location, and the building is accessed by a walkway.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

Parking is arranged both around and below the building and is readily accessible. The proposed residential use of the building is not expected to require any special or dedicated loading spaces. Therefore, based on the proposed use, the Applicant is of the opinion that the arrangement of parking and loading spaces is adequate.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

The proposed residential use of the Premises is not anticipated to generate any significant wastes or trash. Nevertheless, it will be a requirement for the occupants of the building that all trash, waste and debris be removed on a regular basis, as necessary and appropriate, consistent with customary residential use. Therefore, the Applicant asserts that the methods of waste disposal are adequate for the Premises and its proposed use.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

There is no real natural landscape to speak of, in the vicinity of the Premises. The property is bounded on one side by an existing commercial activity on another by a multifamily development, and on the third side by the MBTA railroad right of way. As a result, the proposed redevelopment of the Premises for residential purposes is not anticipated to have any significant negative effect on any community assets or any adjacent landscape, buildings and structures.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

No significant impact to the Town's resources is proposed or anticipated. The use of the Premises for residential purposes is consistent with both other current uses in the HAB and the uses allowed pursuant to the By-Law. As a result, the proposed redevelopment of the Premises and use thereof for residential purposes is not anticipated to substantially or materially increase or alter the need for any Town resources

Conclusion

Based on all of the foregoing, the Applicant asserts that the proposed redevelopment of the Premises, and use thereof for residential purposes, as set forth above and in the materials submitted herewith, is both proper and appropriate. The proposed use of the Premises is allowable by special permit. The proposed new building complies with applicable density and dimensional requirements, and, while parking waivers are required relative to the design standards, and a waiver for the underground parking, same are appropriate considering the fully developed character of the Premises at present, the proposed redevelopment and use of the Premises, and the surrounding area and abutting properties.

Please schedule this matter for the next available hearing of the Board. In the meantime, if you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,



George Giunta, Jr.

TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

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 400 Hunnewell Street, Needham, MA 02494,
Name of Applicant Hunnewell Needham, LLC
Applicant's Address 393 South Main Street, Cohasset, MA 02025
Phone Number 617-460-0099 - Elisha Long, Manager

Applicant is: Owner X Tenant _____
Agent/Attorney _____ Purchaser _____

Property Owner's Name Same as above
Property Owner's Address Same as Above
Telephone Number Same as above

Characteristics of Property: Lot Area 20,123 SF Present Use Office
Map # 99 Parcel # 3 Zoning District Hillside Avnue Business (HAB)

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

Demolition of existing two story commercial building and construction of a new multifamily, residential dwelling, containing a total of eight units, with an underground parking garage and associated surface parking and driveway; as described at Addendum A attached hereto and the plans sbumitted herewith, all of which are hereby incorporated herein.

Signature of Applicant (or representative) _____
Address if not applicant George Giunta, Jr., Esq., 281 Chestnut Street, Needam, MA 02492
Telephone # 781-449-4520
Owner's permission if other than applicant See Authorization Provided Herewith

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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 issues within 35 days of filing date.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Hunnewell Needham, LLC
400 Hunnewell Street
Needham, Massachusetts

The following relief is or may be required, and is hereby requested:

1. Pursuant to the criteria of Section 7.4.2 of the By-Law, the proposed redevelopment of the Premises constitutes a "major project" and therefore requires Major Project Site Plan Review and the issuance of a special permit pursuant thereto.

2. In addition, the following relief is, or may be required:

a. Issuance of a Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement and reconstruction of a lawful, pre-existing, non-conforming structure;

b. Issuance of a Special Permit pursuant to Section 3.2.2 for apartment or multi-family dwelling in the Hillside Avenue Business District;

c. Issuance of a Special Permit pursuant to Section 4.4.2 exempting the basement level underground parking from inclusion in the floor area calculation;

d. Issuance of a Special Permit pursuant to Section 5.1.1.5 waving strict adherence with the parking design requirements of Section 5.1.3 of the Zoning By-law;

e. Waiver of strict compliance with the following requirements of Section 7.4.4, to the extent necessary and applicable:

1. Requirement of subparagraph (b) concerning location of structures within 100 feet of property line;
2. Requirements of subparagraph (d) concerning building elevation as related to the existing portions of the building not effected by the proposed addition;
3. Requirements of subparagraph (l) concerning lighting;
4. Requirements of subparagraph (m) concerning loading and unloading facilities;
5. Requirements of subparagraph (n) concerning provisions for refuse removal; and
3. Requirements of subparagraph (o) concerning projected traffic volume.

f. Any and all additional relief required or appropriate for the redevelopment of the Premises for residential use and the construction of the proposed new multifamily building with underground parking.

3. The Applicant requests that any and all relief granted by the Board in connection with the within application shall run with the land and that the movement, change and alteration of interior layout, including, without limitation, walls and interior fixtures, not require any further review, provided the total useable square footage of the building and the total number of residential units remains fixed.

Hunnewell Needham, LLC
393 South Main Street
Cohasset, MA 02025

November 5, 2020

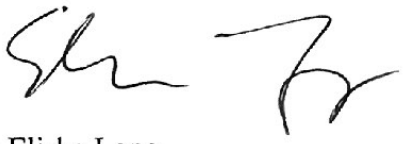
Lee Newman
Planning Director
Town of Needham
Planning Board
Town Hall
Needham, Massachusetts 02492

Re: Site Plan Application
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Mrs. Newman,

Please accept this letter as confirmation that George Giunta, Jr., Esquire, is authorized to make application for Site Plan Approval and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the redevelopment of the property known and numbered 400 Hunnewell Street. In connection therewith, Attorney Giunta is hereby authorized, to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review.

Hunnewell Needham, LLC



By Elisha Long
Manager, duly authorized

DUCKHAM
ARCHITECTURE & INTERIORS

400 HUNNEWELL

Needham, MA

PERMIT SET - Nov, 05 2020



PROJECT DIRECTORY

OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Lanscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajnx@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, MA 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

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400 HUNNEWELL STREET ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

REV: 06-24-2016

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 ½ STORIES	2 STORIES	2 ½ STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

201919
400 HUNNEWELL ST
DUCKHAM
09.10.2020

DUCKHAM
ARCHITECTURE & INTERIORS

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Needham, MA 02494

Telephone: 781-449-4109

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SEPTERMBER 10, 2020

Issues
Number Date Description

Revisions
Number Date Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

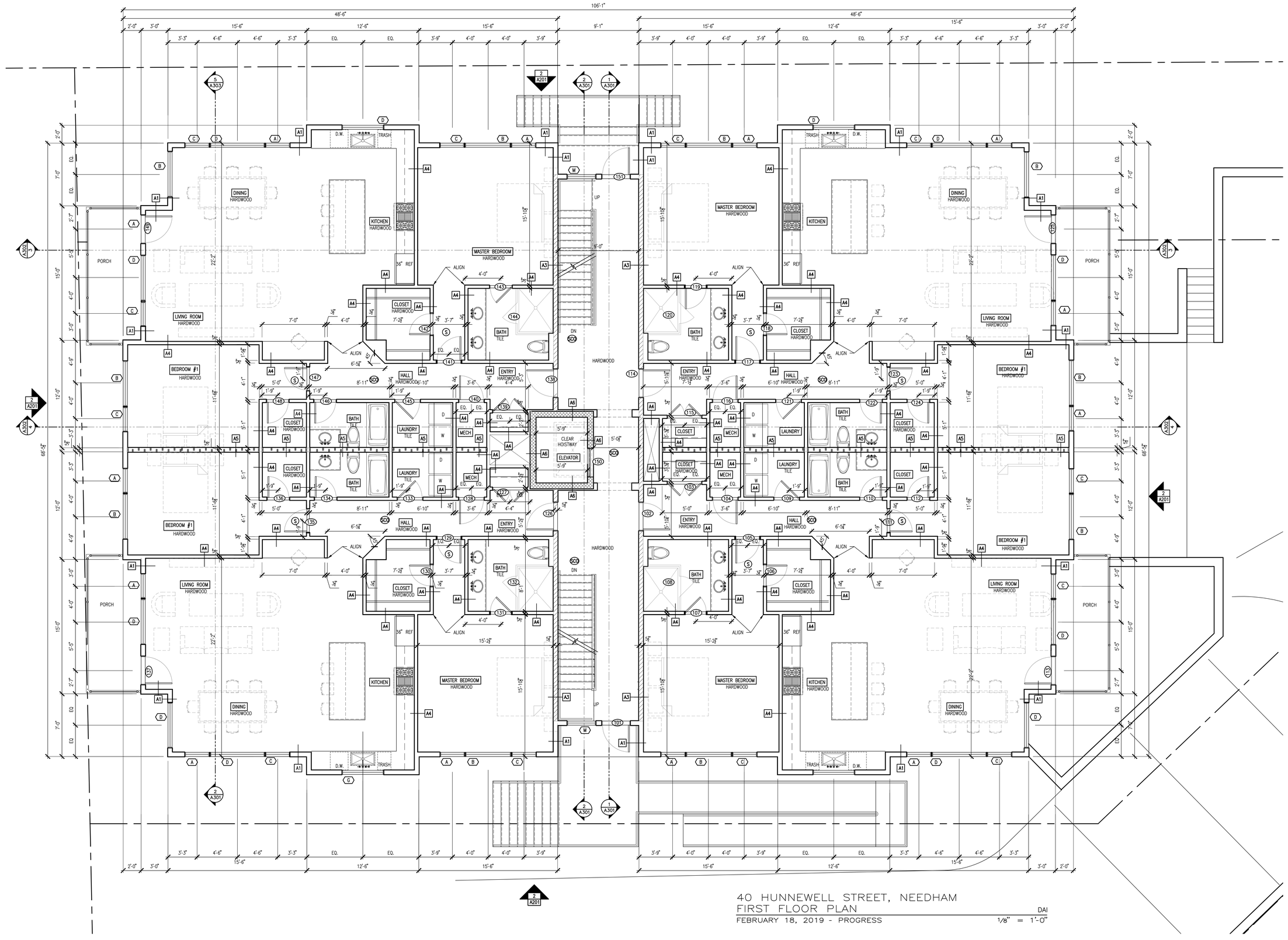
Date Issued:
11.05.2020

A.B.1

40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN
FEBRUARY 18, 2020 - PROGRESS
1/8" = 1'-0"

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SEPTEMBER 10, 2020

Issues
Number Date Description

Revisions
Number Date Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

1st FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

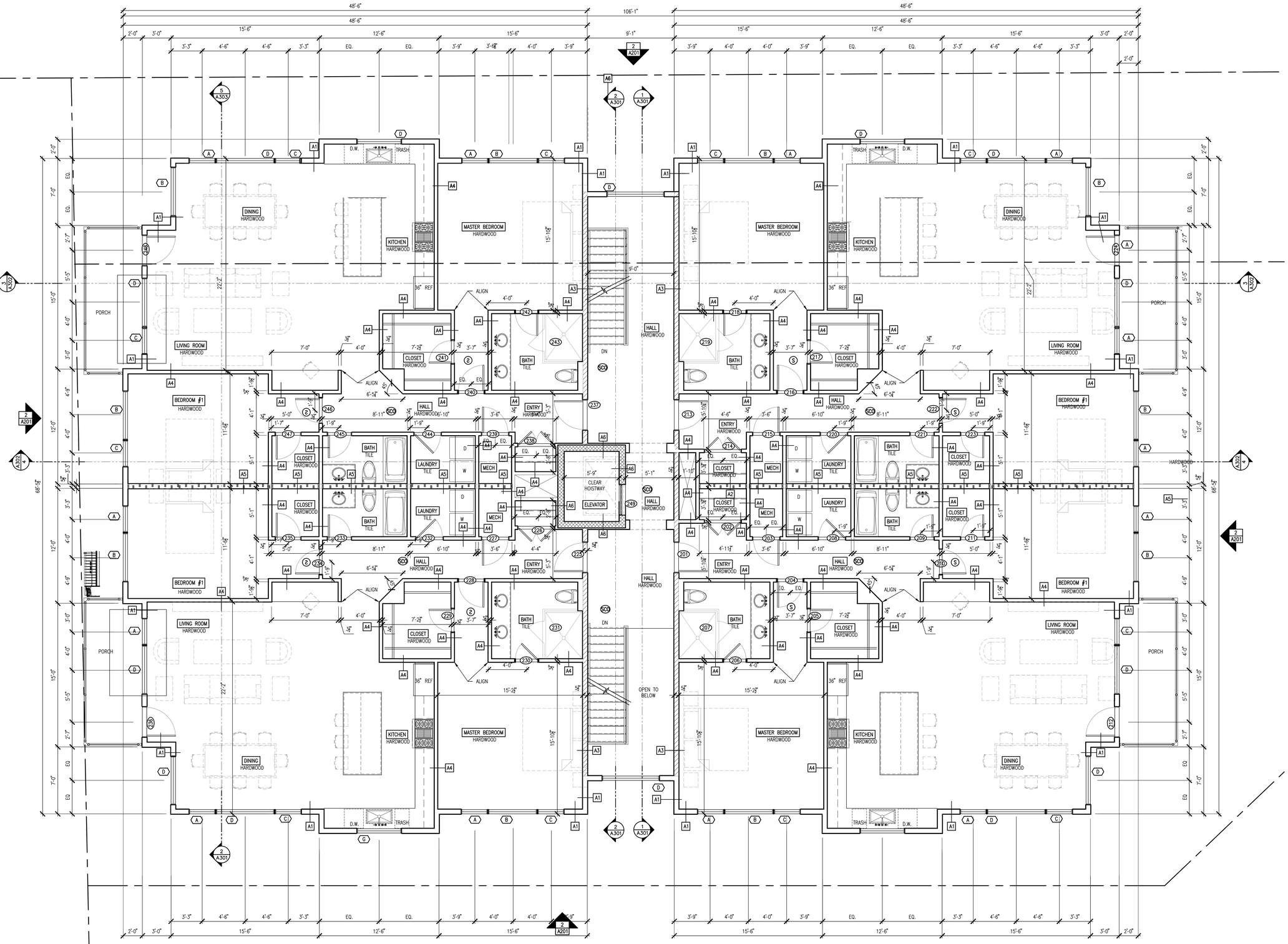
Project Number:
201919.00

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40 HUNNEWELL STREET, NEEDHAM
SECOND FLOOR PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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KENT J. DUCKHAM — REGISTERED ARCHITECT — No. 6970 — COMMONWEALTH OF MASSACHUSETTS

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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

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400 Hunnewell Street Needham, MA

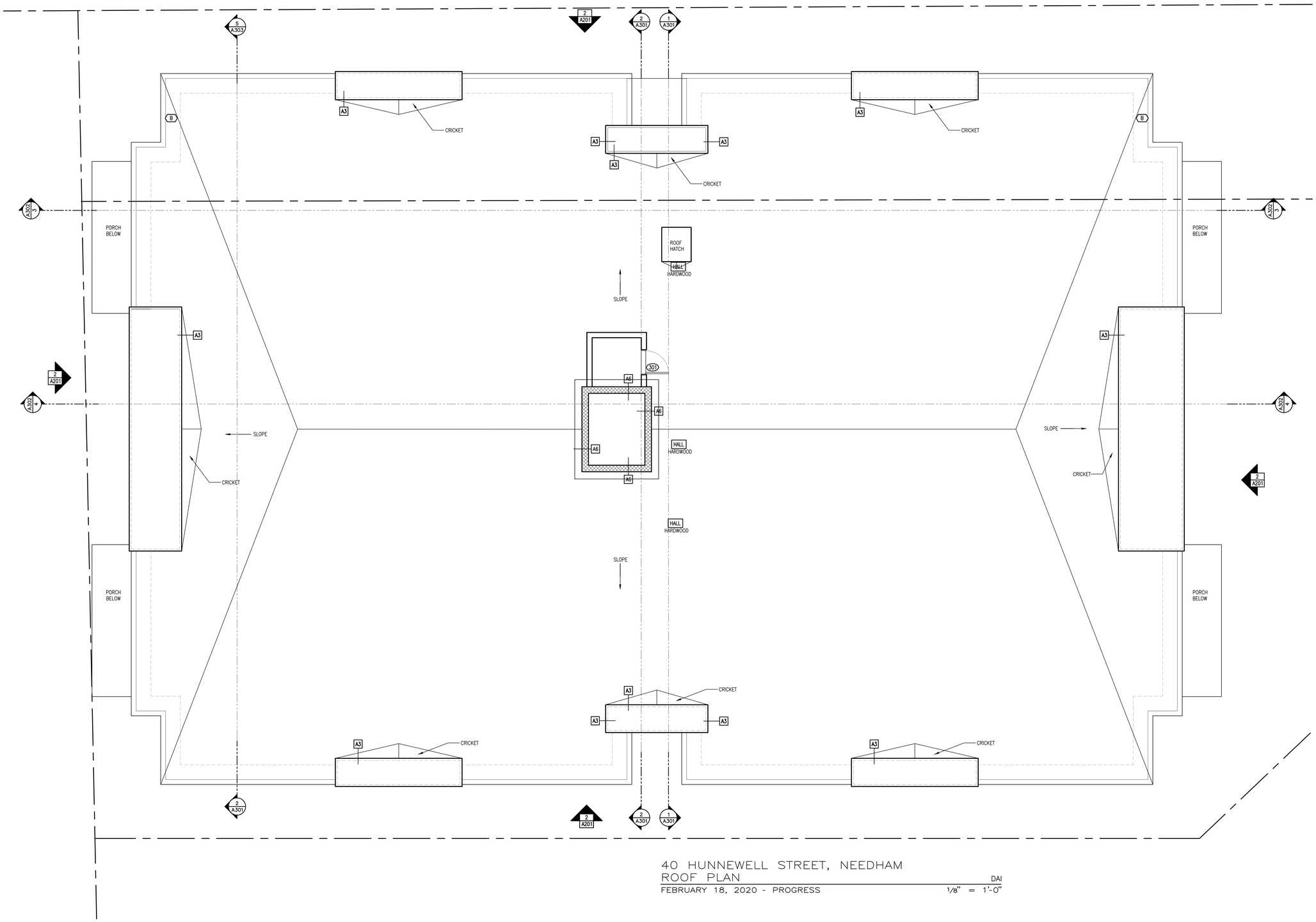
2nd FLOOR PLAN

Drawing Scale: 1/4"=1'-0"

Project Number: 201919.00

Date Issued: 11.05.2020

A.1.2



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN
FEBRUARY 18, 2020 - PROGRESS

DAI
1/8" = 1'-0"

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Issues

Number	Date	Description

Revisions

Number	Date	Description

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400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"

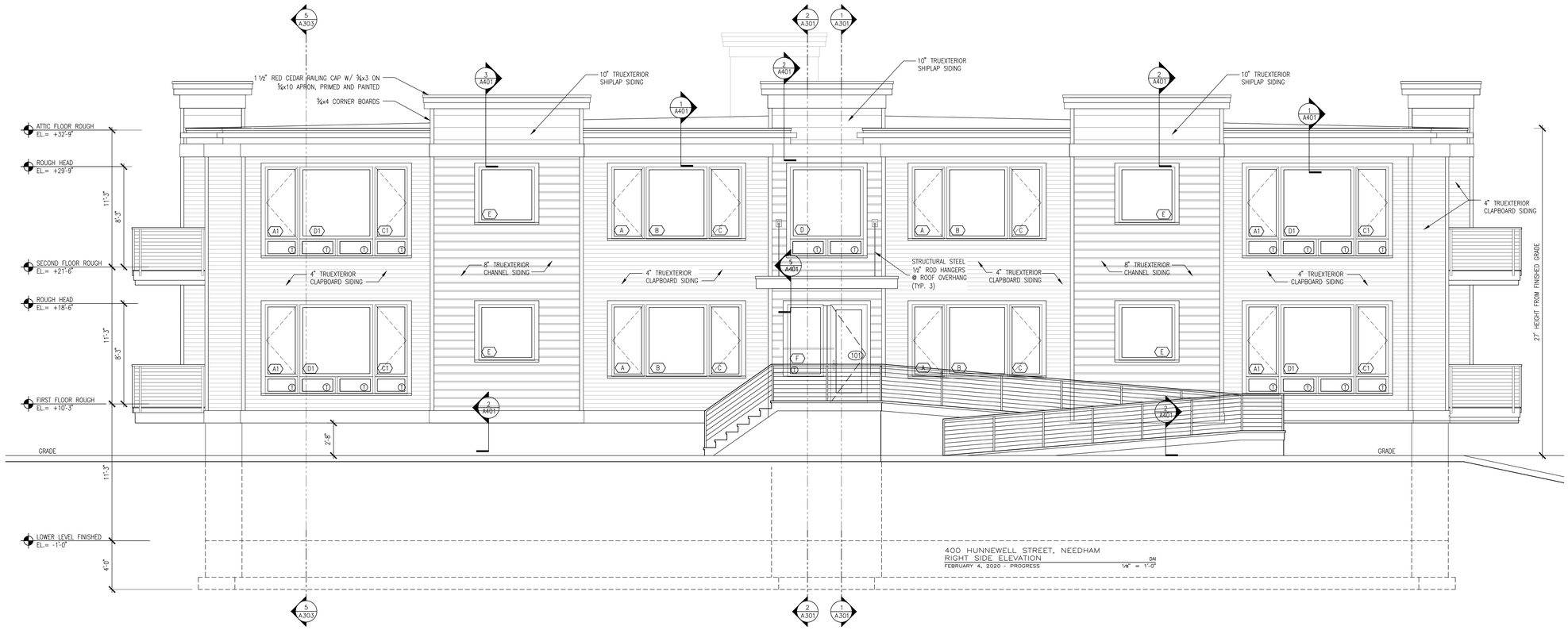
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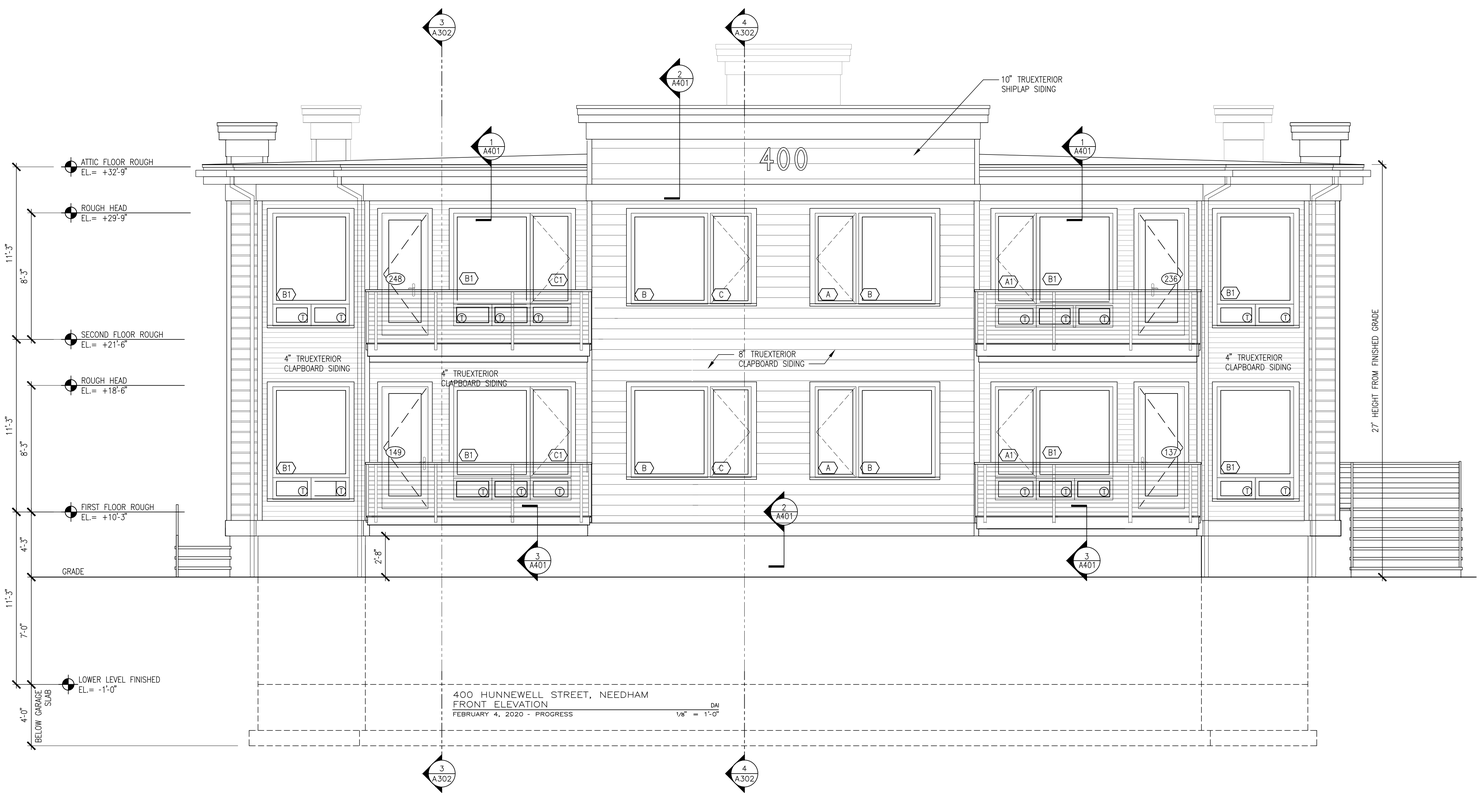
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A.1.3

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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

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400 Hunnewell Street
Needham, MA

PROPOSED SOUTH ELEVATION

Drawing Scale:

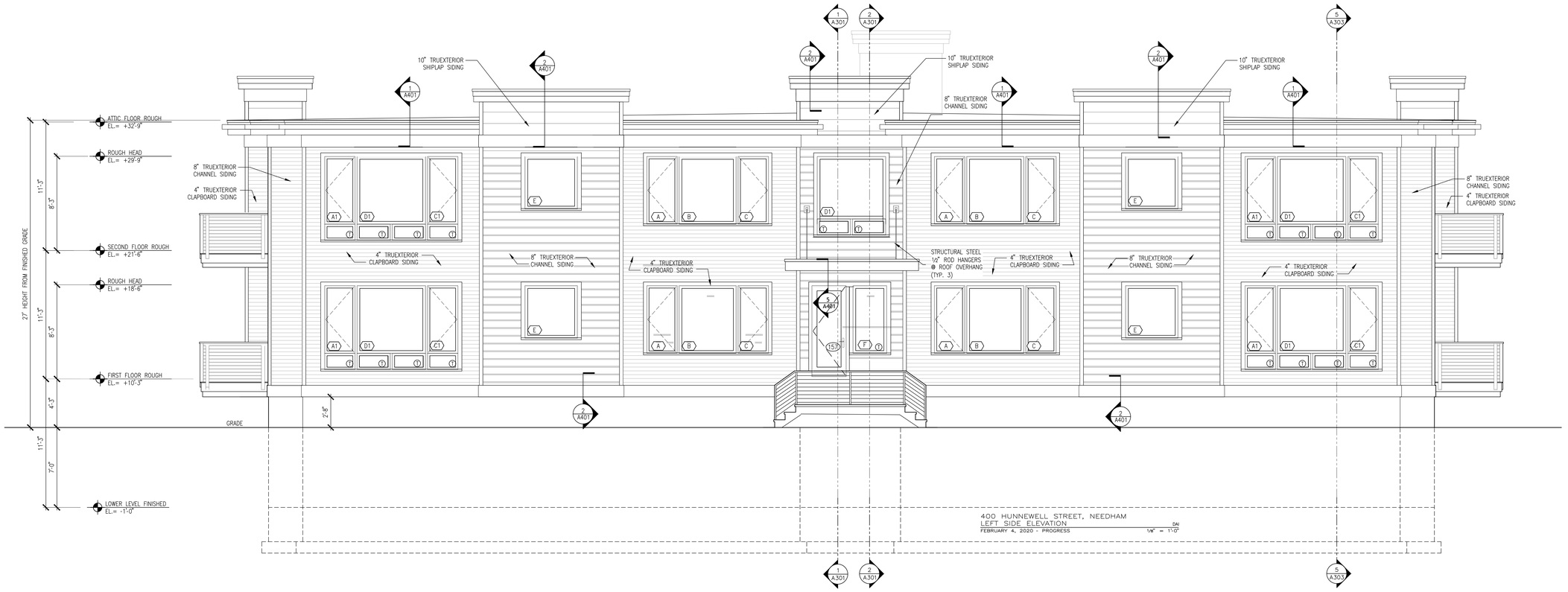
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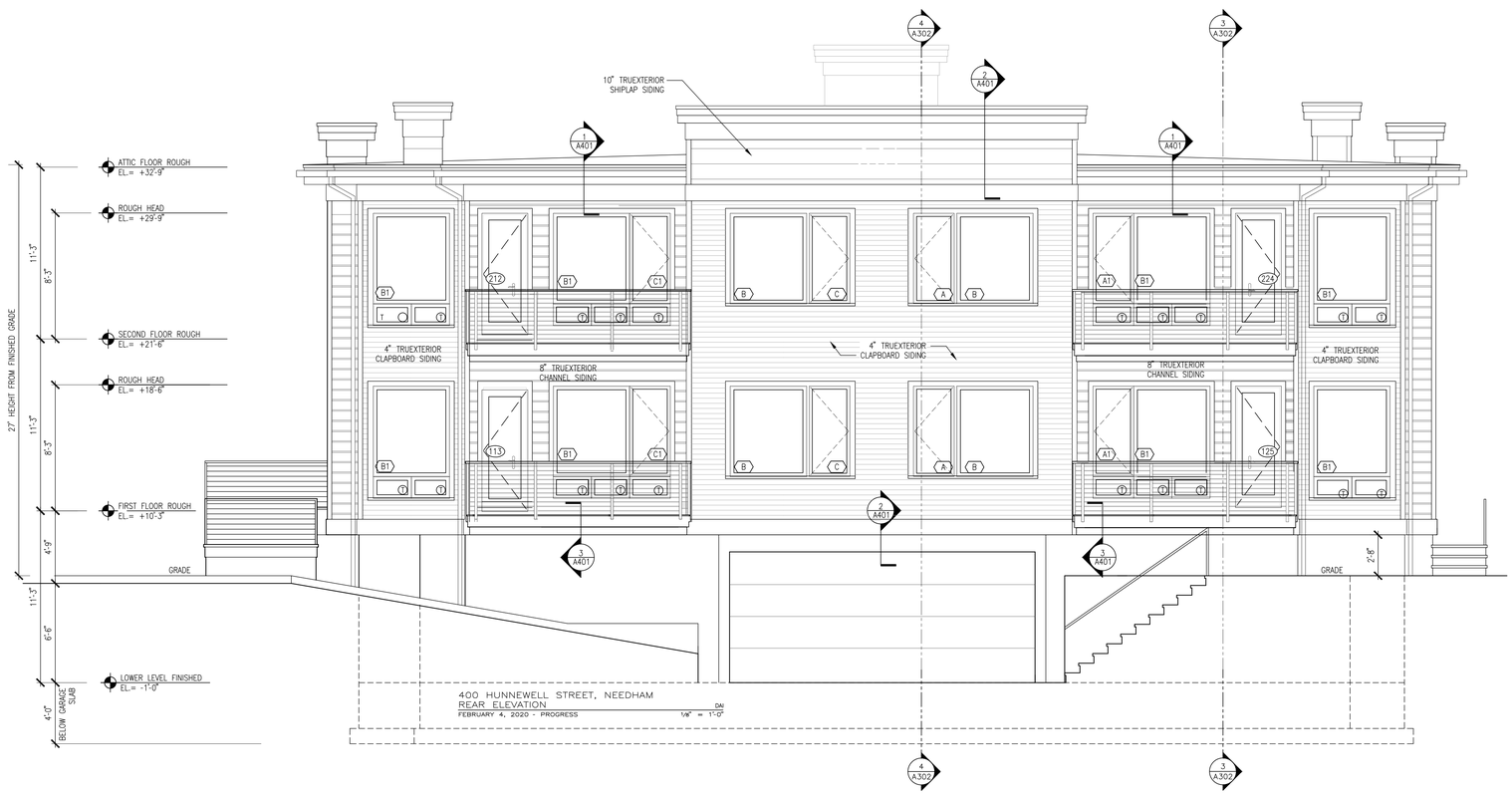
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PERMIT SET

DRAWING NOT FOR CONSTRUCTION

SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED SOUTH ELEVATION

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A202

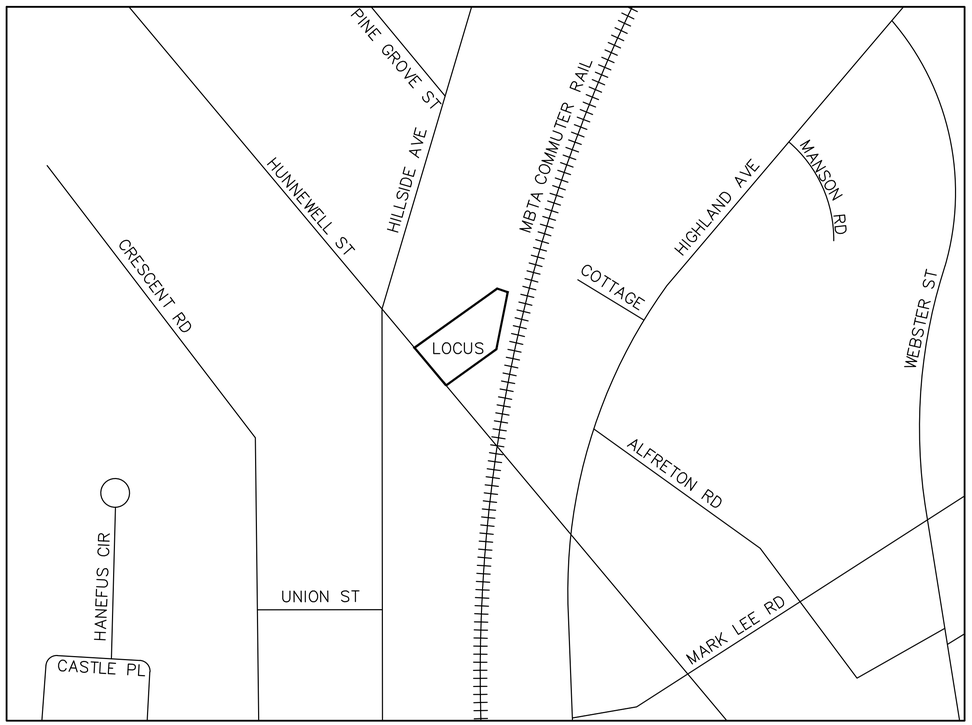
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SITE PLAN

FOR

400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1'=200'

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UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS–CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845–2500

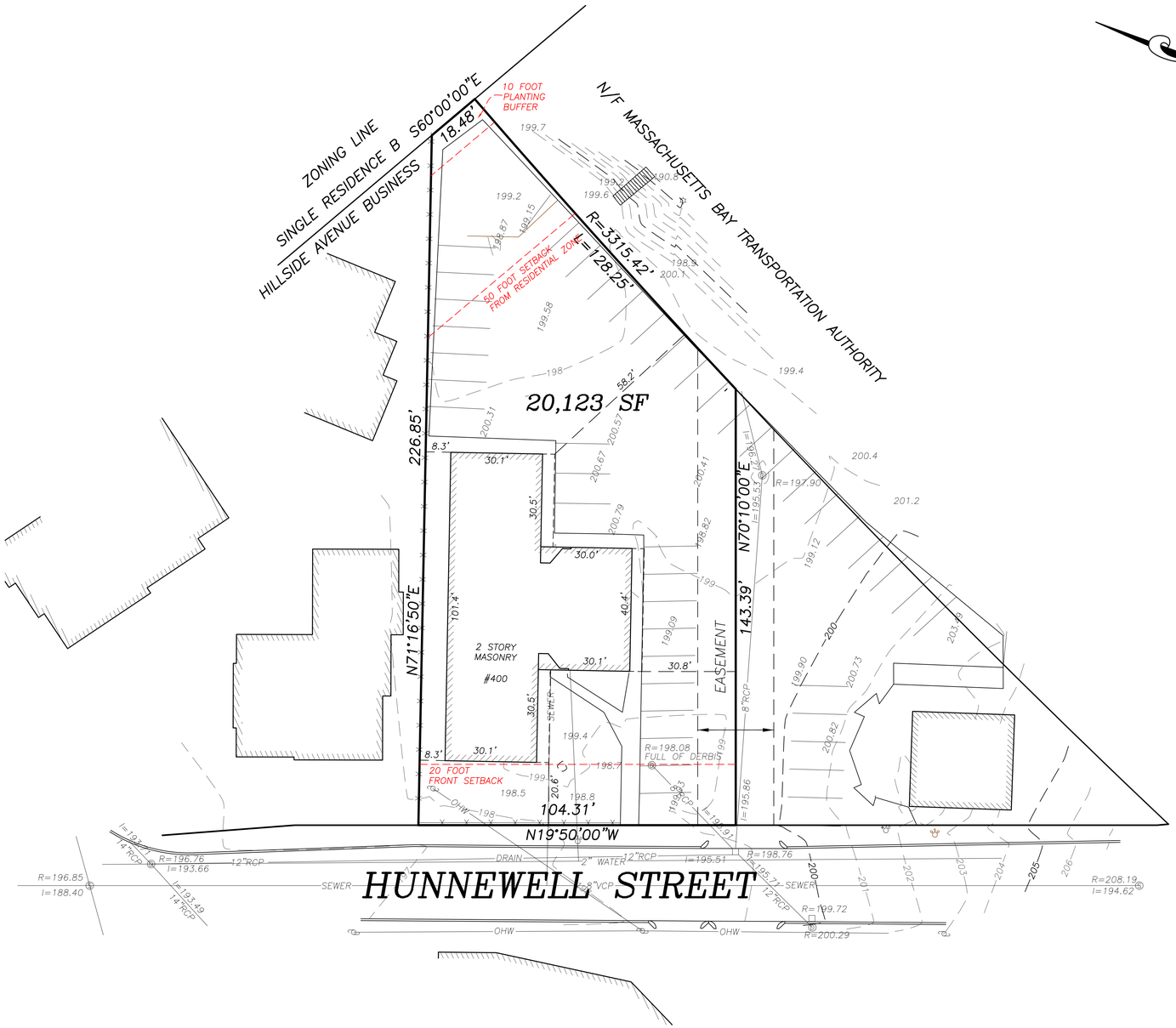
LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER
11/2/20

REV. NO.	DATE	REVISION

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020
COVER SHEET	
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G–597

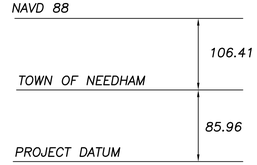


1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP



ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET.	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET.	20.6 FEET
MINIMUM SIDE SETBACK	0.0'.	8.3' FEET
MINIMUM DRIVEWAY OPENNING	18 FEET*.	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET.	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8.	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.



BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

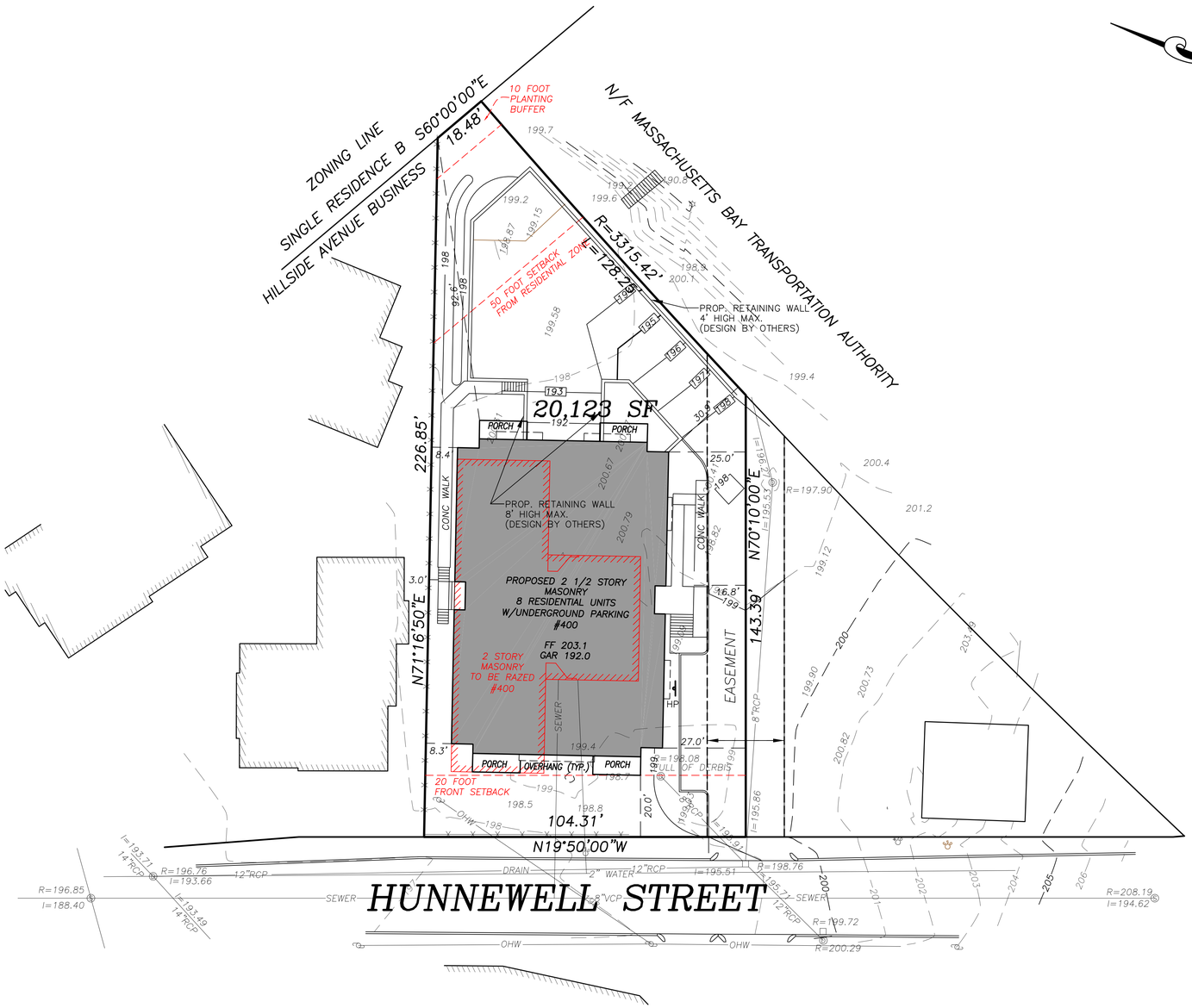
MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVD 88	
	106.41
TOWN OF NEEDHAM	
	85.96
PROJECT DATUM	

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET.	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET.	20.0 FEET
MINIMUM SIDE SETBACK	0.0'	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET.	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8.	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES.	2 1/2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

COMMONWEALTH OF MASSACHUSETTS BRADLEY SIMONELLI 43291 REGISTERED LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

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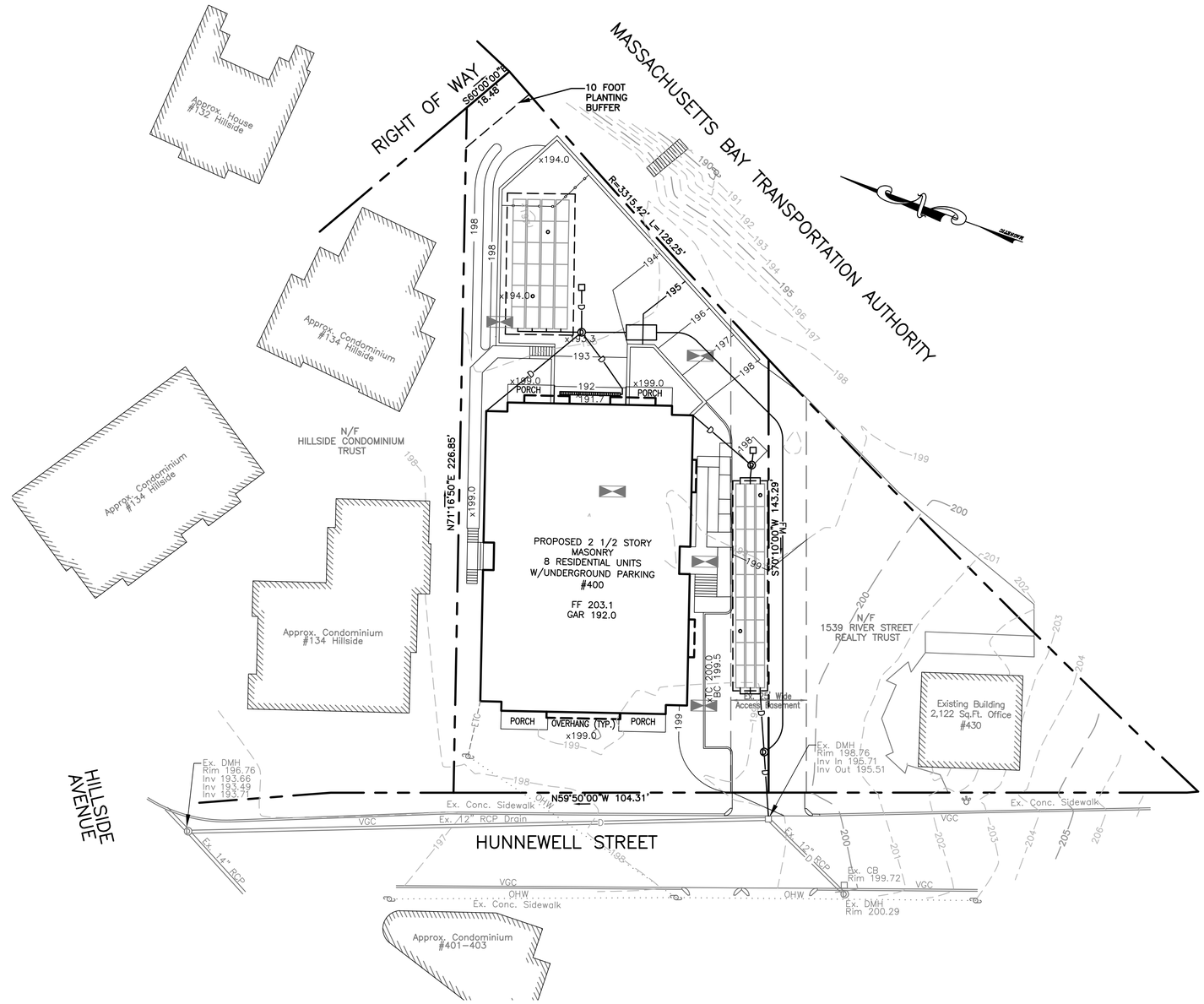
MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

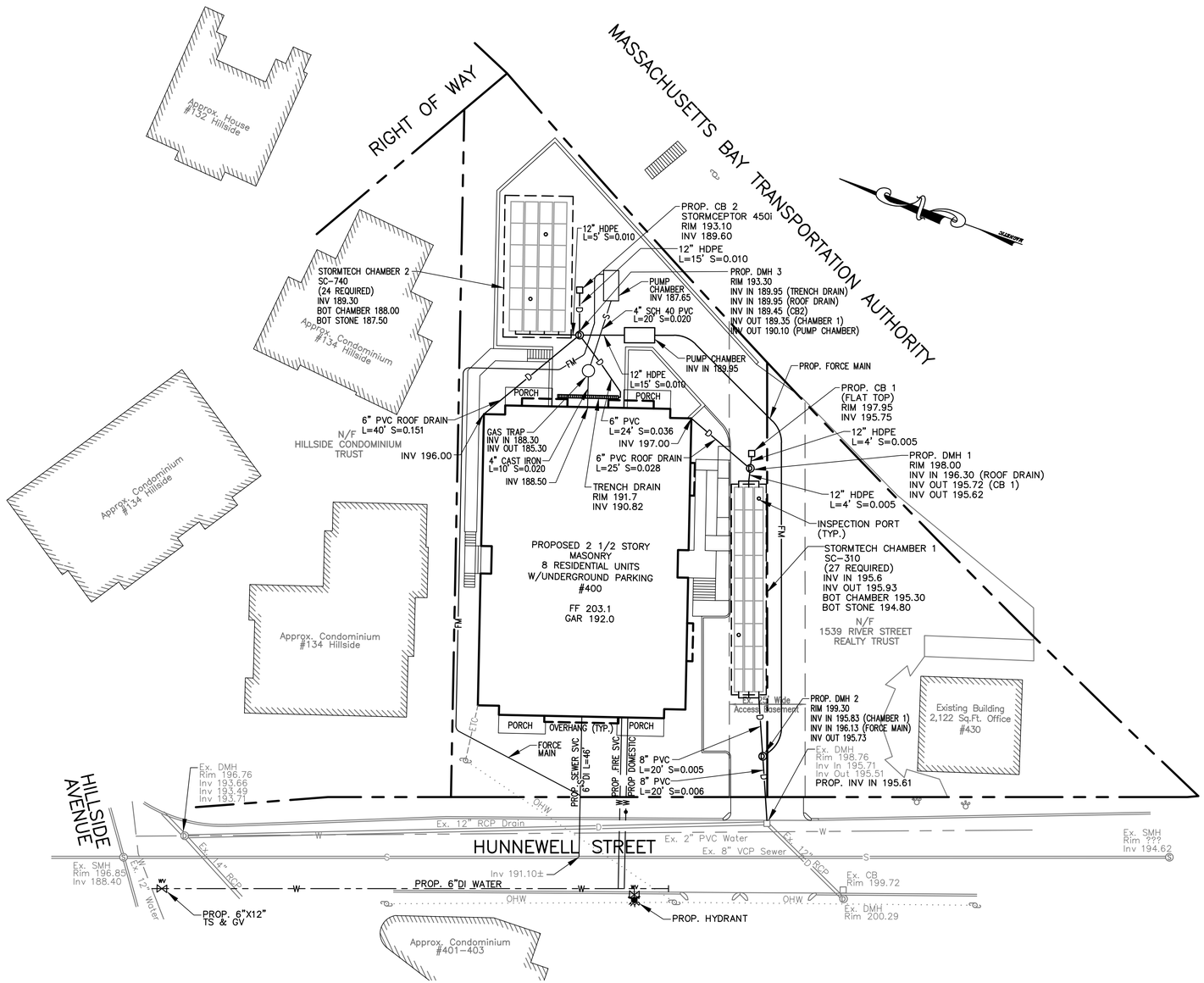
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

GRADING AND DRAINAGE PLAN

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

NOTES:

1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

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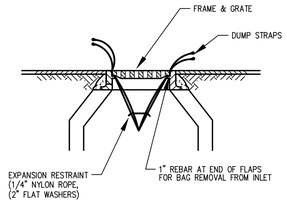
COMMONWEALTH OF MASSACHUSETTS
JOHN E. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

UTILITY PLAN

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 8	G-597

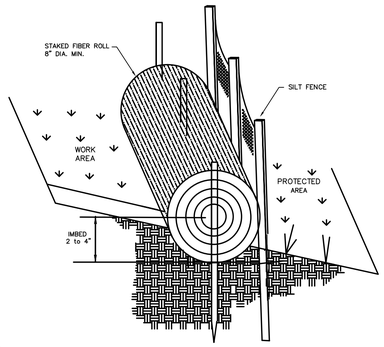


NOTE

BAGS SHOULD BE CLEANED OUT AFER EVERY RAIN EVENT AND/OR AS NEEDED.

SILT SACK DETAIL

NOT TO SCALE

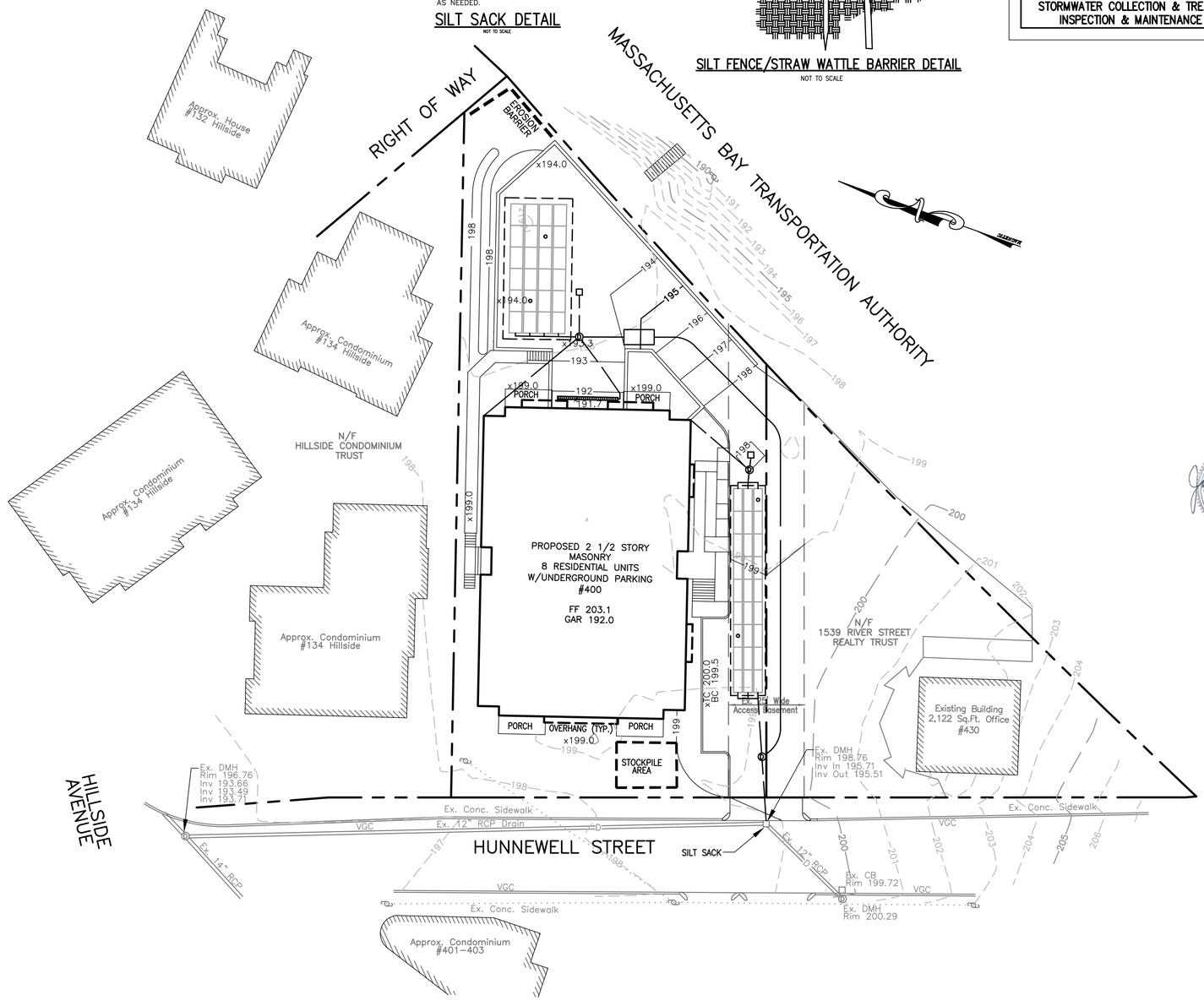


SILT FENCE/STRAW WATTLE BARRIER DETAIL

NOT TO SCALE

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
4. The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
5. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES



GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF NEEDHAM ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

1. SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
2. STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
3. DEMOLISH EXISTING BUILDING.
4. STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
5. FORM AND POUR FOUNDATION FOR NEW BUILDING.
6. BACKFILL FOUNDATION AREAS AS NECESSARY.
7. CONSTRUCT BUILDING.
8. INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH PLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
9. CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
10. ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL
11. ALL GRADED AREAS TO BE LANDSCAPED, LOAMED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.



11/2/20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 195 EXISTING CONTOUR – HIGH
- 196 EXISTING CONTOUR – LOW
- **195** PROPOSED CONTOUR – HIGH
- 196 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- **D** PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- **W** PROPOSED WATER LINE
- S EXISTING SEWER LINE
- **S** PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

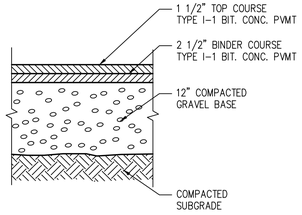
PREPARED FOR:
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14A BROOKS STREET
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325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

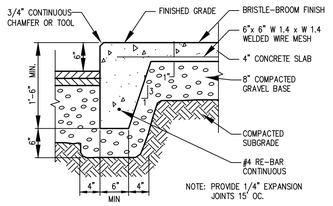
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 8	G-597



STANDARD BITUMINOUS CONCRETE PAVEMENT

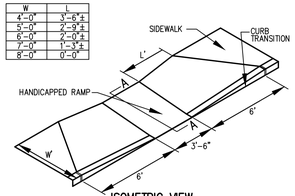
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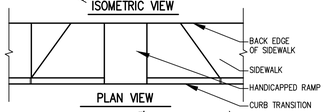
HAUNCHED CONCRETE CURB

NOT TO SCALE

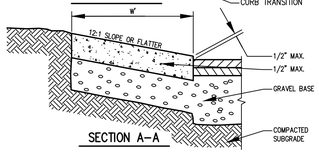
W	L
4'-0"	3'-6"±
5'-0"	2'-9"±
6'-0"	2'-0"±
7'-0"	1'-3"±
8'-0"	0'-0"



ISOMETRIC VIEW



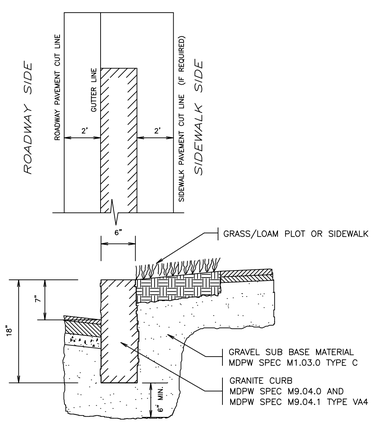
PLAN VIEW



SECTION A-A

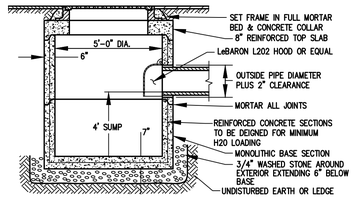
HANDICAP RAMP

NOT TO SCALE



TYPICAL GRANITE CURB DETAIL

NOT TO SCALE



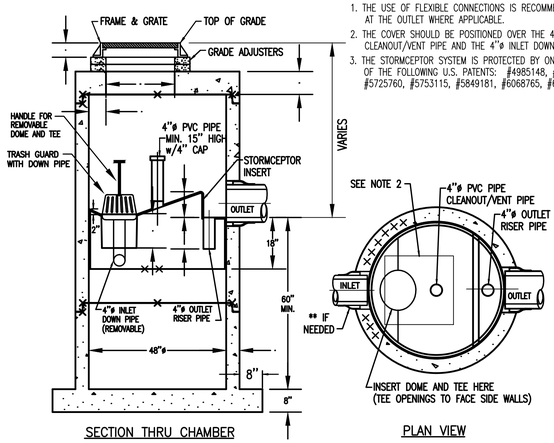
SECTION

FLAT TOP CATCH BASIN

NOT TO SCALE

NOTES:

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"ø CLEANOUT/VENT PIPE AND THE 4"ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.



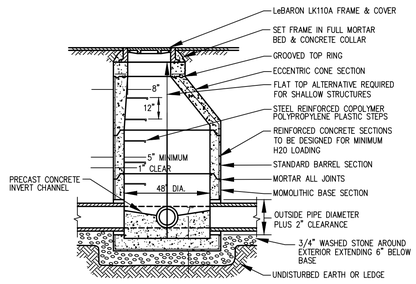
SECTION THRU CHAMBER

PLAN VIEW

PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT

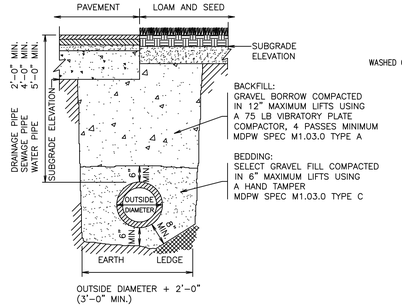
MODEL: STC 450i (OR EQUAL)

(450 US GALLON CAPACITY)



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

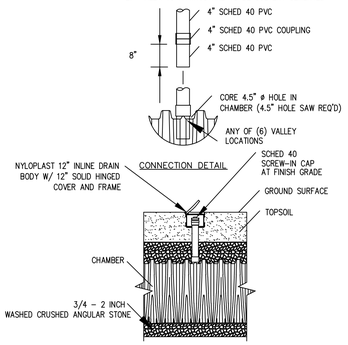


TYPICAL TRENCH DETAIL

NOT TO SCALE

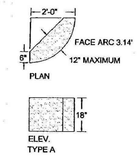
NOTES:

1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL PVC FITTINGS ARE TO BE SOLVENT CEMENTED



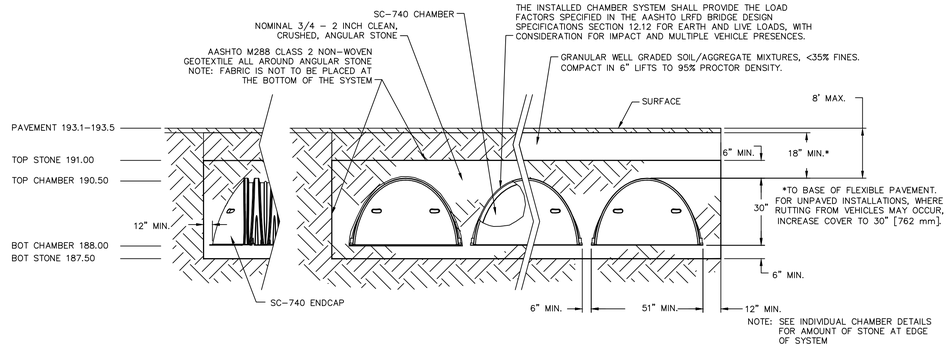
INSPECTION PORT

NOT TO SCALE



CORNER BLOCK DETAIL

NOT TO SCALE

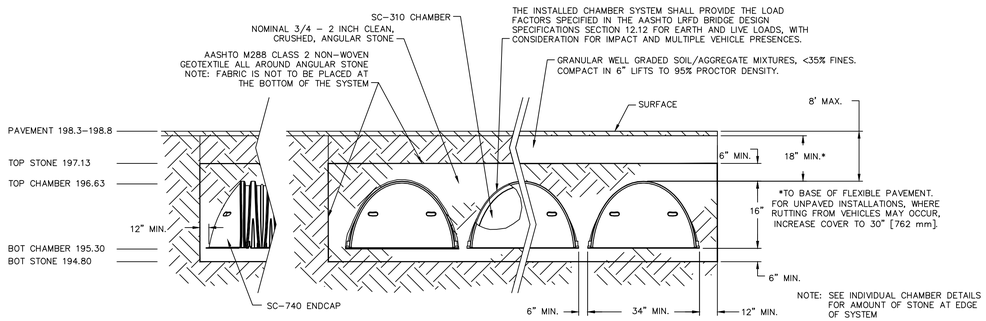


STORMTECH SC-740 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.

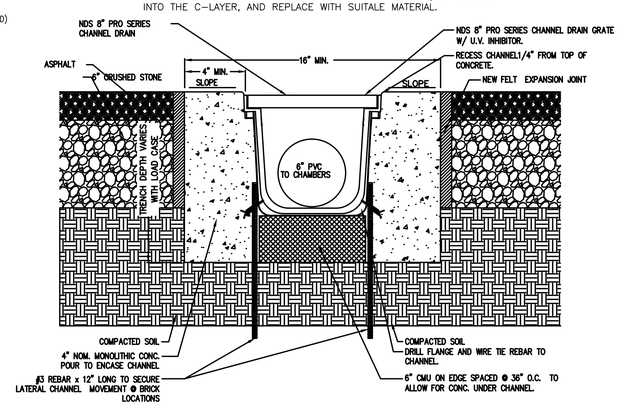


STORMTECH SC-310 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.



TRENCH DRAIN CROSS-SECTION

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

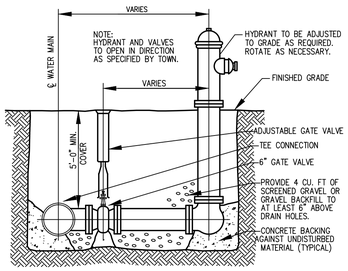
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 1/2

SHEET NO.:	PROJECT NO.:
SHEET 7 OF 8	G-597



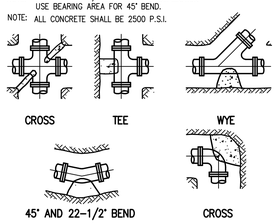
HYDRANT AND VALVE DETAIL WITH RESTRAINED JOINT HYDRANT TEE

NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	26	20

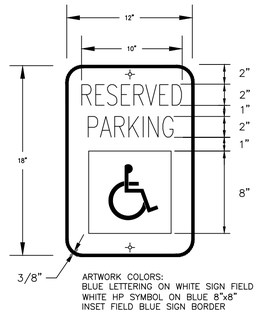
NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.

NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.



THRUST BLOCK SCHEDULE

NOT TO SCALE

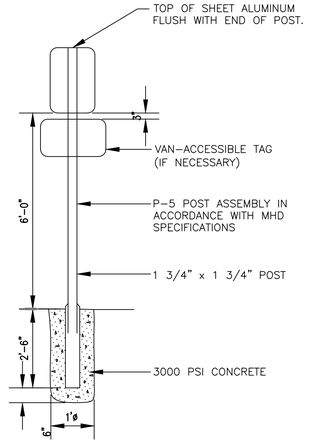


SIGN DETAIL FOR HP PARKING

NTS

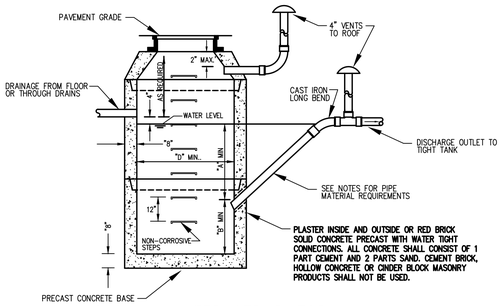


VAN-ACCESSIBLE SIGN



SIGN POST DETAIL

NTS



GAS OIL & WATER SEPARATOR

NOT TO SCALE

PIPE MATERIAL NOTES:

1. NO-HUB CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAT A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSIVE STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-6"	3'-0"	2-6"
5"	3'-6" 3'-6"x3'-6" 4'-0" 3'-6"x3'-6" 4'-6"	5'-0" 4'-0" 3'-6" 3'-0" 3'-0"	4'-0" 3'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0"x4'-0" 4'-6" 4'-6"x4'-6" 5'-0" 5'-0"x5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-0"x6'-0" 6'-6" 6'-6"x6'-6"	6'-0" 4'-6" 4'-0" 3'-0" 3'-6" 3'-0"	5'-0" 4'-0" 3'-6" 2'-6" 3'-0" 2'-6"

DRAINAGE FROM FLOOR OR THROUGH DRAINS



11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

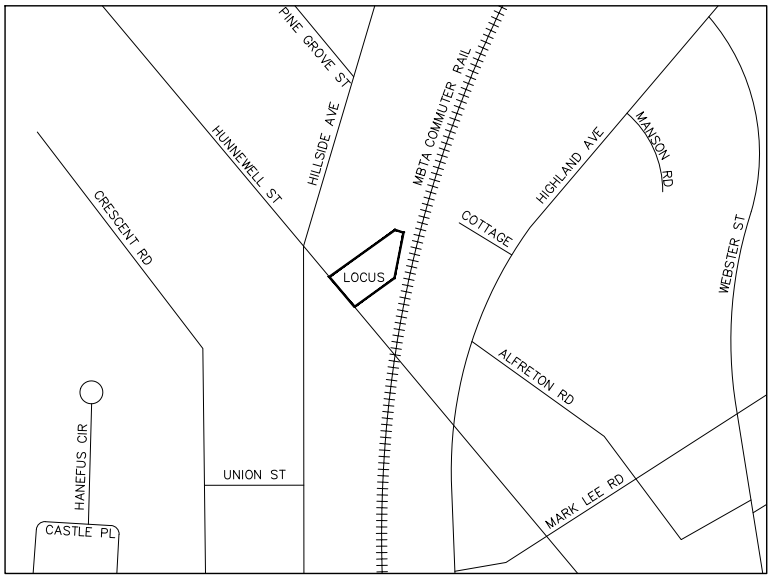
DETAIL PLAN 2/2

SHEET NO.:	PROJECT NO.:
SHEET 8 OF 8	G-597

SITE PLAN

FOR

400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1'=200'

INDEX

DESCRIPTION	SHEET NUMBER
COVER	1 OF 8
EXISTING CONDITIONS PLANS	2 OF 8
LAYOUT PLAN	3 OF 8
GRADING AND DRAINAGE PLAN	4 OF 8
UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS–CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845–2500

LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

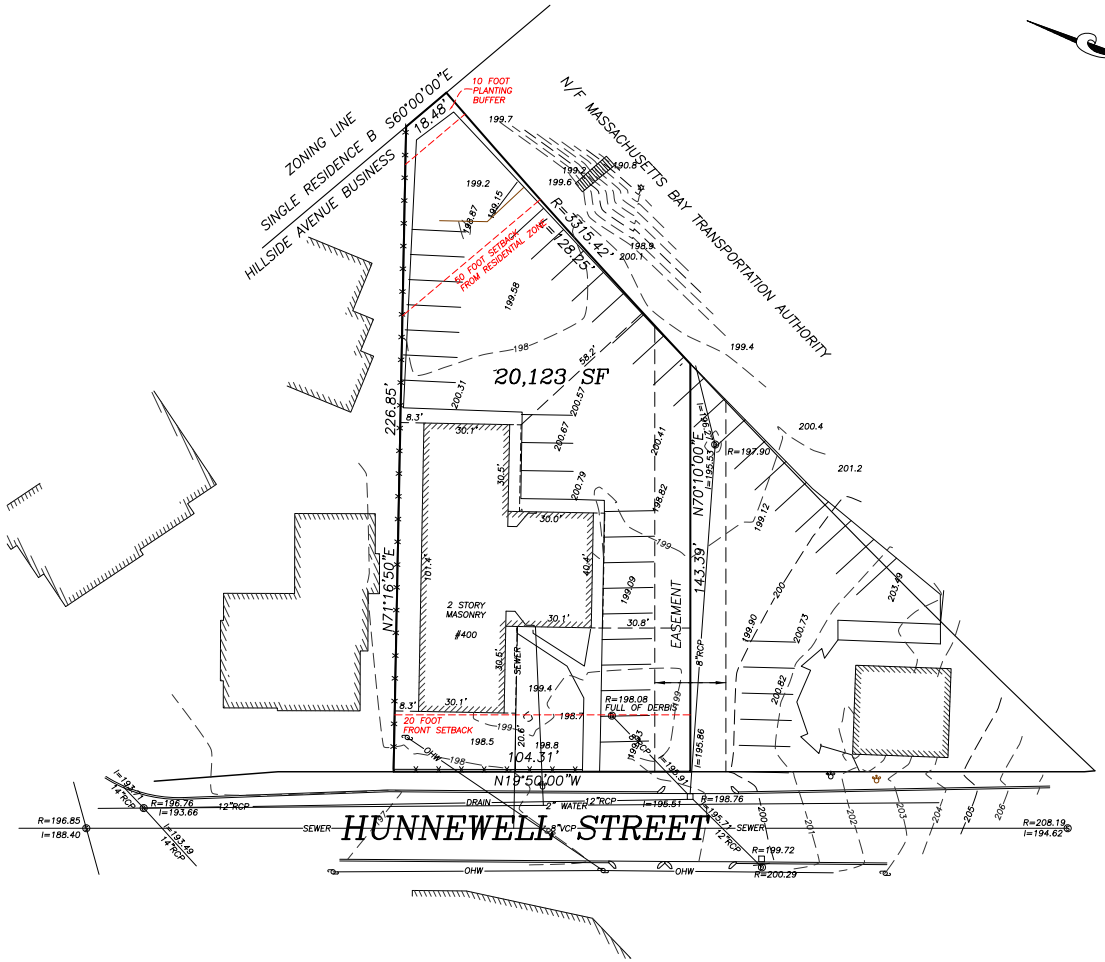
ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

JOHN M. GRENIER CIVIL No. 47812 REGISTERED PROFESSIONAL ENGINEER

11/2/20

REV. NO.	DATE	REVISION

SCALE: AS SHOWN	DATE: NOVEMBER 2, 2020
COVER SHEET	
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G–597



1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP

NAVD 88	
	106.41
TOWN OF NEEDHAM	
	85.96
PROJECT DATUM	

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.6 FEET
MINIMUM SIDE SETBACK	0.0'	8.3' FEET
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 5, 2020

SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

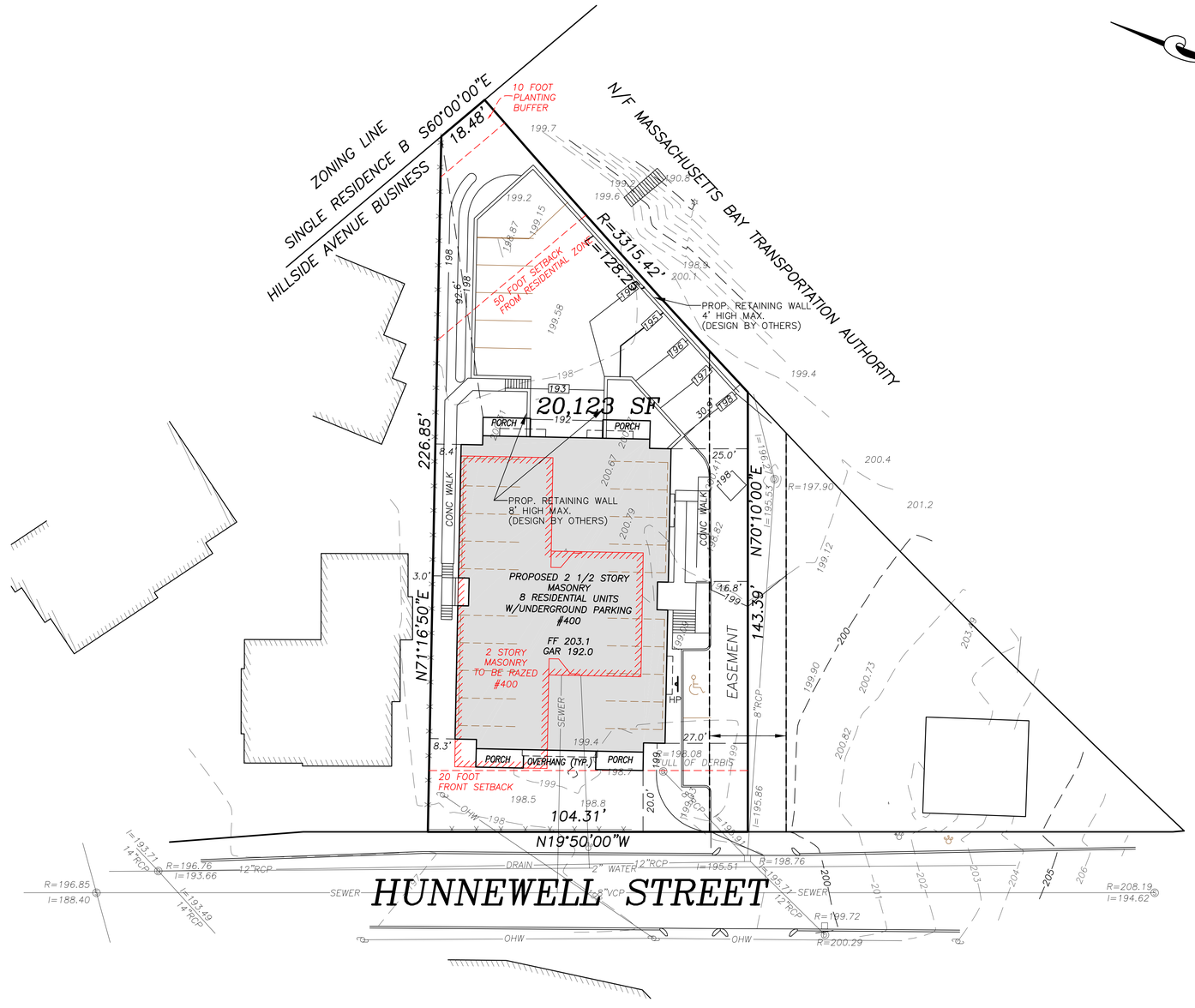
MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVD 88

106.41

TOWN OF NEEDHAM

85.96

PROJECT DATUM

PARKING SPACE REQUIREMENTS

PROPOSED USE – 400 HUNNEWELL	REQUIRED	PROPOSED
MULTI-FAMILY: 1.5/D.U X 8 UNITS	12 SPACES	23 SPACES
EXISTING USE – 430 HUNNEWELL	REQUIRED	PROPOSED
OFFICE: 1/300 SF X 2,122 SF S	8 SPACES	11 SPACES

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.0 FEET
MINIMUM SIDE SETBACK	0.0'	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
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ZONING REFERENCE

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COMMONWEALTH OF MASSACHUSETTS BRADLEY J. SIMONELLI #47581 REGISTERED LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 23, 2020

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

MARCH 5, 2020 SCALE 1"=20'

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

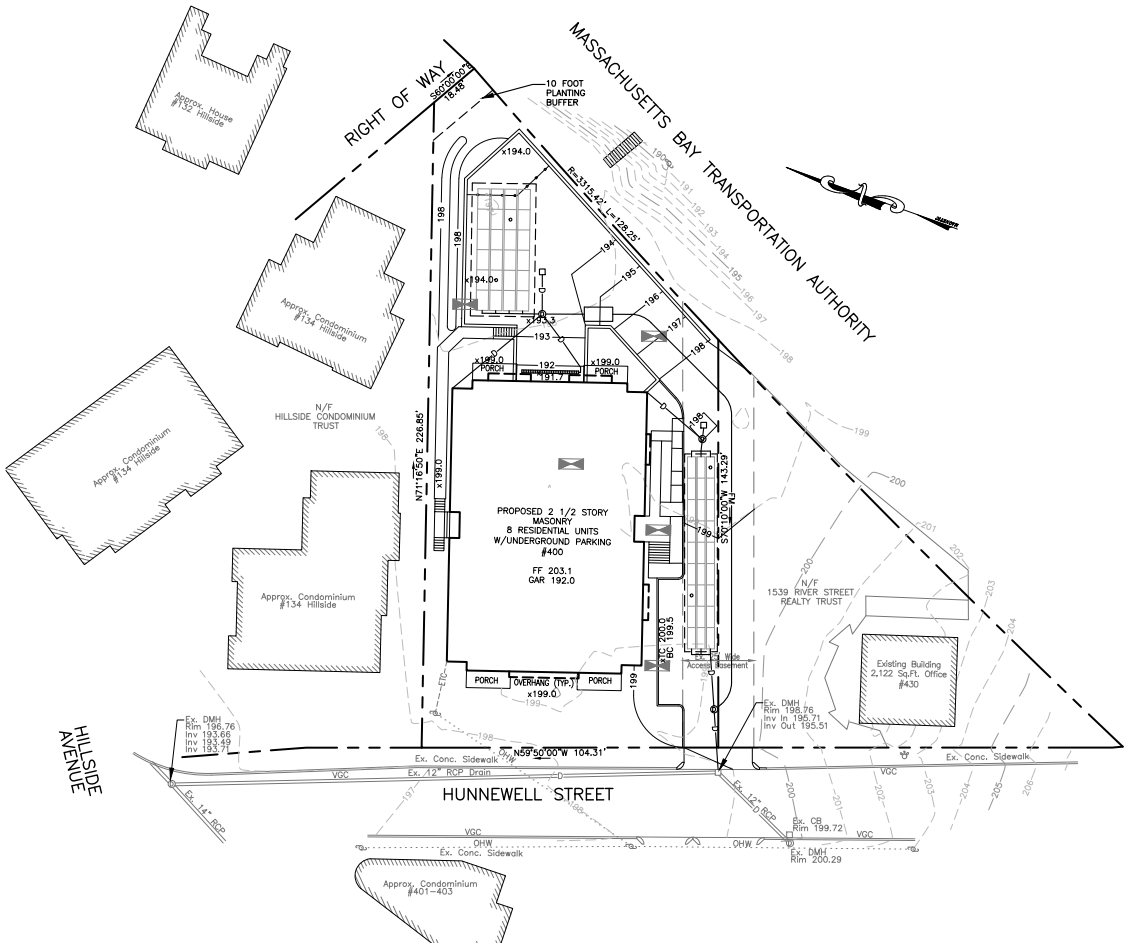
fieldresources@hotmail.com

JOB NO. 122-19

REVISED: NOVEMBER 20, 2020
REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

11/2/20

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

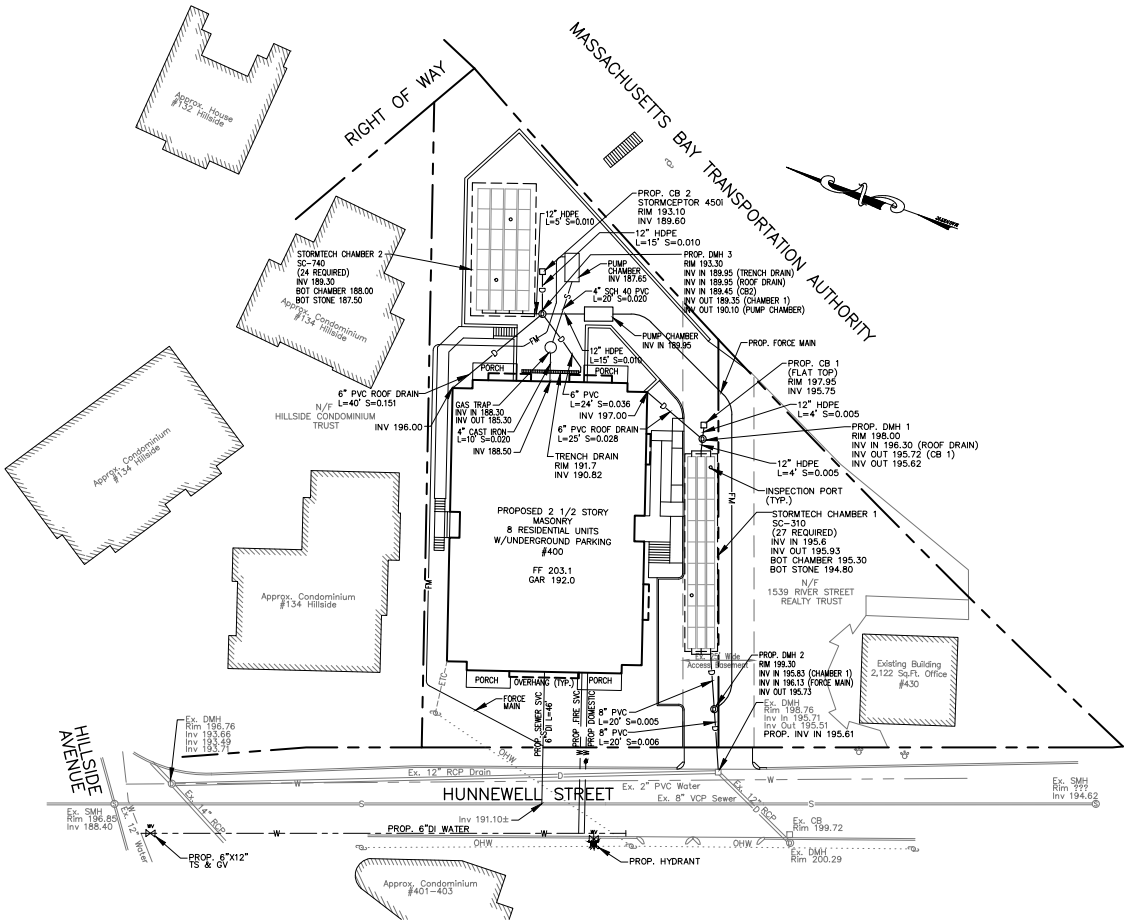
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

GRADING AND DRAINAGE PLAN

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

NOTES:

1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
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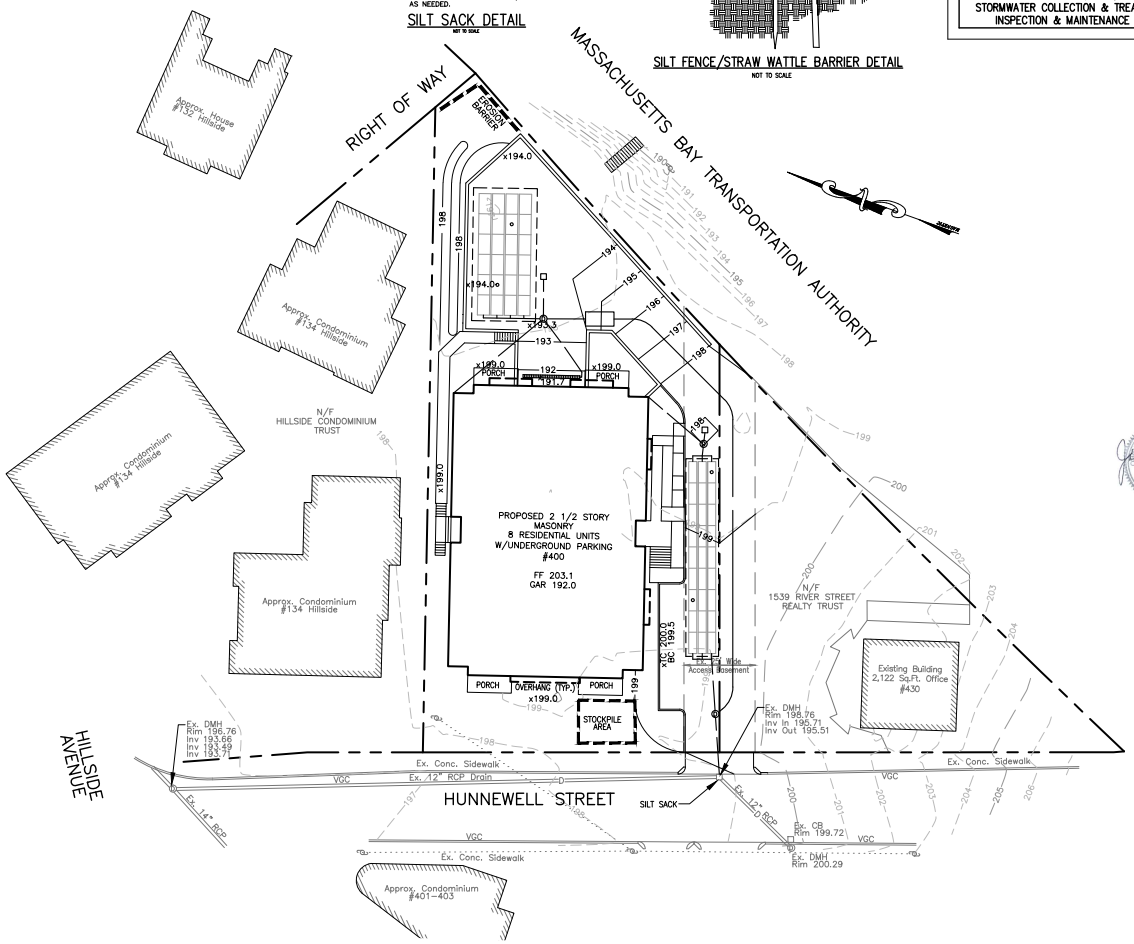
JOHN M. GRENIER No. 47812 REGISTERED PROFESSIONAL ENGINEER CIVIL

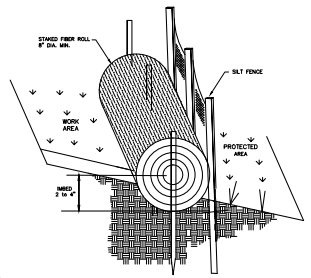
11/2/20

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

UTILITY PLAN

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 8	G-597





NOTE.
BAGS SHOULD BE CLEANED OUT AFER EVERY RAIN EVENT AND/OR AS NEEDED.

SILT SACK DETAIL
NOT TO SCALE

SILT FENCE/STRAW WATTLE BARRIER DETAIL
NOT TO SCALE

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
4. The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
5. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES

GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF NEEDHAM ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

1. SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
2. STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
3. DEMOLISH EXISTING BUILDING.
4. STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
5. FORM AND POUR FOUNDATION FOR NEW BUILDING.
6. BACKFILL FOUNDATION AREAS AS NECESSARY.
7. CONSTRUCT BUILDING.
8. INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH PLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
9. CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
10. ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL.
11. ALL GRADED AREAS TO BE LANDSCAPED, LOAMED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.



11/2/20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- —195— EXISTING CONTOUR – HIGH
- —196— EXISTING CONTOUR – LOW
- 195 PROPOSED CONTOUR – HIGH
- 196 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- D PROPOSED DRAIN LINE
- -W- EXISTING WATER LINE
- -W- PROPOSED WATER LINE
- S EXISTING SEWER LINE
- S PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

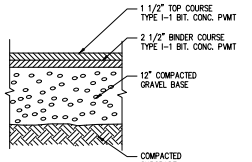
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

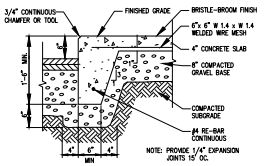
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 8	G-597



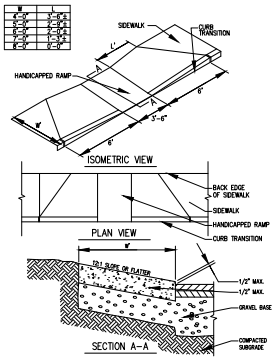
STANDARD BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



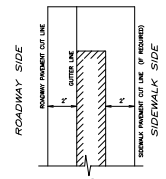
HAUNCHED CONCRETE CURB

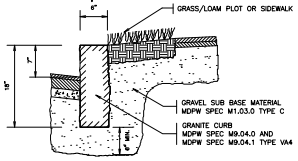
NOT TO SCALE



HANDICAP RAMP

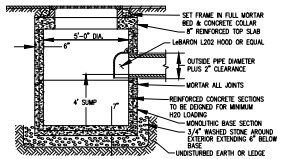
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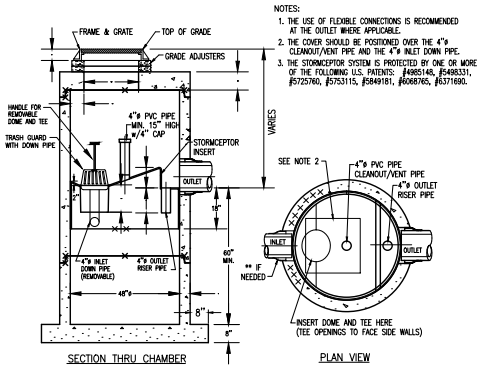
TYPICAL GRANITE CURB DETAIL

NOT TO SCALE



FLAT TOP CATCH BASIN

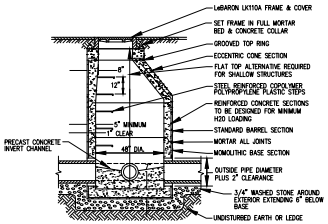
NOT TO SCALE



PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT

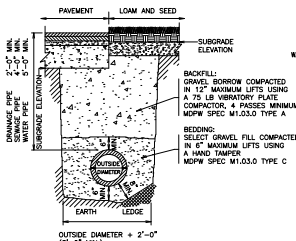
MODEL: STC 450i (OR EQUAL)

(450 US GALLON CAPACITY)



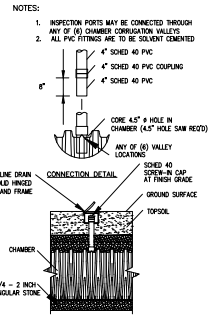
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



TYPICAL TRENCH DETAIL

NOT TO SCALE



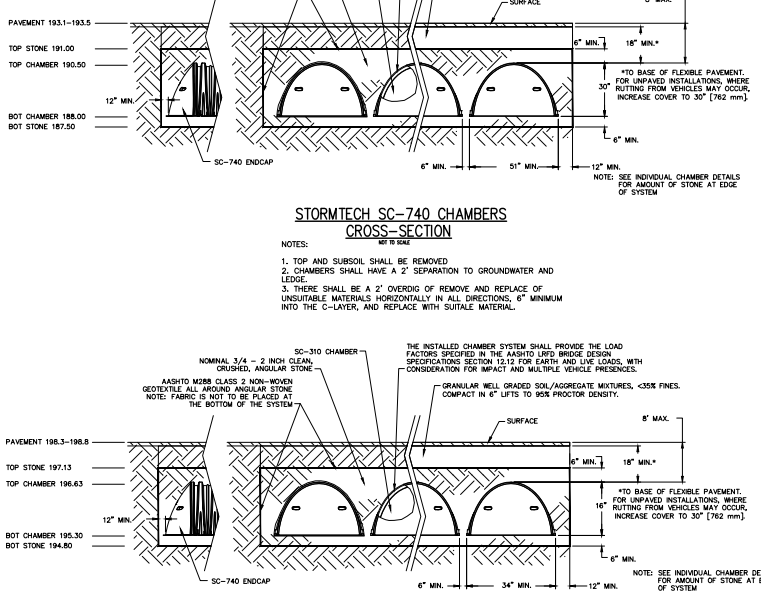
INSPECTION PORT

NOT TO SCALE



CORNER BLOCK DETAIL

NOT TO SCALE



STORMTECH SC-740 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

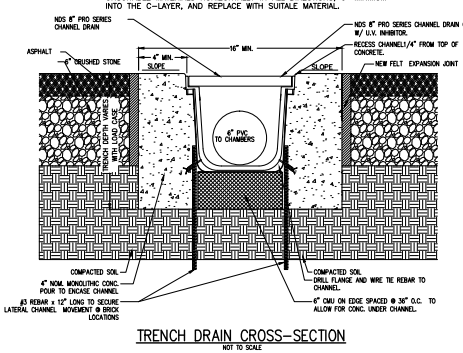
1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.

STORMTECH SC-310 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.



TRENCH DRAIN CROSS-SECTION

NOT TO SCALE

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN

FOR

400 HUNNEWELL STREET

NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:

400 HUNNEWELL STREET, LLC

14A BROOKS STREET

WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:

J.M. GRENIER ASSOCIATES INC.

325 DONALD LYNCH BOULEVARD SUITE 100

MARLBOROUGH, MASSACHUSETTS 01752

TELE NO.: (508) 845-2500

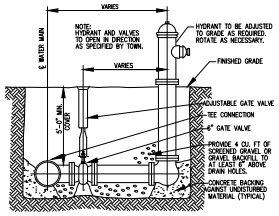
SCALE: AS SHOWN

DATE: NOVEMBER 2, 2020

DETAIL PLAN 1/2

SHEET NO.: SHEET 7 OF 8

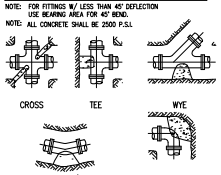
PROJECT NO.: G-597



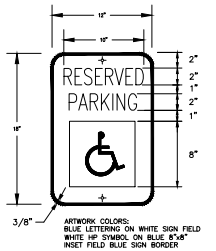
HYDRANT AND VALVE DETAIL WITH
RESTRAINED JOINT HYDRANT TEE
NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	28	20

NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.
NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.



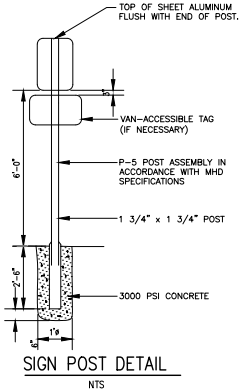
THRUST BLOCK SCHEDULE
NOT TO SCALE



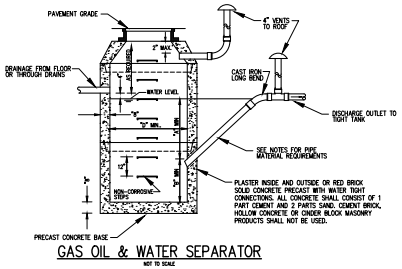
SIGN DETAIL FOR HP PARKING
NTS



VAN-ACCESSIBLE SIGN



SIGN POST DETAIL
NTS



GAS OIL & WATER SEPARATOR
NOT TO SCALE

PIPE MATERIAL NOTES:

1. NO-HUB CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAT A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSIVE STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6" 3'-6"x3'-6" 4'-6" 3'-6"x3'-6" 4'-6"	5'-0" 4'-0" 5'-6" 3'-0" 3'-0"	4'-0" 3'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0"x4'-0" 4'-6" 4'-6"x4'-6" 5'-0" 5'-0"x5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-0"x6'-0" 6'-6" 6'-6"x6'-6"	6'-0" 4'-6" 4'-0" 3'-0" 3'-0" 3'-0"	5'-0" 4'-0" 3'-6" 2'-6" 2'-6" 2'-6"

DRAINAGE FROM FLOOR OR THROUGH DRAINS



11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 2/2

SHEET NO.:	PROJECT NO.:
SHEET 8 OF 8	G-597

DUCKHAM
ARCHITECTURE & INTERIORS

400 HUNNEWELL

Needham, MA

PERMIT SET - Nov, 05 2020



PROJECT DIRECTORY

OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Lanscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajnx@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, MA 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

DRAWING INDEX

1/8	SITE PLAN COVER SHEET
2/8	EXISTING CONDITIONS PLAN
3/8	LAYOUT PLAN
4/8	GRADING & DRAINAGE PLAN
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6/8	EROSION & SEDIMENTATION CONTROL PLAN
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A.1.0	PROPOSED BASEMENT FLOOR PLAN
A.1.1	PROPOSED FIRST FLOOR PLAN
A.1.2	PROPOSED SECOND FLOOR PLAN
A.1.4	PROPOSED ROOF PLAN
A.2.1	EXTERIOR ELEVATIONS
A.2.2	EXTERIOR ELEVATIONS

400 HUNNEWELL STREET ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

REV: 06-24-2016

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 ½ STORIES	2 STORIES	2 ½ STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

201919
400 HUNNEWELL ST
DUCKHAM
09.10.2020

DUCKHAM
ARCHITECTURE & INTERIORS

53 Central Avenue
Needham, MA 02494

Telephone: 781-449-4109

www.kentduckham.com

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SEPTERMBER 10, 2020

Issues
Number Date Description

Revisions
Number Date Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

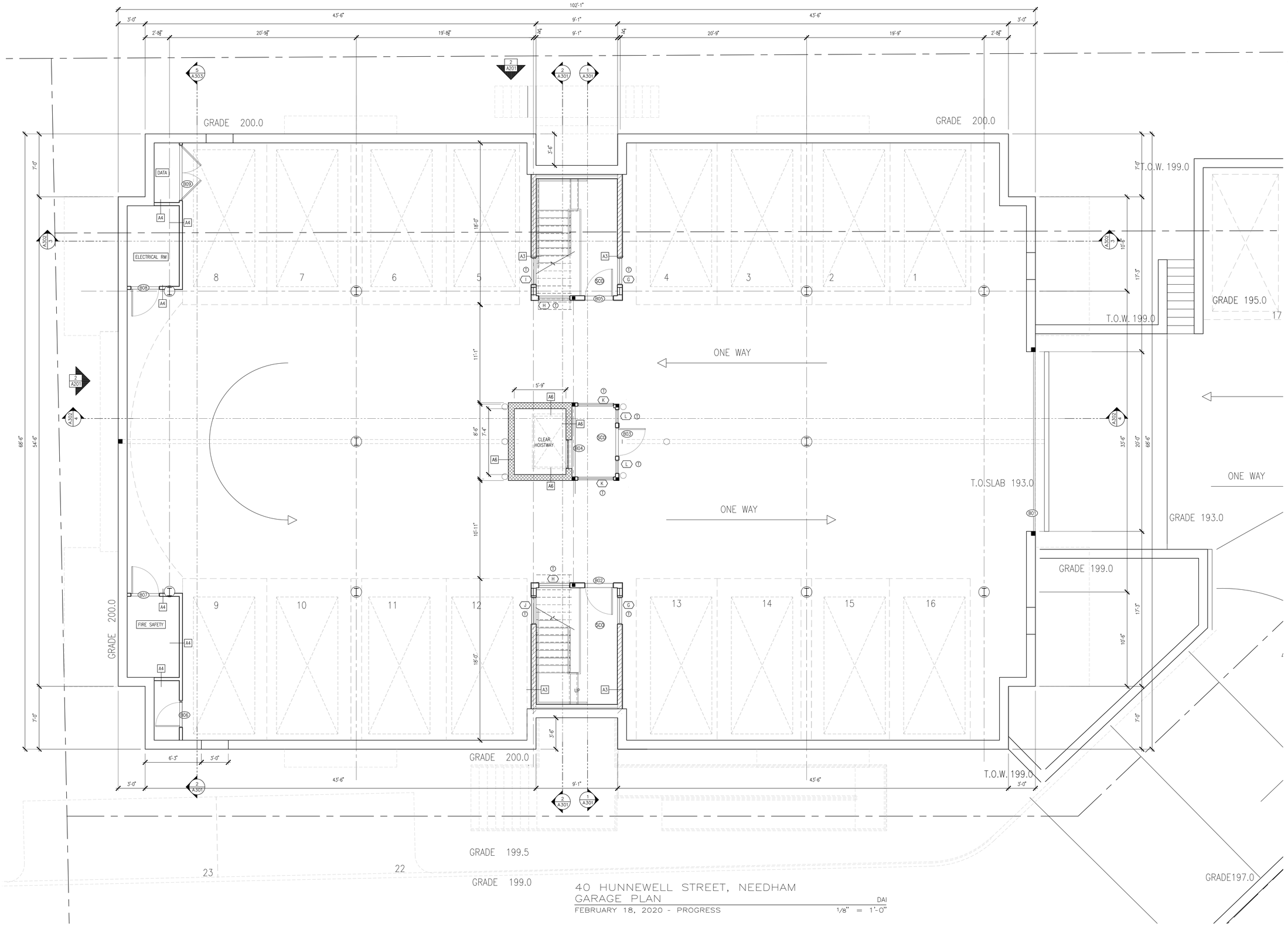
LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

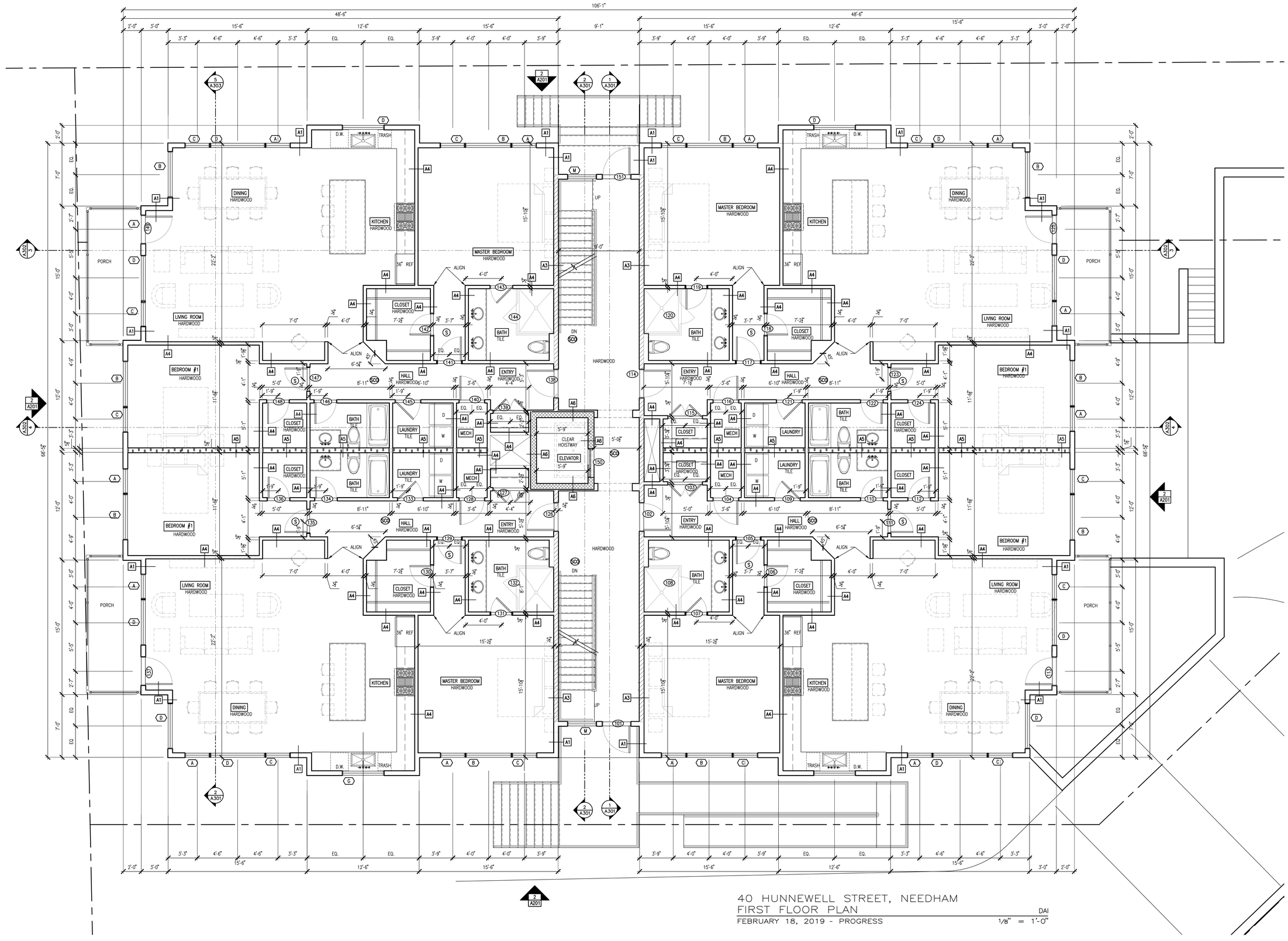
A.B.1



40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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40 HUNNEWELL STREET, NEEDHAM
FIRST FLOOR PLAN
FEBRUARY 18, 2019 - PROGRESS

DAI
1/8" = 1'-0"

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KENT H. DUCKHAM — REGISTERED ARCHITECT — No. 6970 — MASS. — COMMONWEALTH OF MASSACHUSETTS

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SEPTEMBER 10, 2020

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Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

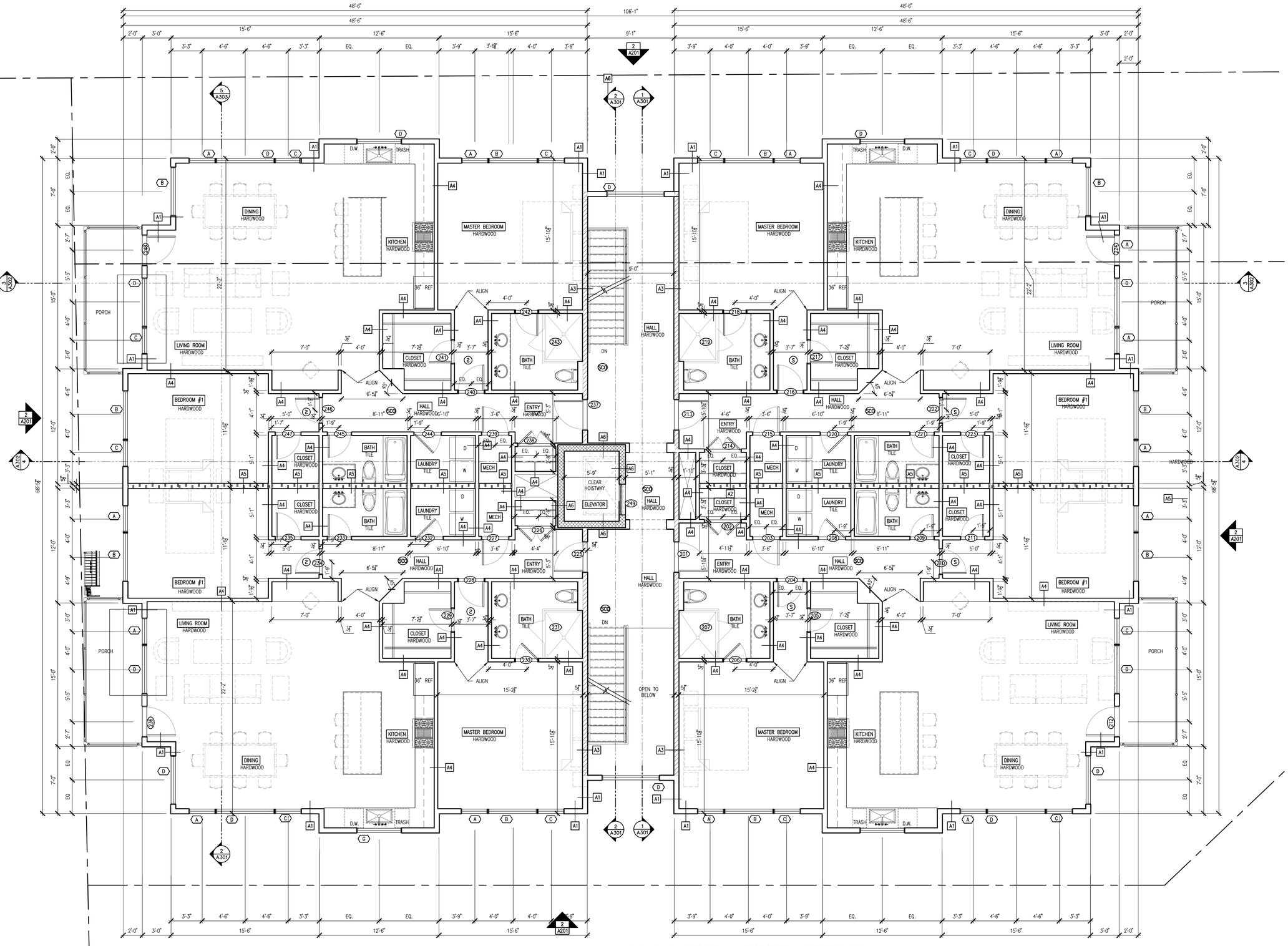
1st FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.1



40 HUNNEWELL STREET, NEEDHAM
SECOND FLOOR PLAN
FEBRUARY 18, 2020 - PROGRESS
DAI
1/8" = 1'-0"

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Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

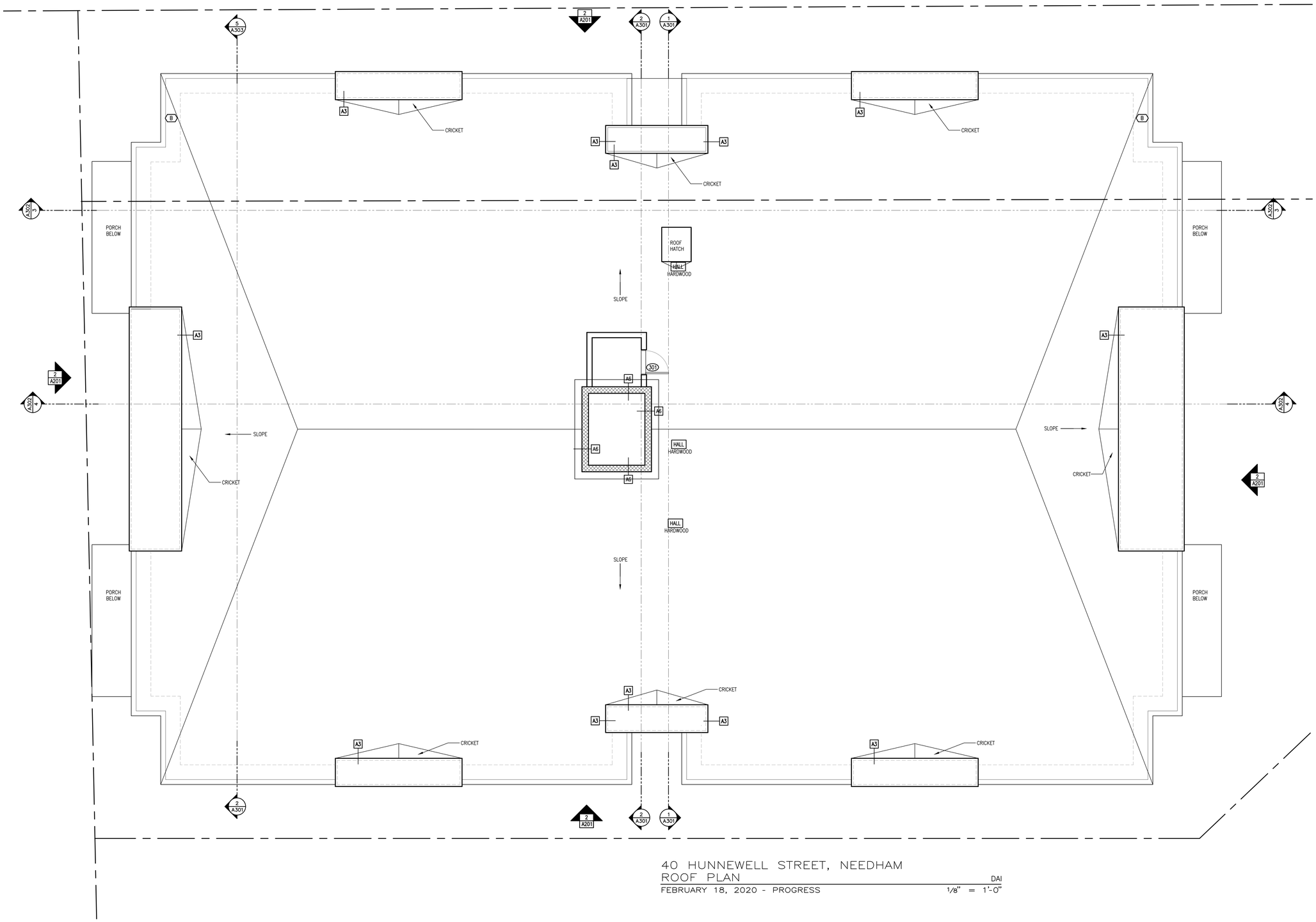
2nd FLOOR PLAN

Drawing Scale: 1/4"=1'-0"

Project Number: 201919.00

Date Issued: 11.05.2020

A.1.2



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN DAI
FEBRUARY 18, 2020 - PROGRESS 1/8" = 1'-0"

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SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"

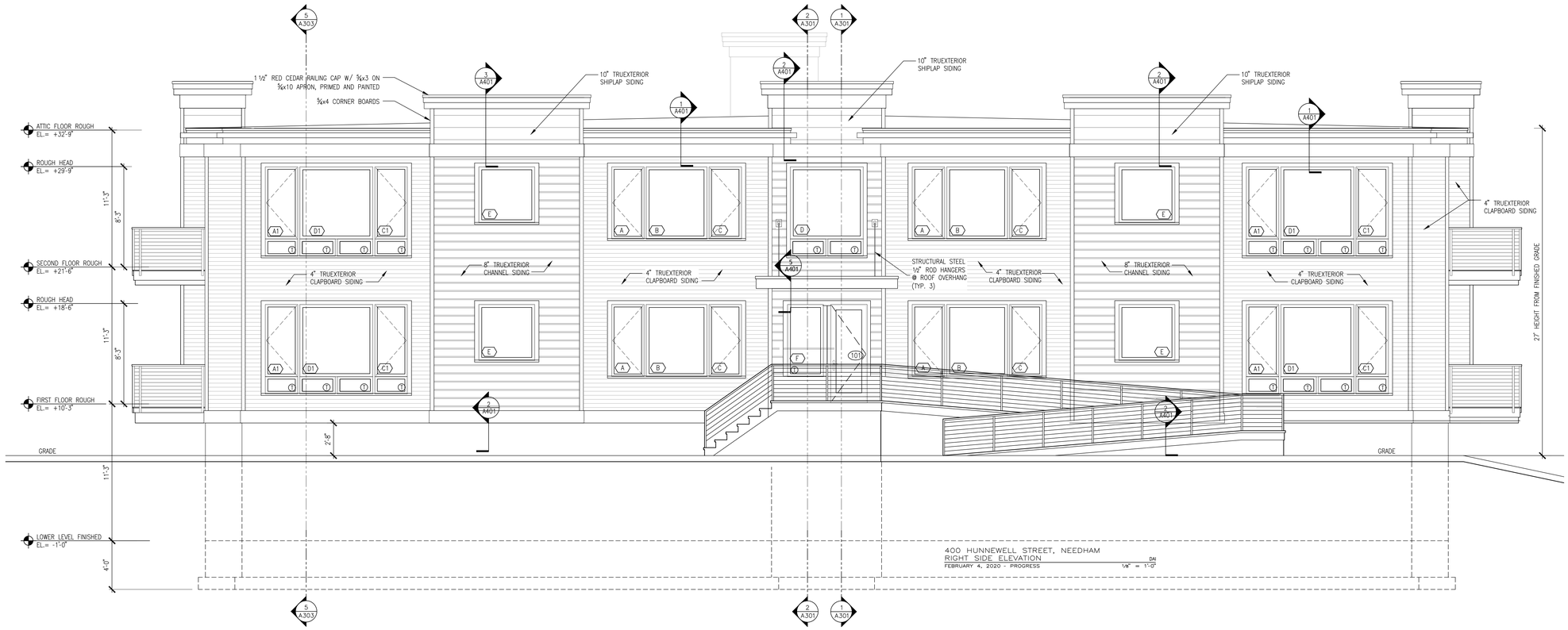
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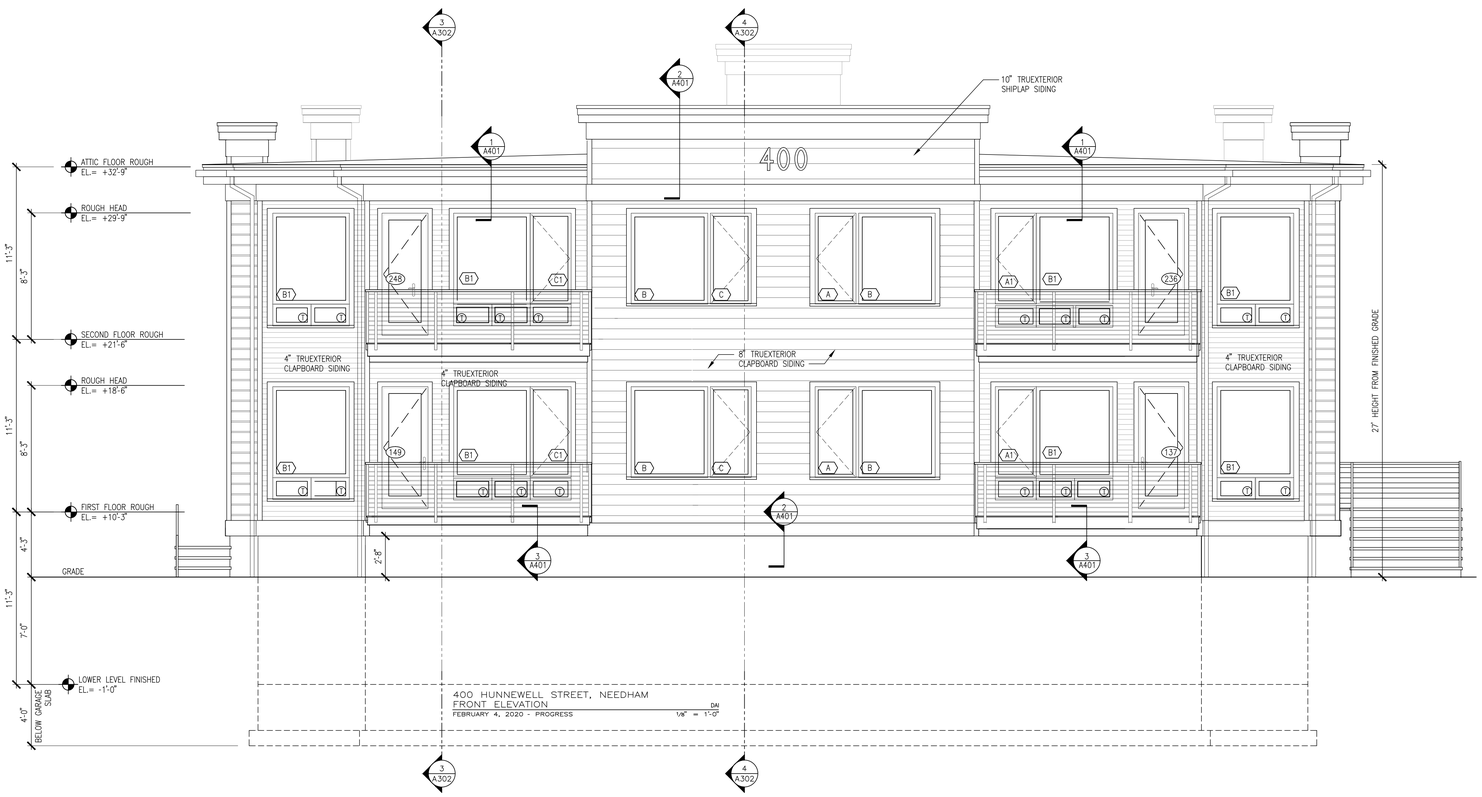
Date Issued:
11.05.2020

A.1.3

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400 Hunnewell Street
Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

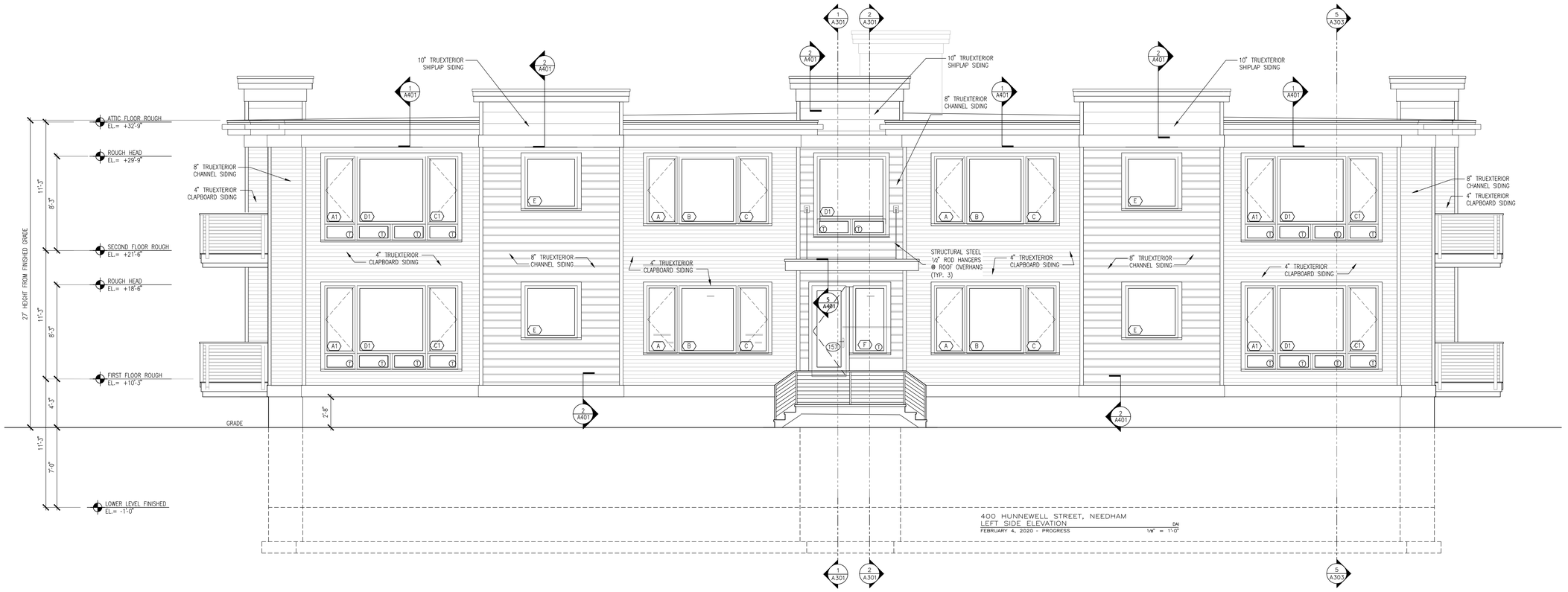
Project Number:
201919.00

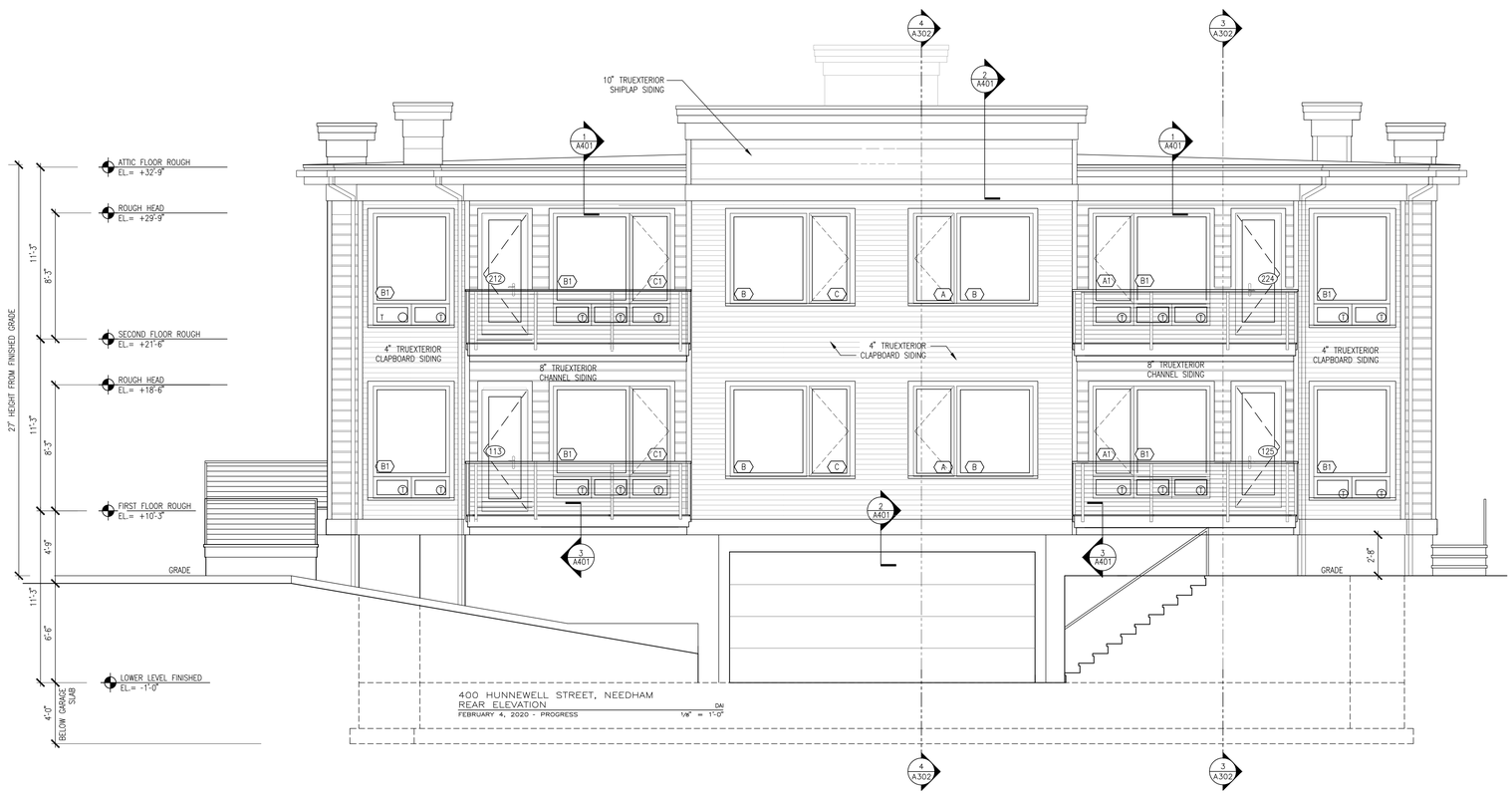
Date Issued:
11.05.2020

A201

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Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

Project Number:
201919.00

Date Issued:
11.05.2020

A202

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Stepping Stones connect building entrance to sidewalk



Amelanchier grandiflora - habitat planting for pollinators and birds



Privacy Wood Board Fence with or without Lattice Topper



Slender Silhouette
Sweet Gum
Accents architecture

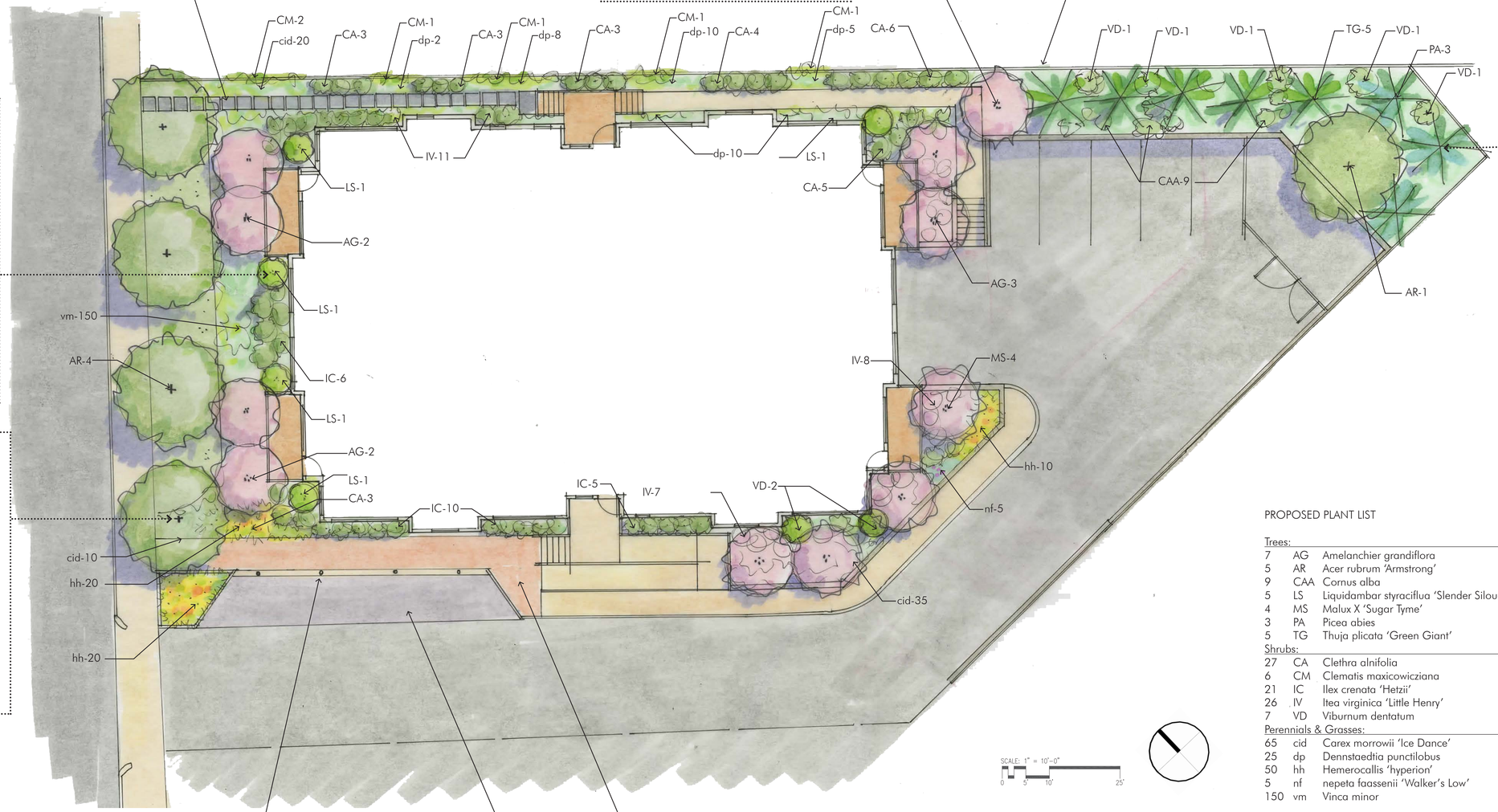


Armstrong Red Maple



Evergreen Screening Planting
Green Giant Cedar and
Norway Spruce







Bollard Lights at HC Parking



Precast Permeable Concrete Pavers - accent walk from HC parking with different colors.

PROPOSED PLANT LIST

Trees:					
7	AG	Amelanchier grandiflora	Serviceberry	8-10' ht.	B&B
5	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	3-3.5"cal.	B&B
9	CAA	Cornus alba	White Dogwood	2.5-3" cal.	B&B
5	LS	Liquidambar styraciflua 'Slender Silouette'	Fastigiate Sweetgum	3-3.5" cal.	B&B
4	MS	Malux X 'Sugar Tyme'	Sugar Tyme Crabapple	2.5-3" cal.	B&B
3	PA	Picea abies	Norway Spruce	8-10' ht.	B&B
5	TG	Thuja plicata 'Green Giant'	Green Giant Arborvitea	8-10' ht.	B&B
Shrubs:					
27	CA	Clethra alnifolia	Sweet Pepperbush	3 gal.	Pots
6	CM	Clematis maxicowicziana	Sweet Autumn Clematis	3 gal.	Pots.
21	IC	Ilex crenata 'Hetzii'	Hetz Japanese Holly	18-24" ht.	Pots
26	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	24" ht.	Pots
7	VD	Viburnum dentatum	Arrowwood Viburnum	3-4' ht.	B&B
Perennials & Grasses:					
65	cid	Carex morrowii 'Ice Dance'	Ice Dance Sedge	2" plug	12" o.c.
25	dp	Dennstaedtia punctilobus	Hayscented Fern	2 gal.	18" o.c
50	hh	Hemerocallis 'hyperion'	Daylily Hyperion	2 gal.	12" o.c.
5	nf	nepeta faassenii 'Walker's Low'	Catmint	2 gal.	12" o.c.
150	vm	Vinca minor	Myrtle	2 gal.	18" o.c.



VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
400 HUNNEWELL ST
NEEDHAM, MA
DECEMBER 2020

LI

From:	John Schlittler
To:	Alexandra Clee; David Roche; Anthony DelGaizo
Subject:	RE: Request for comment - 400 Hunnewell
Date:	Friday, December 4, 2020 2:20:03 PM

If I am reading the plan correctly the Armstrong Maple would be at the exit of the lot onto Hunnewell St? If so, I am worried about this impeding the vision of vehicle operators exiting the lot. This is a tricky lot already with the train bridge and don't want it to impact it any further. Just not sure I have layout correct.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, December 4, 2020 12:14 PM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all, I have just received the Landscaping Plan for this project. It is attached to this email and is also located in the K drive in the relevant project folder. K:\Planning_400Hunnewell

Accordingly, please find attached:

1. Plan prepared by Verdant Landscape Architecture, entitled "Landscape Plan, 400 Hunnewell Street, Needham MA," dated December, 2020.

Thanks, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
www.needhamma.gov

From: Alexandra Clee
Sent: Tuesday, November 24, 2020 10:36 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all,

I received the attached revised Layout Plan from the petitioner. The earlier Layout Plan did not delineate the surface parking spaces. I have also added this plan to the folder in the K drive.

Accordingly, please find attached:

1. Plan prepared by Field Resources, 281 Chestnut Street, Needham, MA, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020, November 5, 2020 and November 20, 2020.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
Google Voice Phone: 339-225-9522
**** Please note: Due to Covid-19, I am working primarily remotely. Email is the quickest way to reach me.**

From: Alexandra Clee
Sent: Monday, November 23, 2020 11:06 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: Request for comment - 400 Hunnewell

Dear all,

The Planning Board will be holding a hearing on proposal for a Major Project Site Plan Special Permit at 400 Hunnwell. More information is included in the submitted documents, detailed below, which can be found attached to this email and also at this location K:\Planning_400Hunnewell. (some of you will receive a hard copy in the inter-office mail as well).

The documents attached for your review are:

1. Application submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan

showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
5. Plan set prepared by Duckham Architecture and Interiors, 53 Central Avenue, Needham, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated September 10, 2020; Sheet 2, Sheet A.B.1, entitled "Lower Level Garage Plan," dated November 5, 2020; Sheet 3, Sheet A.1.1, entitled "1st Floor Plan," dated November 5, 2020; Sheet 4, Sheet A.1.2, entitled "2nd Floor Plan," dated November 5, 2020; Sheet 5, Sheet A.1.3, entitled "Roof Plan," dated November 5, 2020; Sheet 6, Sheet A201, entitled "Proposed Elevations," dated November 5, 2020; Sheet 7, Sheet A202, entitled "Proposed Elevations," dated November 5, 2020.
6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020. ***This item is not attached and is located in the K drive at the link provided above.***

The hearing is scheduled for December 15, 2020. If you wish to comment, please submit your comment by Wednesday December 9, 2020, so that the Petitioner has time to address any concerns or questions in advance of the hearing.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781-455-7550 Ext 271
Needhamma.gov

From:	Tara Gurge
To:	Alexandra Clee
Subject:	RE: Public Health Division comments RE: 400 Hunnewell St. Special Permit
Date:	Thursday, December 10, 2020 2:47:13 PM
Attachments:	image002.png image003.png
Importance:	High

Alex –

Here are the Public Health Division's comments re: **Major Project Site Plan Special Permit for the property located at 400 Hunnwell St.** See comments below:

- Prior to demolition, we will need to ensure that the applicant fills out the online Demolition permit form, through the Building Dept., via ViewPoint Cloud, and submits the Demolition review fee, along with uploading the required supplemental demolition report documents online for our review and approval (as noted on the form.)
- Ensure that a licensed pest control service company is contracted and will conduct routine site visits to the site, first initially to bait the interior/exterior prior to demolition, and also continue to make routine site visits (to re-bait/set traps) throughout the duration of the construction project. Pest reports must be submitted on an on-going basis for review.
- Please ensure that sufficient space is provided to accommodate a separate Trash Dumpster and a separate Recycling Dumpster, per Needham Board of Health Waste Hauler regulation requirements. These covered waste containers must be kept clean and maintained, and be placed on a sufficient service schedule in order to contain all waste produced on site. These containers may not cause any potential public health and safety concerns with attraction of pest activity due to improper cleaning and maintenance.
- Proposed additional lighting on site shall not cause a public health nuisance, with lighting being allowed to migrate on to other abutting properties. If complaints are received, lighting may need to be adjusted so it will not cause a public health nuisance.

Please let me know if you have any questions or need any additional information on those requirements.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S.
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: Thursday, December 10, 2020 1:25 PM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Reminder to submit comments on 400 Hunnewell if you have not yet and wish to. I will need them by tomorrow morning to go in Planning Board packets.

Thanks!

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
Google Voice Phone: 339-225-9522
**** Please note: Due to Covid-19, I am working primarily remotely. Email is the quickest way to reach me.**

From: Alexandra Clee
Sent: Monday, November 23, 2020 11:06 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: Request for comment - 400 Hunnewell

Dear all,

The Planning Board will be holding a hearing on proposal for a Major Project Site Plan Special Permit at 400 Hunnwell. More information is included in the submitted documents, detailed below, which can be found attached to this email and also at this location K:\Planning_400Hunnewell. (some of you will receive a hard copy in the inter-office mail as well).

The documents attached for your review are:

1. Application submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
5. Plan set prepared by Duckham Architecture and Interiors, 53 Central Avenue, Needham, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated September 10, 2020; Sheet 2, Sheet A.B.1, entitled "Lower Level Garage Plan," dated November 5, 2020; Sheet 3, Sheet A.1.1, entitled "1st Floor Plan," dated November 5, 2020; Sheet 4, Sheet A.1.2, entitled "2nd Floor Plan," dated November 5, 2020; Sheet 5, Sheet A.1.3, entitled "Roof Plan," dated November 5, 2020; Sheet 6, Sheet A201, entitled "Proposed Elevations," dated November 5, 2020; Sheet 7, Sheet A202, entitled "Proposed Elevations," dated November 5, 2020.
6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020. ***This item is not attached and is located in the K drive at the link provided above.***

The hearing is scheduled for December 15, 2020. If you wish to comment, please submit your comment by Wednesday December 9, 2020, so that the Petitioner has time to address any concerns or questions in advance of the hearing.

Thanks, alex.

_____

Alexandra Clee
Assistant Town Planner
Town of Needham
500 Dedham Avenue
Needham, MA 02492

781-455-7550 Ext 271
Needhamma.gov

TOWN OF NEEDHAM
TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

Memo: Major Project Site Plan Review, 400 Hunnewell Street
December 7, 2020

The Board reviewed the design drawings for the new building proposed for this site.

The proposed building is an 8-unit apartment building with below grade parking under the apartments and a small amount of grade parking.

There was a question about setbacks, the applicant explained the requirements for the zone the building is in. There are not side setback requirements.

The Board asked about the site plan layout, and there was discussion of the driveway slope. The applicant estimated it to be 8%. There is limited area for the driveway to reach the lower level due to the shared access requirements with the adjacent property. The slope was a concern especially during winter. Snow removal will be important. The Board asked whether the applicant was planning to heat the driveway. They are not.

The landscaping was reviewed, and the Board thought it was a lush and included a nice variety of materials. There was a question about the size of the canopy for the tree selection in the planting area between the building and the sloped drive area. The was concern it would be wide enough to interfere with cars passing. Since the planting bed will actually be raised from the level of the drive, the Board found it acceptable.

The Board discussed the building height compared to the existing building. The finish wall material selections were discussed. The balcony railing materials were not certain at this time, they will be metal railings, with small scale infill piping or cables.

There was not a lighting plan for the Board to review. The applicant stated they plan only accent lighting, not extensive site lighting.

The project was approved in total as presented; the Board presents these comments for the Planning Boards consideration.

End of Notes

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

December 14, 2020

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Major Project Special Permit
400 Hunnewell- Children's Hospital

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Major Project Special Permit. The applicant requests to redevelop a 20,123 square foot commercial facility at 400 Hunnewell Street and in its place construct an 8-unit residential building.

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 submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
5. Plan set prepared by Duckham Architecture and Interiors, 53 Central Avenue, Needham, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated September 10, 2020; Sheet 2, Sheet A.B.1, entitled "Lower Level Garage Plan," dated November 5, 2020; Sheet 3, Sheet A.1.1, entitled "1st Floor Plan," dated November 5, 2020; Sheet 4, Sheet A.1.2, entitled "2nd Floor Plan," dated November 5, 2020; Sheet 5, Sheet A.1.3, entitled "Roof Plan," dated November 5, 2020; Sheet 6, Sheet A201, entitled "Proposed Elevations," dated November 5, 2020; Sheet 7, Sheet A202, entitled "Proposed Elevations," dated November 5, 2020.
6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020.

Our comments and recommendations are as follows:

- The landscape plan should be revised to eliminate the proposed the Armstrong Red Maple nearest to the exit of drive to accommodate better traffic visibility.

- As part of the NPDES requirements, the applicant will need to comply with the Public Out Reach & Education and Public Participation & Involvement control measures. The applicant shall submit a letter to the DPW identifying the measures selected and dates by which the measures will be completed in order to incorporate it into the Planning Board's decision.

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

Truly yours,

Thomas Ryder
Assistant Town Engineer

December 4, 2020

Ms. Lee Newman

Planning Director/ Zoning Board

Town Hall Room 20

Needham, MA 02492

Re: 400 Hunnewell Street

Dear Ms. Newman,

We are residents of the condominium complex at 160 Hillside Avenue, units 6,7,8. We have received notice of an application for a site plan review regarding construction at 400 Hunnewell Street which abuts our homes.

Having reviewed the plan documents and architectural drawings, we have some concerns:

1. The height of the planned building seems to be 29' to the attic floor. The present commercial building has an approximate height of 21'. Since the proposed new building will be so close to the property line, additional height will significantly block sunlight, leaving the back of our units (bedrooms and living rooms) in perpetual shadow. This height change will impact the natural light intake into approximately 75% of our homes. This is a matter of great concern, raising quality of life issues. We have strong objections to the proposed height increase.
2. Is a variance necessary to raise the height to 29' as indicated in the plans?
3. Is the building to be razed actually in the business district and, if so, what are the height limitations of this district?
4. One of the drawings shows a section "Fill of Derbis". We assume that should be "debris". The question is, what kind of debris will be used for fill? There are environmental concerns.

We expect to participate in the Zoom meeting on the December 15, 2020.

Thank you for addressing these concerns.

Sincerely,

Bette Vogel

Rushit Kamani

Annie Atlas

Bette Vogel

bgmusic@outlook.com

400 Hunnewell

Materials not previously received,

Newly received

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 465-6059

January 6, 2021

Planning Department
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Application for Zoning Relief
Hunnewell Needham, LLC
400 Hunnewell Street, Needham, MA

Dear Lee,

In connection with the pending application of Hunnewell Needham, LLC (hereinafter, the "Applicant") concerning the property known and numbered 400 Hunnewell Street (the "Premises"), submitted herewith please find a comprehensive revised set of plans, consisting of the following:

1. Site Plan for 400 Hunnewell Street, Needham, Massachusetts 02494", consisting of 8 sheets, as follows: Sheet 1, "Cover Sheet", dated November 2, 2020; *Sheet 2, "Existing Conditions Plan of Land", dated March 5, 2020, revised April 6, 2020, November 5, 2020, and December 30, 2020, prepared by Field Resources, Inc.; Sheet 3 "Layout Plan Showing Proposed Structure", dated March 5, 2020, revised April 6, 2020, November 5, 2020, and December 30, 2020, prepared by Field Resources, Inc.*; Sheet 4 "Grading and Drainage Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 5 "Utility Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 6, "Erosion & Sedimentation Control Plan", dated November 2, 2020, prepared by J.M. Grenier Associates, Inc.; Sheet 7, "Detail Plan 1/2", dated November 2, 2020, prepared by J.M. Grenier Assocaites, Inc.; and Sheet 8, "Detail Plan 2/2", dated November 2, 2020, prepared by J.M. Grenier Assocaites, Inc.;

2. Landscape and lighting plan prepared by Verdant Landscape Architecture, consisting of three sheets, as follows: *Sheet L1, "Landscape Plan", dated December 14, 2020,* Sheet L2, "Lighting Plan", dated December 14, 2020, and Sheet L3 "Materials", dated December 14, 2020;

3. Shade study, consisting of two sheets, undated, depicting shade impact on March 19, 2020;

4. Photographs and site section depicting current site conditions, titled "Existing Site Photos", dated January 4, 2021, six consisting of sheets as follows: A.0.1, A.0.2, A.0.3, A.0.4, A.0.5, A.0.6; and A.0.7;

5. Architectural Plans titled “400 Hunnewell, Needham, MA, Permit Set – Jan 04, 2021”, prepared by Duckham Architecture & Interiors, consisting of 7 sheets, as follows: Sheet 1, cover sheet 2, A.B.1, “Lower Level Garage Plan”; Sheet 3, A.1.1 “1st Floor Plan”; Sheet 4, A.1.2, “2nd Floor Plan”; Sheet 5, A.1.3 “Roof Plan”; *Sheet 6, A201 “Proposed Elevations”; and Sheet 7, A202 “Proposed Elevations”*; and

6. Renderings, undated, consisting of two sheets.

Sheets that have been modified are noted above by italics. Those modifications include the following:

1. The site plan has been modified to provide detailed information relative to the height, width and location of the row of arborvitae along the common boundary line with 154-156-160 Hillside Avenue;

2. The landscape plan has been modified to remove the southmost Armstrong Red Maple, in the vicinity of the driveway opening;

3. The elevation drawings have been modified to lower the height of the parapets by approximately two feet; and

4. The south elevation has been modified to show the handicap ramp extending to the beginning of the stairs.

I will forward hard copies of the plans to each of the Board Members as well as yourself. Please let me know if you have any questions or require anything further. Please also let me know if you have received any further comments from the public of from any Twon departments.

Sincerely,

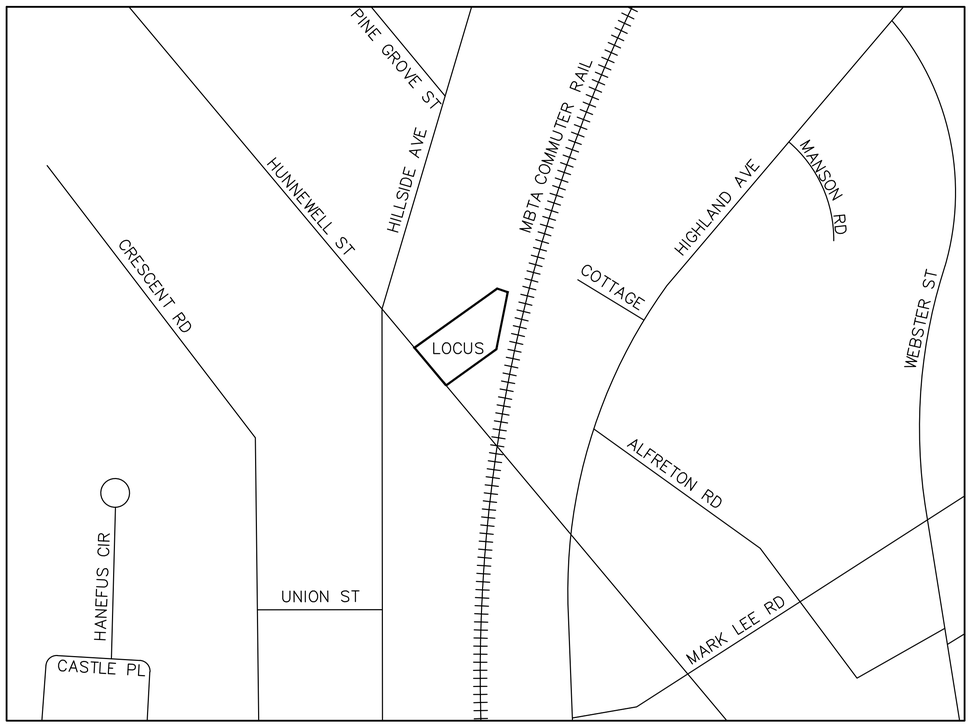
George Giunta, Jr.

SITE PLAN

FOR

400 HUNNEWELL STREET

NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1'=200'

INDEX

DESCRIPTION	SHEET NUMBER
COVER	1 OF 8
EXISTING CONDITIONS PLANS	2 OF 8
LAYOUT PLAN	3 OF 8
GRADING AND DRAINAGE PLAN	4 OF 8
UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS–CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845–2500

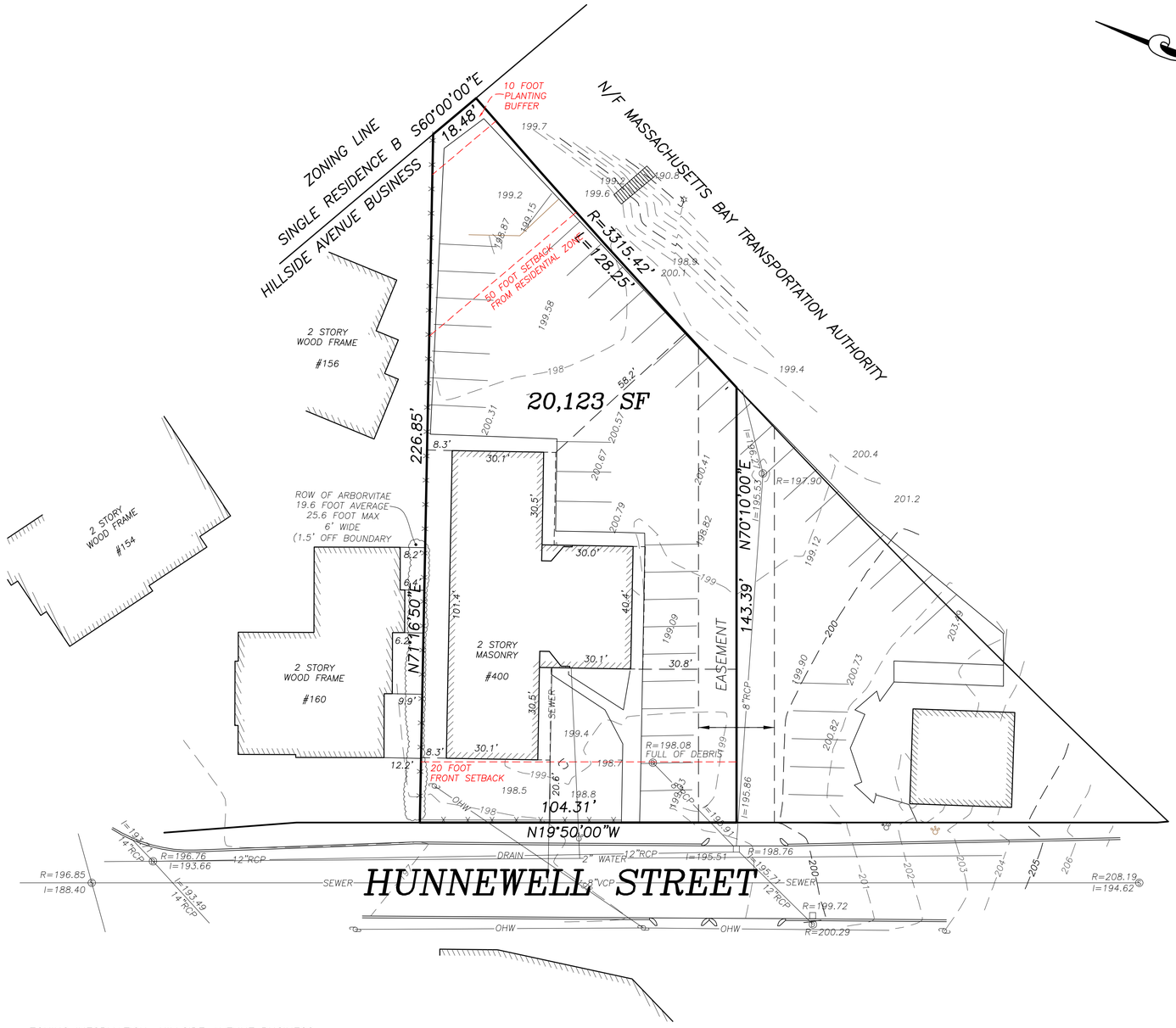
LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER
11/2/20

REV. NO.	DATE	REVISION

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020
COVER SHEET	
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G–597



1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP

NAVD 88	
	106.41
TOWN OF NEEDHAM	
	85.96
PROJECT DATUM	

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SF	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.6 FEET
MINIMUM SIDE SETBACK	0.0'	8.3' FEET
MINIMUM DRIVEWAY OPENNING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI #47581
PROFESSIONAL LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE:_____

SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

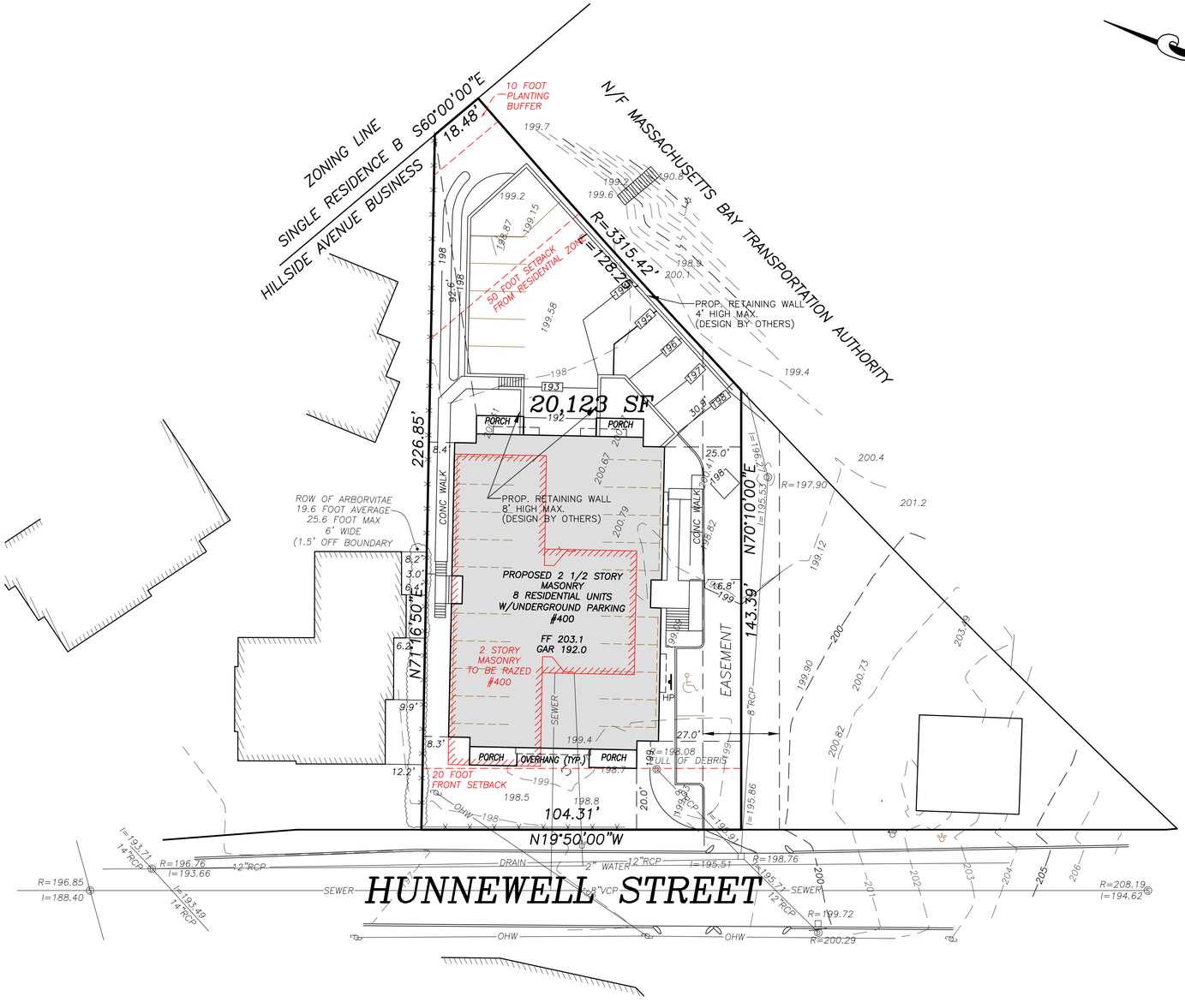
MARCH 5, 2020
SCALE 1"=20'

JOB NO. 122-19

REVISED: DECEMBER 30, 2020
REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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1) ELEVATIONS REFER TO PROJECT DATUM

2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVD 88

106.41

TOWN OF NEEDHAM

85.96

PROJECT DATUM

PARKING SPACE REQUIREMENTS

PROPOSED USE – 400 HUNNEWELL	REQUIRED	PROPOSED
MULTI-FAMILY: 1.5/D.U X8 UNITS	12 SPACES	23 SPACES
EXISTING USE – 430 HUNNEWELL	REQUIRED	PROPOSED
OFFICE: 1/300 SF X 2,122 SF S	8 SPACES	11 SPACES

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF.	20,123 SF.
MINIMUM LOT FRONTAGE	80 FEET.	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET.	20.0 FEET
MINIMUM SIDE SETBACK	0.0'.	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENNING	18 FEET*.	24 FEET
MAXIMUM DRIVEWAY OPENNING	25 FEET.	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8.	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES.	2 1/2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
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COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI #47581
REGISTERED PROFESSIONAL LAND SURVEYOR

BRADLEY J. SIMONELLI ~ P.L.S.

DATE: NOVEMBER 23, 2020

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

fieldresources@hotmail.com

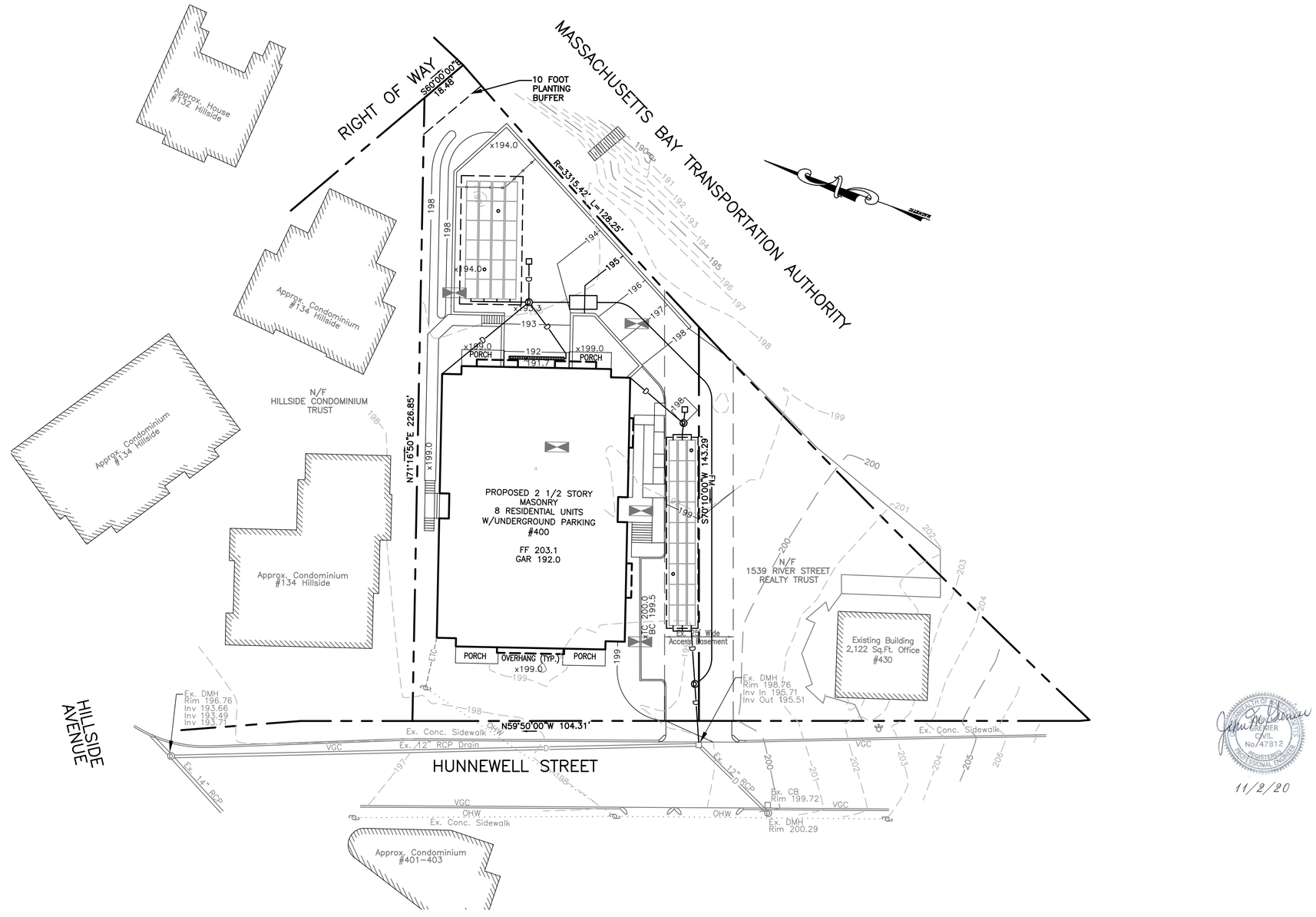
MARCH 5, 2020 SCALE 1"=20'

JOB NO. 122-19

REVISED: DECEMBER 30, 2020
REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020

122-19

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LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

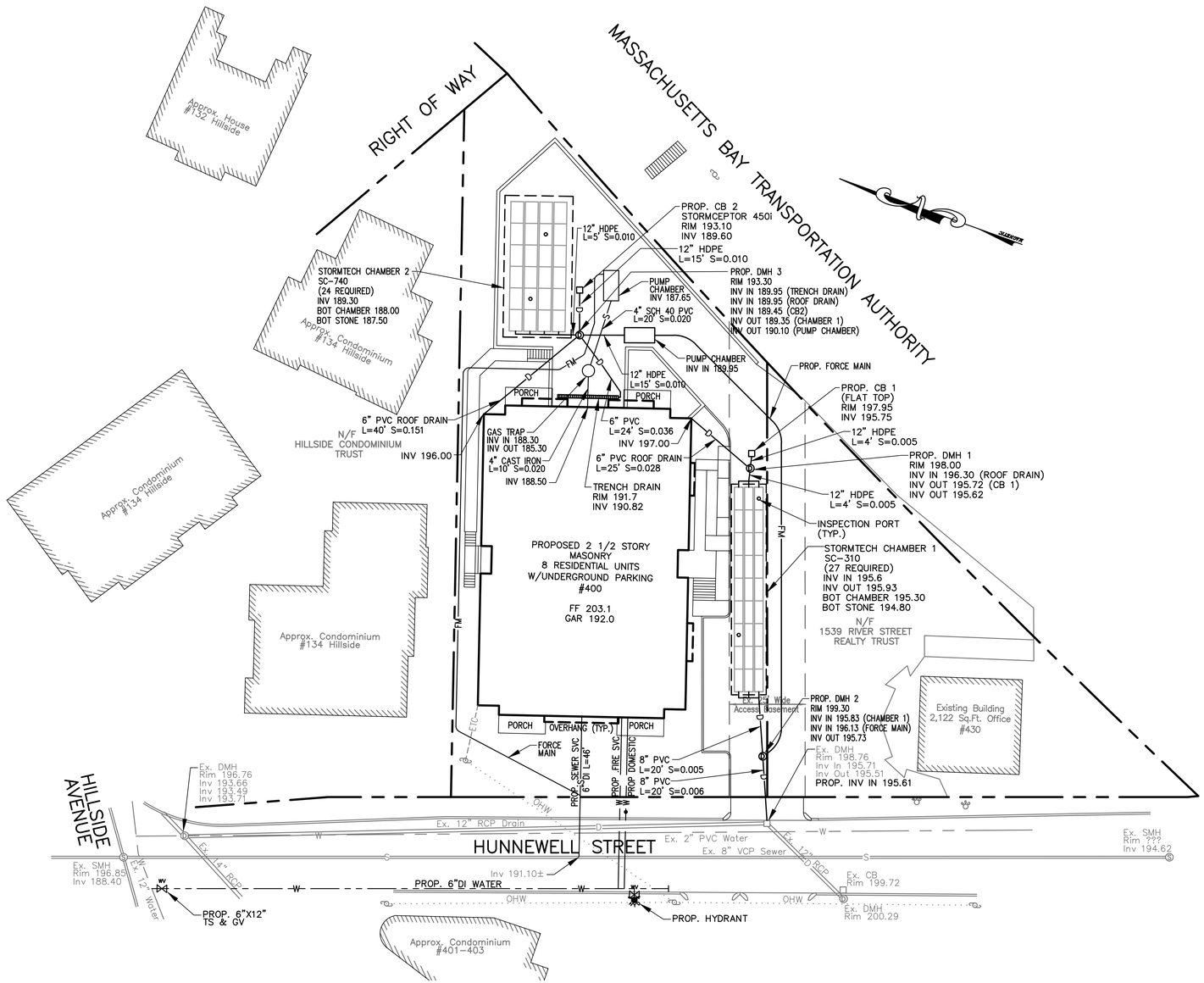
SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

GRADING AND DRAINAGE PLAN

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20



11/2/20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

NOTES:

1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

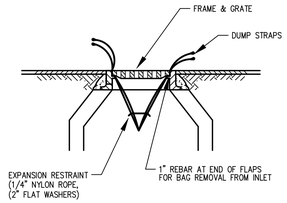
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

UTILITY PLAN

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 8	G-597

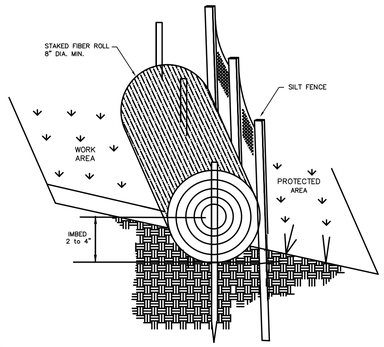


NOTE

BAGS SHOULD BE CLEANED OUT AFER EVERY RAIN EVENT AND/OR AS NEEDED.

SILT SACK DETAIL

NOT TO SCALE

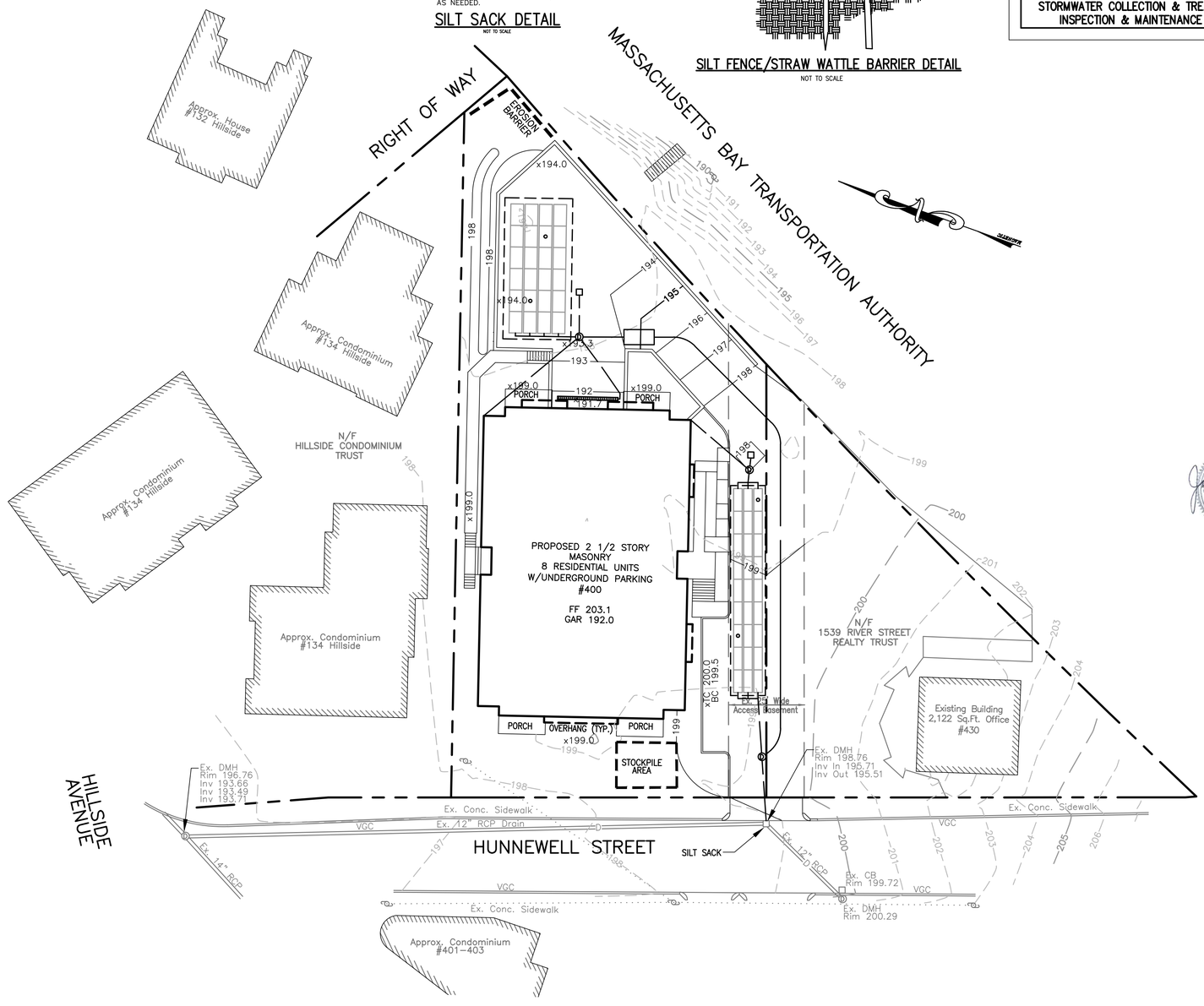


SILT FENCE/STRAW WATTLE BARRIER DETAIL

NOT TO SCALE

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
4. The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
5. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES





11/2/20

GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF NEEDHAM ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

1. SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
2. STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
3. DEMOLISH EXISTING BUILDING.
4. STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
5. FORM AND POUR FOUNDATION FOR NEW BUILDING.
6. BACKFILL FOUNDATION AREAS AS NECESSARY.
7. CONSTRUCT BUILDING.
8. INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH PLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
9. CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
10. ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL
11. ALL GRADED AREAS TO BE LANDSCAPED, LOAMED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 195 EXISTING CONTOUR – HIGH
- 196 EXISTING CONTOUR – LOW
- **195** PROPOSED CONTOUR – HIGH
- 196 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- **D** PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- **W** PROPOSED WATER LINE
- S EXISTING SEWER LINE
- **S** PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

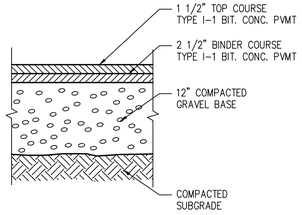
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 20'	NOVEMBER 2, 2020

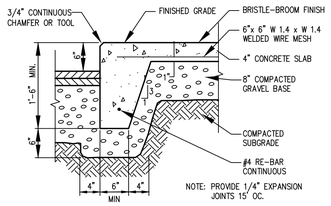
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 8	G-597



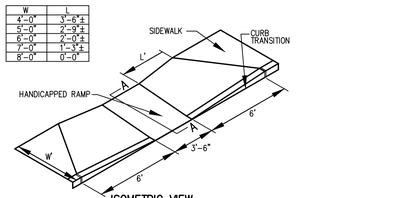
STANDARD BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

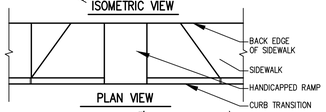


HAUNCHED CONCRETE CURB

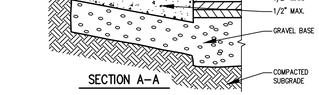
NOT TO SCALE



ISOMETRIC VIEW



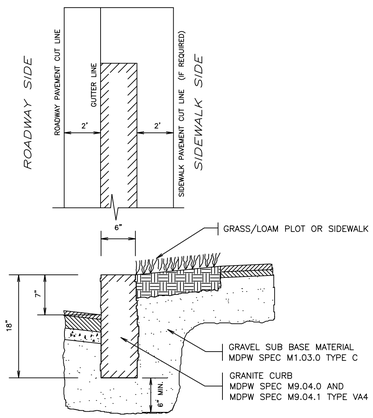
PLAN VIEW



SECTION A-A

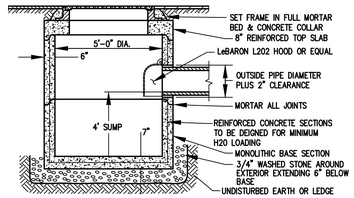
HANDICAP RAMP

NOT TO SCALE



TYPICAL GRANITE CURB DETAIL

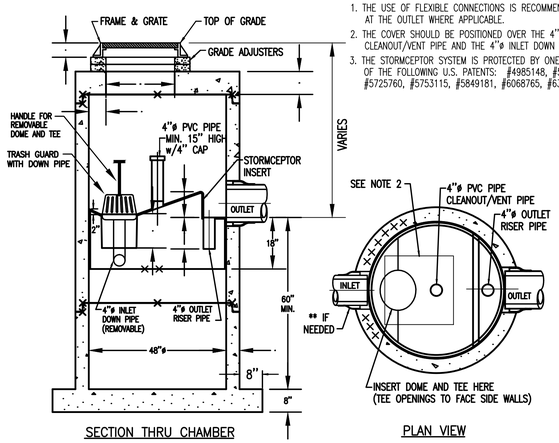
NOT TO SCALE



SECTION

FLAT TOP CATCH BASIN

NOT TO SCALE



SECTION THRU CHAMBER

PLAN VIEW

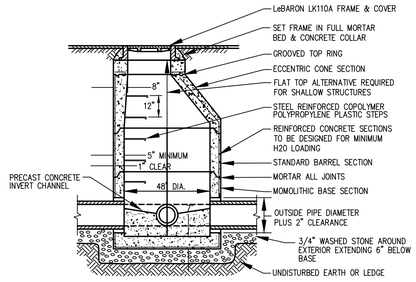
NOTES:

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"ø CLEANOUT/VENT PIPE AND THE 4"ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT

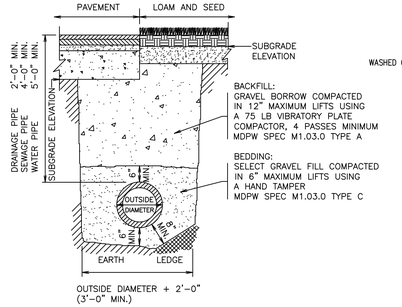
MODEL: STC 450i (OR EQUAL)

(450 US GALLON CAPACITY)



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

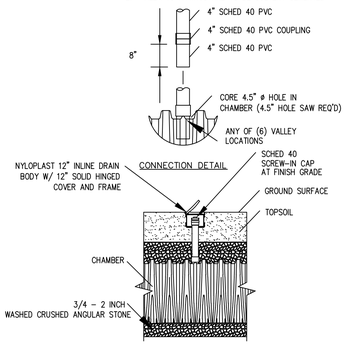


TYPICAL TRENCH DETAIL

NOT TO SCALE

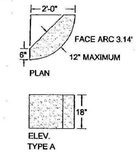
NOTES:

1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL PVC FITTINGS ARE TO BE SOLVENT CEMENTED



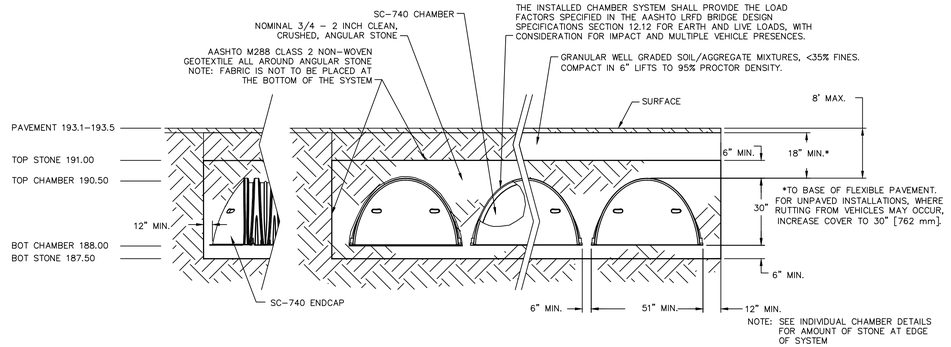
INSPECTION PORT

NOT TO SCALE



CORNER BLOCK DETAIL

NOT TO SCALE

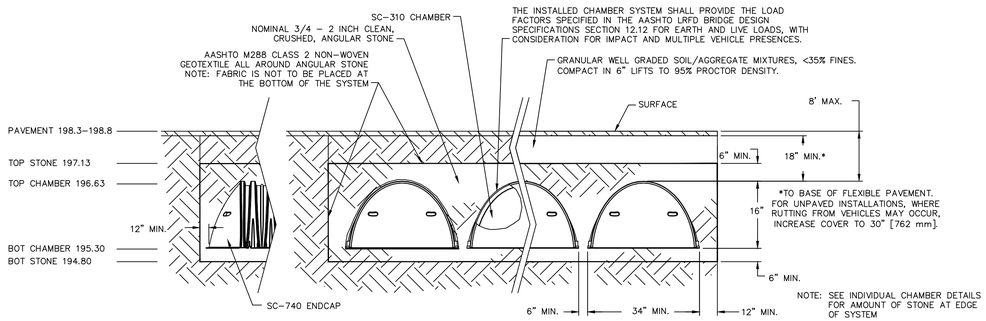


STORMTECH SC-740 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.

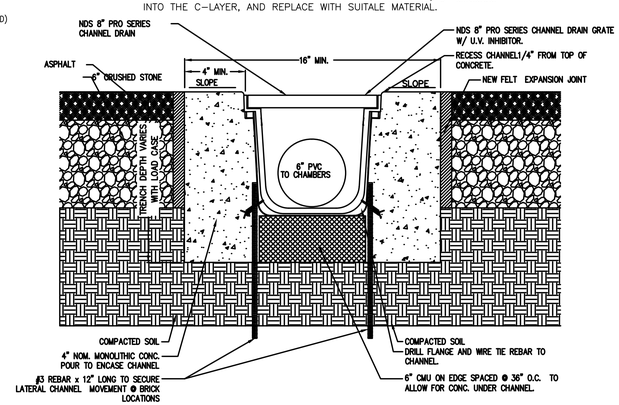


STORMTECH SC-310 CHAMBERS CROSS-SECTION

NOT TO SCALE

NOTES:

1. TOP AND SUBSOIL SHALL BE REMOVED
2. CHAMBERS SHALL HAVE A 2' SEPARATION TO GROUNDWATER AND LEDGE.
3. THERE SHALL BE A 2' OVERDIG OF REMOVE AND REPLACE OF UNSUITABLE MATERIALS HORIZONTALLY IN ALL DIRECTIONS, 6" MINIMUM INTO THE C-LAYER, AND REPLACE WITH SUITALE MATERIAL.



TRENCH DRAIN CROSS-SECTION

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

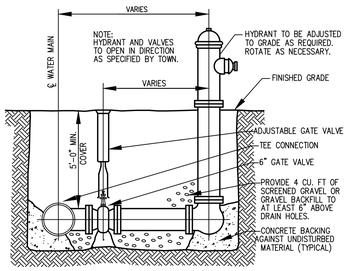
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 1/2

SHEET NO.:	PROJECT NO.:
SHEET 7 OF 8	G-597



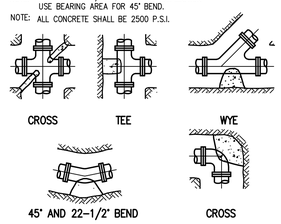
HYDRANT AND VALVE DETAIL WITH RESTRAINED JOINT HYDRANT TEE

NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	28	20

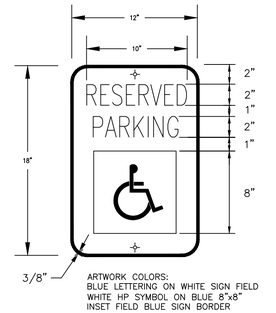
NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.

NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.



THRUST BLOCK SCHEDULE

NOT TO SCALE

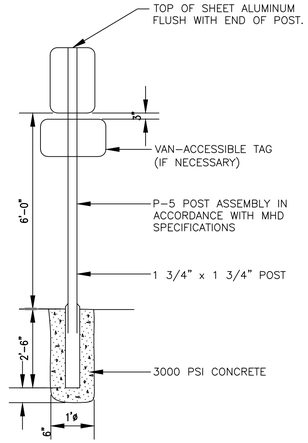


SIGN DETAIL FOR HP PARKING

NTS

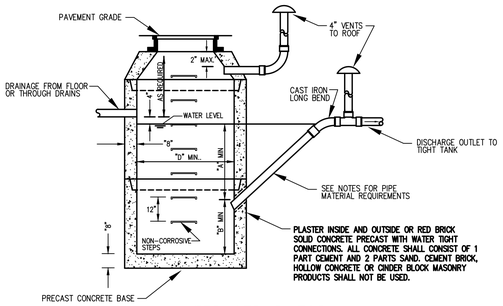


VAN-ACCESSIBLE SIGN



SIGN POST DETAIL

NTS



GAS OIL & WATER SEPARATOR

NOT TO SCALE

PIPE MATERIAL NOTES:

1. NO-HUB CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAT A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSIVE STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-6"	3'-0"	2-6"
5"	3'-6" 3'-6"x3'-6" 4'-0" 3'-6"x3'-6" 4'-6"	5'-0" 4'-0" 3'-6" 3'-0" 3'-0"	4'-0" 3'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0"x4'-0" 4'-6" 4'-6"x4'-6" 5'-0" 5'-0"x5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-0"x6'-0" 6'-6" 6'-6"x6'-6"	6'-0" 4'-6" 4'-0" 3'-0" 3'-6" 3'-0"	5'-0" 4'-0" 3'-6" 2'-6" 3'-0" 2'-6"

DRAINAGE FROM FLOOR OR THROUGH DRAINS



11/2/20

REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752
TELE NO.: (508) 845-2500

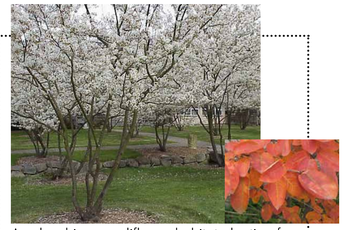
SCALE:	DATE:
AS SHOWN	NOVEMBER 2, 2020

DETAIL PLAN 2/2

SHEET NO.:	PROJECT NO.:
SHEET 8 OF 8	G-597



Stepping Stones connect building entrance to sidewalk



Amelanchier grandiflora - habitat planting for pollinators and birds



Privacy Wood Board Fence with or without Lattice Topper



Slender Silhouette
Sweet Gum
Accents architecture

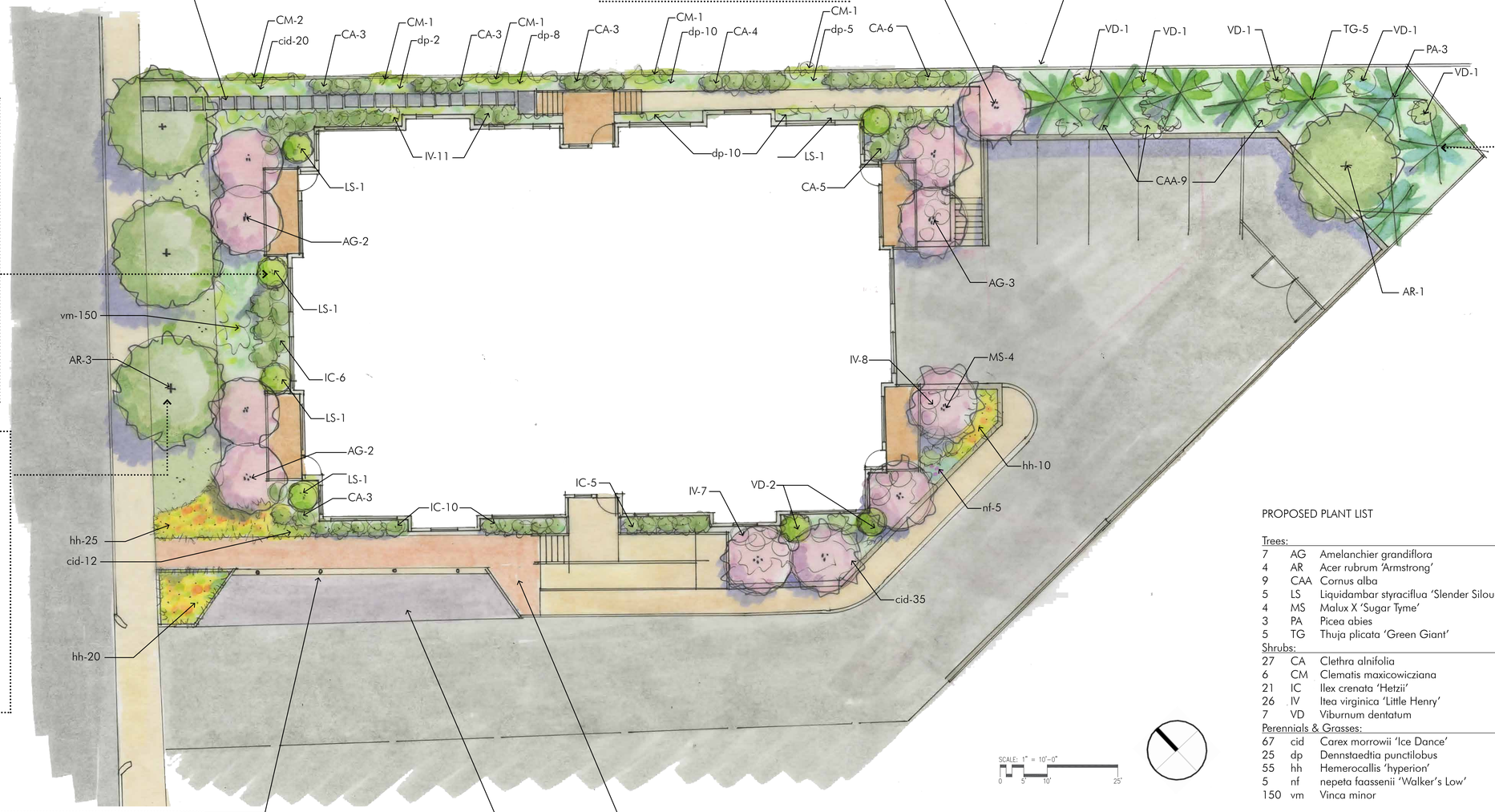


Armstrong Red Maple



Evergreen Screening Planting
Green Giant Cedar and
Norway Spruce







Bollard Lights at HC Parking



Precast Permeable Concrete Pavers - accent walk from HC parking with different colors.

PROPOSED PLANT LIST

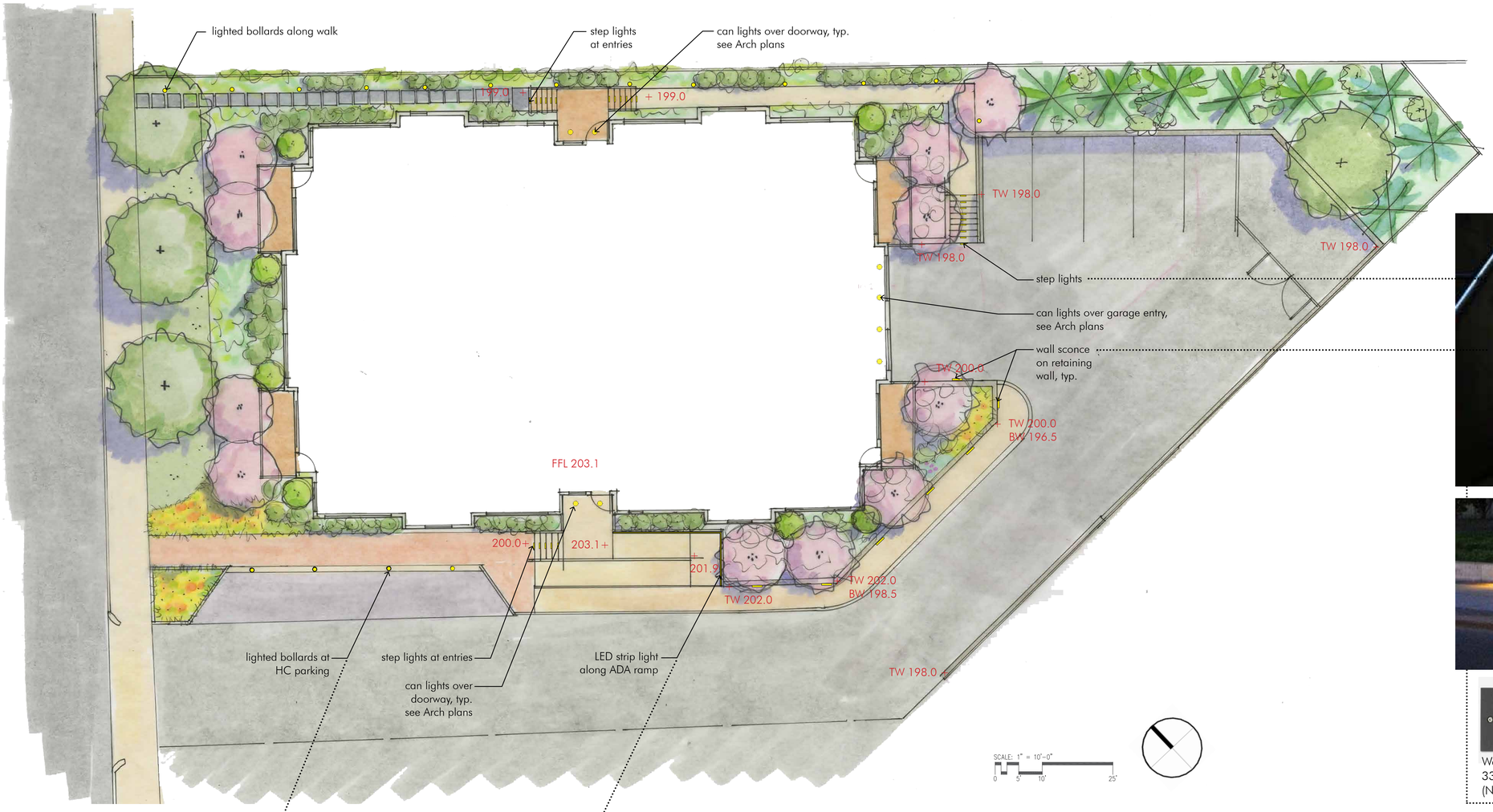
Trees:					
7	AG	Amelanchier grandiflora	Serviceberry	8-10' ht.	B&B
4	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	3-3.5"cal.	B&B
9	CAA	Cornus alba	White Dogwood	2.5-3" cal.	B&B
5	LS	Liquidambar styraciflua 'Slender Silouette'	Fastigiate Sweetgum	3-3.5" cal.	B&B
4	MS	Malux X 'Sugar Tyme'	Sugar Tyme Crabapple	2.5-3" cal.	B&B
3	PA	Picea abies	Norway Spruce	8-10' ht.	B&B
5	TG	Thuja plicata 'Green Giant'	Green Giant Arborvitea	8-10' ht.	B&B
Shrubs:					
27	CA	Clethra alnifolia	Sweet Pepperbush	3 gal.	Pots
6	CM	Clematis maxicowicziana	Sweet Autumn Clematis	3 gal.	Pots.
21	IC	Ilex crenata 'Hetzii'	Hetz Japanese Holly	18-24" ht.	Pots
26	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	24" ht.	Pots
7	VD	Viburnum dentatum	Arrowwood Viburnum	3-4' ht.	B&B
Perennials & Grasses:					
67	cid	Carex morrowii 'Ice Dance'	Ice Dance Sedge	2" plug	12" o.c.
25	dp	Dennstaedtia punctilobus	Hayscented Fern	2 gal.	18" o.c
55	hh	Hemerocallis 'hyperion'	Daylily Hyperion	2 gal.	12" o.c.
5	nf	nepeta faassenii 'Walker's Low'	Catmint	2 gal.	12" o.c.
150	vm	Vinca minor	Myrtle	2 gal.	18" o.c.



VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
400 HUNNEWELL ST
NEEDHAM, MA
DECEMBER 14, 2020

LI









Wall Sconce at Steps + Walls
33 053 by Bega Lighting
(N.T.S. on Plan)





Bollard Lights - 99 760 by Bega Lighting



LED Strip Lighting - Linear Light by Visual Lighting Technologies



VERDANT
LANDSCAPE ARCHITECTURE

LIGHTING PLAN
400 HUNNEWELL ST
NEEDHAM, MA
DECEMBER 14, 2020

L2



Mountain Laurel

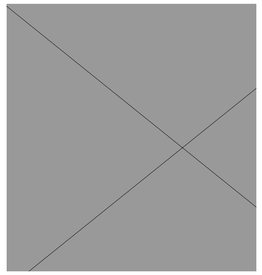


Column Sweet Gum



Pillar Pin Oak

Rhododendron



Vinca



Pennsylvania Carex

Green Giant Red Cedar



Red Oak



ARMSTRONG RED MAPLE

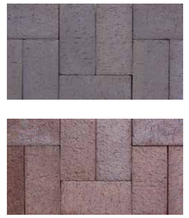


Liquid Amber

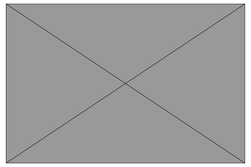














Sentry Lighting - Lighted Bollards (semi-cut-off)



Bollard Lights - Bega





Vista - Bollard Lights (semi-cut off)











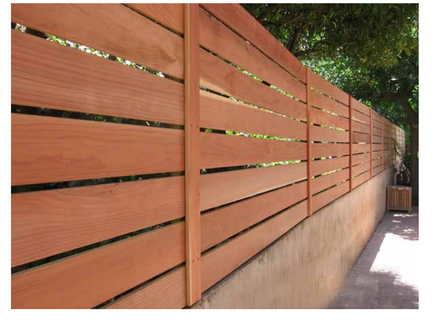












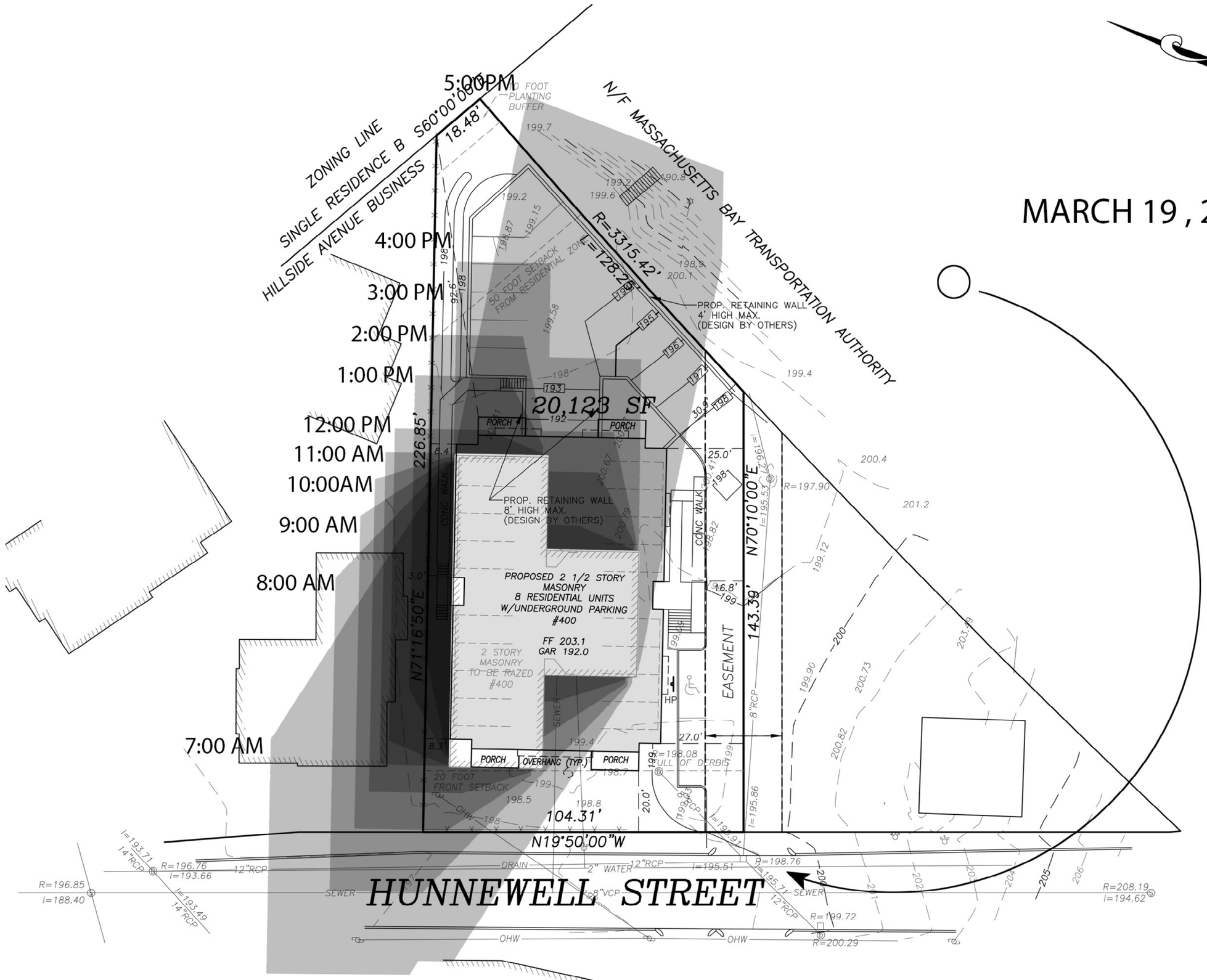


VERDANT
LANDSCAPE ARCHITECTURE

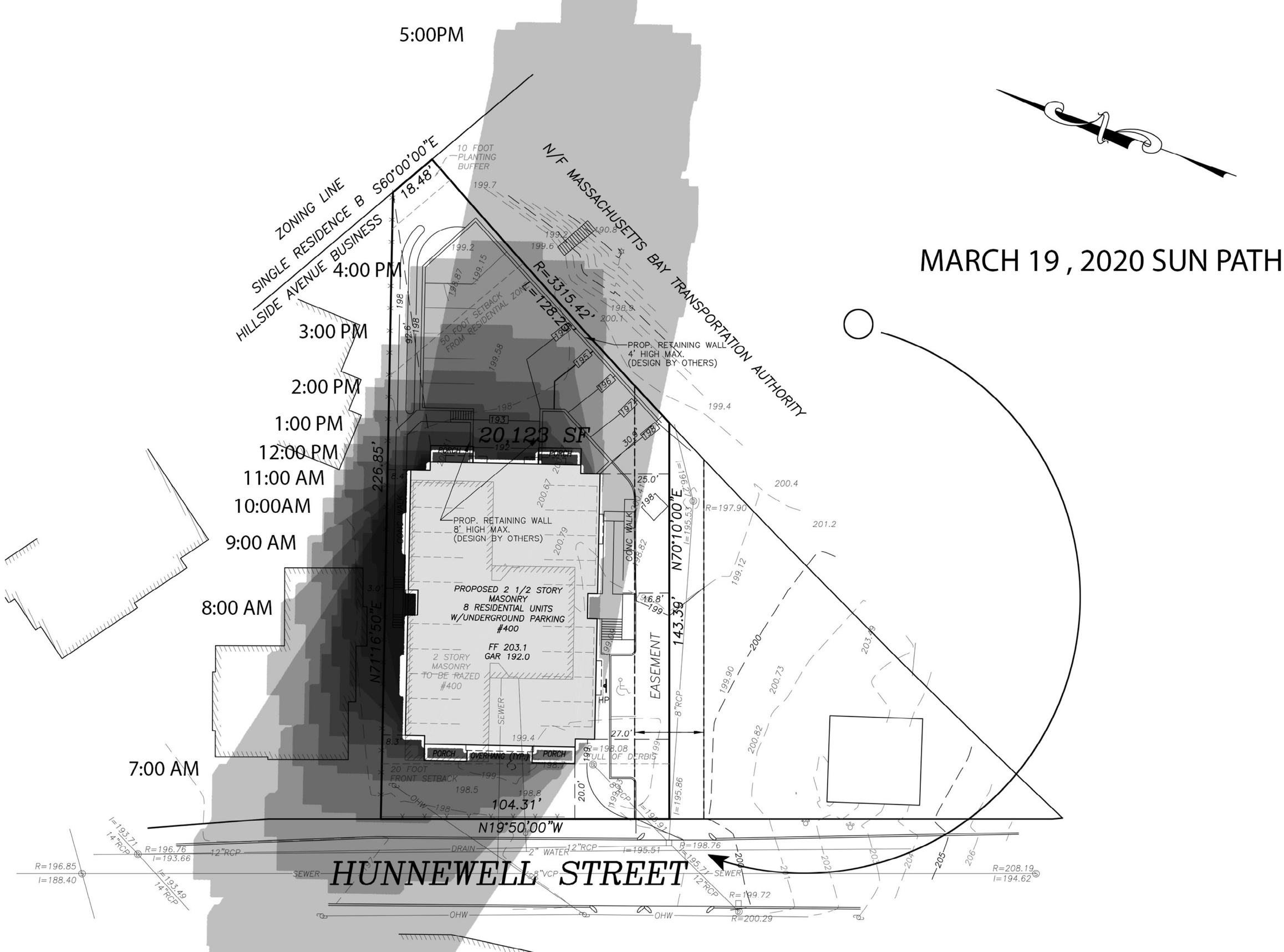
MATERIALS
400 HUNNEWELL ST
NEEDHAM, MA
DECEMBER 14, 2020

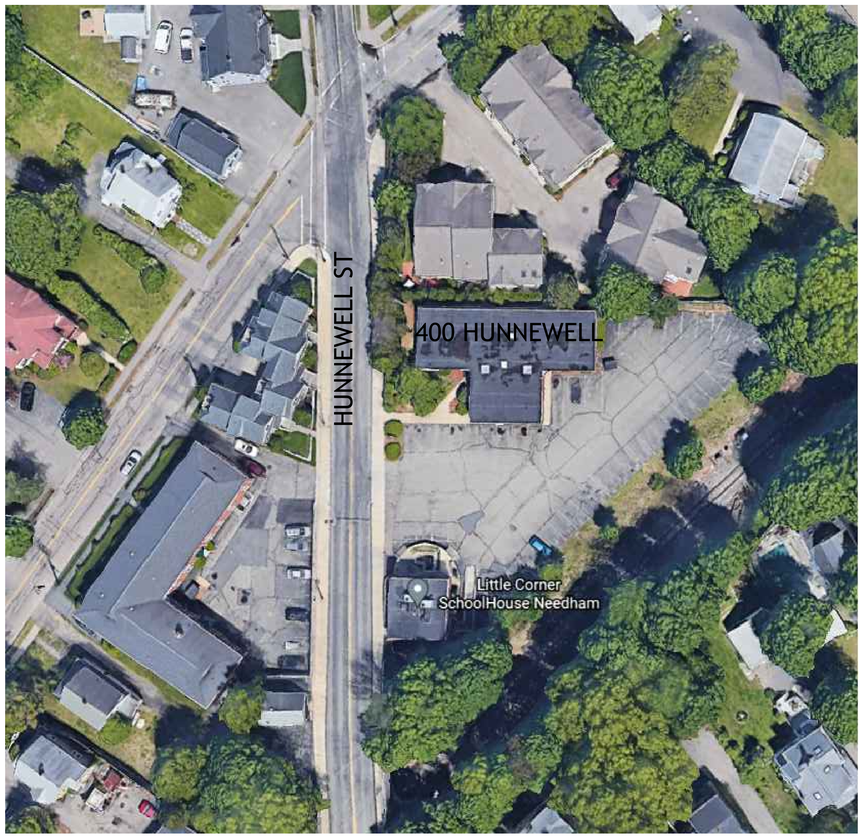
L3

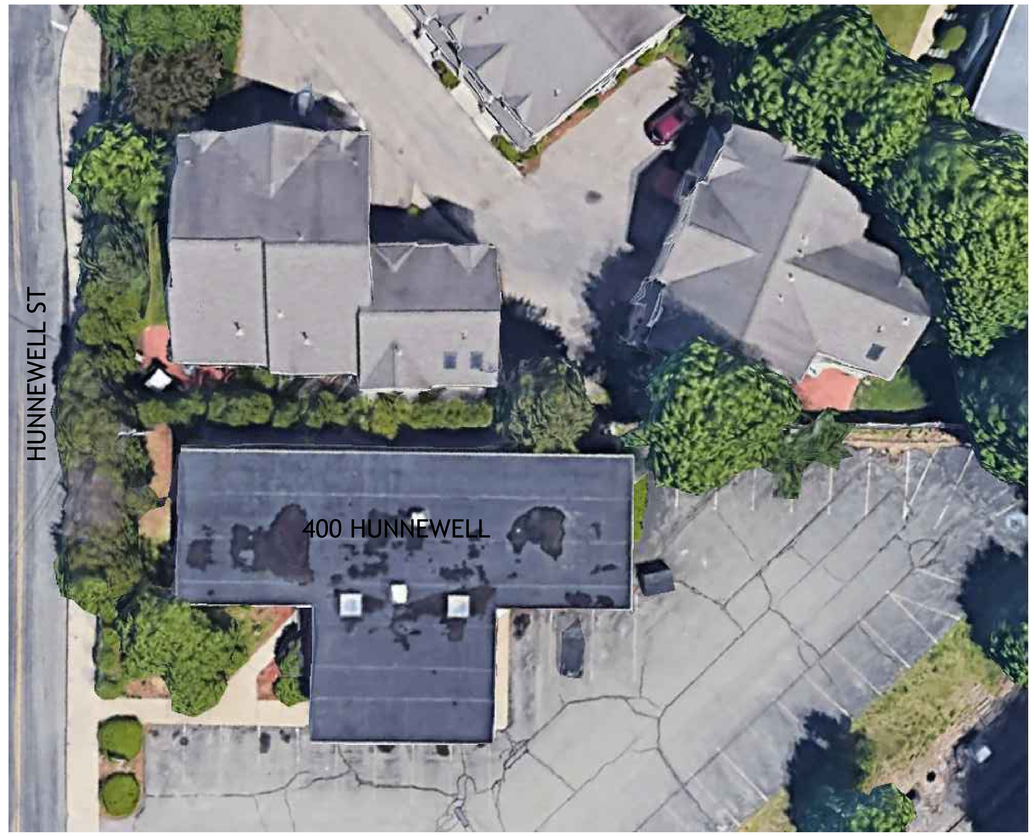
MARCH 19 , 2020 SUN PATH



MARCH 19 , 2020 SUN PATH







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53 Central Avenue
Needham, MA 02494

Telephone: 781-449-4109

www.kentduckham.com

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PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

EXISTING SITE PHOTOS

Drawing Scale:

Project Number:
201919.00

Date Issued:
01.04.2021

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REGISTERED ARCHITECT
ALLAN L. DUCKHAM
No. 7218
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COMMONWEALTH OF MASSACHUSETTS

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JOAN L. DUCKHAM
No. 27
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

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400 Hunnewell Street Needham, MA

EXISTING SITE PHOTOS
VIEW OF TRACKS & TRAIN

Drawing Scale:

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REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

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EXISTING SHADOW PHOTOS

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EXISTING ROOF HEIGHT PHOTOS

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REGISTERED ARCHITECT
KENT L. DUCKHAM
No. 6819
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Issues

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Revisions

Number	Date	Description

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400 Hunnewell Street Needham, MA

EXISTING SITE PHOTOS
VIEWS FROM OFFICE BUILDING

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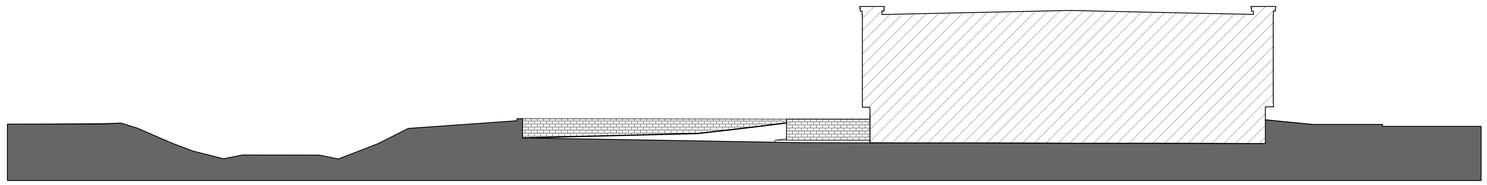
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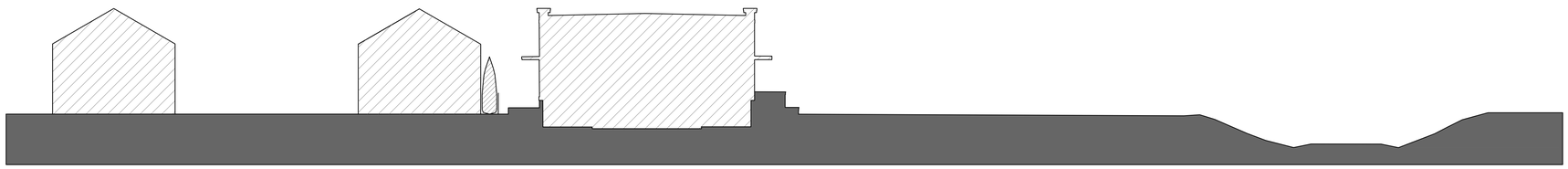
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SEPTEMBER 10, 2020



400 HUNNEWELL STREET, NEEDHAM
SITE SECTION
1/16" = 1'-0"



400 HUNNEWELL STREET, NEEDHAM
SITE SECTION
1/16" = 1'-0"

Issues

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Revisions

Number	Date	Description

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400 Hunnewell Street
Needham, MA

SITE SECTIONS

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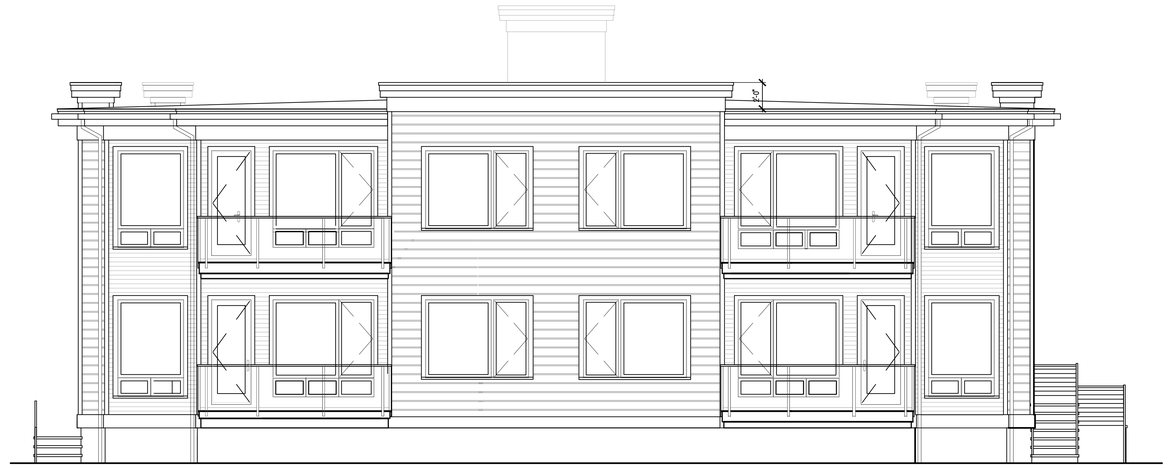
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DUCKHAM
ARCHITECTURE & INTERIORS

400 HUNNEWELL

Needham, MA

PERMIT SET - Jan, 04 2021



PROJECT DIRECTORY

OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Lanscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajnx@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, MA 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

DRAWING INDEX

1/8	SITE PLAN COVER SHEET
2/8	EXISTING CONDITIONS PLAN
3/8	LAYOUT PLAN
4/8	GRADING & DRAINAGE PLAN
5/8	UTILITY PLAN
6/8	EROSION & SEDIMENTATION CONTROL PLAN
7/8	DETAIL PLAN 1/2
8/8	DETAIL PLAN 2/2
A.1.0	PROPOSED BASEMENT FLOOR PLAN
A.1.1	PROPOSED FIRST FLOOR PLAN
A.1.2	PROPOSED SECOND FLOOR PLAN
A.1.4	PROPOSED ROOF PLAN
A.2.1	EXTERIOR ELEVATIONS
A.2.2	EXTERIOR ELEVATIONS

400 HUNNEWELL STREET ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

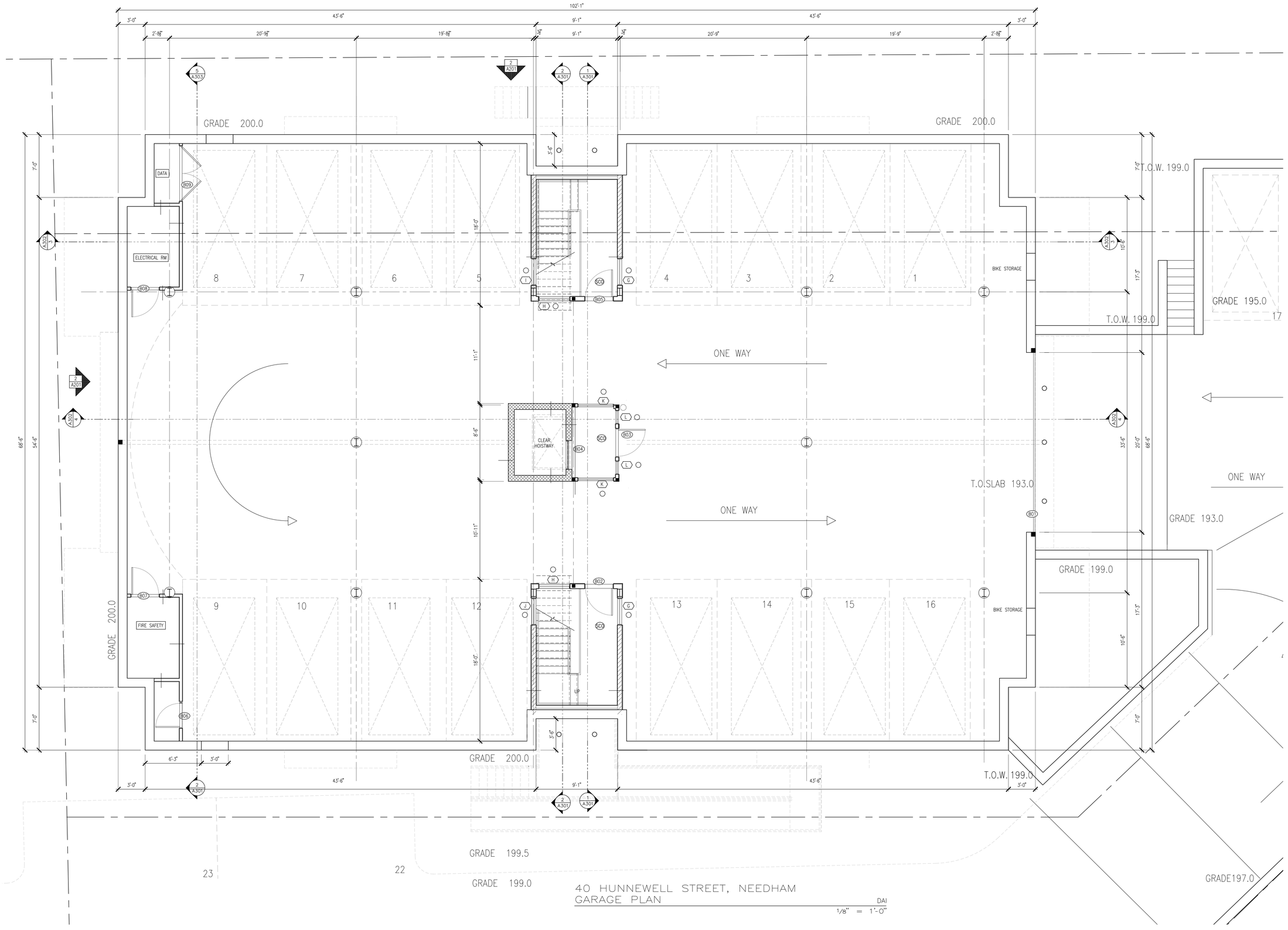
ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 ½ STORIES	2 STORIES	2 ½ STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

201919
400 HUNNEWELL ST
DUCKHAM
09.10.2020



40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN

DAI
1/8" = 1'-0"

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53 Central Avenue
Needham, MA 02494

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KENT L. DUCKHAM REGISTERED ARCHITECT No. 7 BOSTON MASS COMMONWEALTH OF MASSACHUSETTS

PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTERMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
01.04.2021

A.B.1

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KENT L. DUCKHAM — REGISTERED ARCHITECT — BOSTON MASS — COMMONWEALTH OF MASSACHUSETTS

PERMIT SET

DRAWING NOT FOR CONSTRUCTION

SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

1st FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

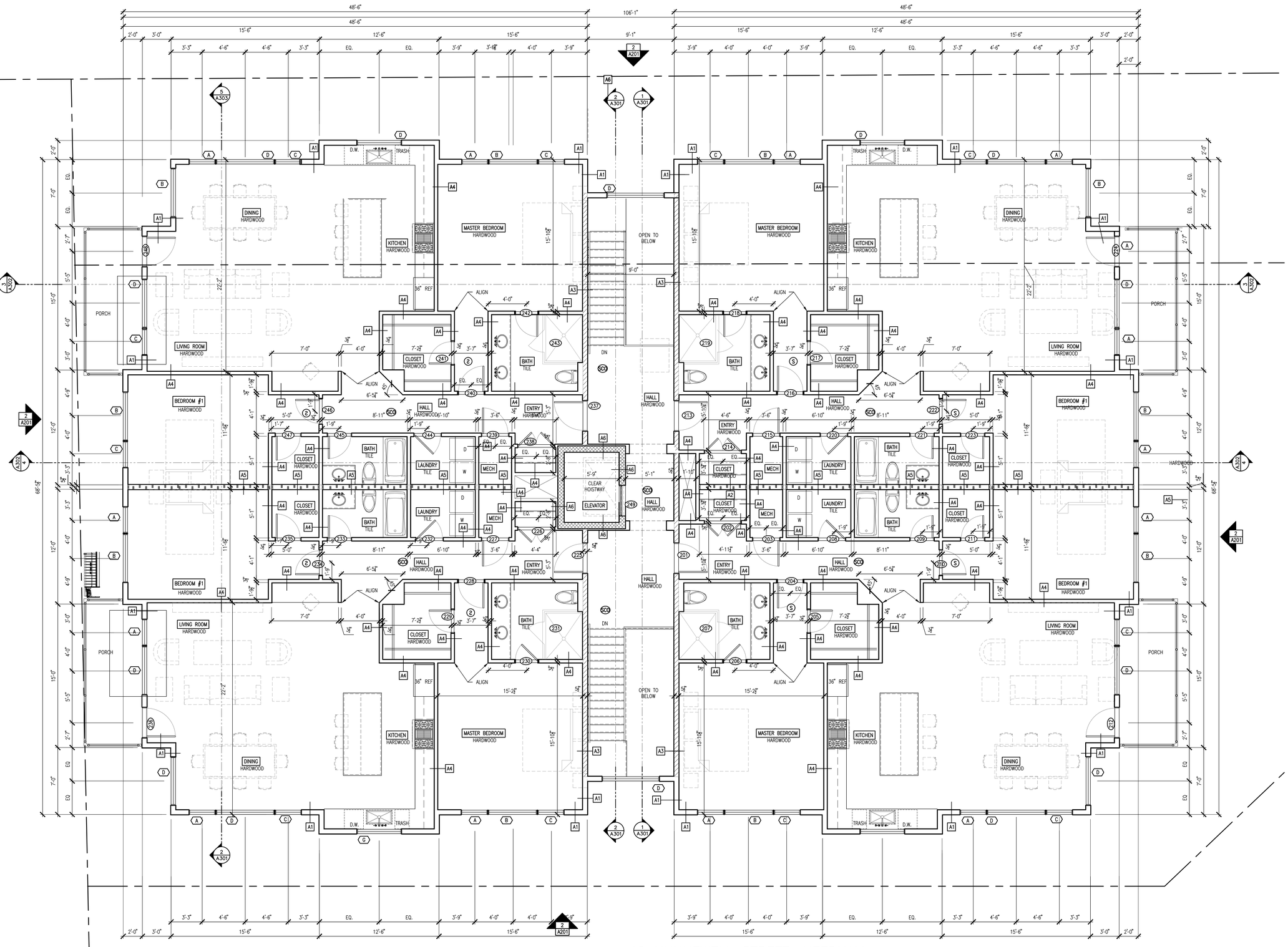
Date Issued:
01.04.2021

A.1.1

40 HUNNEWELL STREET, NEEDHAM
FIRST FLOOR PLAN
DAI
1/8" = 1'-0"

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40 HUNNEWELL STREET, NEEDHAM
SECOND FLOOR PLAN

DAI
1/8" = 1'-0"

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KENT DUCKHAM REGISTERED ARCHITECT COMMONWEALTH OF MASSACHUSETTS

PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

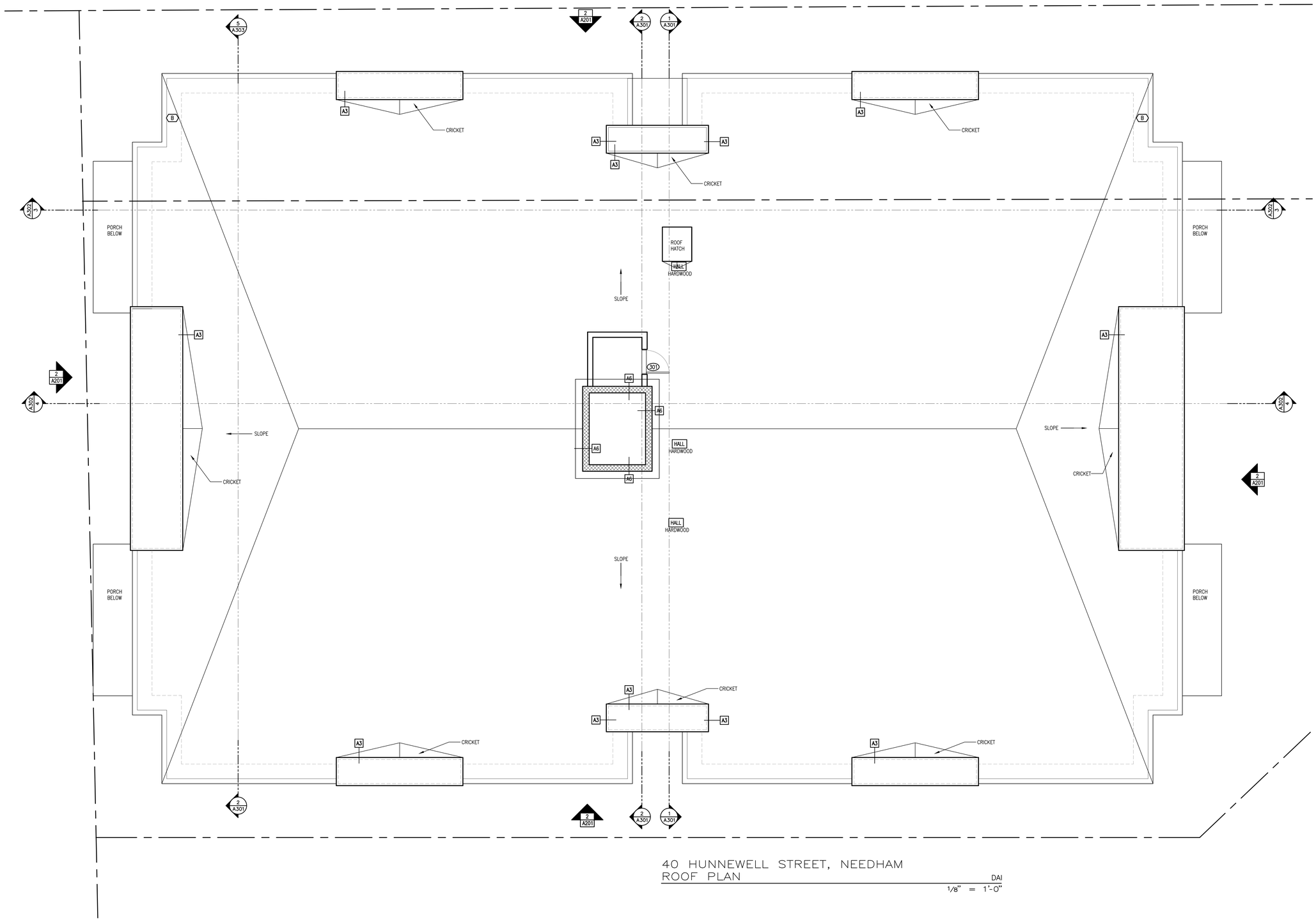
2nd FLOOR PLAN

Drawing Scale:
1/4"=1'-0"

Project Number:
201919.00

Date Issued:
01.04.2021

A.1.2



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN

DAI
1/8" = 1'-0"

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KENT L. DUCKHAM REGISTERED ARCHITECT No. 7 BOSTON MASS COMMONWEALTH OF MASSACHUSETTS

PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"

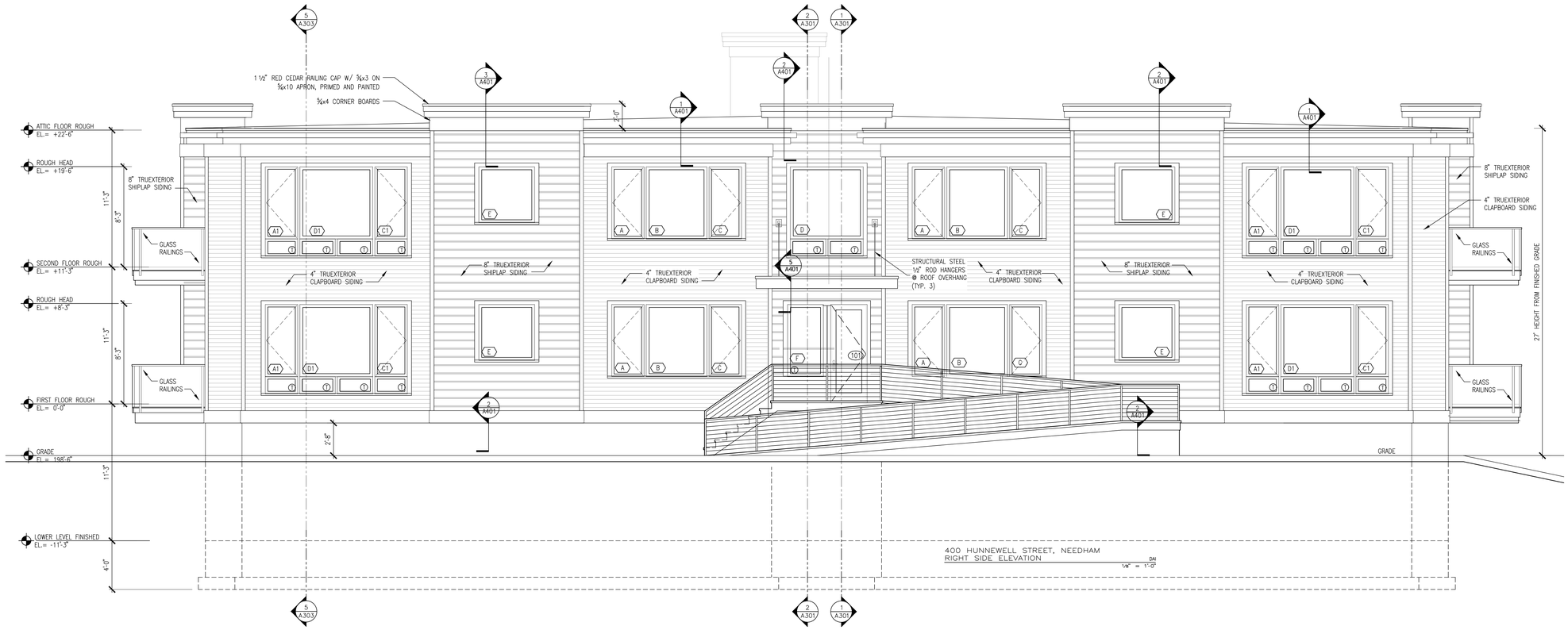
Project Number:
201919.00

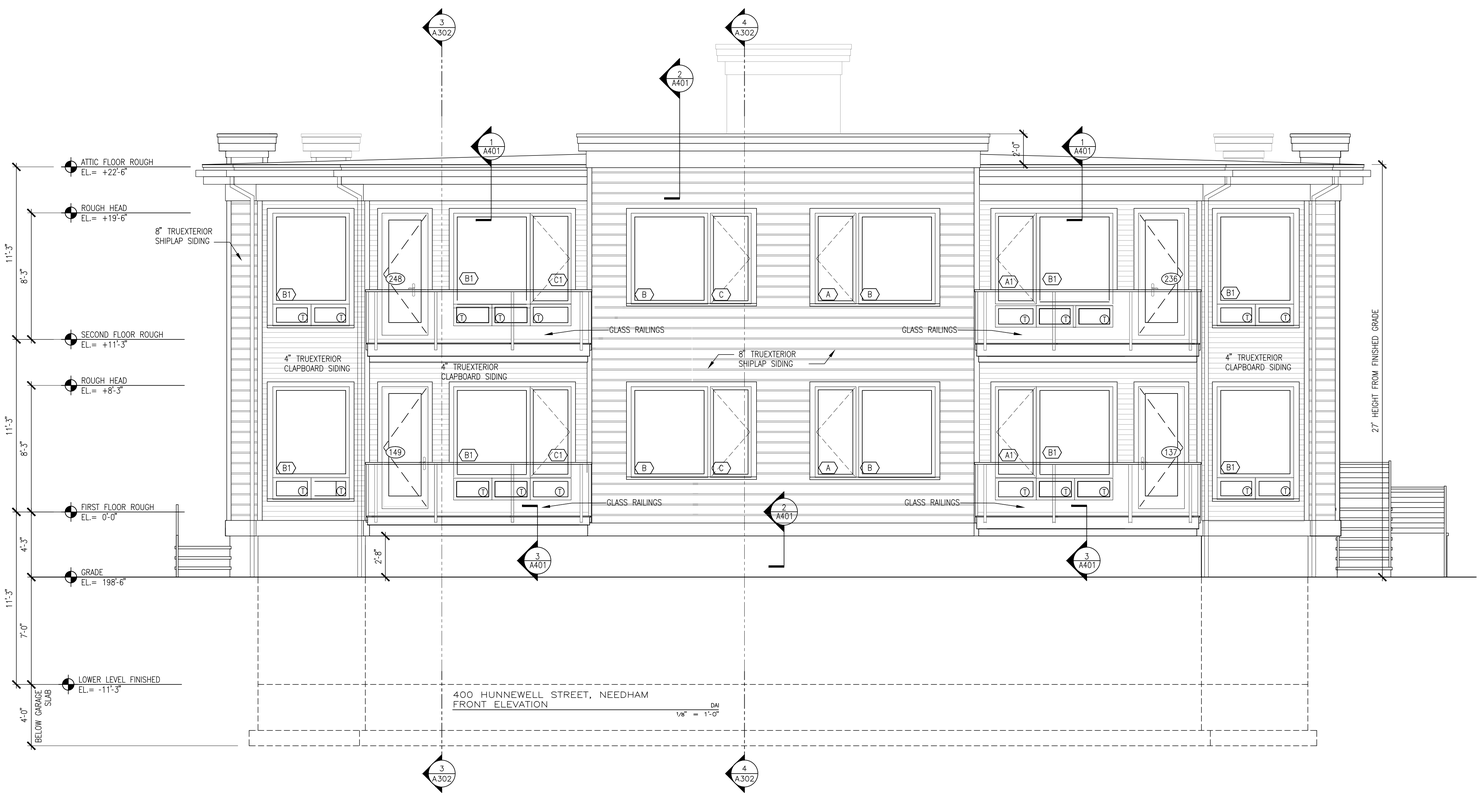
Date Issued:
01.04.2021

A.1.3

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KENT L. DUCKHAM — REGISTERED ARCHITECT — No. 7778 — BOSTON MASS — COMMONWEALTH OF MASSACHUSETTS

PERMIT SET
DRAWING NOT FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

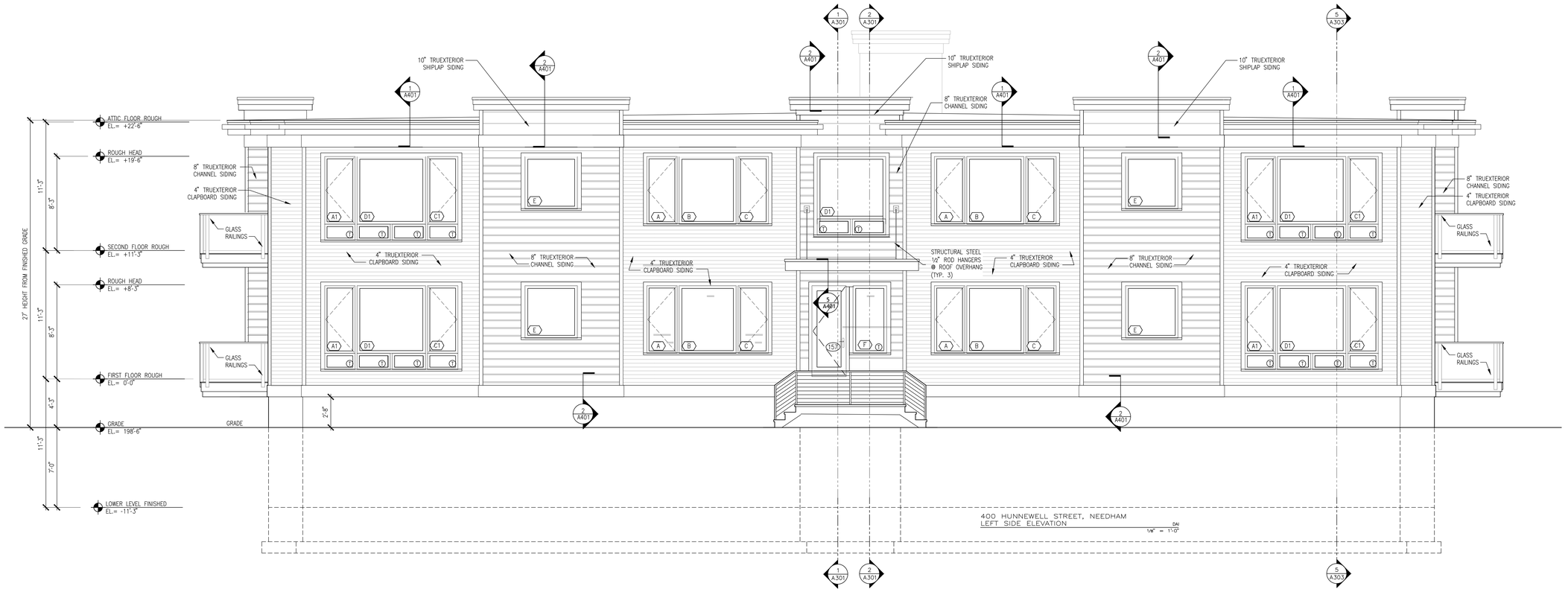
Project Number:
201919.00

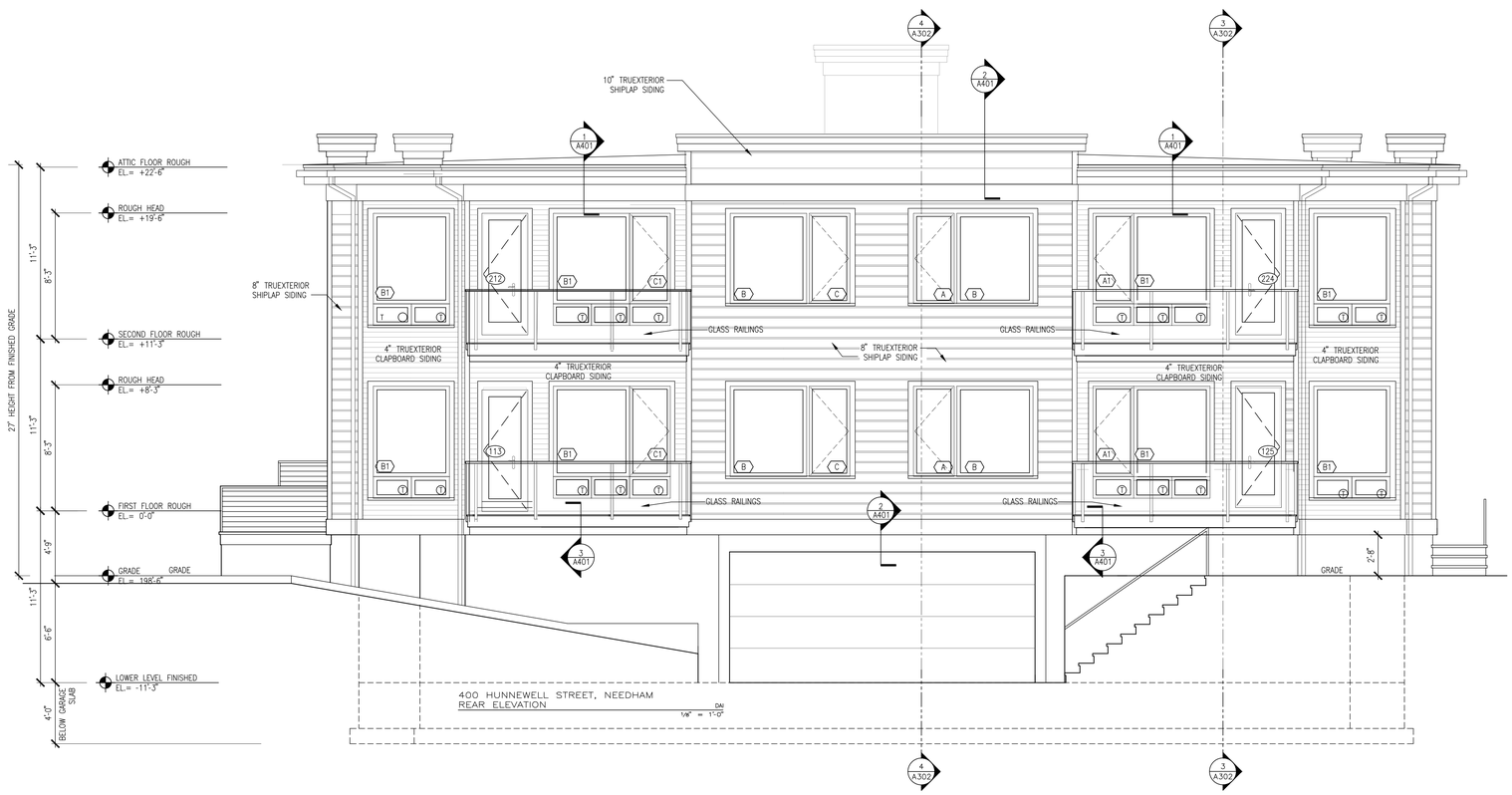
Date Issued:
01.04.2021

A201

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KENT L. DUCKHAM — REGISTERED ARCHITECT — No. 7778 — BOSTON MASS — COMMONWEALTH OF MASSACHUSETTS

PERMIT SET

DRAWING NOT FOR CONSTRUCTION

SEPTEMBER 10, 2020

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by : JRM

400 Hunnewell Street
Needham, MA

PROPOSED ELEVATIONS

Drawing Scale:

Project Number:
201919.00

Date Issued:
01.04.2021

A202

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SketchUp
SketchUp
SketchUp
SketchUp


SketchUp
SketchUp
SketchUp
SketchUp
SketchUp

From: John Schlittler
To: Alexandra Clee
Subject: RE: Request for comment - 400 Hunnewell revisions
Date: Wednesday, January 6, 2021 4:34:35 PM

I am fine with revision of landscaping thanks

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, January 6, 2021 2:11 PM
To: Anthony DelGaizo <ADelgaizo@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; David Roche <droche@needhamma.gov>
Subject: Request for comment - 400 Hunnewell revisions

Dear Engineering, Police and Fire,

We received revised plans from the Applicant on the 400 Hunnewell hearing. You can find the revised plans, along with a cover memo from the Applicant explaining the revisions at the location below. If you wish to comment, please submit your comments to us by Wednesday January 13, 2021.

K:\Planning_400Hunnewell\400 Hunnewell for PB hearing 1.19.21

Thanks for your assistance.

Alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
www.needhamma.gov

From: Alexandra Clee
Sent: Friday, December 4, 2020 12:14 PM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all, I have just received the Landscaping Plan for this project. It is attached to this email and is

also located in the K drive in the relevant project folder. K:\Planning_400Hunnewell

Accordingly, please find attached:

1. Plan prepared by Verdant Landscape Architecture, entitled "Landscape Plan, 400 Hunnewell Street, Needham MA," dated December, 2020.

Thanks, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
www.needhamma.gov

From: Alexandra Clee
Sent: Tuesday, November 24, 2020 10:36 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: RE: Request for comment - 400 Hunnewell

Dear all,

I received the attached revised Layout Plan from the petitioner. The earlier Layout Plan did not delineate the surface parking spaces. I have also added this plan to the folder in the K drive.

Accordingly, please find attached:

1. Plan prepared by Field Resources, 281 Chestnut Street, Needham, MA, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020, November 5, 2020 and November 20, 2020.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
Google Voice Phone: 339-225-9522
**** Please note: Due to Covid-19, I am working primarily remotely. Email is the quickest way to reach me.**

From: Alexandra Clee
Sent: Monday, November 23, 2020 11:06 AM
To: David Roche <droche@needhamma.gov>; Anthony DelGaizo <ADelgaizo@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Dennis Condon <DCondon@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: Request for comment - 400 Hunnewell

Dear all,

The Planning Board will be holding a hearing on proposal for a Major Project Site Plan Special Permit at 400 Hunnwell. More information is included in the submitted documents, detailed below, which can be found attached to this email and also at this location K:\Planning_400Hunnewell. (some of you will receive a hard copy in the inter-office mail as well).

The documents attached for your review are:

1. Application submitted by Hunnewell Needham, LLC.
2. Addendum A.
3. Letter from George Giunta Jr. Attorney, dated November 5, 2020
4. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets: Sheet 1, Cover Sheet, dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised April 6, 2020 and November 5, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
5. Plan set prepared by Duckham Architecture and Interiors, 53 Central Avenue, Needham, MA, consisting of 7 sheets: Sheet 1, Cover Sheet, dated September 10, 2020; Sheet 2, Sheet A.B.1, entitled "Lower Level Garage Plan," dated November 5, 2020; Sheet 3, Sheet A.1.1, entitled "1st Floor Plan," dated November 5, 2020; Sheet 4, Sheet A.1.2, entitled "2nd Floor Plan," dated November 5, 2020; Sheet 5, Sheet A.1.3, entitled "Roof Plan," dated November 5, 2020; Sheet 6, Sheet A201, entitled "Proposed Elevations," dated November 5, 2020; Sheet 7, Sheet A202, entitled "Proposed Elevations," dated November 5, 2020.
6. Stormwater Management Report, prepared by J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, dated November 2, 2020. ***This item is not attached and is located in the K drive at the link provided above.***

The hearing is scheduled for December 15, 2020. If you wish to comment, please submit your comment by Wednesday December 9, 2020, so that the Petitioner has time to address any concerns or questions in advance of the hearing.

Thanks, alex.

_____
Alexandra Clee
Assistant Town Planner
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781-455-7550 Ext 271
Needhamma.gov

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

January 12, 2021

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Major Project Special Permit
400 Hunnewell- Residential Building Zoning Relief

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Major Project Special Permit. The applicant requests to redevelop a 20,123 square foot commercial facility at 400 Hunnewell Street and in its place construct an 8-unit residential building.

The review was conducted in accordance with the Planning Board's regulations and standard engineering practice. Submitted for review are as follows:

1. Letter from George Giunta Jr. Attorney, dated January 6, 2021 updating the application documents.
2. Plan set prepared by Field Resources, 281 Chestnut Street, Needham, MA, J.M. Grenier Associates, Inc., 325 Donald Lynch Blvd., Suite 100, Marlborough, MA, 01752, consisting of 8 sheets dated November 2, 2020; Sheet 2, entitled "Existing Conditions Plan of Land," dated March 5, 2020, revised December 30, 2020; Sheet 3, entitled "Layout Plan showing proposed Structure," dated March 5, 2020, revised December 30, 2020; Sheet 4, entitled "Grading and Drainage Plan," dated November 2, 2020; Sheet 5, entitled "Utility Plan," dated November 2, 2020; Sheet 6, entitled "Erosion and Sediment Control Plan," dated November 2, 2020; Sheet 7, entitled "Details ½," dated November 2, 2020; Sheet 8, entitled "Details 2/2," dated November 2, 2020.
3. Plan set prepared by Duckham Architecture and Interiors, consisting of 7 sheets Set revised January 4, 2021.
4. Landscape Plans consisting 3-sheets prepared by Verdant Architecture dated December 14, 2020.

Our comments and recommendations are as follows:

- The Landscape plans have been modified per request. The proposed maple tree closest to the drive has been removed from the plan.

- As part of the NPDES requirements, the applicant will need to comply with the Public Out Reach & Education and Public Participation & Involvement control measures. The applicant shall submit a letter to the DPW identifying the measures selected and dates by which the measures will be completed in order to incorporate it into the Planning Board's decision.

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

Truly yours,

Thomas Ryder
Assistant Town Engineer

From:	Inga Puzikov
To:	Alexandra Clee; Lee Newman
Subject:	400 Hunnewell project
Date:	Tuesday, January 19, 2021 2:01:09 PM

Hello Ms. Newman and Clee

Hello, everyone. This is Inga , the Trustee of 210 Hillside Ave. property.
I am reaching out to you regarding an upcoming hearing of a Planning board on a Zoom tonight.

Needless to say, we all are already suffering from the terrible year we had to endure because of Covid..., and way before all this ....whole area could not sleep well at night because of idling train..., plus another construction of a property on another side of 210 Hillside just ended. People would love a break..., but we cannot stop life....it goes on :)
Let's just try to come up with a compromise.
1. We would love to ask for a "reduction of a project. 8 huge units on such a small lot with 2 bedrooms, 2 bath and 2 garage parking spaces each ...means there will be large families, many people , many professionals rushing to work in a morning and we have 40-50 cars competing on a very small chunk of land to get out to work. Both curb cuts are across from one another ...(btw, why traffic research was not done , it was not supposed to be waived) ...6 Units is allot and very reasonable number ! Please, consider !!! Still 12 parking in a garage , plus bunch outside. Plus , abutting neighbors on a back were very concerned of a shade from a tall building, perhaps less units and size will help with that as well.
2. The construction itself . The builder expressed an interest in starting work at 7 am every day (for a period of one year !) and work Saturday including. That will be "hell" for people already straggling with loss of sleep and anxiety related to an idling train. Working people should be able to exercise their right of " quiet enjoyment " and elderly population should be able to have a peace and quiet in their homes during the day. Needless to say many professional are working from home during this times...We wish for the area to be improved and for the builder to carry on with his plan, but not at our expanse. People that own the units will be stalk with it, and investors will be loosing their tenants and it is not fair to either party. We would like to respectfully ask for work to start at 8 AM with the quiet staff if it is possible, and start making noise only at 9 AM . It needs to be done by 5PM and if they work until 8 PM, again only with the staff that is not noisy.
3. We also have a huge concern about demolition . Then digging for a garages... usually invasive projects like that " shake up " the whole neighborhood. Accept noise, ...we can get broken pipes, wires, and cracks in our property. Do we have a good plan on how the builder will take care of those issues ones they arrive ? For example, can we take pictures and have a proof...and then if new cracks are noticed (inside or outside of our properties) will he pay to fix it, or sent his workers to take care of it ? We should not go through expanse and inconvenience while he is making profit. We need to be protected ! All the dirt and debris, ...will someone take care or give us a budget to clean it up ? We just put new awnings on our building, spent thousand of dollars from a building budget ....will he wrap it in plastic like another builder did and then have plastic removed and awnings washed ?
Please, please, please join this meeting tonight, get active, ask more questions, brainstorm and lets keep our beloved town and the area we live in beautiful, safe and great place to live by supporting one another and be kid and neighborly where it counts !

My cell . 617-335-6229.

Thank you, everyone.
Inga

From: Lee Newman
To: Lee Newman
Subject: 400 Hunnewell project
Date: Tuesday, January 19, 2021 2:06:40 PM

From: Martin Raffol <mraffol@comcast.net>
Sent: Tuesday, January 19, 2021 1:09 PM
To: Alexandra Clee <aclee@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: RE: 400 Hunnewell project

Good afternoon Alex and Lee,

My name is Martin Raffol, owner since 1981 (past Trustee) of unit #31 of 210 Hillside Avenue. I was born and raised in Needham and now live in Natick. I am pro development as I was in the real mgt and dev business for 40 years, however "we" condominium owners have several major concerns. We would like the following concerns addressed with urgency and seriousness:

1. 8 apts on this size lot seems excessive particularly with the hill up to the bridge regarding traffic of the 16 cars or more. A reduction from 8 apts to 6 apts would seems to be a reasonable number of apts in this congested high traffic area up to the bridge which vision of other vehicles is sometime last second; and 6 apts would possibly lower the height and size of this development. Why so many apts on this size lot? What variance, if any, was given or will be given? What are the density rules of Needham? Why was there no traffic study regarding this development completed.
2. Starting construction 7am in this predominately residential neighborhood does not show any regard for the approximate 50 residents in our residential community and the other neighbors. Also, why 7am on Saturdays? We have several medical residents and EMT's who work all night and sleep during the day. We also have elderly residents who must be considered. In Boston I was involved in the development and management of a 110 unit midrise luxury development, with deep underground parking, on Tremont Street, and we had construction start at 8am weekdays and 9am on Saturdays. It was easy. The unions agreed. Why can't this happen in Needham for this development? Please require this.
3. We (Owners of Hillside Gardens Condominium Trust) request that The Town of Needham requires the developer and or their engineers for this development to take pictures of our parking lot, exterior building and pictures of interior unit walls. With the type of construction proposed, we do want cracks in our parking lot, exterior and interior building, without recourse for the developer to make the necessary repairs. I currently live behind MathWorks in Natick over 500 feet away. When they began their construction, The Town of Natick required MathWorks to have an engineer take pictures of our pool decks, exterior and interior of our homes. This seems like a reasonable request. We should not have to bear the cost of and repairs due to the construction. This will protect both parties. Please require this.
4. Lastly, we respectfully request a certain amount of funds from the developer for the exterior cleaning of window frames, window glass, and awnings; or a requirement in writing to us, that they will do this at the end of their construction.

Again, personally I am pro development and construction and the above requests are very normal and routine in this industry. Please seriously consider these. I will be on the Zoom Meeting tonight.

Respectfully,

Martin (Marty) Raffol
9 Wight Farm Road
Natick MA 01760
617-962-8000

Permanent Public Building Committee
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781-455-7550

January 7, 2021

Ms. Lee Newman, Director
Town of Needham - Planning Department
500 Dedham Avenue
Needham, MA 02492

RE: Planning Board Major Project Site Plan Special Permit No. 2013-02
Town Contract ID #17PFC-176D
Jack Cogswell Building Project
140 Central Avenue, Needham, MA

Dear Ms. Newman:

We are respectfully requesting another extension of the Temporary Certificate of Occupancy (TC of O) for the Jack Cogswell Building Project, subject to the Planning Board's Decision dated November 20, 2018. The first request to extend was made on December 9, 2019 for 60 days until February 7, 2020. The second request sought an additional 60 days, starting on February 7, 2020 until April 7, 2020. The Covid19 public health emergency disrupted normal business operations. The most recent request extended temporary status until January 13, 2021. This current request seeks another 60 days until March 8, 2021, for the same reason listed below.

Outstanding items include:

- Lot Consolidation, pending Land Court completion

As indicated earlier, the Massachusetts Trial Court 6 docket receipt indicated that on June 17, 2019, Kevin F. Murphy, Esq was appointed as Title Examiner. On October 31, 2019, Attorney Murphy filed the report. The final certified consolidated plan was expected to be complete at the end of December, but additional time is requested now, due to court related scheduling.

Please feel free to contact me if you have any questions.

Sincerely,

Stephen Gentile

Stephen Gentile, Project Manager
Building Design and Construction Department/PPBC

cc. Steven Popper, Director, BD&C

Stuart Chandler, Chairman, PPBC
David Roche, Needham Building Dept.
Mike Richard, PE, Weston and Sampson
Jo-Ann Darrigo, Seaver Construction
File- PPBC

BELLE LANE REALTY TRUST

December 9, 2020

Town of Needham
Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Chairwoman McKnight

Re: Belle Lane Subdivision – Release of Surety Funds

Dear Chairwoman McKnight:

Pursuant to a Tripartite Agreement dated August 13, 2015 by and among the Belle Lane Realty Trust, Boston Private Bank and Trust Company, and the Planning Board of the Town of Needham, $123,500.00 in surety for completion of work at the Belle Lane Subdivision is held in escrow by Boston Private Bank - $95,500.00 for street maintenance purposes and $28,,000.00 for off-street drainage. The Belle Lane Realty Trust has now completed the street maintenance requirements under the Tripartite Agreement and the Belle Lane Subdivision Agreement, including roadway improvements and the paving of Belle Lane. Please find attached the bill for paving from the contractor as well as the contractor's acknowledgement of completion.

Belle Lane Realty Trust now requests that the Board release $95,500.00 in escrow to Belle Lane Realty Trust pursuant to the Tripartite Agreement, leaving a balance of $28,000.00 in escrow. Kindly arrange for this matter to be voted on by the Board, any inspection that the Board requires of the roadwork, and the execution of a Certificate of Approval authorizing Boston Private Bank to release the $95,500.00 from escrow. Please contact me with any questions or concerns.

Sincerely,

Annemarie von der Goltz

Annmarie von der Goltz
Trustee of the Belle Lane Realty Trust

Enclosure

Cc: Peter Koska

MEMORANDUM

TO: Tony Del Gaizo –Engineering Division
Carys Lustig – Public Works Department

FROM: Planning Department

DATE: December 11, 2020

SUBJECT: **Reduction of Surety -** DEFINITIVE SUBDIVISION PLANS
Belle Lane
Charles River Street, between 534 and 590 Charles River Street, Needham, MA

Enclosed please find a copy of a letter Annmarie von der Goltz, Trustee of the Belle Lane Reatlty Trust, directed to Jeanne McKnight, Planning Board Chairwoman, dated December 9, 2020. Ms. von der Goltz is requesting the reduction of the surety being held for roadway improvements on the Belle Lane Definitive Subdivision.

The Town is presently holding One Hundred Twenty Three Thousand Five Hundred Dollars and 00/100 cents ($123,500.00). $95,500.00 for street maintenance purposes and $28,000.00 for off-street drainage surety for Lots 1, 2, 3, 4, 5, 6, 7 and 8.

Please review this request and provide the Planning Board with a recommendation relative to the reduction of the above-described performance surety. The Planning Board will be considering this request at its meeting of Monday January 4, 2021 or Tuesday January 19, 2021 (dependent on the availability of your recommendation considering the holiday season), and would appreciate receiving your recommendation by that time.

For your review I have enclosed your 2 most recent letters regarding bond estimates (dated August 31, 2017 and October 2, 2019) and Ms. von der Goltz's request.

Thank you for your attention to this matter.

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

August 31, 2017

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: BELLE LANE-REQUEST FOR BOND ESTIMATE

Dear Members of the Board:

The Department of Public Works has conducted several inspections of the subdivision. We are in contact with the applicant's representatives seeking resolution to their street lights requiring shielding from the neighboring properties. We expect that the applicant will finalize their solution to this street light trespass concern by the end of this September. Per your request the following is the remaining work required for the above referenced project.

Our estimate to complete this work is calculated as follows:

Item	Unit	Unit Price		Amount
Asphalt (top +berm)	500 tons	$130/ton		$65,000
Seed	2,500 SY	$2/SY		$5,000
Asbuilt Plans	1 LS	$10,000		$10,000
		Subtotal	80,000	
~ 15% Engineering and Contingency				$12,000
		Subtotal	$92,000	
~ 2.0% inflation per year for 2-years		TOTAL:		**$95,500**

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

Truly yours,

Sincerely,

Thomas A Ryder
Assistant Town Engineer

tryder

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

October 2, 2019

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: BELLE LANE-BOND ESTIMATE FOR AGREEMENT EXTENSION

Dear Members of the Board:

The Department of Public Works has received a request from the Planning Board to review the above referenced subdivision and make recommendations to the surety amount to extend the triparty agreement until September 30, 2021.

The DPW has conducted several inspections of the subdivision and has determined that the current estimate for roadway improvements should remain at $95,000.

We note that there are several landscaping and roadway grades, as well as several other small items included is this bond and previously discussed on site with the applicant's representative and will need to be resolved during the completion of construction. The DPW will be in contact with the applicant's representatives to check on the status.

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

Truly yours,

Sincerely,

Thomas A Ryder
Assistant Town Engineer

tryder

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

January 13, 2021

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: BELLE LANE-REQUEST FOR BOND REDUCTION

Dear Members of the Board:

The Department of Public Works has conducted several inspections of the subdivision in preparation of this Bond Estimate. The applicant will need to have the Belle Lane drainage system inspected, maintained and cleaned if necessary and per their proposed maintenance schedule. The drainage system inspection report, as well as the NPDES control measure requirements need to be submitted to the DPW.

Our estimate to complete this work is calculated below. We expect that the work can be done in less than one year, a 2-year contingency period has been included. In addition, a calculation of extra loam and seed is added to account for some small eroded areas at the end of the cul-du sac that occurred this winter.

Item	Unit	Unit Price		Amount
Loam and Seed	1 LS	$1,000		$1,000
NPDES info Drainage inspection report and Asbuilt Plans	1 LS	$15,500		$15,500
		Subtotal	16,500	
~ 15% Engineering and Contingency				$2,475
		Subtotal	$18,975	
~ 2.0% inflation per year for 2-years		TOTAL:		**$20,000**

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

Truly yours,

Sincerely,

Thomas A Ryder
Assistant Town Engineer

NEEDHAM PLANNING BOARD MINUTES

November 4, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, November 4, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman, Assistant Planner, Ms. Clee and Community Housing Coordinator Ms. Sunnarborg.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. She reviewed the rules of conduct for zoom meetings. She noted this meeting includes public hearings and will allow for public comment. If any votes are taken at the meeting the vote will be conducted by roll call.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to automatically continue the meeting to 11/17/20 at 7:15 p.m. with the same zoom ID number if any technical difficulties arise that keep the Planning Board from continuing this meeting tonight.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: to allow the Vice-Chairman to continue the meeting if the Chairman has technical difficulties.

ANR Plan – Boston Ventures International LLC, Petitioner (Property located at 23 Dwight Road, Needham, MA).

Pasquale Bruno, Builder, noted Lot A is 44,000 square feet with 170 feet of frontage. The property is being subdivided evenly with 85 feet of frontage on both lots. Lot A-1 will have 22,006 square feet and Lot A-2 will have 21,978 square feet. Both lots meet all requirements. The existing house will be taken down and 2 new houses built. Ms. McKnight asked if there was a reference on the plan with regard to the taking down of the house. Mr. Bruno stated there is a note on the plan regarding if the house is not razed. Ms. Newman stated the plan was reviewed, a couple of changes were requested and made, and she is satisfied with the plan.

Mr. Block asked if there is a substantial slope down to Central Avenue. Robert Bibbo, Surveyor, stated the property slopes by a few feet in grade but no work is being done there. He noted there is a beautiful mature crab apple tree they are saving on the property between the lot and Central Avenue. Ms. McKnight asked if it was true this Board previously approved a plan to divide this property into 2 lots. Mr. Bibbo stated yes, but it was never put on record.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to endorse the plan ANR.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 2012-07: TripAdvisor LLC, 400 First Avenue, Needham, MA, Petitioner (Property located at 400 First Avenue, Needham, Massachusetts). Regarding TripAdvisor Fuel Cell power.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:

VOTED: to waive the reading of the public hearing notice.

Walter Bonola, Installation Project Manager for Doosan Fuel Cell America, Inc., gave an overview of the proposal. This is to purchase and install a 460 kW hydrogen fuel cell power plant. TripAdvisor will use the fuel at itstheir site and utilize the thermal energy. He stated this has great advantages and will save money on power and heating and cooling costs. It also lowers the CO2 and HGH output, and there are environmental advantages as well. There is no impact on the acoustics on surrounding properties. They can comply, once the fuel cell is installed and operational, with all Sstated and local statutes regarding noise levels. He showed a 3D view of the fuel cell installation on a structural steel platform spanning the loading dock area. There is a louver design to screen the equipment. There will be a cooling module and horizontal radiator to eject heat. This is shielded with cedar fencing. The cedar fence is already shielding the emergency generator. The fence will be extended and return to the building.

Mr. Bonola stated there will be a doorway at the top of the stairs to the fuel cell equipment with restrictions at the bottom of the stairs. Mr. Jacobs asked what the restrictions looked like. Mr. Bonola stated he was not sure yet about the configuration but it will probably be a gate to a ladder. Mr. Jacobs commented it was important the Planning Board knows the nature of what the restriction will be. He would like to know what it will be and if it will be effective. Mr. Bonola stated there will be a gate at the top of the stairs also and entry will be restricted at the bottom of the stairs. Typically they use a kKnox box that gives restricted access to emergency responders.

Ms. McKnight asked the Planning Director to comment. Ms. Newman said Tthere is a draft decision with recent changes made due to Design Review Board (DRB) comments. The DRB issued conditional approval and asked that a gate be installed and that a cedar fence be installed rather than the metal fence that was shown. Mr. Bonola stated he agreed with all comments and the final plan will show a cedar fence that matches the existing. He will ensure the existing cedar panels be used so it looks like the fence has been there all along. Ms. McKnight stated the language does not include a gate at the bottom of the stairs and asked if it would be added. Ms. Newman stated it would be. The decision would be issued, plans revised and then the plans need to go to the Planning Board prior to going to the Building Inspector for permits.

Mr. Bonola asked how that would affect the applicant. Ms. Newman stated it is an administrative process. This will be approved with plan modifications. The drawings will need to be revised, a date added and then submitted to the Planning Department. Those will be the approved plans. Mr. Jacobs stated it does not look like access is restricted to the cooling equipment. He asked if there is a reason to restrict access. Mr. Bonola stated there is not usually concern with access to cooling equipment. It is not high tech and is no risk to the public. Matt Mayorhoffer, with TripAdvisor, stated there are a couple of pieces of equipment already out there that are relatively benign and safe that are exposed. This equipment is harmless.

Mr. Alpert noted the gate at ground level and asked if that would be subject to DRB approval. Mr. Bonola is not sure if the gate is subject to DRB approval. The gate will be code compliant and would be reviewed by the Building Department. He is glad to share the final details of the stairway with the DRB and Planning Board in the form of the final drawing set that incorporates all the changes discussed tonight. Ms. Newman stated that would be part of the process.

Ms. McKnight noted the following correspondence for the record: an email from Fire Chief Dennis Condon with comments; an email from Building Inspector David Roche with the same comments as the Fire Chief; an email from Tara Gurge, of the Board of Health, with comments regarding noise; an email from Assistant Town Engineer Thomas Ryder with no comments and DRB approval with conditions. Ms. McKnight asked if there is a fuel tank on the grounds. Mr. Mayorhoffer stated there is an existing generator and cylindrical 4,000 gallon fuel tank currently there. These were permitted and installed as part of the building. Ms. McKnight asked if the fuel tank holds the fuel that will fuel the tank on the platform. Mr. Mayorhoffer noted the fuel tank that exists provides fuel to the second generator that is there that was installed 5 or 6 years ago when the building was built. Fuel cell is natural gas. There will be a new gas meter. That does not involve fuel cell installation.

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Mr. Bonola stated it would be next to impossible to come into contact with the emergency diesel generator. There is no hazard or risk of it being damaged by a vehicle. He has addressed the Fire Chief's comments directly and will be working with him to address anything else. The project is compliant with all codes. Ms. McKnight asked that he describe the nature of the noise testing. Mr. Bonola said the company they used was Acoustical Technologies Inc. (ATI). They took digital, audio recordings at 30 meters and he described the process. Mr. Jacobs noted ATI has no concerns with the fuel cell but what about the cooling equipment. Mr. Bonola noted when ATI refers to fuel cell that includes all equipment. The cooling module is actually tested separately. James Kinney, of Doosan Fuel Cell America Inc., noted page 12 calls out the noise results.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to close the hearing.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the amendment to the Major Project Site Plan Special Permit under Section 7.4 of the Zoning By-Law, Section 3.38, with changes to the fencing consistent with Design Review Board comments and providing a secure gate at the foot of the staircase.

Mr. Jacobs asked if the applicant has had a chance to review the decision. Mr. Bonola stated he had reviewed it and had no exception to it.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the decision as drafted with changes that were shown in the red-lined version provided to the Board before the meeting and with the additional changes as described by the Chair.

7:40 p.m. – 390 Grove Street Definitive Subdivision: Elisabeth Schmidt-Scheuber, 390 Grove Street, Needham, MA, Petitioner (Property located at 390 Grove Street, Needham, MA). ***Please note this is a re-noticed hearing that began on February 4, 2020 and is continued from the July 21, 2020, August 11, 2020 and September 8, 2020 Planning Board meetings and will be further continued to the December 15, 2020 Planning Board meeting.***

Ms. McKnight noted there was a request from Attorney George Giunta Jr. to the Planning Director to further continue the hearing to the 12/15/20 meeting. Ms. Newman noted Mr. Giunta Jr. was speaking with abutters looking for a settlement or buyout of this property. If not successful there will be revisions to the drawing and this will move forward. She stressed the importance that this be done. If not done in December the application should be withdrawn. Mr. Giunta Jr. was agreeable. She would like to continue the action deadline to January 31, 2021 so there will not be a default.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to continue the hearing to 12/15/20 and extend the applicable deadline to 1/31/21 and inform the applicant if they are not ready to proceed on 12/15/20 the Board would request the application be withdrawn.

Mr. Jacobs asked if all who should get notice have been noticed. Ms. Newman stated the abutters are represented by Counsel and have been made aware.

Review of Draft 40B Guidelines.

Ms. Newman stated there were draft 40B guidelines prepared by Selectman Dan Matthews dated 12/15/20. The guidelines refer to a PLAN, which was not circulated. It is the same PLAN as before. Ms. McKnight noted she

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and Karen Sunnarborg have both prepared some recommended changes. Ms. Sunnarborg noted she has sent out her comments that are part of the packet. She has some questions regarding Ms. McKnight's comments. The town has surpassed the 10% threshold required under G.L. c.40B. It is preferred any 40B applicants go through the S~~s~~tate's local initiative program. The guidelines should state a preference but not preclude other subsidy agencies. Section III.B.~~3b~~ says the town should not approve if more than half are affordable. She feels that is a mistake. There are projects throughout the state where all the units are affordable. That language should not be included.

Ms. Sunnarborg noted Section III.E~~3e~~ has a suggestion of a continuum of affordability but projects with multi-tiers should be encouraged. ~~In Section 4b there is an issue of housing replacing language.~~ It would be useful to have a policy statement in these guidelines regarding resale of properties that clearly states that the Fair Housing Act applies to resales of affordable condominium units. There should be a stronger rationale for promoting rental housing that recognizes such housing~~. It~~ would be useful to add to the diversity of the housing. Mr. Block noted she is talking about selling off housing units. These should be marketed specifically to financially vulnerable people. Is there a requirement that those units subsidized by the government be sold differently? Ms. Sunnarborg stated the units are sold differently. The price is capped and it is in the recorded documents. It is part of the deed rider and it is limited by the affordable formula.

Ms. McKnight suggested she and Ms. Sunnarborg work together to come up with a new version. Mr. Block asked how these guidelines compare with the 2012 guidelines. In terms of process, he noted 40Bs are under the Zoning Board of Appeals (ZBA) and Select Board purview. He asked what role the Planning Board should have in the process and what are the Planning Board goals.~~?~~ Ms. Newman stated the Planning Board is looking at density and setting a site where it makes the most sense. Ms. McKnight stated preferred sites are the same areas of town as were identified ~~as~~ in 2012. Higher density is determined on a case by case basis. Mr. Jacobs stated he has a lot of issues with the guidelines as written. Some issues Ms. Sunnarborg mentions and some are substantive. He asked how to get his comments to the appropriate place. Ms. Sunnarborg noted all comments from everyone could be incorporated. Ultimately it will be up to the Select Board so they should be given all the comments.

Mr. Jacobs asked if the Planning Board should discuss what the goals ought to be. No one has asked. A policy statement needs to go a lot further. Mr. Block stated the comments could be provided to the Town Manager now with an offer of an opportunity for further participation. Ms. McKnight stated she could work with Mr. Jacobs and Ms. Sunnarborg and forward the comments. Mr. Owens stated the Select Board gave a specific assignment. The comments should be compiled and forwarded to Town Manager Kate Fitzpatrick. He feels there should be a cover memo that expresses interest in a different process. He is not sure what the Select Board's~~their~~ goal is and why the deadline. He is concerned the Select Board is not looking at the big picture or consulting with the Planning Board. The Select Board should have engaged the Planning Board in a dialogue. He feels the guidelines were drafted in a bubble. He suggests doing it in 2 pieces. All members agreed.

Ms. McKnight would like to consider more condominiums. Mr. Owens stated he personally feels more condos and rental units are needed and more density in the center of town. He commented the issues need to be examined. Ms. McKnight noted that~~there is~~ a housing campaign group has formed in town. She stated it is a positive thing but she needs to be cautious. She is respecting her 2 roles. Mr. Owens suggested she continue her involvement in such advocacy groups as a single person and not a member or liaison of the Planning Board.

Report from Planning Director and Board members.

Ms. Newman noted the Outdoor Seating Policy. She has been part of a working group to identify strategies in the Town ~~c~~Center during this COVID environment. The policy expires at the end of November but there is interest in allowing outdoor seating all year round. Newton adopted a policy that expires 60 days after the expiration of the Governor's order. The idea is to let restaurants have outdoor seating in winter. The Select Board will be taking this up and has asked the Planning Board for its~~their~~ thoughts. She suggests the date be changed from 12/1/20 to 60 days after the Governor's declaration is lifted. Mr. Jacobs added the town is trying to give restaurants every chance they can. Ms. McKnight stated there is concern with keeping the sidewalks and streets free of snow. This

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is under the Select Board. If they have no issue then she is fine with that. Mr. Alpert stated he is fully in favor of this.

Upon a motion made by Mr. Alpert, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to make the change in the Outdoor Seating guidelines from 12/1/20 to 60 days after the lifting of the Governor's order.

Ms. Newman noted tomorrow morning the working group on Highway Commercial is meeting to go through Greenman-Pedersen Inc. ~~GPI~~'s report. There will be a presentation on 11/18/20 at 8:00 a.m. She requests all who can participate to do so. She will set it up as a Planning Board meeting and invite GPI to do the presentation.

Ms. Newman~~She~~ noted she was approached by a Babson College professor who has a class looking for a project. They are interested in the Chestnut Street corridor. As Mr. Owens is interested in this corridor she wondered if he would be interested in working with herself and these students. Mr. Owens is interested.

Ms. McKnight commented there have been complaints lately that the Accessory Dwelling Unit By-Law is too strict. She asked if an overview could be done that shows how many have been applied for? Ms. Newman will work with the staff to get that done.

Minutes

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the minutes of 9/8/20 as amended.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 9:15 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Paul Alpert, Vice-Chairman and Clerk

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NEEDHAM PLANNING BOARD MINUTES

November 17, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, November 17, 2020, at 7:15 p.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Ms. McKnight took a roll call attendance of people expected to be on the agenda. She noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. She reviewed the rules of conduct for zoom meetings. She noted this meeting includes public hearings and will allow for public comment. If any votes are taken at the meeting the vote will be conducted by roll call.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to automatically continue the meeting to 12/1/20 at 7:15 p.m. with the same zoom ID number if any technical difficulties arise that keep the Planning Board from continuing this meeting tonight.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to allow the Vice-Chairman to continue the meeting if the Chairman has technical difficulties.

Public Hearing:

7:20 p.m. – Amendment to Major Project Site Plan Special Permit No. 99-2: BP 140 Kendrick Street LLC c/o Boston Properties Limited Partnership, 800 Boylston Street, Suite 1900, Boston, MA Petitioner (Property located at 140 Kendrick Street, Needham, MA). Regarding allowance of leasing to multiple tenants and site improvement.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

David Provost, of SVP Development, gave the background of the property. It was designed for PTC and designed as a single-~~-~~tenant development. This has been redesigned for multiple tenants. He met with the Design Review Board (DRB). James Heroux, Landscape Architect, stated it was formerly a one-~~-~~tenanted site. There was a drop off for the buildings at the Pavillion. There were 3 buildings and a garage on Cutler Pond with a well used hiking path that goes around the pond. All trees are being retained between Buildings A and C. There are significant changes at the main drop off. There was one entrance and now there will be 3 separate entrances. There are currently 2 front doors for Building C but one will be the main entrance. There will also be a front door for Building A and Building B. There is already a tenant for Building B. Mr. Provost stated IDG is currently in Natick and is moving here. IDG~~They~~ will occupy all of Building B.

Mr. Heroux noted there will be a reconfiguration of parking near Building B. The middle of the site does not change. Buildings A and C do not change but there is a bit of reconfiguring of the paths to make it clearer to the front door. There will be changes around the island and courtyard area. This is currently paved and will remain paved. The landscape island has been trimmed back on both ends to give IDG parking spaces at its~~their~~ front door. The handicapped-accessible spaces have been relocated to the opposite side closer to Building A. Some landscaping is moving as well as a couple of trees and the stone wall that goes through the site. The ~~Pavillion~~pavilion was the front door and now becomes the community room for the entire campus. There will be a kitchen and serving center, exercise room and shared conference rooms for the entire site.

Mr. Heroux noted a terrace exists with a stone wall and planting beds. The terrace will be expanded to the stone wall. It will be 100% permeable. Two doors are being added to the ~~Pavillion~~pavilion and a service entrance. Four trees are being removed in front and 6 trees are being added in the back of the site. A stone dust path will be added to get to the ~~Pavillion~~pavilion. It is ADA accessible. Light fixtures are being added to illuminate the path for a second egress. The artificial turf putting green is being removed. A couple of light poles are being relocated but some additional light poles are being installed. He showed the existing conditions. The stone walls and lighting on site are being matched. The area is completely wired so there can be outdoor meetings. There will be a fire table added on the back terrace. Nicholas Skoly, Project Manager of Vanasse Hangen Brustlin Inc.~~VHB~~ Engineering, stated the applicant has~~they have~~ been through the notice of intent with the Conservation Commission and received an order of conditions. There are improvements to the water quality and drainage. The Town Engineer had one comment, which has been addressed.

Mr. Jacobs stated he liked the presentation and what is being done. A concern was expressed by the Police Chief who has no issues but is concerned with the impact on Kendrick Street and with the Children's Hospital project. Mr. Skoly stated there is no increase in the square footage and there should not be an increase in traffic from this site. This was office in the past and will continue to be office. There are also the same number of parking spaces. Mr. Block stated this was a very effective presentation. He noted the 4 handicap parking spaces near Building A and asked if there is a requirement to have 2 at Building B instead of 4 at Building A. Mr. Skoly noted the spaces are still within an acceptable distance from the front door to the spaces. He noted a few spaces in the garage are being restriped to add handicap spaces to meet the new ADA requirements. He noted the garage is connected to Buildings B and C.

Ms. McKnight stated she drove around the site and walked the property in back. She noted the new walkway~~path~~ from the terrace leading to the Cutler Pond pedestrian path~~west~~. The path itself has deteriorated somewhat and is muddy so people walk on the property to stay out of the mud. She asked if the applicant could work with the state, which~~o~~ owns the land the path is on, to upgrade the path with new stone dust. Mr. Provost noted the path gets a lot of use. He would be happy to reach out to the state and discuss improvements to the path near their property. It is not theirs and they do not control it, but he will reach out. Ms. McKnight appreciates that. She noted 3 trees are being taken down in the circle because the area is being made smaller. It would be a nice thing to have 1 or 2 trees in that circle. Mr. Provost stated the tenant wants signage on the second story of the building. They want people to be able to see the signage and the visual clues. There was talk about trees but as they grow it will not be visually accessible to all. He noted the trees are being replaced 1.5 to 1 on the southerly side.

Ms. McKnight asked if the parking lot on the easterly side is~~was~~ part of the property and was informed it is~~was~~. She noted there is an additional parking lot further along that is used for public parking. Mr. Skoly stated that is part of this lot. There is an easement for some public parking. He noted there are some ADA spaces there. Ms. McKnight asked if the terrace was handicap accessible. It is and has 2 egresses to it. There is a sloping pathway down to the state path.

Ms. McKnight noted the following correspondence for the record: an email from Fire Chief Dennis Condon stating he is ok with the project; an email from Tara Gurge, of the Health Department, with comments regarding compliance with food service, trash and dumpsters and grease barrels; an email from Assistant Town Engineer Thomas Ryder with comments; a response from Mr. Skoly noting the applicant would create and distribute an informational flyer with information on storm water practices; and an email from Police Chief John Schlittler with no issues but expressing concern with the impact to Kendrick Street. There were no public comments.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to close the hearing.

Ms. Newman will prepare a draft for consideration at the 12/1/20 meeting. Ms. McKnight stated there should be a reference to the Board of Health concerns in the decision. Ms. Newman should also word the promise to approach the state regarding putting the public path in good condition.

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7:40 p.m. – Amendment to Major Project Site Plan Special Permit No. 2012-07: The Children's Hospital Corporation c/o Boston Children's Hospital, 300 Longwood Avenue, Boston, MA, Petitioner (Property located at 66 B Street, 360 First Avenue, 410 First Avenue, and 37 A Street, Needham, MA). Regarding request of build out development for Children's Hospital (see legal notice for more info).

Ms. McKnight noted a special permit in 2012 allowed for a certain number of buildings on this property. This is a new use and requires a special permit.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: to waive the reading of the public hearing notice.

Lisa Hogarty, Sr. Vice-President for Real Estate, stated a zoning bylaw amendment was approved~~al was received~~ in June to allow for a pediatric ambulatory facility. Attorney Timothy Sullivan, of Goulston & Storrs, gave the background and noted he submitted a package of materials that included a traffic report, site plans and elevations. This is in the New England Business Center Zoning District and Center 128 West development. He met with the Town in 2019 and worked on zoning to add the use for Pediatric Medical Facilities. It went to Town Meeting in June of 2020 and was unanimously approved to amend the zoning. He noted the applicant will pay real estate taxes and payment toward services. The Design Review Board (DRB) signed off on this project in September. He noted the project originally approved was 4 office buildings, a hotel and 2 parking structures. Building 3, Trip Advisor~~s~~, has been constructed and one parking garage. A portion of Parking Garage B has been constructed.

Mr. Sullivan stated the hospital will construct the remaining 3 buildings. They propose to move some square footage approved for the First Avenue building to the A Street building. This does not increase height or setbacks. The A Street building is being reduced by one floor and the footprint is being reduced. The 530 space Garage B will be finished. There will be a 224,000 square foot pediatric medical facility at 380 First Avenue. Buildings 2 and 4 will be built later under the Special Permit. There will be an interim parking lot and parking will be 1 space per 290 square feet.

Mr. Sullivan reviewed the site overlay plan and noted most of the additional footage is in the basement. There will be a slight bump out of Garage A as they need to add an elevator lobby. He showed the Interim Condition Plan and the Compliance with Dimensional Requirement spreadsheet. There is a slight increase to the uninterrupted façade in Garage A and the lot coverage is slightly higher. The height and open space stay the same. The existing parking supply is 2,223 and they are proposing 2,858 spaces. With the full build~~ing~~ out there will be 3,491 spaces required and they propose 3,642. Access and parking will not change with this project. There will be deminimus impact to the area. They are moving forward with 380 First Avenue now.

Mr. Sullivan stated Beta Group Inc. has been engaged and he is working with them to answer any questions. He has met with the DRB. He showed the façade elevations. He noted 2 changes were made after feedback from the DRB. One change was the mechanical screening. The DRB suggested making it lighter to blend in with the building and they suggested signage consistent with the Trip Advisor signage. He noted there are significant economic and commercial benefits to the Town. There will be payments in lieu of taxes (PILOT) and there will be development on the unconstructed site. This will be a world class medical facility with food, lodging and strong community support.

Mr. Sullivan reviewed the relief requested which includes a special permit for use as a pediatric medical facility, an amendment to an existing special permit with the reallocation of 34,491 square feet, in Section 3,9 a change to the build out, in Section 3.11 uses from office to pediatric medical, Section 3.38, design guidelines, Section 4.6, build out over phases and Garage A façade length. The build out extends to 2022 and they would like an extension to 2029. Mr. Jacobs stated he would like to hear from BETA Group, Inc. Jaklyn Centracchio, of BETA Group, noted she did a site visit and reviewed the Transportation Impact and Access Study (TIAS). She submitted comments on 11/10/20. She noted the previous trip generation and parking generation was reasonable.

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She focused on the study area, volume data, site circulation for vehicles and pedestrians, analysis methodology and analysis results and mitigation.

Ms. Centracchio stated the data was collected in October 2019. There was peak hour data taken at 7 intersections and 16 24-hour auto traffic recorder locations. Also, at Highland Avenue at First Avenue, Highland Avenue at Second Avenue, Kendrick Street at Third Avenue and Kendrick Street at Fourth Avenue. The Covid 19 impacts were not addressed in the study. It is unclear the pedestrian amenities for this versus the existing. They should consider raising the crosswalk between Garage B and 380 First Avenue. She reviewed the observations. Safety was not addressed in the report. They made suggestions to realign the overhead signals and intersection improvements at Third Street and Kendrick Street. Crash data was not collected.

Ms. McKnight stated this raises many issues that need to be addressed by the proponents. Ms. Newman noted BETA and Boston Children's Hospital are talking and will address this at the next meeting. Mr. Jacobs stated he would like to see if the hospital and BETA can narrow the issues or eliminate them.

Ms. McKnight noted the following correspondence for the record: a memo, dated 9/14/20, from the Design Review Board with comments that have already been addressed; an email from Fire Chief Dennis Condon, dated 10/22/20, noting he is ok with the project and an email from Tara Gurge of the Health Department with comments regarding food service compliance. Ms. McKnight stated she had been concerned with overly bright lights at the parking garage. The lighting was reduced to make it still safe for users. She knows lighting will be added and asks they take care of the level of lighting so it is not excessive. She noted an email from Police Chief John Schlittler with no concerns and an email from Assistant Town Engineer Thomas Ryder with comments regarding outreach and sewer outflow.

Mr. Alpert commented he was pleased with the renderings of the facility and the signage. He feels it will be a great addition to the Town. He thanked BETA for the thorough job. Ms. McKnight noted there was reference to an interim parking lot and asked what that is. Mr. Sullivan noted they will be completing Garage B and will build surface parking at 37 B Street with 105 spaces. This will be replaced when Garage A is built.

Upon a motion made by Mr. Alpert, and seconded by Mr. Owens, it was by a roll call vote of the five members present unanimously:
VOTED: to continue the hearing to 12/15/20 at 8:00 p.m.

Review and Approval of Subdivision documents and plans:

Heather Lane Definitive Subdivision: William John Piersiak, William John Piersiak, Trustee of the 768B Chestnut Street Realty Trust, Evelyn Soule Maloomian, and Koby Kemple, Manager of the 766 Chestnut LLC, Petitioners (Property located at 764, 766, 768-768A and 768B Chestnut Street, Needham, Norfolk County, MA).

Heather Lane Extension Definitive Subdivision and Residential Compound: William John Piersiak, Petitioner (Property located at 768-768A Chestnut Street, Needham, Norfolk County, MA).

Ms. Newman noted the case is settled and the settlement agreement filed. The subdivision is set to go forward. Both decisions have been issued. A plan modification is required. The applicant has made the changes, they have been reviewed by Engineering and have been signed off. Minor changes are needed. The listing of documents is to go on record and there is a change in how the Town Clerk certifies the drawings. Town Counsel needs to review some documents and sign off. The Conservation Commission and the Select Board need to sign off on~~f~~ some documents. The Planning Board can agree to endorse the plan when modifications to the drawings are delivered and the documents themselves finalized and delivered in an executed form approved by Town Counsel and signed by the respective Board~~'~~s that need to accept the documents.

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A motion was made to approve the plan to be executed by the Planning Board once the Planning Director has advised that all conditions have been met. Ms. Newman added the drawings need to be signed by Engineering and the Town Clerk. Mr. Jacobs asked if there were any mortgages on the property. Attorney Robert Smart stated the Kemple lot has a mortgage at Village Bank. There will be a mortgage assent clause. He has been in touch with Village Bank. Mr. Alpert suggested adding a condition that ~~obtaining~~ required mortgagee consents and discharges be delivered or recorded prior to Planning Board signing the plans to the satisfaction of municipal Counsel. Mr. Smart noted the decision says the plans call for Board endorsement within 90 days of the decision. That is 11/25/20 so more time is needed. Ms. Newman noted there was an appeal so it is 90 days from the date of the settlement.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to approve the plan to be executed by the Planning Board once the Planning Director has advised that all conditions have been met.

Upon a motion made by Mr. Alpert, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to extend the time to finalize all conditions in the motion and that provision 42 in Heather Lane and provision 42 in Heather Lane Extension be amended to provide that the plans be endorsed by the Planning Board by 1/15/21.

Board of Appeals – November 19, 2020

926 Greendale Avenue, Mary DeMaio, applicant.

This is an Accessory Dwelling –Unit for a disabled veteran. Mr. Block noted the Zoning Bylaw size limit is not to exceed 850 square feet. This application is for 872 square feet.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to comment the size is not to exceed 850 square feet for Accessory Dwelling Units.

27 Warren Street – Cathy L. Livingston, owner.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: "No comment."

11 Gatewood Drive – Lawrence A. Gordon 2019 Trust, applicant.

Mr. Jacobs stated this seems to be a plan error.

Upon a motion made by Mr. Owens, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: "No comment."

1 Wellesley Avenue, Donald W. Hollings, applicant.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Alpert, it was by a roll call vote of the five members present unanimously:
VOTED: "No comment."

182 and 190 Edgewater Drive – David M. Nectow Revocable Trust, applicant.

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Ms. Newman noted they are combining the 2 lots, taking down one house and putting in a pool.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: "No comment."

Minutes

Ms. McKnight noted there was a typo on the 9/22/20 minutes. On the 3rd page it should be the developer should "not" deal with it.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the minutes of 9/22/20 with the one change discussed.

Ms. McKnight noted there were a couple of typos on the 10/4/20 minutes. On the 4th paragraph, Article 17 resolution, 3rd line, the "Select Boards" needs an apostrophe; in the same paragraph Mr. Owens stated they want to "defund" not "fund" and in the next paragraph, Article 17, it should be "referred back" and not "referenced."

Upon a motion made by Mr. Jacobs, and seconded by Mr. Block, it was by a roll call vote of the five members present unanimously:
VOTED: to accept the minutes of 10/4/20 with the 3 changes.

Correspondence

Ms. Newman noted there was a memo from Selectman Dan Matthews on the 40B process giving the Planning Board more time to respond. Mr. Jacobs revised the draft and Ms. Newman incorporated all comments into a single document. There are 2 things the Board should further discuss – preferred areas and preferred density. Does the Board want the same areas as noted in 2012? Ms. Newman stated there was no need to discuss it right now. There does need to be a cover letter saying these items need further discussion and there needs to be a meeting of the Boards.

Report from Planning Director and Board members.

Ms. Newman noted there is a meeting tomorrow at 8:00 a.m. with a presentation by Greenman-Pedersen Inc~~GPI~~. She hopes all members will attend via Zoom. She received information on the Chestnut Street student project. She will forward to Mr. Owens to get comments before she responds.

Upon a motion made by Mr. Block, and seconded by Mr. Jacobs, it was by a roll call vote of the five members present unanimously:
VOTED: to adjourn the meeting at 9:57 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

_____
Paul Alpert, Vice-Chairman and Clerk

DRAFT

MiyaresHarrington

J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
Rebekah Lacey Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

January 13, 2021

BY EMAIL
Lee Newman, Director of Planning and Community Development
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Re: Jack Cogswell Building—1407 Central Avenue
Request for Minor Modification

Dear Lee:

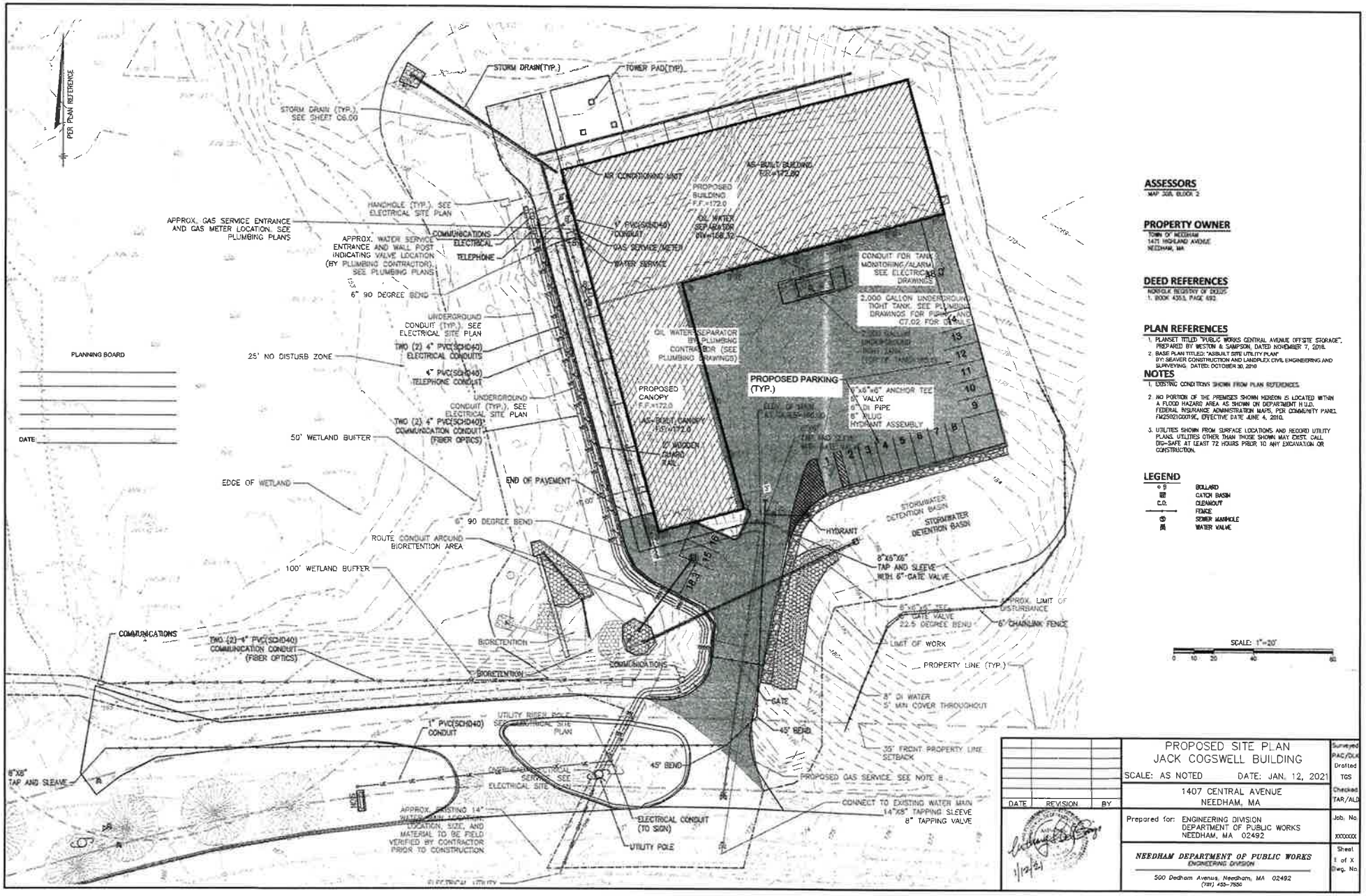
At its January 4, 2021 meeting, the Planning Board requested that the Applicant submit a plan showing the number of parking spaces that could be accommodated at the Jack Cogswell Building, in addition to the three (3) spaces that exist at the site already. A copy of the requested plan, showing sufficient area for a total of sixteen (16) parking spaces, is attached.

Thank you very much, and please let me know if I can provide any additional information.

Sincerely,

Christopher H. Heep

cc: K. Fitzpatrick
C. Lustig
A. DelGaizo
S. Gentile



ASSESSORS
MAP 208, BLOCK 2

PROPERTY OWNER
TOWN OF NEEDHAM
1471 HIGHLAND AVENUE
NEEDHAM, MA

DEED REFERENCES
NORFOLK REGISTRY OF DEEDS
1. BOOK 4353, PAGE 692

PLAN REFERENCES
1. PLANSET TITLED "PUBLIC WORKS CENTRAL AVENUE OFFSITE STORAGE", PREPARED BY WESTON & SAMPSON, DATED NOVEMBER 7, 2016.
2. BASE PLAN TITLED: "ASBUILT SITE UTILITY PLAN" BY SEAVER CONSTRUCTION AND LANDPLEX CIVIL ENGINEERING AND SURVEYING. DATED: OCTOBER 30, 2018

NOTES
1. EXISTING CONDITIONS SHOWN FROM PLAN REFERENCES.
2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL #25021C0001E, EFFECTIVE DATE JUNE 4, 2010.
3. UTILITIES SHOWN FROM SURFACE LOCATIONS AND RECORD UTILITY PLANS. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

LEGEND
● B	BOLLARD
CB	CATCH BASIN
C.O.	CLEANOUT
—x—	FENCE
MH	SEWER MANHOLE
WV	WATER VALVE

DATE	REVISION	BY
1/12/21		

PROPOSED SITE PLAN
JACK COGSWELL BUILDING
SCALE: AS NOTED DATE: JAN. 12, 2021
1407 CENTRAL AVENUE
NEEDHAM, MA

Prepared for: ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
NEEDHAM, MA 02492

NEEDHAM DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
500 Dedham Avenue, Needham, MA 02492
(781) 455-7550

Surveyed PAC/DLK
Drafted TGS
Checked TAR/ALD
Job. No. XXXXXX
Sheet 1 of X
Dwg. No.

PER PLAN REFERENCE

STORM DRAIN(TYP.)
TOWER PAD(TYP)
STORM DRAIN (TYP.), SEE SHEET C6.00
AIR CONDITIONING UNIT
AS-BUILT BUILDING F.F.=172.00
PROPOSED BUILDING F.F.=172.0
OIL WATER SEPARATOR INV=168.32
HANDHOLE (TYP.). SEE ELECTRICAL SITE PLAN
APPROX. GAS SERVICE ENTRANCE AND GAS METER LOCATION. SEE PLUMBING PLANS
1" PVC(SCHD40) CONDUIT
GAS SERVICE/METER
WATER SERVICE
COMMUNICATIONS
ELECTRICAL
TELEPHONE
APPROX. WATER SERVICE ENTRANCE AND WALL POST INDICATING VALVE LOCATION (BY PLUMBING CONTRACTOR). SEE PLUMBING PLANS
CONDUIT FOR TANK MONITORING/ALARM. SEE ELECTRICAL DRAWINGS
48.0'
2,000 GALLON UNDERGROUND TIGHT TANK. SEE PLUMBING DRAWINGS FOR PIPING AND C7.02 FOR DETAILS
6" 90 DEGREE BEND
UNDERGROUND CONDUIT (TYP.). SEE ELECTRICAL SITE PLAN
TWO (2) 4" PVC(SCHD40) ELECTRICAL CONDUITS
4" PVC(SCHD40) TELEPHONE CONDUIT
OIL WATER SEPARATOR BY PLUMBING CONTRACTOR (SEE PLUMBING DRAWINGS)
2,000 GALLON UNDERGROUND TIGHT TANK (TOP OF TANK=165.19
PROPOSED PARKING (TYP.)
6"x6"x6" ANCHOR TEE
6" VALVE
6" DI PIPE
6" PLUG
HYDRANT ASSEMBLY
PLANNING BOARD
DATE:
25' NO DISTURB ZONE
UNDERGROUND CONDUIT (TYP.). SEE ELECTRICAL SITE PLAN
TWO (2) 4" PVC(SCHD40) COMMUNICATION CONDUIT (FIBER OPTICS)
PROPOSED CANOPY F.F.=172.0
AS-BUILT CANOPY F.F.=172.0
ELEV. OF MAIN AT GATES=166.00
6"X6" TAP AND SLEVE WITH GATE VALVE
2' WOODEN GUARD RAIL
50' WETLAND BUFFER
END OF PAVEMENT
EDGE OF WETLAND
STORMWATER DETENTION BASIN
STORMWATER DETENTION BASIN
OUTFALL 15" RCP INV=159.47
6" 90 DEGREE BEND
ROUTE CONDUIT AROUND BIORETENTION AREA
HYDRANT
8"X6"X6" TAP AND SLEEVE WITH 6" GATE VALVE
100' WETLAND BUFFER
8"x6"x6" TEE
6" GATE VALVE
22.5 DEGREE BEND
APPROX. LIMIT OF DISTURBANCE
6' CHAINLINK FENCE
LIMIT OF WORK
COMMUNICATIONS
TWO (2) 4" PVC(SCHD40) COMMUNICATION CONDUIT (FIBER OPTICS)
BIORETENTION
BIORETENTION
COMMUNICATIONS
PROPERTY LINE (TYP.)
GATE
8" DI WATER
5' MIN COVER THROUGHOUT
UTILITY RISER POLE SEE ELECTRICAL SITE PLAN
1" PVC(SCHD40) CONDUIT
45° BEND
35' FRONT PROPERTY LINE SETBACK
45° BEND
OVERHEAD ELECTRICAL SERVICE. SEE ELECTRICAL SITE PLAN
PROPOSED GAS SERVICE. SEE NOTE 8
8"X8" TAP AND SLEAVE
SIGN
CONNECT TO EXISTING WATER MAIN 14"X8" TAPPING SLEEVE 8" TAPPING VALVE
APPROX. EXISTING 14" WATER MAIN LOCATION. LOCATION, SIZE, AND MATERIAL TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
ELECTRICAL CONDUIT (TO SIGN)
UTILITY POLE
ELECTRICAL UTILITY

ASSESSORS
MAP 308, BLOCK 2

PROPERTY OWNER
TOWN OF NEEDHAM
1471 HIGHLAND AVENUE
NEEDHAM, MA

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LEGEND
- B — BOLLARD
- CATCH BASIN
- C.O. — CLEANOUT
- FENCE
- SEWER MANHOLE
- WATER VALVE

SCALE: 1"=20'
0 10 20 40 80

DATE	REVISION	BY

1/12/21

PROPOSED SITE PLAN
JACK COGSWELL BUILDING

SCALE: AS NOTED DATE: JAN. 12, 2021

1407 CENTRAL AVENUE
NEEDHAM, MA

Prepared for: ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
NEEDHAM, MA 02492

NEEDHAM DEPARTMENT OF PUBLIC WORKS
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Sheet 1 of X
Dwg. No.

FY2021-FY2022 Select Board Goals
Adopted: December 22, 2020

Temporary Goal – Manage the Town's Response to the Covid-19 Pandemic, including:

- Collaborating with the Needham Public Schools to open and keep the schools open if it is safe to do so, with a particular emphasis on the importance of supporting building maintenance and HVAC efforts and resources.
- Reviewing options for public meetings to be held in-person and in-person/Zoom hybrid models when safe to do so.
- In collaboration with the Town Moderator, review options for holding the 2021 Annual Town Meeting.
- In collaboration with the Council on Aging, Department of Health & Human Services and the Library Trustees, support the phased re-opening of those facilities when it is safe to do so.
- Prepare for re-opening of other Town facilities at the appropriate time.
- Provide support for local businesses and reimagine use of parking lots and public spaces for this purpose.
- Monitor the impact of the pandemic on the Town budget.
- Ensure adequate staffing for the Town's pandemic response and protection of residents, with a particular focus on our most vulnerable populations.
- Prepare for community-wide Covid-19 vaccine distribution.

Foster a productive dialogue about racism in Needham and produce actionable strategies to ensure Needham is a welcoming and inclusive community, and that all residents of Needham are safe and free from racism, discrimination and hate.

- Establish the Needham Unite Against Racism Initiative Working Group, ensuring that the work is informed by Black, Indigenous, and people of color (BIPOC), and others who have been marginalized due to their race or ethnicity.
- Review Town policies, programs, and practices and identify changes to address any that contribute to systemic racism, including specifically policing, housing, & education.
- Reschedule Over Zero Needham Response/Resiliency Network Workshop.
- Collect data on the experiences of those who live and work in Needham to inform future actions.
- Consider establishing a discrimination complaint process.
- Promote website pages that summarizes all Board, Commission, and Committee vacancies and how to apply.
- Act to diversify the candidate pool for Boards, Commissions and Committees.

- Work with the Human Rights Committee to review the charge, roles, and responsibilities of the Committee.

Maximize the use of Town assets and ensure that Town and School services are housed in buildings that provide suitable and effective environments.

Continuing Strategies Tier 1

- Determine the future use or disposition of Ridge Hill buildings.
- Evaluate options for funding a DPW facility on Dedham Avenue.

Continuing Strategies Tier 2

- Conduct an environmental assessment to facilitate discussion about the future use of Ridge Hill/Nike.

Monitoring & Oversight

- Monitor Progress of Public Safety Building and Fire Station #2.

Ensure appropriate Regulation and Assessment of, and Investment in Infrastructure.

Continuing Strategies Tier 2

- Evaluate the feasibility of creating a shared use path from Needham Heights to Wexford Street.
- Develop options for refreshing landscaping at public facilities.
- In conjunction with the Transportation Committee, review bus routes in Needham Crossing.
- In conjunction with the MBTA, explore options for increasing commuter parking.
- Develop a plan for NPDES compliance including Stormwater Regulations and a Stormwater Stabilization Fund.

New Initiatives

- Work with utility companies to improve coordination of Town construction and utility improvements and expansion.

Monitoring & Oversight

- In conjunction with the City of Newton and MassDOT, monitor progress toward the renovation of Highland Avenue from Webster Street to the Charles River.

Maintain and improve the vitality and economic success of the Town.

Continuing Strategies Tier 1

- In conjunction with the Planning Board, evaluate options for the redevelopment of the Industrial Zones along Route 128.
- Work with the CEA to develop priorities for economic development.

Continuing Strategies Tier 2

- In conjunction with the Planning Board, evaluate options for the redevelopment of Chestnut Street.

New Initiatives

- Work to keep local businesses open and attract new businesses considering the pandemic.

Expand energy efficient and environmentally sound operations for the Town and its residents and businesses.

Continuing Initiatives Tier 2

- Develop a report of the Town's climate resiliency efforts and discuss next steps.
- Evaluate options for solar installation in parking lots.

New Initiatives

- Explore the option of implementing an organics recycling program for the community

Maintain and develop amenities that contribute to the desirability of Needham as a place to live and work.

Continuing Strategies Tier 1

- In conjunction with stakeholders develop an overall strategy for review of housing projects that are proposed.
- Consider the merits of a tree preservation by-law.

Continuing Strategies Tier 2

- Evaluate ways to improve parking at the Needham Center Post Office, on Hillside Avenue, and at other locations.
- Work with the Park & Recreation Commission to create recreational opportunities in the downtown.
- Establish fishing areas at ponds and on the Charles River.
- Explore opportunities for increasing the amount and diversity of public art.
- In conjunction with the Park & Recreation Commission, evaluate options for creating a park ranger program.

- In conjunction with the Park & Recreation Commission, explore options for improving access to the Rosemary Camp property.
- Explore the possibility of sponsoring a summer beer garden event.

Monitoring & Oversight

- Discuss multi-modal transportation on the greenway between Newton and Needham.

Maintain and enhance the Town's Financial Sustainability.

Continuing Strategies Tier 1

- Discuss the impact of annual tax levy increases.
- Evaluate local option means-tested senior property tax relief programs.

Evaluate Town Operations and Administration.

Continuing Strategies Tier 1

- Develop and implement a policy guiding the use of banners.
- The Board will establish a schedule of meeting with appointed and elected boards on a regular basis.

Continuing Strategies Tier 2

- Consider criteria for reviewing proposed zoning changes.
- The Board will meet regularly with community stakeholders.
- Review liquor license regulations with respect to compliance issues.

New Initiatives

- Discuss oversight and reports needed from public safety
- Review the composition, structure and charge of two to three committees.
- Review operations and long-term service delivery model at the RTS.

In developing its statement of goals for the coming fiscal years, the Board identified both initiatives that may be addressed in future years, and general guiding principles that guide the goal setting process. This list will continue to be updated and refined:

Future Initiatives

- Work with the Planning Board to consider a street naming policy.
- Consider a plan for snow removal in the business districts.
- Evaluate the concept of constructing a hockey rink in a public/private partnership.
- Evaluate options for locating alternative transportation options (e.g. ZipCar and bike share services) in Needham.

- Evaluate options for locating information kiosks in Needham Center.

Guiding Principles

- Targeted options for property acquisition will be explored.
- The Town will work to develop a consensus with Newton regarding transportation options along the Highland Avenue/Needham Street corridor.
- Appropriate coordination of all the major road projects affecting the Town is a priority.
- Town policies and regulations will be reviewed and updated on a periodic basis.
- The Town will prioritize the reconstruction and repair of existing sidewalks before embarking on new sidewalk construction. The construction of new sidewalks will be offset by the removal of old, under-used sidewalks.
- Opportunities to install community art will be explored.
- The Town should be an age friendly community.
- The number of pedestrian accidents is concerning and should be addressed.
- The Town will conduct a Capital Facility Summit on a regular biennial basis.
- Emergency preparation and planning is a high priority.
- Opportunities for departmental consolidation and efficiency improvement will be identified and implemented.
- Opportunities to enhance communication with the public will always be considered.
- Opportunities to collaborate on additional programs and services that will benefit Needham's veterans will be explored and implemented.
- Opportunities for streamlining the permitting process will be explored and implemented.
- Opportunities to expand the distribution of notices of public hearing will be explored and implemented.
- Opportunities to address trash concerns Town-wide will be explored and implemented.
- The Town will work to keep the pools at Rosemary Recreation Complex open for the longest period possible between Memorial Day and Labor Day.
- The Board will continue to review the policy implication of the allocation of liquor licenses.