

NEEDHAM PLANNING BOARD

Tuesday, February 2, 2021

7:15 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 and January 19, 2021 Planning Board meetings.*

2. Discussion of Permit Conditions: 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).

3. Highway Commercial 1 Rezoning and Planning Study: Project Update.

4. Review of Inclusionary Zoning Opportunities Across Needham’s Commercial Districts.

5. Board of Appeals – February 18, 2021.

6. Minutes.

7. Correspondence.

8. 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 14, 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,

Submitted herewith in connection with the above referenced, pending application for definitive subdivision of the property known and numbered 390 Grove Street, please find electronic copies of the following:

1. Revised Plan Set entitled "390 Grove Street (Assessor's Map 221 – Lot 9, Definitive Subdivision Plan", consisting of ten sheets as follows:

(1) Cover Sheet and Context Map, dated July 20, 2019, revised November 2, 2018, March 29, 2019, July 12, 2019, August 22, 2019, October 4, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(2) Record Conditions Plan, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 21, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 14, 2021;

(3) (By Right) Subdivision Plan, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 21, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(4) Proposed Lotting Plan, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 21, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(5) Proposed Site & Grading Plan, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(6) Proposed Utilities & Profile, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(7) Proposed Landscape Plan, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(8) Proposed Landscape Details, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

(9) Site Details 1, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021; and

(10) Site Details 2, dated July 20, 2019, revised November 2, 2018, July 12, 2019, August 22, 2019, September 4, 2019, October 19, 2019, February 7, 2020, March 2, 2020, November 24, 2020 and January 11, 2021;

2. Stormwater Analysis and Calculations Report for 390 Grove Street, Needham, Massachusetts”, dated October 4, 2019, revised November 24, 2020 and January 8, 2021;

3. First Amended List of Waiver, dated January 14, 2021; and

4. Letter from Meridian Associates, dated January 14, 2021.

As shown on the (By Right) Subdivision Plan, the Premises may be divided into two lots without the need for any dimensional or design waivers. However, the Applicant remains of the opinion that a full width layout and full construction roadway and circle are not warranted, given the number and location of the houses proposed. Therefore, the Applicant is instead proposing a reduced width layout, reduced radius circle and reduced width roadway, without any sidewalks. The goal is to approximate a driveway as much as possible, as the majority of the way will serve only the house to the rear. This approach will also reduce the amount of impermeable surface. In addition, the Applicant is also proposing to utilize permeable pavers in the vicinity of the circle, to further reduce impermeable surface and come as close as possible to a single-family driveway aesthetic.

As a part of the revised subdivision design, the Applicant is proposing to create three non-buildable parcels: two in the front, identified on the plan as A and B, and one in the back, identified as C. Parcels A and B are intended to be owned by a Trust, the beneficiaries of which will be the owners of the two house lots, and C is to be conveyed to the Town, to be added to

adjacent open space. Certain neighbors, represented by Gary P. Lilienthal (hereinafter, collectively, the “Opponents”), have objected to Parcel B as being an impermissible attempt to circumvent the minimum required lot width requirement of Section 4.1.5 of the Zoning By-Law. In particular, they argue that Parcel B must be combined with adjacent Lot 1, resulting in a lot with frontage on Grove Street with less than the required lot width. They advance this position as a reason to deny the subdivision application. However, for the following reasons, they are incorrect in their position.

First and foremost, there is nothing whatsoever in the Subdivision Control Law, the Zoning Enabling Act, the Needham Zoning By-law or the Needham Subdivision Rules and Regulations that prohibits or otherwise limits the creation of non-buildable parcels in connection with a subdivision. It is well settled that non-buildable parcels may be included in both ANR plans and subdivision plans (See *Bloom v. Planning Board of Brookline*, 346 Mass. 278 (1963); *Smalley v. Planning Board of Harwich*, 10 Mass. App. Ct. 599, 604 (1980); *Arrigo v. Planning Board of Franklin*, 12 Mass. App. Ct. 802, 807-808 (1981) *Cricones v. Planning Bd. of Dracut*, 39 Mass. App. Ct. 264 (1995)).

Second, the Board has previously permitted the creation of non-buildable parcels to avoid the application of aspects of the Zoning By-Law. Two examples of this are the recent Heather Lane Subdivision and the Woodworth Road subdivision. In the Heather Lane subdivision, the Board approved a subdivision plan that included a 10’ wide by approximately 100’ long strip of land between Lot 1 and Chestnut Street. Absent the creation of this strip, Lot 1 would not comply with the provisions of Section 4.1.5, as it would have less than the required 150’ minimum required lot width along Chestnut Street. In the Woodworth Road subdivision, the Board approved a plan that included a 10’ wide by approximately 247’ long strip of land between the road and an adjacent property that had frontage on South Street. Absent creation of the strip, the adjacent property would have gained frontage on the new road and the existing house located thereon would have been in violation of the required front yard setback.

Third, the essence of the Opponents’ argument is that Lot 1 should be required to have frontage on both Grove Street *and* the new subdivision roadway. However, this would be at odds with the definition of frontage set forth at Section 1.3 of the By-law, which reads:

a continuous portion of a sideline of a way, public or private, between the sidelines of a lot in common ownership and in the case of a corner lot, between a sideline of such lot and the intersection of sidelines of ways or the midpoint of the curve connecting such sidelines. *No lot shall be required to have frontage on more than one way.* No lot shall be deemed to have frontage unless there exists safe and convenient vehicular access from said lot to a street or way. (emphasis added)

Requiring Lot 1 to have frontage on both Grove Street and the subdivision way, would therefore be requiring it to have frontage on more than one way, contrary to the By-law.

Fourth, Section 4.1.3 imposes a minimum lot width requirement in all districts equal to the minimum required frontage, except in the SRA District where the width is reduced by 30’. Moreover, pursuant to the last sentence of Section 4.1.3, “for corner lots, the measurement shall be taken from front corners along both frontage lines”. As a result, on its face, Section 4.1.3 is in conflict with the definition of Frontage at Section 1.3. Faced with such inconsistency, the By-law

must be construed reasonably in a manner that gives each portion meaning (See *Haynes v. Grasso*, 353 Mass. 731, 734 (1968) (quoting *Bell v. Treasurer of Cambridge*, 310 Mass. 484, 489 (1941), *Framingham Clinic, Inc. v. Zoning Bd. of Appeals of Framingham*, 382 Mass. 283, 290 (1981), *Adamowicz v. Town of Ipswich*, 395 Mass. 757 (1985), and *Hall v. Zoning Board of Appeals of Edgartown*, 28 Mass. App. Ct. 249, 254 (1990)).

Fifth, the Opponents seem to assert that, because the owner of Lot 1 will have partial ownership in Parcel B, and because Parcel B is intended to house a drainage infiltration system, which benefits Lot 1 in part, then, as a matter of law, Parcel B must merge with Lot 1 such that Lot 1 abuts Grove Street. To support their position, the Opponents reference several court decisions from other jurisdictions addressing what it means for land to “abut”. Setting aside the question of whether decisions from other jurisdictions, based on different legal systems and involving entirely different statutory regimes are relevant, on their facts alone, the cases are all inapposite. And, the sole Massachusetts decision the Opponents cite, from the Superior Court, is irrelevant.

In particular, the first case cited, *City of Shreveport v. Selber*, 21 So. 2nd 738 (La. Ct. App. 1945), dealt with an attempt by the City of Shreveport to collect a lien for street paving. As is so often the case, the pavement did not run the full width of the street layout, but rather, left gaps on either side. As a result, the defendant claimed the improvements did not abut the lots in question and sought to avoid payment. After a lengthy discussion of what constitutes a street, it was in this context that the Court stated: “In cases of this character to abut means that here intervenes no other land that may be put to private use”. This is a fundamentally different issue than presented here. Moreover, to the extent this case is applicable, it supports the Applicant’s position in that Parcel B is land that may be put to private use, in as much as it will be owned, not just by Lot 1, but also by Lot 2, for the private purpose of stormwater infiltration for both lots and the roadway providing access thereto.

Similarly, the second case cited, *People ex. Re. Whittock c. Willison*, 237 Ill. 584 (1908), dealt with an attempt by the county collector to levy on sidewalk improvement assessments for lots surrounding a public square with streets on all four sides. The ordinance in question provided for sidewalks “in front of the lots, tracts and parcels of land abutting” on the public square, with the cost to be paid by the “lots, blocks and parcels of land abutting on said street along the line of said improvement”. The defendants objected, claiming that the ordinance and related plan were not sufficiently clear as to the location of the sidewalks, and were therefore illegal. The court interpreted the term “abutting” in the context of the ordinance to mean the lots abutting the public square, without regard for the fact that they were separated from the square itself by streets. As such, the court found that the location of the sidewalk was not uncertain and that the ordinance was valid. The entire case dealt with statutory construction in the context of a municipal betterment ordinance; a circumstance wholly unrelated to the situation before the Board.

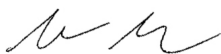
The third case cited by the Opponents, *Homac Corp. v. Sun Oil Co.*, 137 Misc. 551, 244 N.Y.S. 51 (N.Y. Sup. Ct. 1930), dealt with a fire at a gasoline distribution facility owned by the defendant, which spread to buildings on the opposite side of the street, owned by plaintiff. The defendant rejected liability because the two properties did not abut and because the damage to some of the structures on the plaintiff’s property was caused by sparks and embers from a warehouse on the very same property. In addressing the issue of whether the properties were

abutting, the court noted that “the words “abutting”, “adjoining”, “contiguous”, *in tort cases* are not intended to be used in their ordinary sense, namely, that the properties must actually touch each other. I think that these words should be construed, under facts like those in this case, to mean that properties abut and adjoin, or are continuous to each other, when they are quite near to each other and are separated by no other property which can be put to a private use, like a public street or public alley.” (emphasis added). In other words, the concept of abutting property in tort cases in New York was to be considered differently from other cases.

Finally, as indicated above, the only Massachusetts case cited by the Opponents was a Superior Court decision, *Orcutt v. Bd. Of Health for Town of Webster*, 2007 WL 756595 (Mass. Super. 2007). That case dealt with whether or not the Orcutts, owners of a single family house, could be required to connect to sanitary sewer in the street, or whether they could remain connected to an on-site septic system. The Orcutts argued that, because their property did not directly abut or have any frontage on the street, they could not be made to connect. However, access to their property was afforded over a private right of way easement running from the street to their property. Based on this easement, the Town argued that the Orcutts’ property abutted a street with a common sewer pursuant to M.G.L. c.83 §11. And because the driveway rights afforded to the Orcutts included utility rights, the court found that their property had sufficient access sufficient to qualify as abutting within the context of the statute. Thus, the analysis and holding was limited to the context of the statute and is not relevant to the case before the Board. Moreover, there is a significant and material difference between a lot connected to a street through an access easement and one without any such connection at all.

Moving beyond the Opponents’ objections to Parcel B, they previously raised a number of other objections and concerns. These have all been addressed by the revisions to the plans and by the letter of Meridian Associates, referenced above. It is therefore the Applicant’s position that approval of the revised plan is proper and appropriate and is respectfully requested.

Sincerely,

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

George Giunta, Jr.

Definitive Subdivision Application
390 Grove Street
Needham, MA

FIRST AMENDED LIST OF WAIVERS
January 14, 2021

The Applicant hereby requests the following waivers with respect to the Town of Needham, Subdivision Regulations and Procedural Rules of the Planning Board:

1. Waiver of the requirements of Section 3.2, relative to submission of definitive plans, as follows:

- a. A waiver from the requirements of subsection (b) that plans be drawn on blue tracing cloth or mylar, and that the Title Block be located in the lower right-hand corner;
- b. A waiver from the requirements of subsection (e) that street line traverse closures be provided.

2. Waiver of the requirements of Section 3.3, relative to street and construction details, as follows:

- a. A waiver from the required width of roadway layout at Section 3.3.1 from 50 feet to 40 feet;
- b. A waiver from the required pavement width at Section 3.3.1 from twenty-four (24) to eighteen (18) feet;
- c. A waiver from the required pavement radius in the turnaround at Section 3.3.5 from sixty (60) feet to fifty-four (54) feet;
- d. A waiver from the curbing requirement in the cul-de-sac at Section 3.3.6 in the area of the permeable pavers, in favor of vertical granite curbing on only one side of the proposed street;
- e. A waiver from the requirement of sidewalks on both sides of the road layout at Section 3.3.16 to no sidewalk
- f. A general waiver of construction and such other unspecified waivers as may be necessary for the construction of the way and related improvements as shown on the revised plans submitted herewith.

3. Waiver of any and all other requirements as may be necessary and appropriate for the division / reconfiguration of the subject premises as depicted on the revised plans.

*IN ACCORDANCE WITH SECTION 4.2 OF THE TOWN OF
NEEDHAM ZONING BY-LAW*

DATE: JULY 20, 2018
REVISED: NOVEMBER 2, 2018
REVISED: MARCH 29, 2019
REVISED: JULY 12, 2019
REVISED: AUGUST 22, 2019
REVISED: OCTOBER 4, 2019
REVISED: FEBRUARY 7, 2020
REVISED: MARCH 2, 2020
REVISED: NOVEMBER 24, 2020
REVISED: JANUARY 11, 2021

ELISABETH SCHMIDT-SCHEUBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

 **MERIDIAN
ASSOCIATES**

500 CUMMINGS CENTER SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF
CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

BY: _____

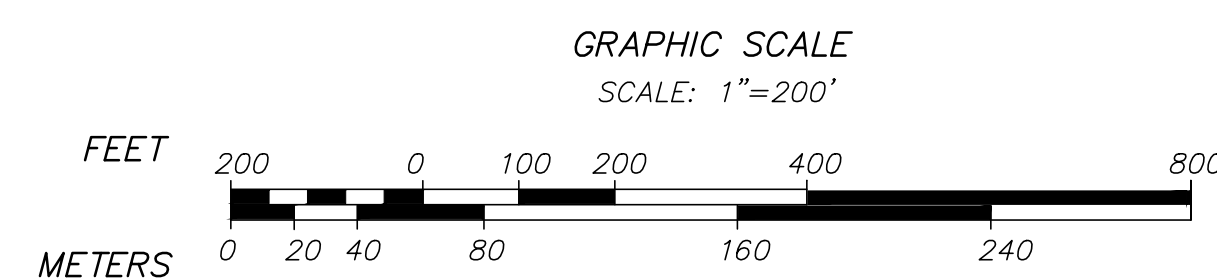
APPROVED: _____

REGISTERED CIVIL ENGINEER, PE

<i>SHEET 1</i>	<i>COVER SHEET & CONTEXT MAP</i>
<i>SHEET 2</i>	<i>RECORD CONDITIONS PLAN</i>
<i>SHEET 3</i>	<i>(BY RIGHT) SUBDIVISION PLAN</i>
<i>SHEET 4</i>	<i>PROPOSED LOTTING PLAN</i>
<i>SHEET 5</i>	<i>PROPOSED SITE & GRADING PLAN</i>
<i>SHEET 6</i>	<i>PROPOSED UTILITIES & PROFILE</i>
<i>SHEET 7</i>	<i>PROPOSED LANDSCAPE PLAN</i>
<i>SHEET 8</i>	<i>PROPOSED LANDSCAPE DETAILS</i>
<i>SHEET 9</i>	<i>SITE DETAILS 1</i>
<i>SHEET 10</i>	<i>SITE DETAILS 2</i>

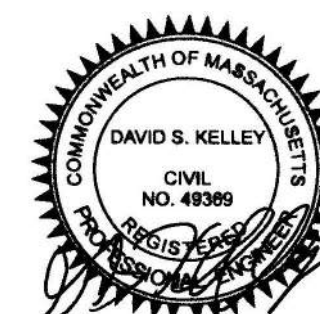
DWG. No. 6036-CVR
(IMAGE: GIS Map 200scale)

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF NEEDHAM GEOGRAPHIC INFORMATION SYSTEM.
2. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE AND TWO FAMILY DWELLINGS.



ZONING DISTRICT: SINGLE RESIDENCE A

<u>REQUIREMENT</u>	<u>REQUIRED</u>
LOT AREA:	43,560
FRONTAGE:	150 FT.
FRONT SETBACK:	30 FT.
SIDE SETBACK:	25 FT.
REAR SETBACK:	15 FT.
MAX STORIES:	2-1/2
MAX HEIGHT:	35 FT.
STREET DESIGNATION:	MINOR



01/11/2021

UNOFFICIAL SOILS INFORMATION

TEST PIT PERFORMED ON AUGUST 18, 2020
BY ALEXANDER F. PARKER (CERTIFIED SOIL
EVALUATOR #1848)

TEST PIT: TP-20-1
0'-36" C: SANDY LOAM
36"-41" APb: SANDY LOAM
41"-54" Bw: SANDY LOAM
54"-120" 2Cd: SANDY LOAM
E.S.H.G.W. @ 59"
NO WEEPING OBSERVED

UNOFFICIAL SOILS INFORMATION

TEST PITS WERE PERFORMED ON SEPTEMBER 11, 2017 BY
ANDREW P. RODRIGUEZ (CERTIFIED SOIL EVALUATOR #13890)

TEST PIT: TP-1
0'-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-80" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 36"
NO WEEPING OBSERVED

EST PIT: TP-2
0'-7" AP: SANDY LOAM
7"-23" B: SANDY LOAM
23"-90" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 38"
NO WEEPING OBSERVED

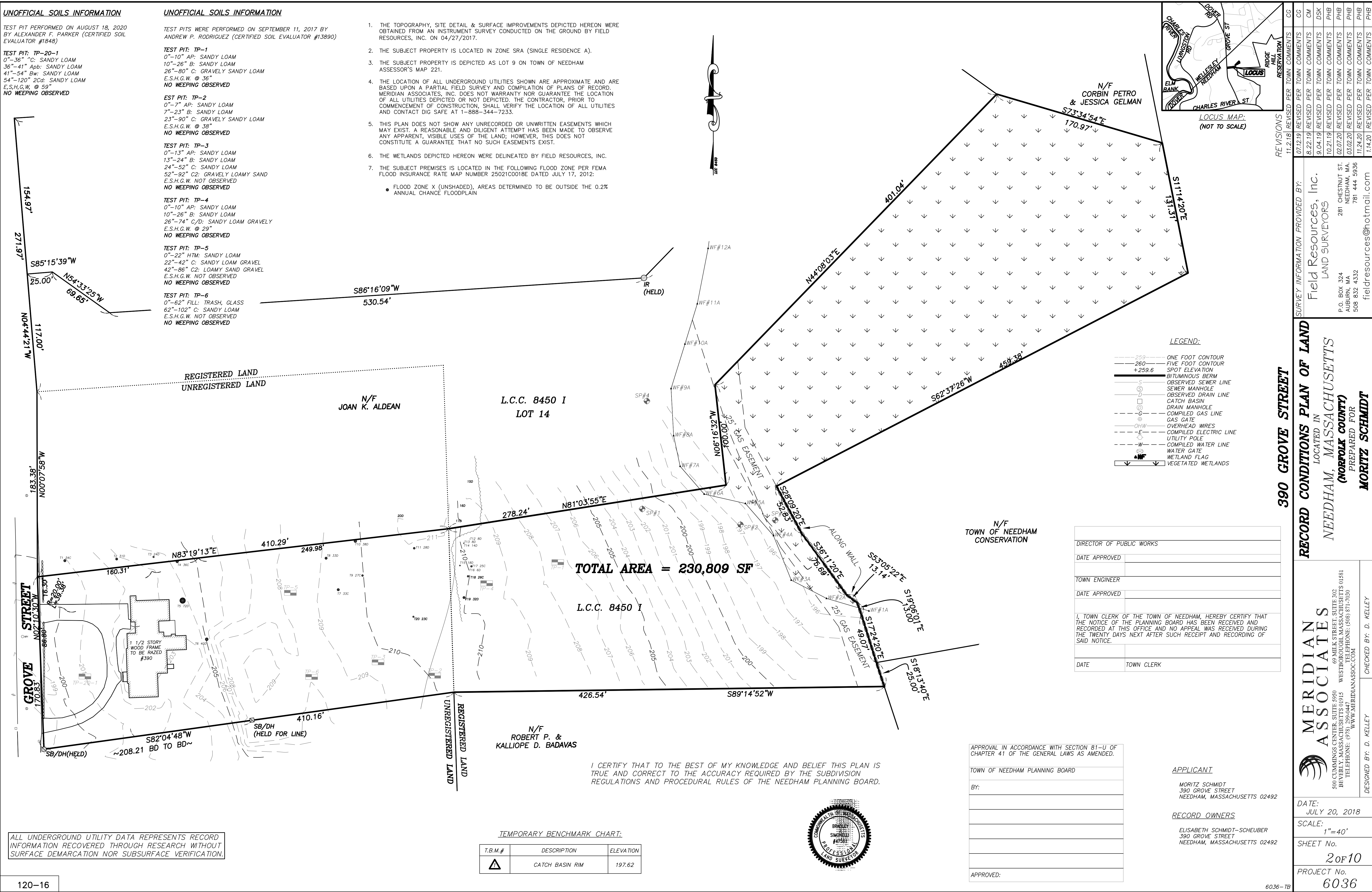
TEST PIT: TP-3
0'-13" AP: SANDY LOAM
13"-24" B: SANDY LOAM
24"-52" C: SANDY LOAM
52"-92" C2: GRAVELY LOAMY SAND
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

TEST PIT: TP-4
0'-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-74" C/D: SANDY LOAM GRAVELY
E.S.H.G.W. @ 29"
NO WEEPING OBSERVED

TEST PIT: TP-5
0'-22" HTM: SANDY LOAM
22"-42" C: SANDY LOAM GRAVEL
42"-86" C2: LOAMY SAND GRAVEL
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

TEST PIT: TP-6
0'-62" FILL: TRASH, GLASS
62"-102" C: SANDY LOAM
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY FIELD RESOURCES, INC. ON 04/27/2017.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE SRA (SINGLE RESIDENCE A).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF NEEDHAM ASSESSOR'S MAP 221.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE WETLANDS DEPICTED HEREON WERE DELINEATED BY FIELD RESOURCES, INC.
- THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0018E DATED JULY 17, 2012:
 - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



LEGEND:

- 259 ONE FOOT CONTOUR
- 260 FIVE FOOT CONTOUR
- +259.6 SPOT ELEVATION
- BITUMINOUS BERM
- S OBSERVED SEWER LINE
- SEWER MANHOLE
- D OBSERVED DRAIN LINE
- CATCH BASIN
- RAIN MANHOLE
- G COMPILED GAS LINE
- ⊕ GAS GATE
- OHW OVERHEAD WIRES
- E COMPILED ELECTRIC LINE
- UTILITY POLE
- W COMPILED WATER LINE
- WATER GATE
- WETLAND FLAG
- ↓ VEGETATED WETLANDS

390 GROVE STREET

RECORD CONDITIONS PLAN OF LAND

LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN
ASSOCIATES

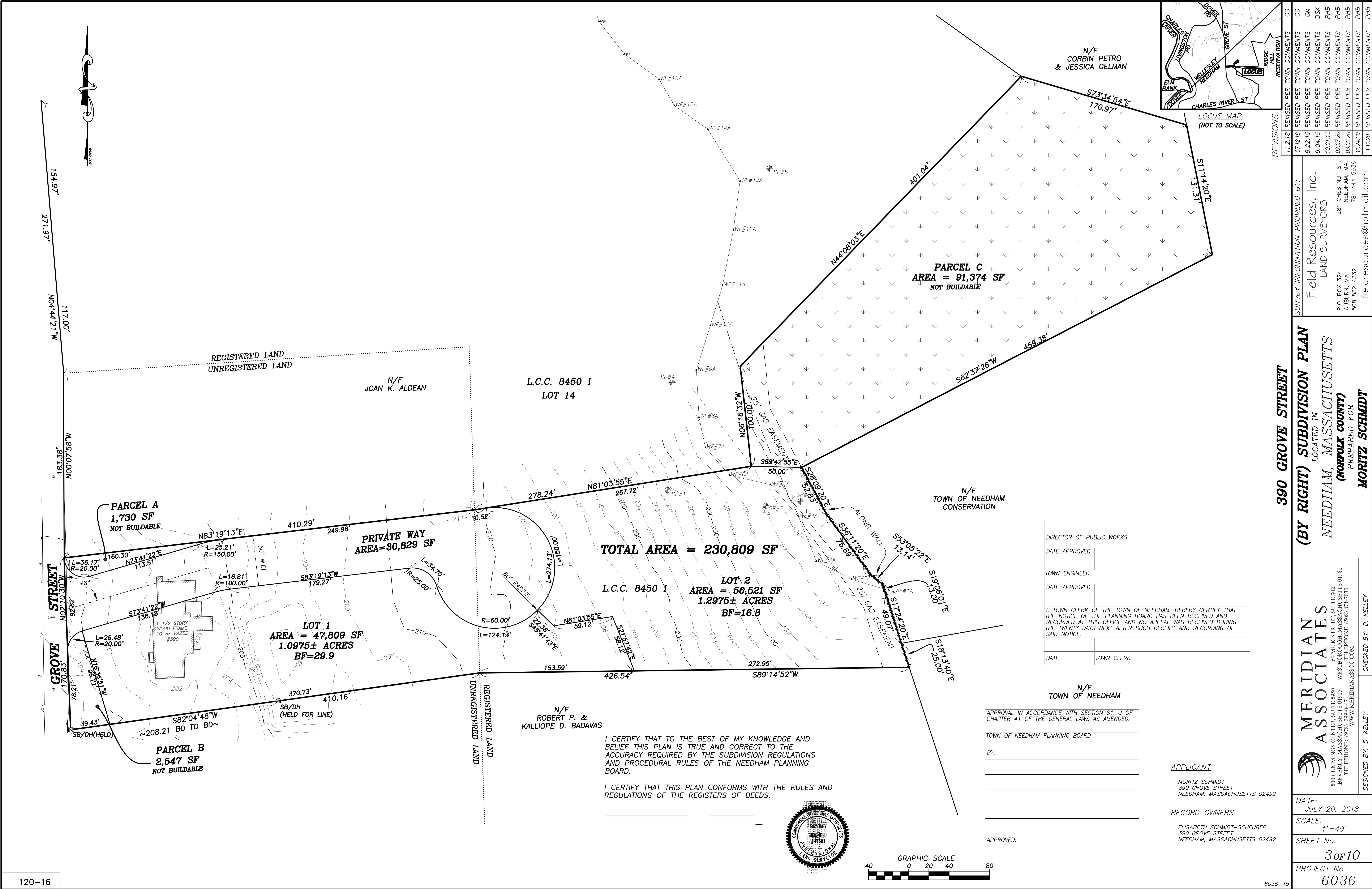
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

DESIGNED BY: D. KELLEY

CHECKED BY: D. KELLEY

DATE:
JULY 20, 2018
SCALE:
1"=40'
SHEET No.
2 of 10
PROJECT No.
6036

6036-TB



SOILS INFORMATION

TEST PIT PERFORMED ON AUGUST 18, 2020
BY ALEXANDER F. PARKER (CERTIFIED SOIL
EVALUATOR #1848)

TEST PIT: TP-20-1
0"-36" C: SANDY LOAM
36"-41" App: SANDY LOAM
41"-54" Bw: SANDY LOAM
54"-120" 2C: SANDY LOAM
E.S.H.G.W. @ 59"
NO WEEPING OBSERVED

SOILS INFORMATION

TEST PITS WERE PERFORMED ON SEPTEMBER 11, 2017 BY
ANDREW P. RODRIGUEZ (CERTIFIED SOIL EVALUATOR #13890)

TEST PIT: TP-1 ELEV.=207.5
0"-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-80" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 36"
E.S.H.G.W. ELEV.=204.5
NO WEEPING OBSERVED

EST PIT: TP-2 ELEV.=210.1
0"-7" AP: SANDY LOAM
7"-23" B: SANDY LOAM
23"-90" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 38"
E.S.H.G.W. ELEV.=206.9
NO WEEPING OBSERVED

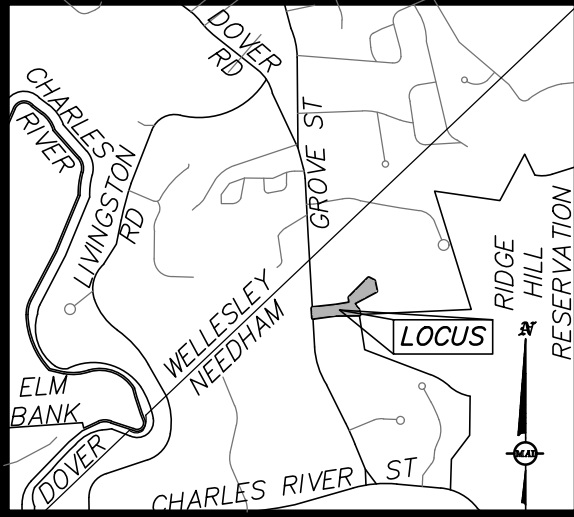
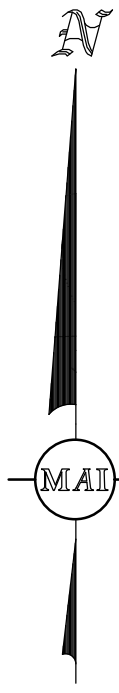
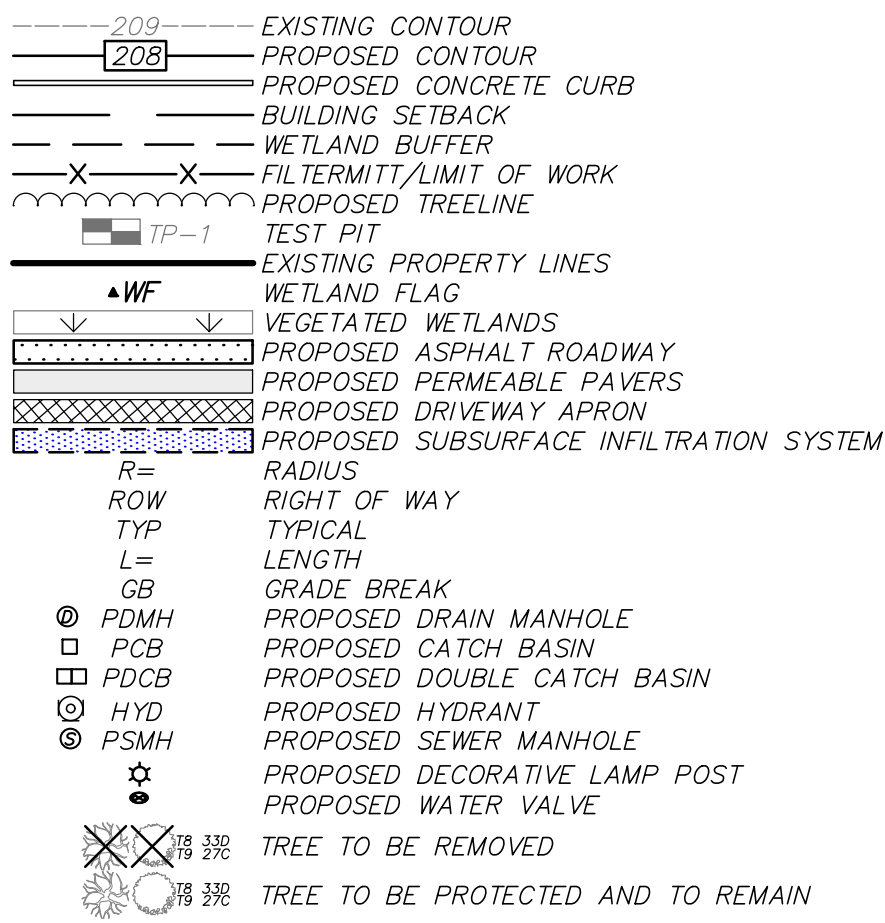
TEST PIT: TP-3 ELEV.=209.5
0"-13" AP: SANDY LOAM
13"-24" B: SANDY LOAM
24"-52" C: SANDY LOAM
52"-92" C2: GRAVELY LOAMY SAND
E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=201.8
NO WEEPING OBSERVED

TEST PIT: TP-4 ELEV.=209.5
0"-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-74" C/D: SANDY LOAM GRAVELY
E.S.H.G.W. @ 29"
E.S.H.G.W. ELEV.=207.1
NO WEEPING OBSERVED

TEST PIT: TP-5 ELEV.=208.2
0"-22" HTM: SANDY LOAM
22"-42" C: SANDY LOAM GRAVEL
42"-86" C2: LOAMY SAND GRAVEL
E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=201.2
NO WEEPING OBSERVED

TEST PIT: TP-6 ELEV.=208.2
0"-62" FILL: TRASH, GLASS
62"-102" C: SANDY LOAM
E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=199.7
NO WEEPING OBSERVED

LEGEND



LOCUS MAP:
(NOT TO SCALE)

REVISIONS

REVISIONS	DATE	BY	REASON
11.2.18	REVISED	PER TOWN COMMENTS	DSK
07.12.19	REVISED	PER TOWN COMMENTS	DSK
8.22.19	REVISED	PER TOWN COMMENTS	DSK
9.04.19	REVISED	PER TOWN COMMENTS	DSK
10.19.19	REVISED	PER TOWN COMMENTS	DSK
02.07.20	REVISED	PER TOWN COMMENTS	DSK
03.02.20	REVISED	PER TOWN COMMENTS	DSK
11.24.20	REVISED	PER TOWN COMMENTS	DSK
1.11.20	REVISED	PER TOWN COMMENTS	DSK

SURVEY INFORMATION PROVIDED BY:
Field Resources, Inc.
LAND SURVEYORS
P.O. BOX 324
AUBURN, MA
508 832 4332
fieldresources@hotmail.com

PROPOSED SITE & GRADING PLAN
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM
DESIGNED BY: D. KELLEY
CHECKED BY: D. KELLEY

DATE:
JULY 20, 2018
SCALE:
1"=40'
SHEET No.
5 OF 10
PROJECT No.
6036



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS
TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION
REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT
THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND
RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF
CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

APPROVED:

POST CONSTRUCTION NOTES

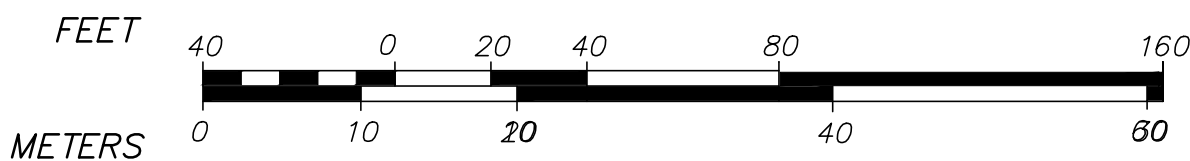
1. STORMWATER MANAGEMENT POST CONSTRUCTION INSPECTION
DOCUMENTS SHOULD INCLUDE A NOTE THAT IF EVIDENCE OF
OVERFLOW INTO THE TOWN'S DRAINAGE SYSTEM HAS
OCCURRED, INSPECTION DOCUMENTS SHOULD BE AVAILABLE
FOR THE TOWN'S NPDES COORDINATOR TO RECEIVE COPIES
UPON REQUEST.

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	CATCH BASIN RIM	197.62

GRAPHIC SCALE

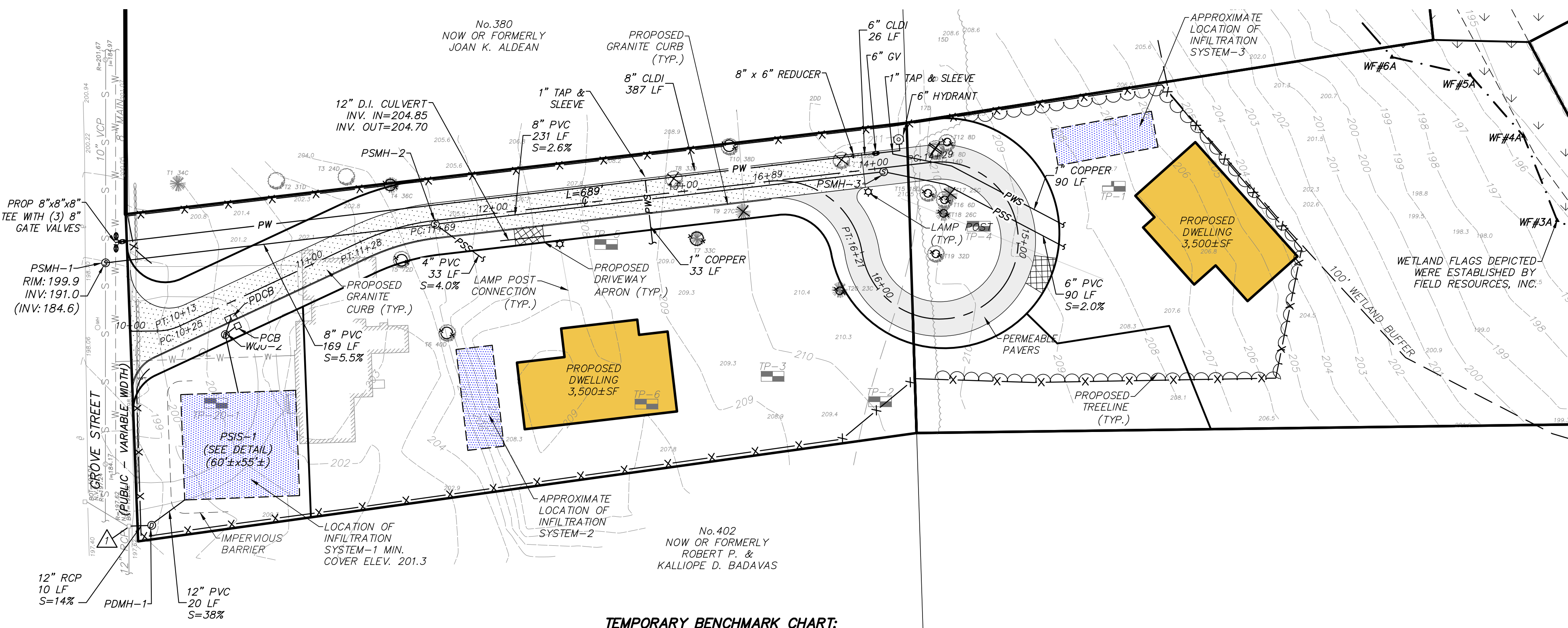
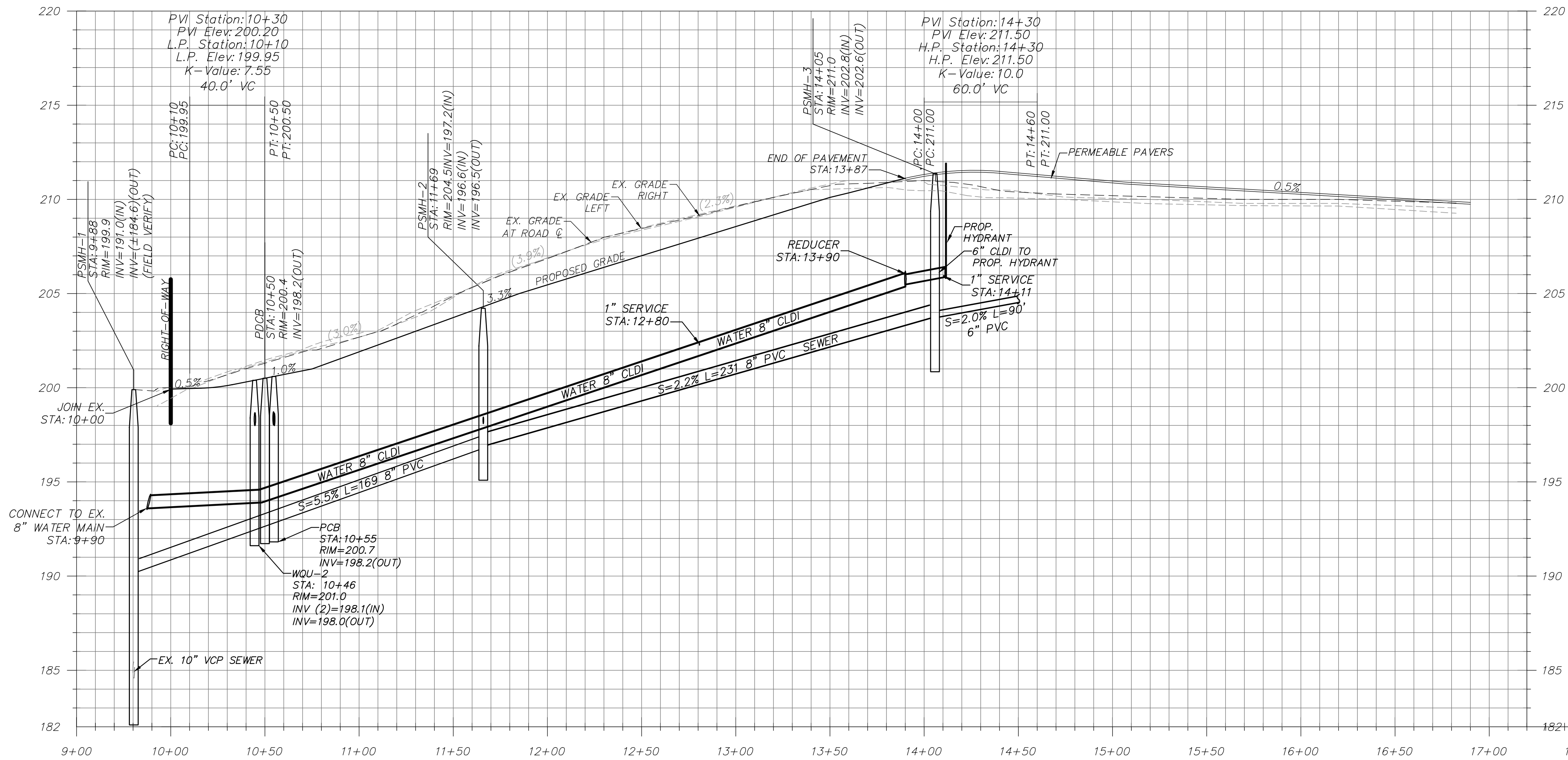
SCALE: 1"= 40



NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE SRA (SINGLE RESIDENCE A).
2. THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF NEEDHAM ASSESSOR'S MAP 221.
3. REFER TO THE 'LOTING PLAN', SHEET 4 OF 9 OF THE PLAN SET FOR METES AND BOUNDS
DESCRIPTIONS OF THE EXISTING AND PROPOSED LOTS AND RIGHT-OF-WAY.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A
PARTIAL FIELD SURVEY AND COMPILED OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT
WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE
CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL
UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE
RATE MAP NUMBER 25021C0018C DATED JULY 17, 2012:

- FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN



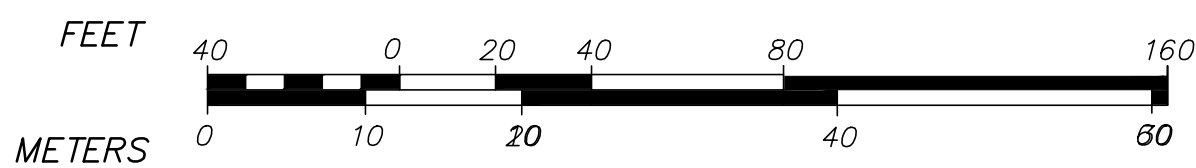
NOTES

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0018E DATED JULY 17, 2012:
 - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CATCH BASIN RIM	197.62

GRAPHIC SCALE
SCALE: 1"=40'



PROPOSED DRAINAGE STRUCTURE CHART

STRUCTURE	RIM ELEV.	INVERT(S)	PIPE
PMH-1	198.7	196.0 (IN)	12" PVC
		195.9 (OUT)	12" RCP
WQU-2	201.0	198.1 (IN)	12" DIP
		198.0 (OUT)	12" DIP
PCDB	200.4	198.2	12" DIP
PCB	200.7	198.2	12" DIP

PROPOSED SEWER STRUCTURE CHART

STRUCTURE	RIM ELEV.	INVERT(S)	PIPE
PSMH-1	199.9	191.0 (IN)	8" PVC
		(±184.6) (OUT)	10" VCP
PSMH-2	204.5	197.2 (IN)	8" PVC
		196.6 (IN)	4" PVC
		196.5 (OUT)	8" PVC
PSMH-3	211.0	202.8 (IN)	4" PVC
		202.6 (OUT)	8" PVC

NOTE: ALL PROPOSED SEWER SERVICES TO BUILDINGS SHALL BE 4" PVC (SDR 35) AND SHALL HAVE A MINIMUM SLOPE OF 2% FROM THE FOUNDATION TO THE SEWER MAIN.

NOTE: ALL PROPOSED ROOF DRAIN SHALL BE 6" PVC, SDR 35 UNLESS OTHERWISE NOTED.

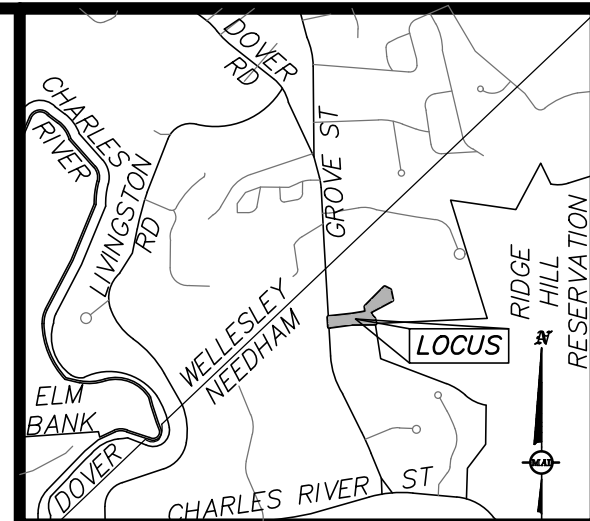
NOTE: ALL PROPOSED STORM DRAIN SHALL BE 12" RCP UNLESS OTHERWISE NOTED.

NOTE: ALL PROPOSED DOMESTIC WATER SERVICES TO BUILDINGS SHALL BE 1" COPPER, TYPE K.

NOTE: ALL UTILITY CONNECTION MADE WITHIN GROVE STREET SHALL MEET THE TOWN OF NEEDHAM STANDARDS AND REGULATIONS.

NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CONDITION AND ELEVATIONS PRIOR TO CONSTRUCTION. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO REVISE THE DESIGN.

NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PANEL 18 OF 430, THE NEEDHAM FLOOD INSURANCE RATE MAP #25021C0018E, DATED JULY 17, 2012.



LOCUS MAP:
(NOT TO SCALE)

LEGEND

200	EXISTING CONTOUR
208	PROPOSED CONTOUR
---	PROPOSED CONCRETE CURB
---	BUILDING SETBACK
---	WETLAND BUFFER
---	FILTERWALL/LIMIT OF WORK
---	PROPOSED TREELINE
TP-1	TEST PIT
---	EXISTING PROPERTY LINES
WF	WETLAND FLAG
---	VEGETATED WETLANDS
---	PROPOSED ASPHALT ROADWAY
---	PROPOSED PERMEABLE PAVERS
---	PROPOSED DRIVEWAY APRON
---	PROPOSED SUBSURFACE INFILTRATION SYSTEM
R=	RADIUS
ROW	RIGHT OF WAY
TYP	TYPICAL
L=	LENGTH
GB	GRADE BREAK
PMH	PROPOSED DRAIN MANHOLE
PCB	PROPOSED CATCH BASIN
PCDB	PROPOSED DOUBLE CATCH BASIN
HYD	PROPOSED HYDRANT
PSMH	PROPOSED SEWER MANHOLE
---	PROPOSED DECORATIVE LAMP POST
---	PROPOSED WATER VALVE
---	TREE TO BE REMOVED
---	TREE TO BE PROTECTED AND TO REMAIN



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

PROPOSED UTILITIES & PROFILE
LOCATED IN
390 GROVE STREET

NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)

PREPARED FOR

MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

CHECKED BY: D. KELLEY

DATE:
JULY 20, 2018

SCALE:
1"=40'

SHEET No.

6 OF 10

PROJECT No.

6036



SURVEY INFORMATION PROVIDED BY:

Field Resources, Inc.

LAND SURVEYORS

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

281 CHESTNUT ST.
NEEDHAM, MA
781 444 5900

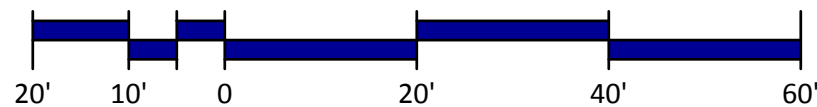
fieldresources@hotmail.com

 MERIDIAN ASSOCIATES 500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 294-0447 WWW.MERIDIANASSOC.COM	<i>DESIGNED BY: D. KELLEY</i> <i>CHECKED BY: D. KELLEY</i>
---	--

DATE: JULY 20, 2018 SCALE: 1"=20' SHEET No. 7 OF 10 PROJECT No. 6036	DATE:
	JULY 20, 2018
	SCALE:
	1"=20'
SHEET No.	7 OF 10
PROJECT No.	6036

ABBREVIATIONS:
B&B: BALL AND BURLAP
CAL: CALIPER
DR: DEER RESISTANT
DT: DROUGHT TOLERANT
N: NATIVE
OC: ON CENTER
ST: SALT TOLERANT

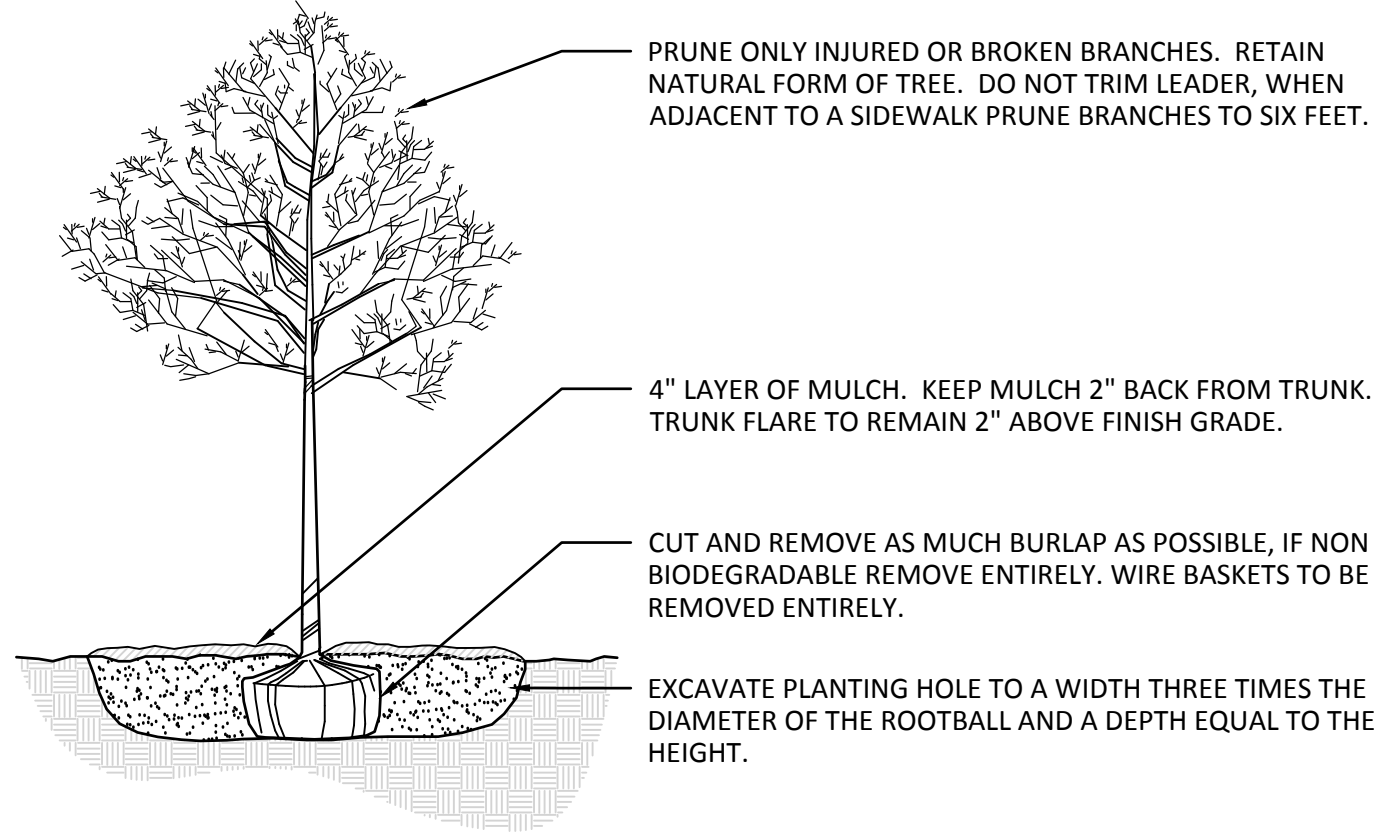
1. REFER TO LANDSCAPE DETAILS FOR LANDSCAPE DETAILS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AmericanHort 2014 AND AS AMENDED.
3. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
4. VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
5. PROVIDE TREES, SHRUBS, AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES: SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUNDCOVERS, PLANTING MIXES, MULCH AND PLANTING ACCESSORIES, WARRANTY, WATERING AND MAINTENANCE DURING CONSTRUCTION AND WARRANTY PERIODS.
6. BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
7. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
8. ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
9. PLANT MATERIALS DEPICTED IN ROWS SHALL CONTAIN MATCHING PLANT SPECIMENS SPACED EQUALLY ALONG INDICATED AREA.
10. ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
11. ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
13. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
14. SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
15. PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).



DATE TOWN CLERK

ELISABETH SCHMIDT-SCHEUBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

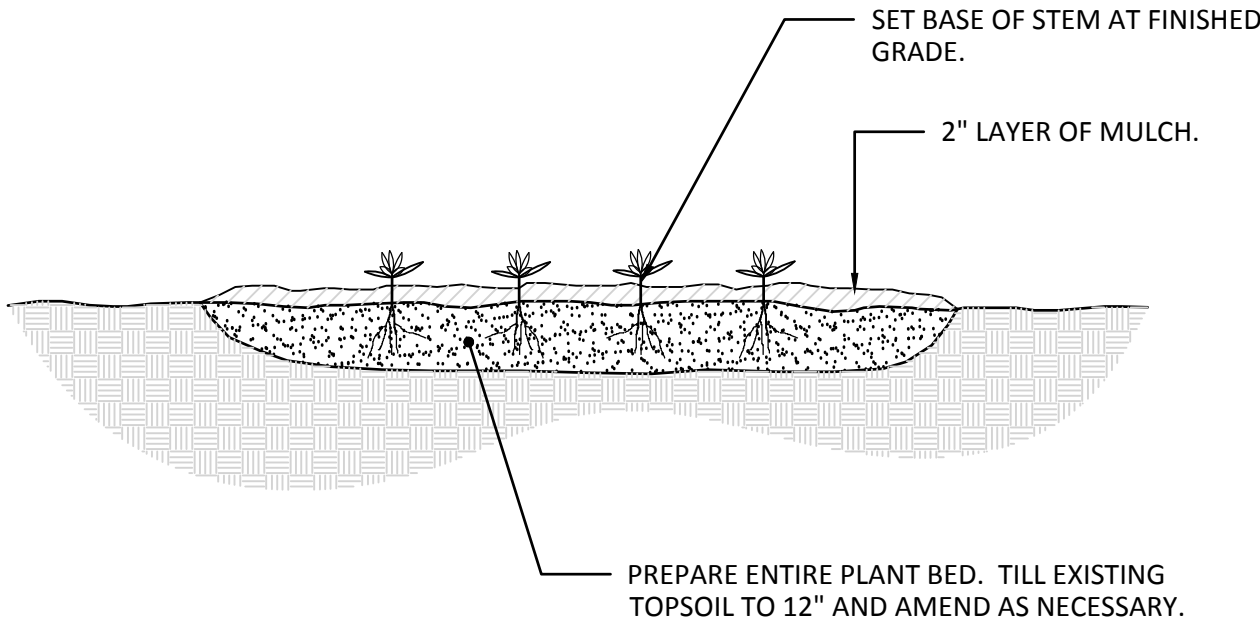
APPROVED:



NOTES:

- BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
- BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
- IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.
- ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

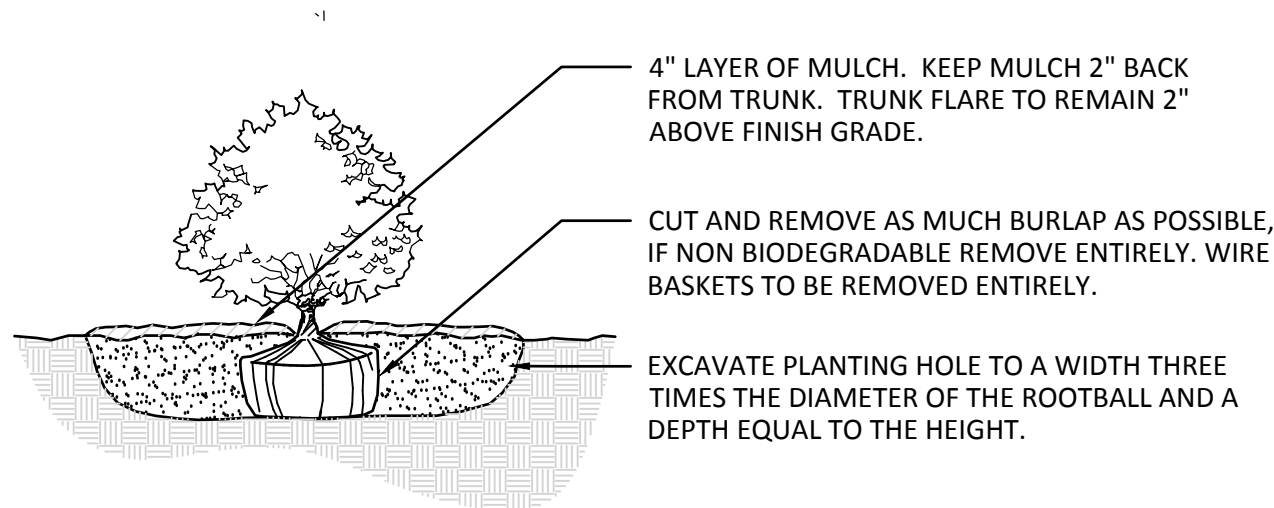
TREE PLANTING
(NOT TO SCALE)



NOTE:

- SPACE PLANTS EQUALLY TO PROVIDE CONSISTANT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING
(NOT TO SCALE)



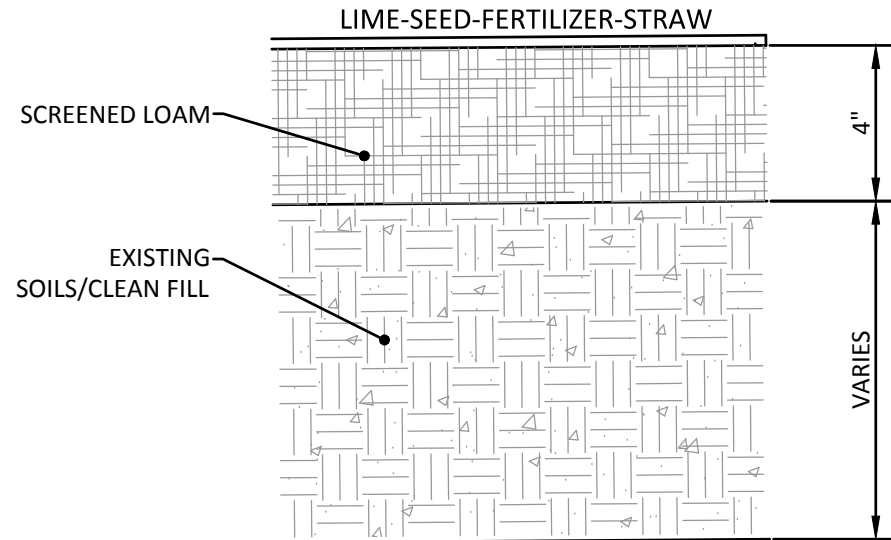
NOTES:

- BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
- BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
- IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)

LANDSCAPE NOTES:

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- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
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- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
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- ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
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- ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
- LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
- SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
- PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).



TYPICAL LOAM & SEED CROSS - SECTION
(NOT TO SCALE)



01/11/2021

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

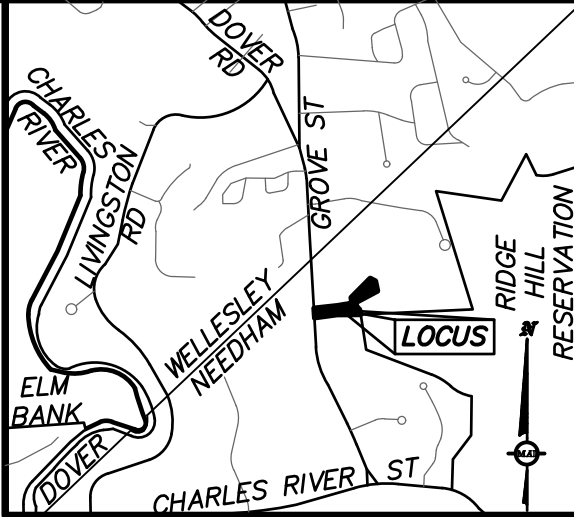
TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT
MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS
ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

APPROVED:



LOCUS MAP:
(NOT TO SCALE)

390 GROVE STREET

PROPOSED LANDSCAPE DETAILS
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 208
WESTBROOK, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

CHECKED BY: D. KELLEY

DATE:
JULY 20, 2018

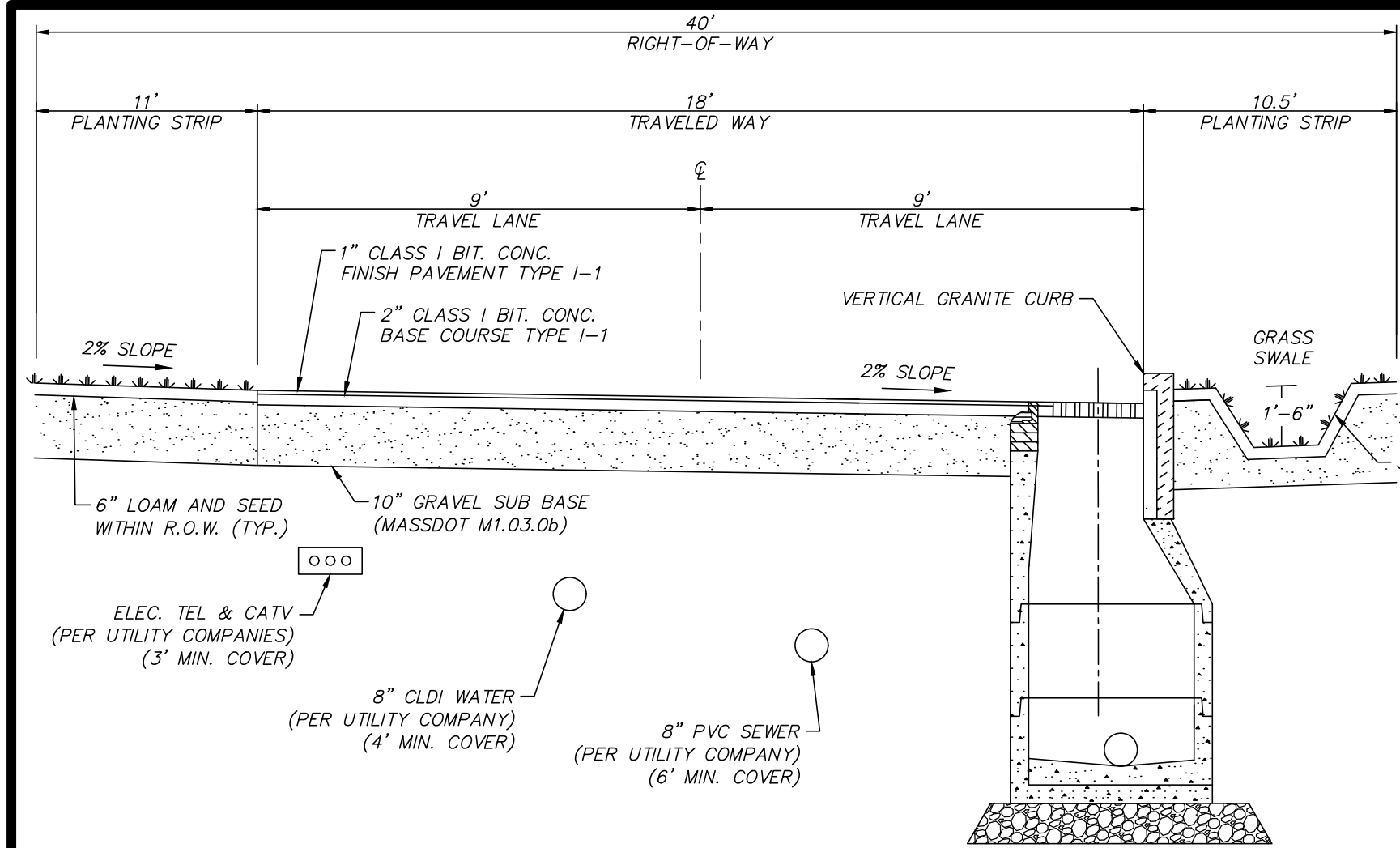
SCALE:
AS NOTED

SHEET No.
8 OF 10

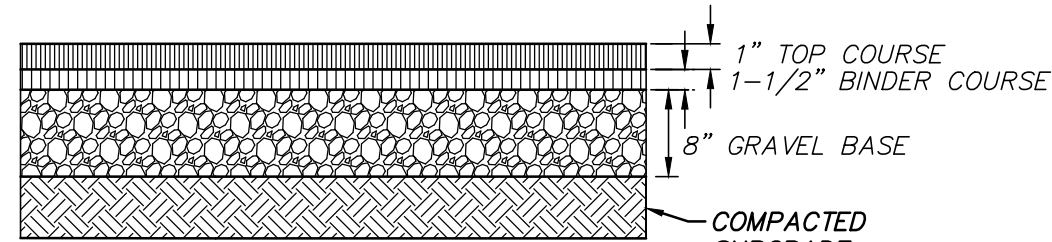
PROJECT No.
6036

6036-LAND

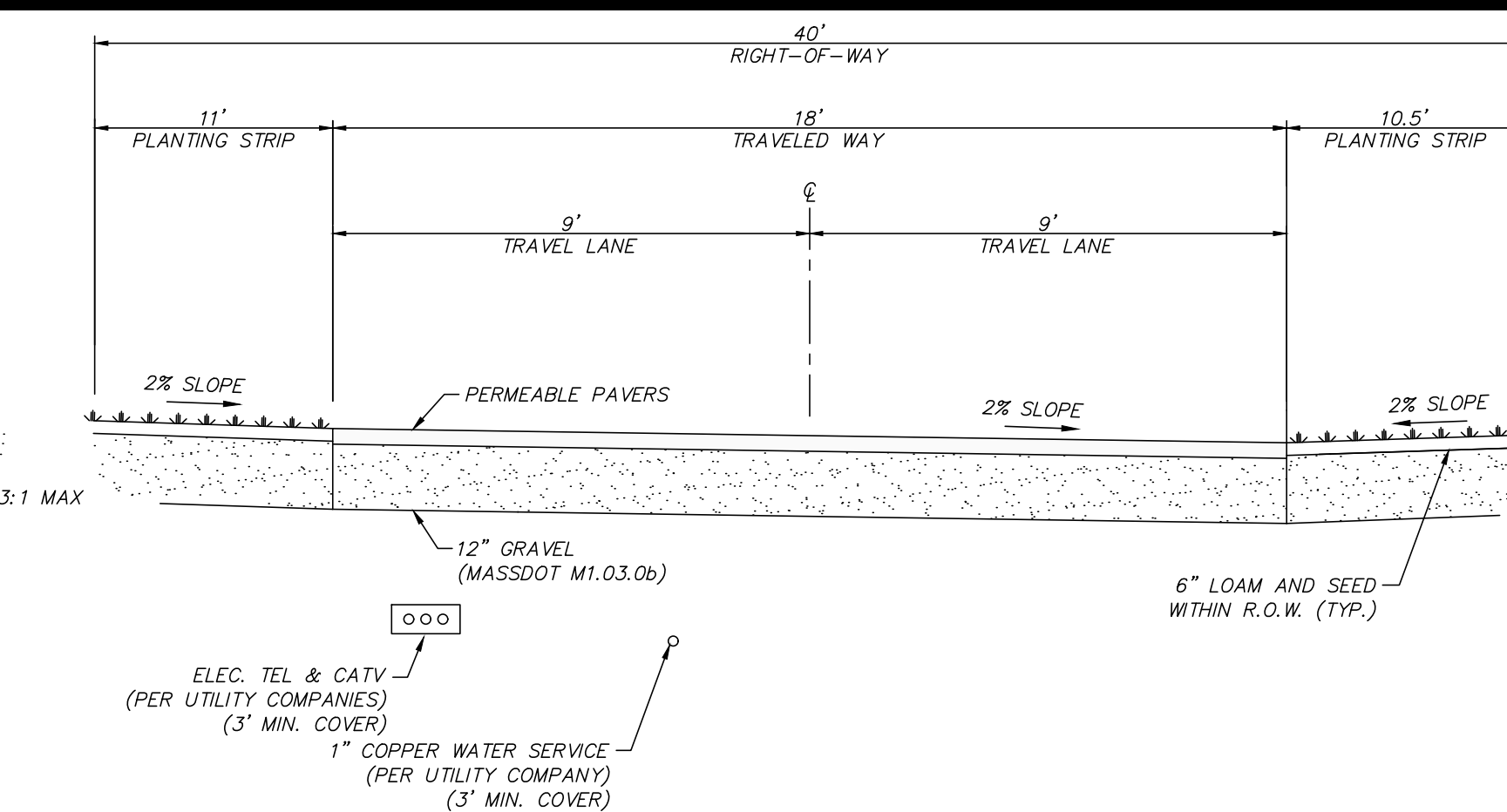
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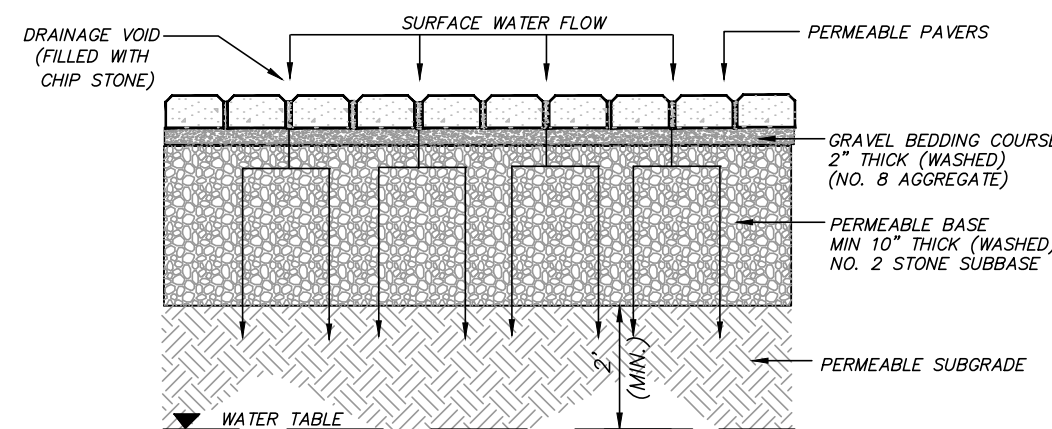
TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)



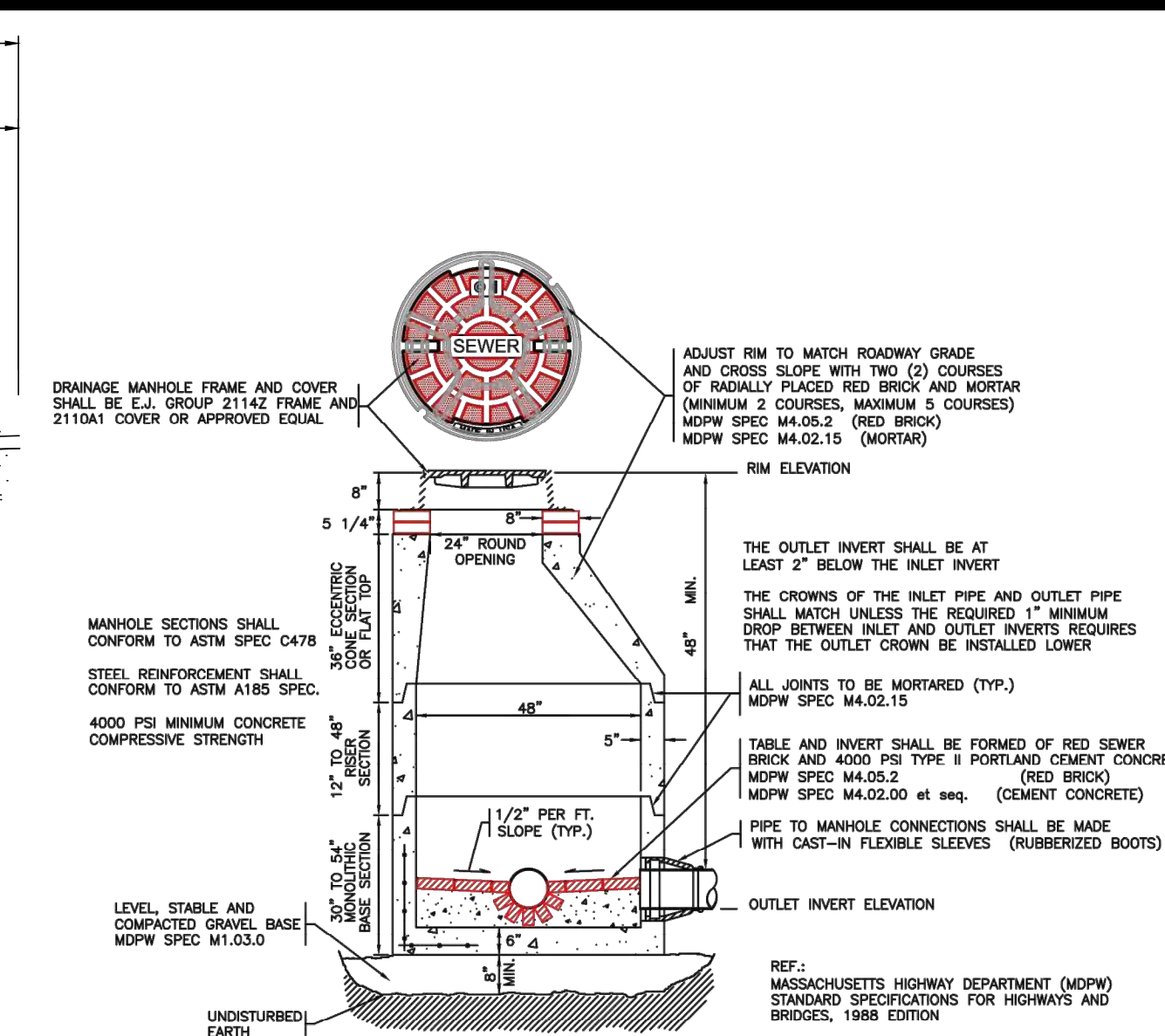
BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



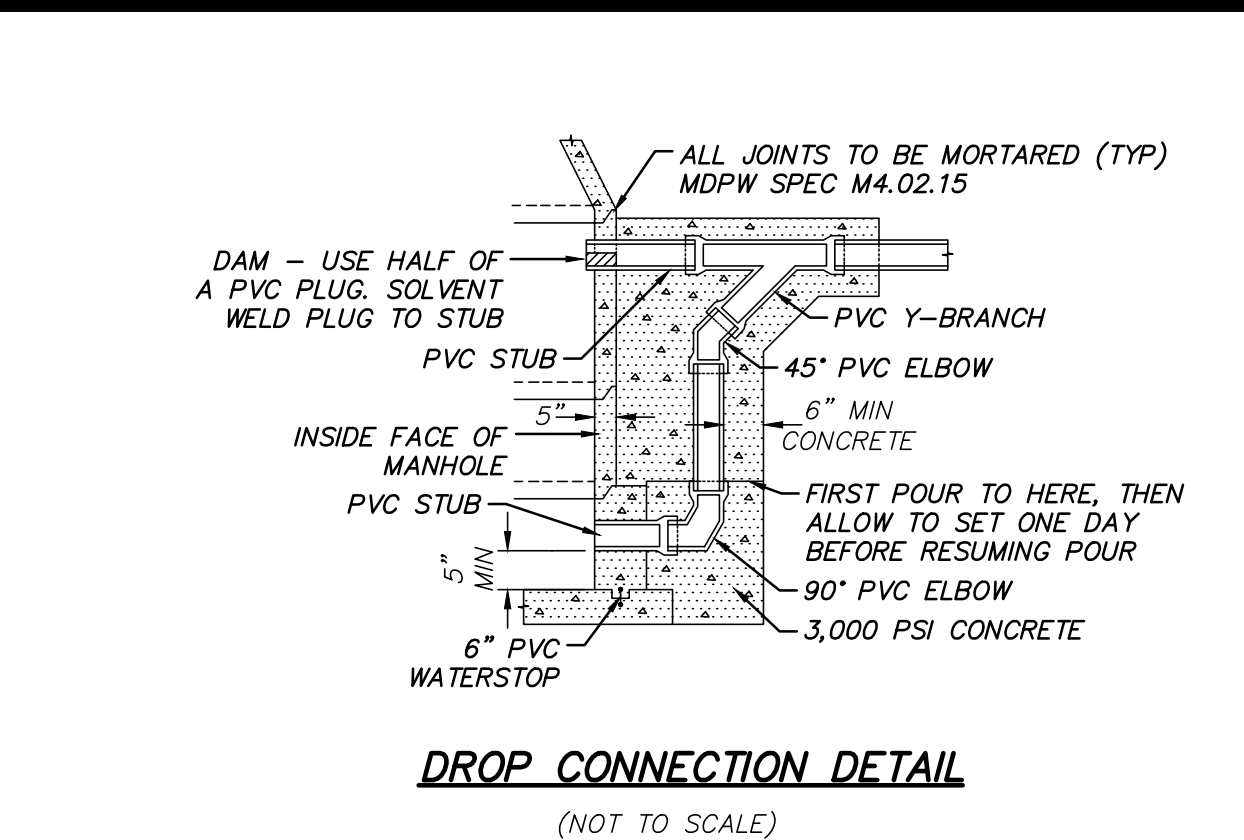
PERMEABLE PAVERS CROSS SECTION
(NOT TO SCALE)



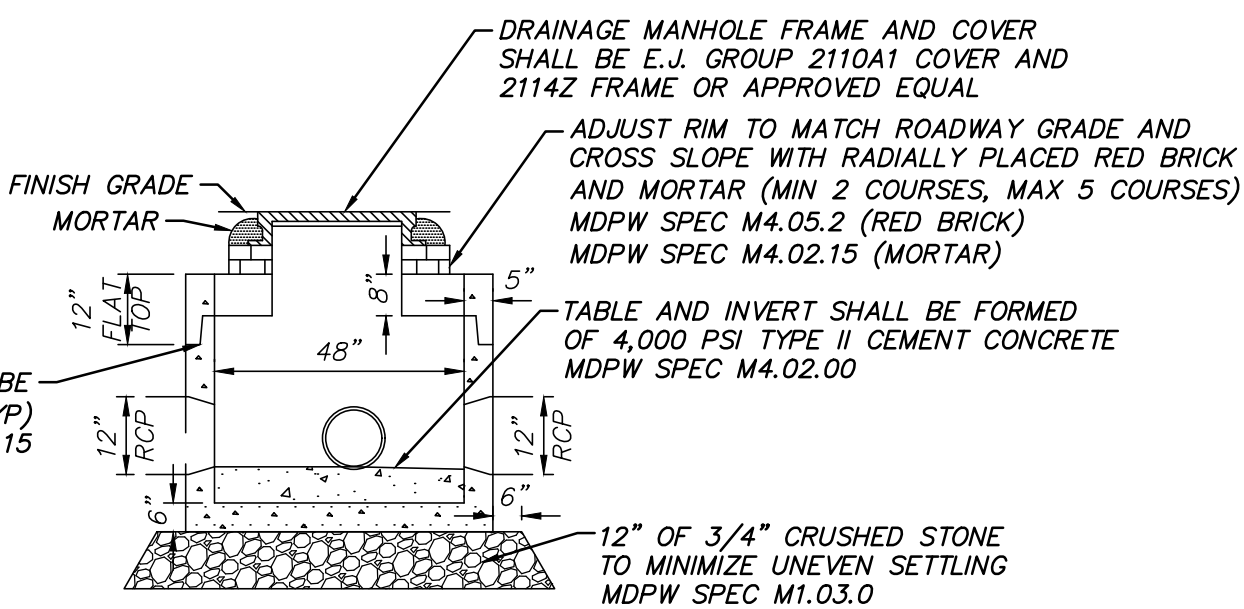
TYPICAL PERMEABLE PAVER DETAIL
(NOT TO SCALE)



TYPICAL SEWER MANHOLE DETAIL
(NOT TO SCALE)



DROP CONNECTION DETAIL
(NOT TO SCALE)



- NOTES:
1. MANHOLE DESIGN TO LATEST TOWN OF NEEDHAM STANDARDS AND ASTM C478.
 2. REINFORCING STEEL CONFORMS TO LATEST ASTM A185.
 3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
 4. ONE POUR MONOLITHIC BASE.
 5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
 6. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
 7. REFERENCE: LATEST MASSACHUSETTS HIGHWAY DEPARTMENT (MDPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

FLAT TOP DRAIN MANHOLE DETAIL
(NOT TO SCALE)



01/11/2021

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:

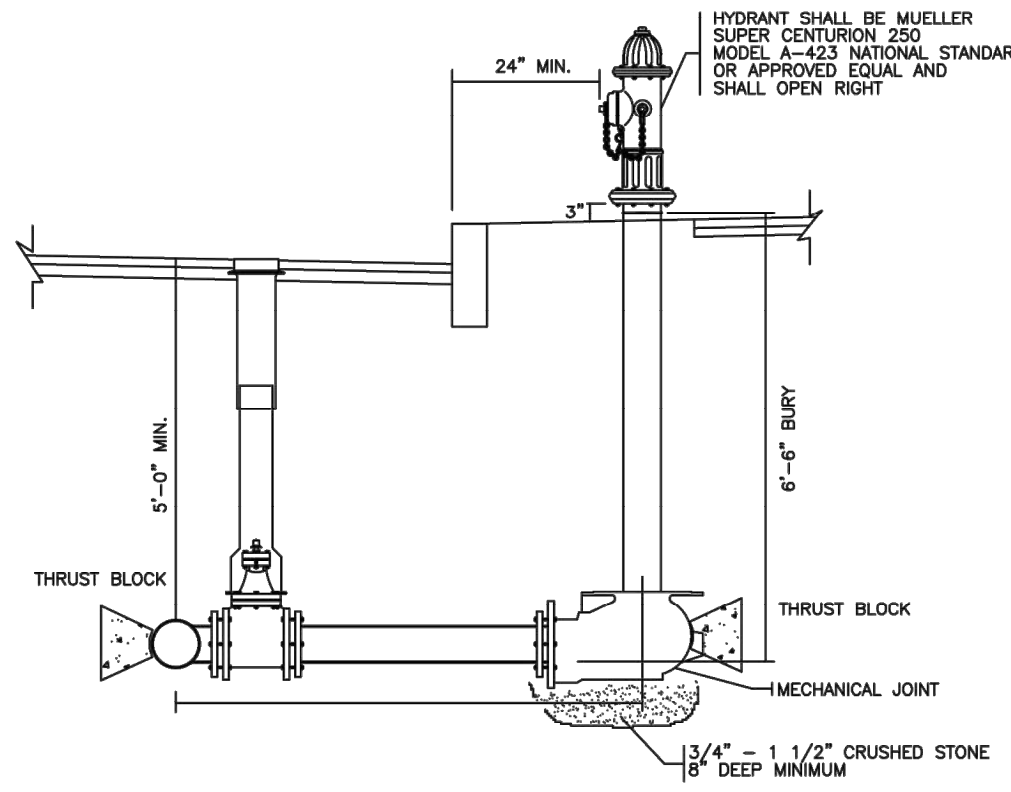
APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

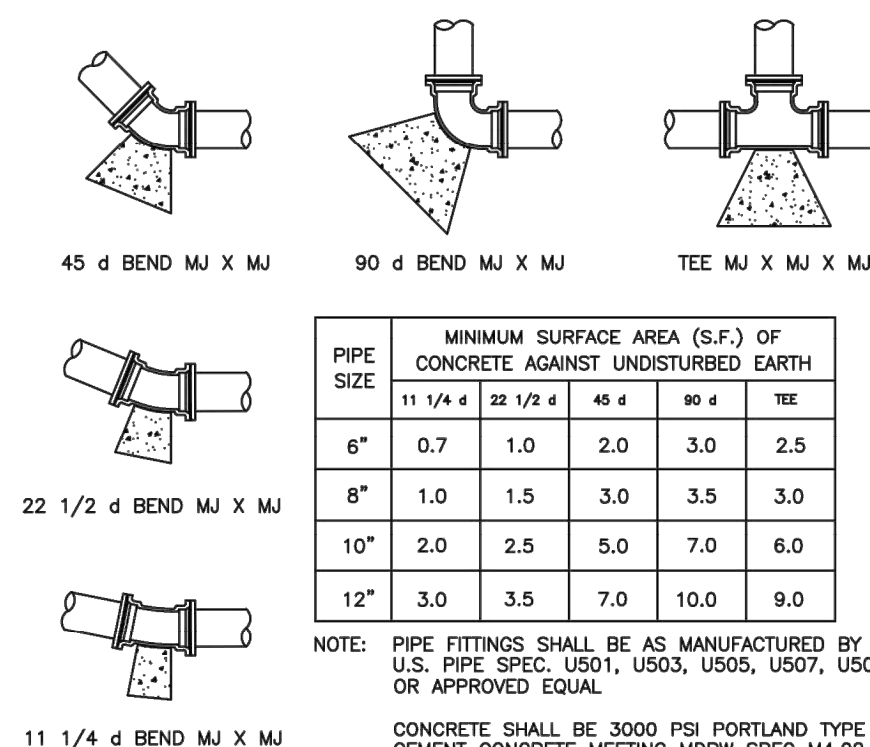
RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

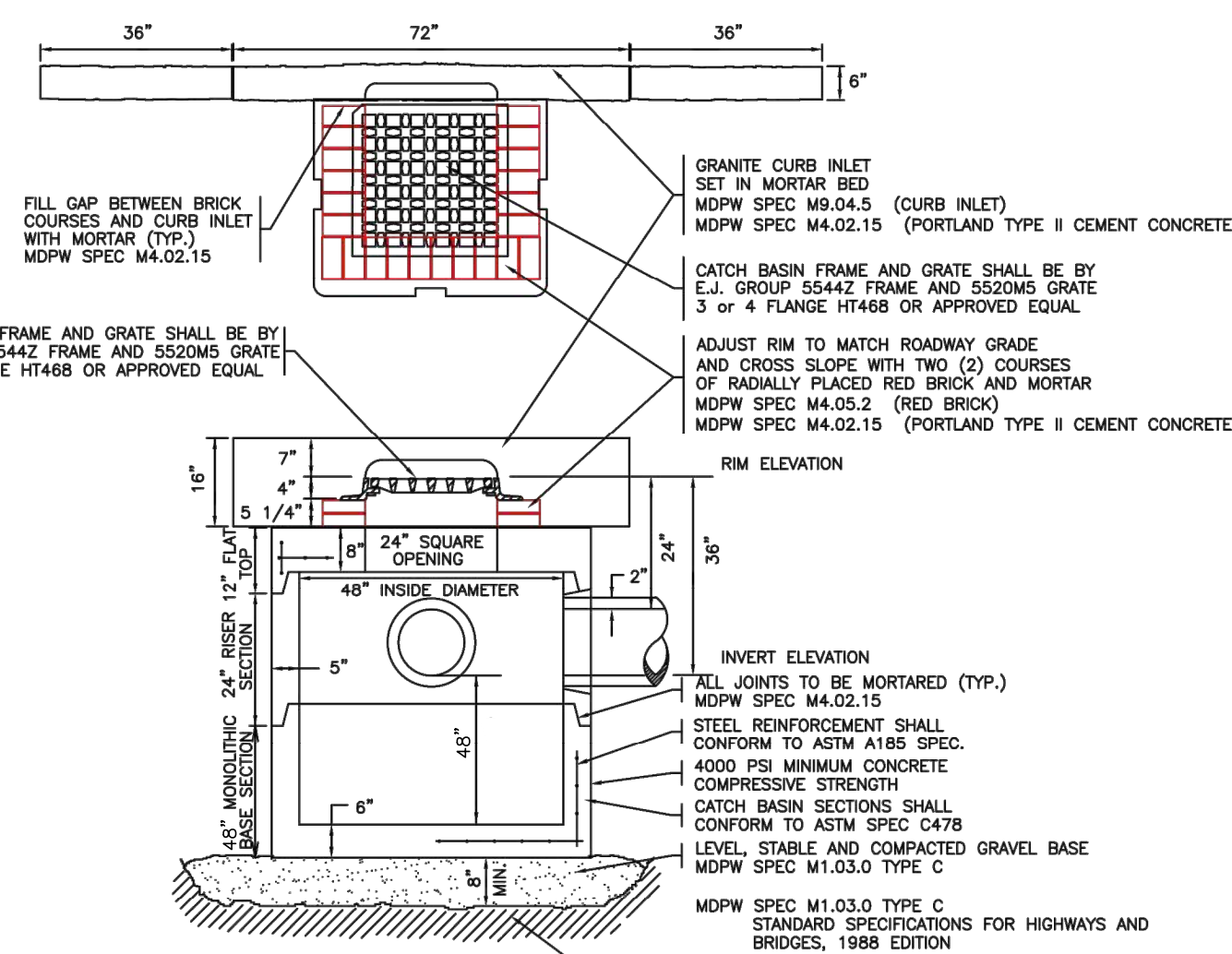
APPROVED:



TYPICAL FIRE HYDRANT DETAIL
(NOT TO SCALE)



TYPICAL THRUST BLOCK DETAIL
(NOT TO SCALE)



TYPICAL 24" CATCH BASIN DETAIL
(NOT TO SCALE)

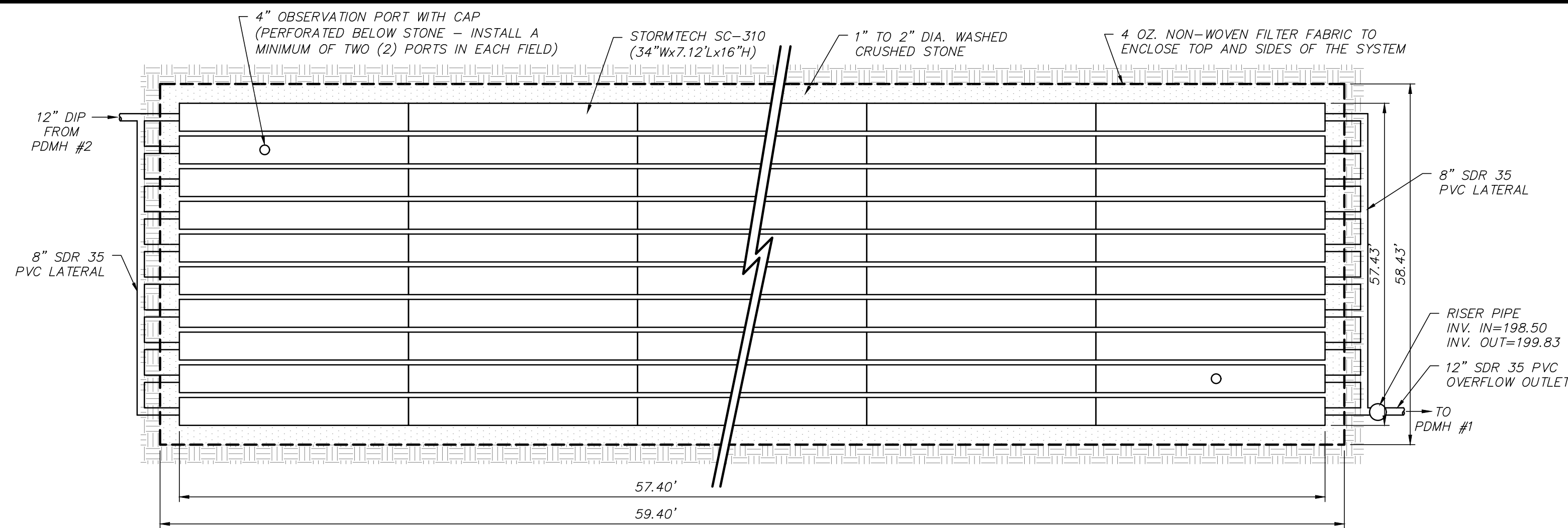
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07.12.19	REVISED PER TOWN COMMENTS	DSK
8.22.19	REVISED PER TOWN COMMENTS	DSK
9.04.19	REVISED PER TOWN COMMENTS	DSK
10.19.19	REVISED PER TOWN COMMENTS	DSK
02.07.20	REVISED PER TOWN COMMENTS	DSK
03.02.20	REVISED PER TOWN COMMENTS	DSK
11.24.20	REVISED PER TOWN COMMENTS	DSK
1.11.20	REVISED PER TOWN COMMENTS	DSK

SURVEY INFORMATION PROVIDED BY:
Field Resources, Inc.
LAND SURVEYORS
P.O. BOX 324
NEEDHAM, MA 02454
508 832 4332
fieldresources@hotmail.com

390 GROVE STREET
SITE DETAILS 1
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

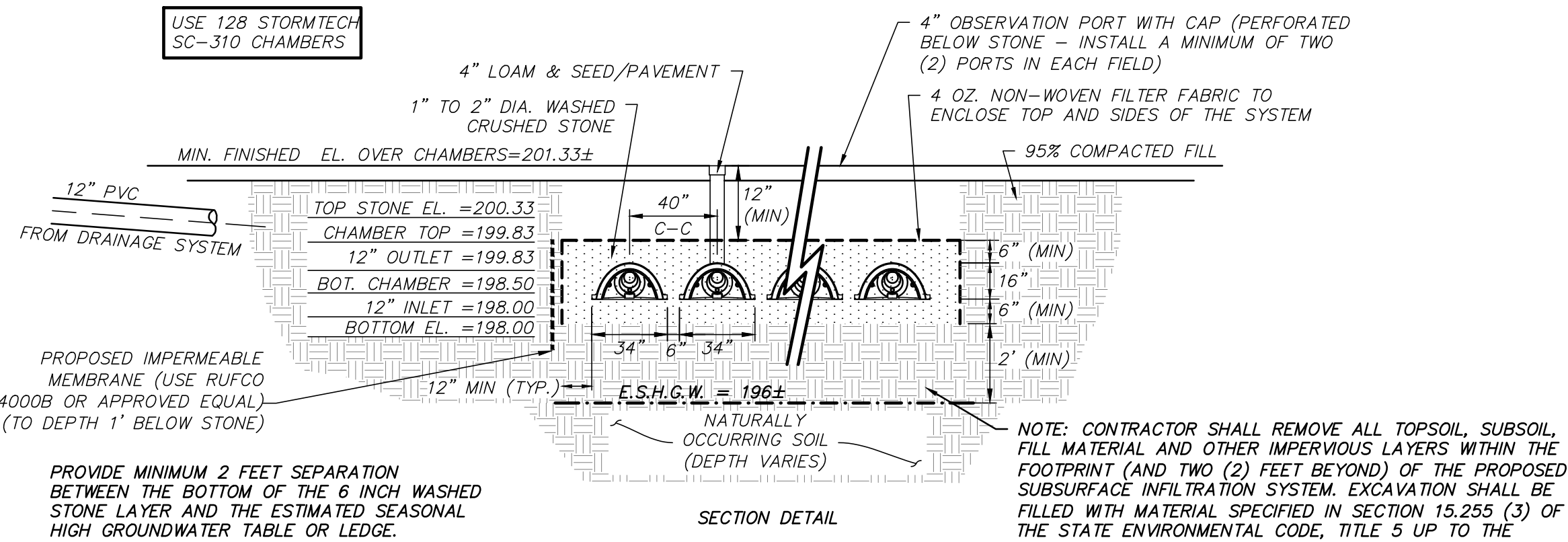
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER SUITE 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 9 OF 10
PROJECT No. 6036



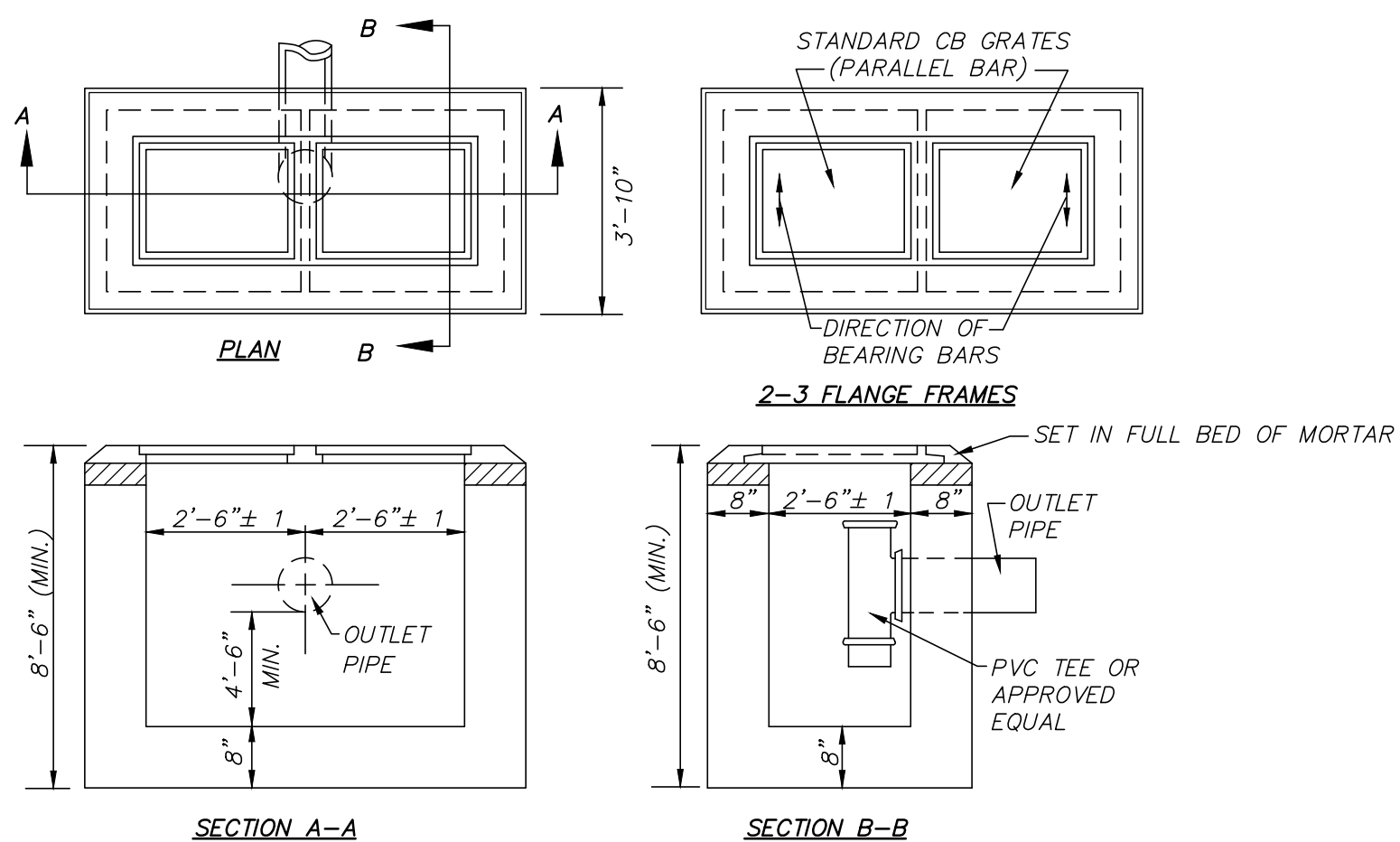
PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) 16 ROWS OF 8 CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - PLAN VIEW
(NOT TO SCALE)



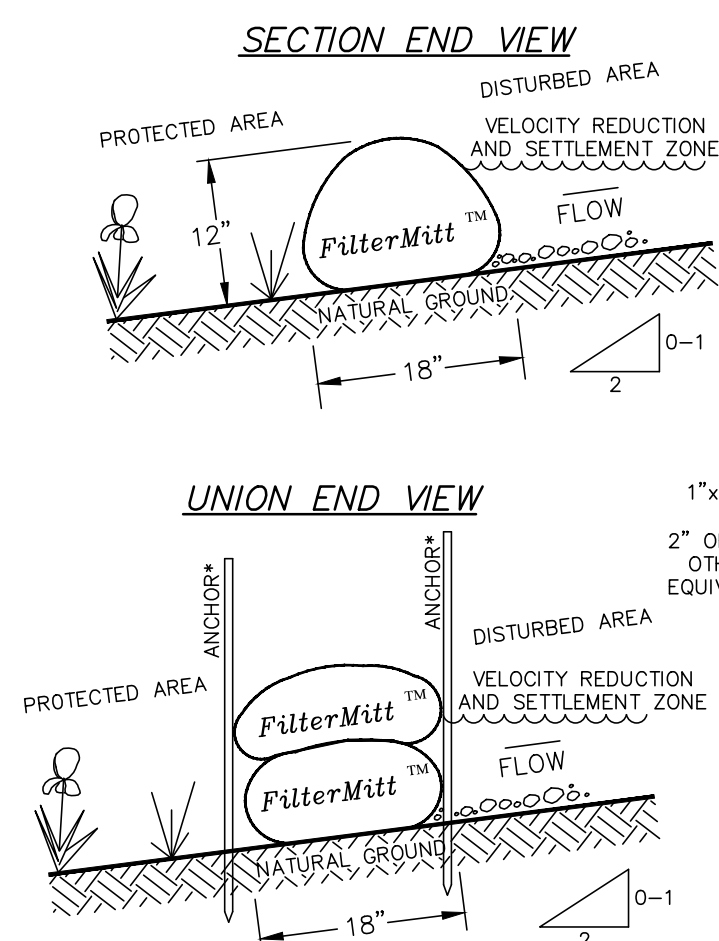
NOTES:
- C-C IS CENTER TO CENTER
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - CROSS SECTION
(NOT TO SCALE)



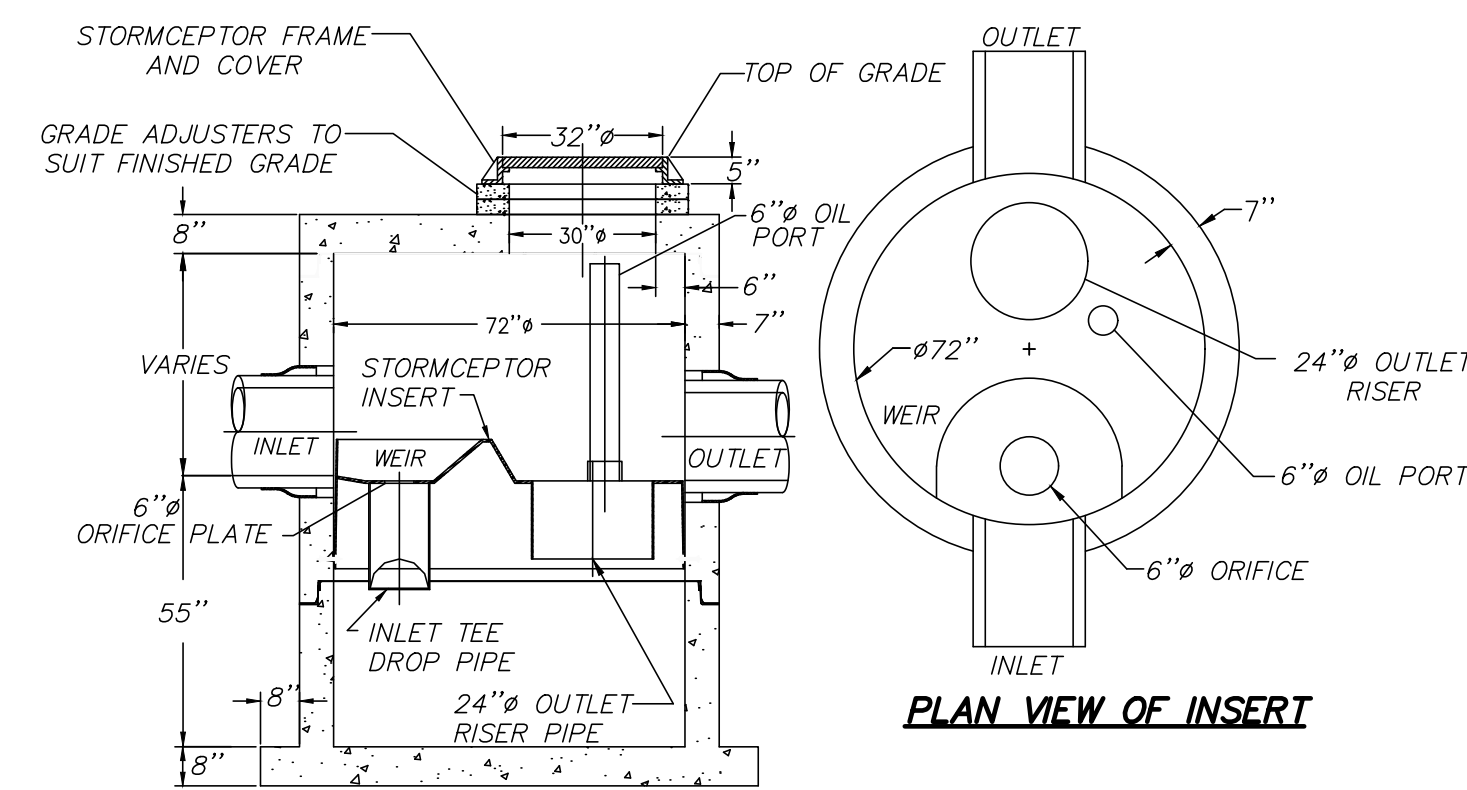
SPECIFICATIONS:
CONCRETE STRENGTH 4000 P.S.I. AT 28 DAYS
REINFORCING STEEL CONFORMS TO ASTM A185-79
MANHOLE DESIGN SPECIFICATIONS CONFORM TO ASTM C 487-84
ONE POUR MONOLITHIC BASE
ADJUST GRADE WITH COURSES OF BRICK
NOMINAL CONCRETE BLOCK SIZE: HEIGHT, 4" TO 8" WIDTH, 8" LENGTH, 8" TO 16"

DOUBLE CATCH BASIN
(NOT TO SCALE)



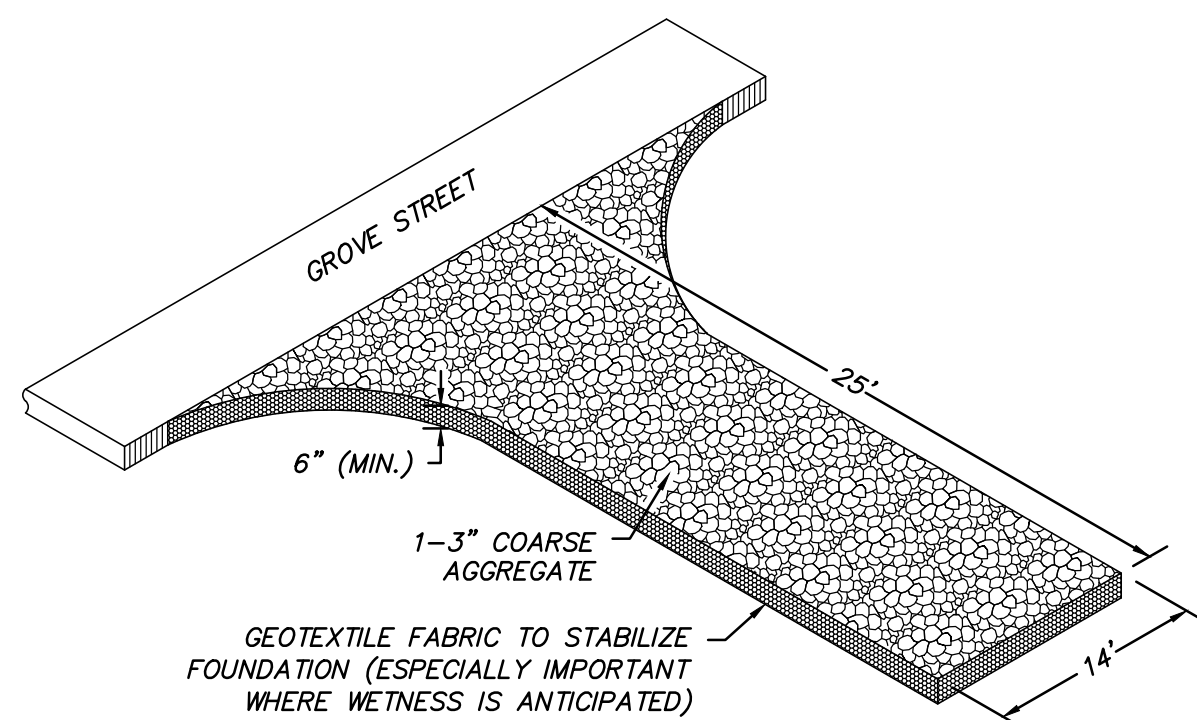
FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% ORGANIC HESSIAN
FILLER INGREDIENT: *FiberRoot Mulch™*
• A BLEND OF COARSE AND FINE COMPOST AND SHREDDED WOOD.
• PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90-100% PASSING A 1" SCREEN; 70-100% PASSING A 0.75" SCREEN; 30-75% PASSING A 0.25" SCREEN.
• WEIGHT: APPROX. 850 LBS./CU.YD. (AVE. 30 LBS./L.F.)
For more information visit:
www.groundscapesexpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

FILTERMITT DETAIL
(NOT TO SCALE)

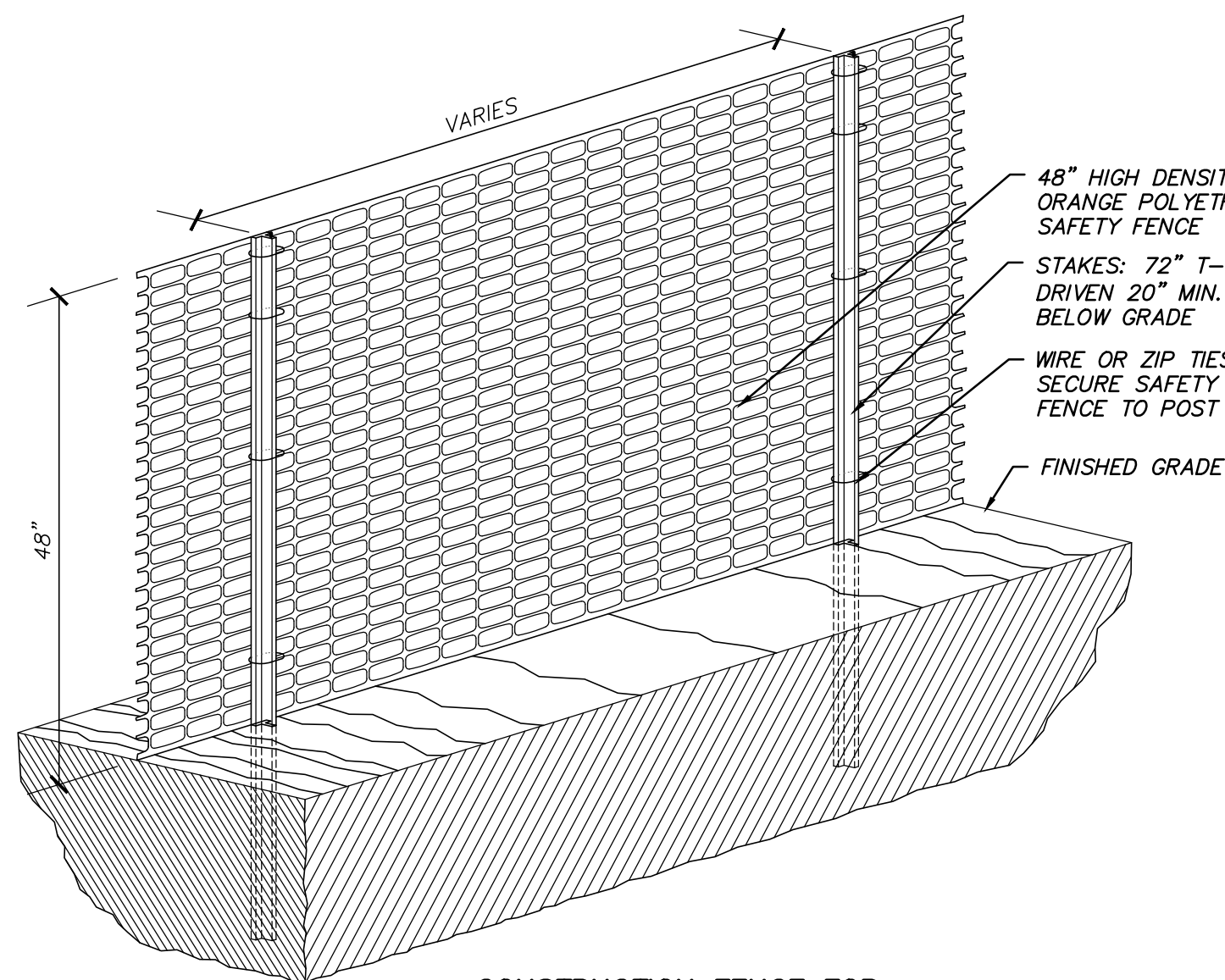


NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24" Ø OUTLET RISER PIPE AND THE 6" Ø OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS:
#4985148, #5498331, #5725760, #5753115, #5849181.

WATER QUALITY UNIT
STC 900 Precast Concrete Stormceptor
(900 US Gallon Capacity)
(NOT TO SCALE)

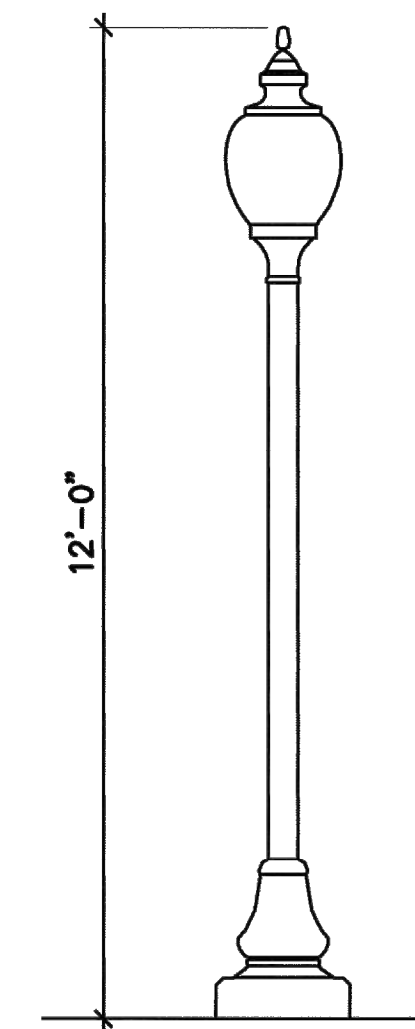


CONSTRUCTION TRACKING ENTRANCE/EXIT PAD
(NOT TO SCALE)

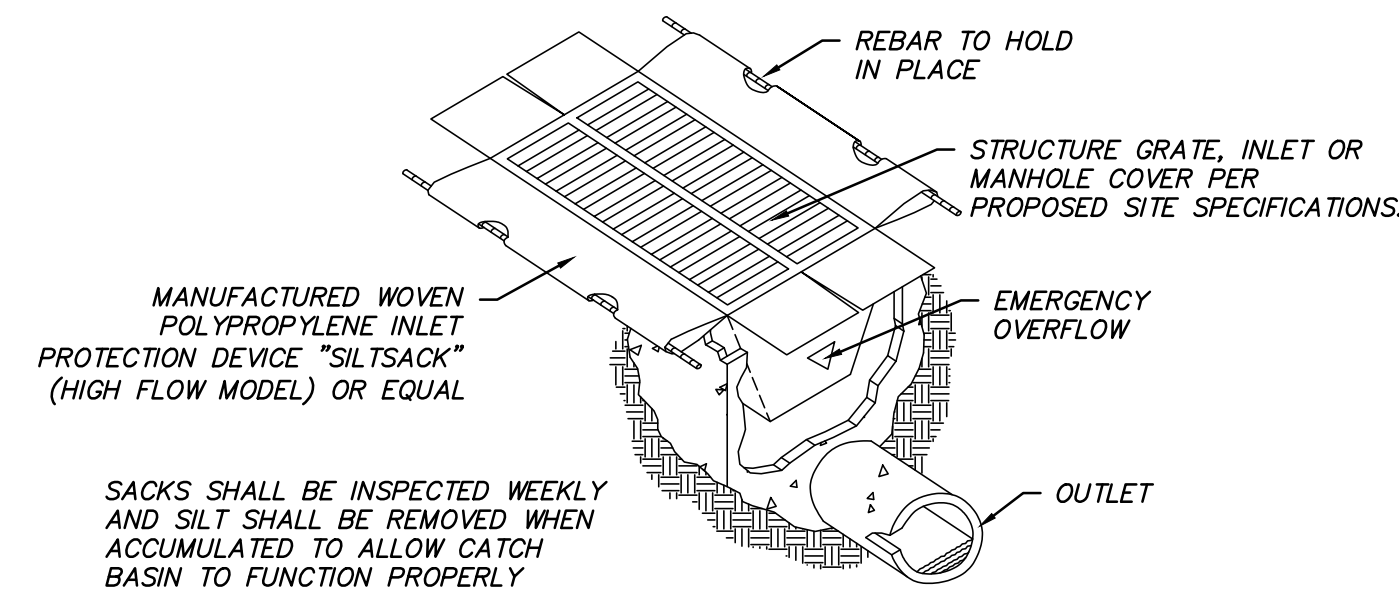


CONSTRUCTION FENCE FOR TREE PROTECTION DETAIL
(NOT TO SCALE)

NOTE:
1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.



TYPICAL LIGHT POST DETAIL
(NOT TO SCALE)



SILTSACK DETAIL
(NOT TO SCALE)



01/11/2021

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT
MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

APPROVED:

REVISIONS

REVISIONS	DATE	BY	REASON
11.2.18	REVISED	PER TOWN COMMENTS	DSK
07.12.19	REVISED	PER TOWN COMMENTS	DSK
8.22.19	REVISED	PER TOWN COMMENTS	DSK
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SURVEY INFORMATION PROVIDED BY:

Field Resources, Inc.
LAND SURVEYORS

281 CHESTNUT ST.
NEEDHAM, MA 02459
P.O. BOX 324
AUBURN, MA 01501
781 444 5936
fieldresources@hotmail.com

390 GROVE STREET

SITE DETAILS 2

LOCATED IN

NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)

PREPARED FOR

MORITZ SCHMIDT

MERIDIAN ASSOCIATES



60 MILK STREET, SUITE 208
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

CHECKED BY: D. KELLEY

DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 10 OF 10
PROJECT No. 6036

STORMWATER ANALYSIS AND CALCULATIONS REPORT

for

**390 GROVE STREET
NEEDHAM, MASSACHUSETTS**

Prepared for:

Moritz Schmidt
390 Grove Street
Needham, Massachusetts 02492

Prepared by:

Meridian Associates, Inc.
500 Cummings Center, Suite 5950
Beverly, Massachusetts 01915
(978) 299-0447

October 4, 2019

Revised: November 24, 2020

Revised: January 8, 2021



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CALCULATION METHODS

- TR 20 SCS Unit Hydrograph Procedure
- Runoff Curve Numbers
- Time of Concentration by TR55 Methodology
- Reach and Pond Rating by the Dynamic Storage-Indication Method
- Manning Equation

SOURCE OF DATA

- Technical Report No. 20
- Technical Report No. 55
- Technical Paper No. 40
- Field Survey and Soil Testing by Meridian Associates, Inc.
- Massachusetts Stormwater Handbook February 2008

REPORT SUMMARY:

This project proposes the razing of an existing single-family dwelling and the construction of a new two-lot subdivision with a proposed entry road and associated grading.

Calculation Objective

The purpose of this drainage analysis is to design a stormwater management system that maintains and/or reduces the peak rates and volumes of stormwater runoff from pre-development conditions in the post development conditions for the 2, 10, 20, and 100-year design storm events

The proposed stormwater management system designed for this project will consist of deep sump catch basins, drain manholes and one (1) subsurface infiltration system to infiltrate the runoff from the two (2) lots and the roadway. There is also one (1) subsurface infiltration basin proposed to infiltrate the runoff from for each of the two (2) proposed dwellings. The systems have been designed to infiltrate stormwater runoff for all the required design storms. The installation of the subsurface infiltration systems will allow the proposed site improvements to not have an increase in stormwater runoff (rate or volume) from the site during the 2, 10, 20 and 100-year design storms.

Classification of Soils:

Existing soil conditions within the limits of the watershed analyzed for this study have been categorized as:

- Swansea muck, 0-1% Slopes, Hydrologic Group B/D
- Whitman fine sandy loam, 0-3% Slopes, extremely stony, Hydrologic Group D
- Paxton fine sandy loam, 3-8% Slopes, Hydrologic Group C
- Woodbridge fine sandy loam, 0-8% slopes, extremely stony, Hydrologic Group C/D

The classification is based upon the Natural Resource Conservation Service Maps dated May 1984. A copy of this soil map is contained in the Appendix of this report. Onsite soil testing was conducted by Meridian Associates Inc. on October 13, 2017 and by Alexander Parker on August 18, 2020, in the areas depicted on the attached plan. This testing revealed a sandy loam / loamy sand parent material.

Selection of Storm Events

The storm event frequencies and intensities have been selected based upon the Massachusetts Stormwater Guidelines and Town of Needham Stormwater Regulations requirements. The storm event rainfall data has been compiled from the Northeast Regional Climate Center "Atlas of Precipitation Extremes for the Northeastern United

States and Southeastern Canada.” Rainfall frequency data has been provided as follows:

<u>Frequency</u>	<u>Rainfall [24-hour event(inch)]</u>
2-year	3.35
10-year	5.24
20-year	6.03
100-year	8.23

Existing Site Overview

The site consists of one lot (Lot 9) that has an area of approximately 5.3 acres and is mostly overgrown with wooded area along with a single-family house, grassed area, and a bituminous concrete driveway.

- **Subcatchment SC1** – This subcatchment area consists of the existing house, existing bituminous concrete drive, and portions of proposed landscape areas. Stormwater runoff generated in this subcatchment flows westerly across the lot towards Grove Street (**DP1**).
- **Subcatchment SC2** – This subcatchment area consists of portions of proposed landscape areas. Stormwater runoff generated in this subcatchment flows southerly across the lot towards an abutter (**DP2**).
- **Subcatchment SC3** – This subcatchment area consists of portions of the existing wooded area. Stormwater runoff generated in this subcatchment flows easterly across the lot towards an abutter (**DP3**).

Proposed Site Overview

The proposed project is comprised of the redevelopment of the existing single-family lot. The proposed development will include a new entry road, two (2) residential dwellings, new utilities and associated grassed/landscaped areas.

A formal drainage system has been designed in order to comply with the Town of Needham Stormwater Bylaw. The proposed project has been developed with the intent of maintaining the existing drainage patterns of the site to the maximum extent practicable. To mitigate any increases in rate and volume of runoff from the subject property, runoff from the proposed roofs, the proposed entry road and landscape areas will be directed to subsurface infiltration systems and to the selected Design Points during the designated storm rainfall events. The nine (9) subcatchments in the post construction scenario are as follows:

- **Subcatchment SC10** – This subcatchment area consists of a 3,500 square foot dwelling. Stormwater runoff generated in this subcatchment will be directed to a proposed subsurface infiltration system (PSIS-2).

- **Subcatchment SC20** – This subcatchment area consists of a 3,500 square foot dwelling. Stormwater runoff generated in this subcatchment will be directed to a proposed subsurface infiltration system (PSIS-3).
- **Subcatchment SC101** – This subcatchment area consists of portions of the existing and proposed landscape areas. Stormwater runoff generated in this subcatchment flows westerly across the lot towards Grove Street **(DP1)**.
- **Subcatchment SC102** – This subcatchment area consists of portions of proposed landscape areas. Stormwater runoff generated in this subcatchment flows westerly across the lot towards Grove Street **(DP1)**.
- **Subcatchment SC103** – This subcatchment area consists of portions of the proposed paved entry road. Stormwater runoff generated in this subcatchment flows westerly across the lot towards Grove Street **(DP1)**.
- **Subcatchment SC201** – This subcatchment area consists of portions of proposed landscape areas. Stormwater runoff generated in this subcatchment flows southerly across the lot towards an abutter **(DP2)**.
- **Subcatchment SC301** – This subcatchment area consists of portions of the proposed landscape area and existing wooded area. Stormwater runoff generated in this subcatchment flows easterly across the lot towards an abutter **(DP3)**.
- **Subcatchment SC401** – This subcatchment area consists of a grass swale located adjacent to the entry road. Stormwater runoff generated in this subcatchment will be directed to a catch basin and into proposed subsurface infiltration system (PSIS-1).
- **Subcatchment SC501** – This subcatchment area consists of the proposed entry road. Stormwater runoff generated in this subcatchment will be directed to a catch basin and into proposed subsurface infiltration system (PSIS-1).

Summary of Flows at the Design Point

Design Point 1 (DP1)

Peak Rates (CFS)

DP1	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	1.4	3.1	3.9	6.1
Proposed	1.2	2.8	3.5	5.6

Peak Volumes (CF)

DP1	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	6,135	13,129	16,290	25,494
Proposed	4,340	9,590	11,998	19,088

Design Point 2 (DP2)

Peak Rates (CFS)

DP2	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	0.3	0.7	0.8	1.3
Proposed	0.2	0.6	0.7	1.2

Peak Volumes (CF)

DP2	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	946	2,127	2,670	4,268
Proposed	817	1,836	2,305	3,685

Design Point 3 (DP3)

Peak Rates (CFS)

DP3	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	2.0	4.4	5.5	8.6
Proposed	2.0	4.4	5.5	8.5

Peak Volumes (CF)

DP3	2-Year Storm	10-Year Storm	20-Year Storm	100-Year Storm
Existing	7,240	15,744	19,610	30,904
Proposed	6,881	14,725	18,270	28,593

Conclusion

The calculations for each of the selected Design Points demonstrate that proposed site improvements will not result in an increase in the peak rate or volume of stormwater runoff for the 2-year, 10-year, 20-year, or 100-year 24-hour storm events at the design point with the proposed stormwater mitigation system improvements.

P:\6036_390 Grove Street, Needham, MA\ADMIN\Reports\Stormwater\Stormwater-Rpt.doc

December 8, 2020

Robert W. Stetson
Bernkopf Goodman, LLP
Two Seaport Lane, 9th Floor
Boston, MA 02210

Subject: Engineering Review No. 2
 390 Grove Street, Needham, Massachusetts
 CEC Project 301-700

Dear Mr. Stetson:

Civil & Environmental Consultants, Inc. (CEC) has prepared this summary of the engineering review of materials resubmitted by the applicant's team in support of the proposed Definitive Subdivision Application for the proposed residential subdivision located at 390 Grove Street in Needham, Massachusetts (the Site).

The materials were reviewed for compliance with the Town of Needham's Subdivision Regulations and Procedural Rules of the Planning Board (the Subdivision Regulations), the Zoning By-Law of the Town of Needham (the By-Law), Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, and standard engineering practice. The following is a brief summary of the documentation reviewed, a brief project overview and our findings and recommendations.

In accordance with our scope of work, CEC has prepared this engineering review letter documenting our review, findings and recommendations.

PROJECT OVERVIEW

The Applicant (Moritz Schmidt) is proposing to construct a 2-lot residential subdivision on a 5.3-acre parcel of land owned by Elisabeth Schmidt-Scheuber (the Owner). The subdivision includes the construction of an approximately 450-foot (ft) long 18-ft wide roadway within a Private right-of-way with associated utility and stormwater improvements in order to create two (2) new single family house lots (the Project). The Applicant has requested a number of waivers from the Town of Needham Subdivision Regulations in order to construct the Private Way as proposed. Refer to the original review memorandum for additional detail.

PROJECT DOCUMENTS

The following is a list of Project documentation and materials included in our review:

- Site Plans entitled “390 Grove Street (assessor’s Map 221 – Lot 9) Definitive Subdivision Plan”, prepared by Meridian Associates, dated July 2018, revised November 24, 2020 (10 Pages);
- Stormwater Analysis and Calculations Report, prepared by Meridian Associates, dated October 4, 2019, revised November 24, 2020 (147 Pages).

FINDINGS & RECOMMENDATIONS

Based on our review of the above referenced documentation, CEC offers the following findings and recommendations relative to the documentation reviewed for compliance with the applicable aspects Town of Needham’s Subdivision Regulations, the Zoning By-Law, MassDEP Stormwater Management Standards, and standard engineering practice. Comments raised in the original review memorandum dated July 14, 2020 that are still outstanding or have not been addressed have been restated or expanded upon in this memorandum.

Zoning By-Law and Subdivision Regulation Review

1. The Applicant should submit a revised waiver request to clearly identify the current waivers requested with the latest submission.
2. Per section 3.3.4 of the subdivision regulations, “*Street jogs with centerline offsets of less than 125-ft, streets with varying widths and reverse curves shall be avoided.*”

The By Right Subdivision Plan (sheet 3 of 10) and Proposed Site and Grading Plan depict a street centerline jog of approximately 30-ft at the intersection with Grove Street along with a reverse curve in order to achieve this jog both of which are in conflict with the subdivision requirements.

3. Per Sect. 4.1.5 of the Zoning By-Law (Minimum Required Lot Width), “*in the Single Residence A District such minimum required lot width shall be at least 120 feet. To measure lot width, start at a front corner (where a sideline meets the lot's line of frontage) and, at a right angle to that sideline, measure straight across the lot to the other sideline. This measurement need not be at a right angle from more than one sideline but it must cross the lot to meet the opposite sideline. Then take a series of measurements parallel to*

that first measured line, through the full depth of the primary building or structure on the lot. This measurement need not be at a right angle from more than one sideline but it must cross the lot to meet the opposite sideline... For corner lots, the measurement shall be taken from front corners along both frontage lines."

The Applicant provided a proposed By Right Subdivision Plan (Sheet 3 of 10) as part of the Definitive Plan Application. If the proposed non-buildable lot closest to Grove Street were to be considered a corner lot with frontage on both Grove Street and the new subdivision roadway, Lot 1 would not meet the minimum lot width requirement of 120-ft in accordance with Section 4.1.5 of the Zoning By-Law.

4. Per Section 3.3.1 of the subdivision regulations, *"The grade of a street within 50-feet of a street intersection shall not exceed 1% to provide a level area for traffic safety."*

The Proposed Utilities & Profile Plan (Sheet 6 of 10) identifies that the road contains only a 20-foot long section of roadway that has a slope less than 1%, which is less than the 50-foot requirement.

5. The applicant also seeks a waiver minimum radius for the circular turn around at the end of the roadway; however, Section 3.3.5 authorizes a waiver of this requirement only in "unusual circumstances." The applicant has not pointed to any unusual circumstances which would justify a departure from the requisite standards.
6. Per section 3.3.16 of the subdivision regulations, where sidewalks are proposed along one side of the road, the typical 3.5-ft wide grass strip should be extended to a minimum width of 8-ft. The plans do not depict sidewalks on either side of the roadway, so we assume the Applicant is requesting relief from construction of sidewalks all together.
7. Per Section 3.3.8 of the subdivision regulations, granite or concrete bounds need to be set at all points of curvature. The plans don't show any proposed bounds.
8. Per Section 3.3.9 of the subdivision regulations, street name signs shall be erected at all street entrance in conformance with Town Standards. The plans don't identify any proposed street or traffic signs.

STORMWATER REPORT & DEFINITIVE PLAN COMMENTS

9. The By Right Subdivision Plan (Sheet 3 of 10) does not depict proposed grading or stormwater management features that would be required for the design as depicted on the by-right plan. Additionally, the proposed sidewalks depicted on this plan are very close to the existing trees to remain along 380 Grove Street property line to the north. This may not be constructible as proposed without impacting the existing tree root zones; therefore the viability of tree survival is unclear. Two of these trees are shown to be protected in place on the Site Plans, although details for tree protection are not included in the submission. If tree protection fencing is placed around the drip line of the trees, and a sidewalk were to be proposed along the north side of the roadway per the subdivision regulations, the roadway and associated right-of-way may need to be shifted to the south, further reducing the available lot width for the front lot.

The By Right Subdivision Plan is incomplete as it relates to grading and how the design would tie into the adjacent properties. More information would be required to demonstrate this is a viable plan.

10. The By Right Subdivision Plan (Sheet 3 of 10) and most of the other plans identify both buildable parcels as Lot 1 and there is no Lot 2. This needs to be corrected.
11. The Lotting Plan (Sheet 4 of 10) has a number of significant inconsistencies with the remainder of the Definitive Plans. These include the following: identifying Parcel B as part of Lot 2 at the end of the proposed roadway, whereas the remainder of the Plans identify Parcel B as the remnant parcel north of the subdivision roadway parcel; identifying the remnant parcel south of the subdivision roadway as Parcel A, whereas the remainder of the Plans identify this as Parcel B; not labeling the remnant parcel north of the subdivision roadway. The Lotting Plan as presented is not complete or accurate and cannot be approved as currently presented.
12. The Post-Development Drainage Plan included in the Stormwater Report identifies a proposed infiltration system (Infiltration System 3) for the future buildings modeled as Subcatchment SC020 in the vicinity of Test Pit 1. Test Pit 1 identifies an Estimated Seasonal High Groundwater (ESHGW) elevation approximately 36" below grade at elevation 204.5 ft. The HydroCAD analysis models this infiltration system with the bottom elevation at elevation 200.0-ft which would place it below the groundwater table. If the system were constructed with a minimum vertical separation of 2-ft, the bottom of stone would be located at approximate elevation 206.5, with the top of stone located at

approximate elevation 208.3 with the finished surface at approximate elevation 209.3. This would appear to require significant regrading on this parcel in order to accommodate these elevations. Additionally Infiltration System 2 serving the second future building is also identified with a bottom elevation at elevation 200.0-ft, and the closest Test Pits (TP5 and TP6) have an ESHGW elevation of 199.7, which would not provide the required vertical separation from the ESHGW elevation. Based upon these discrepancies, the systems are not feasible to install as currently depicted on the plans and modeled in the hydraulic analysis. As the proposed HydroCAD analysis is modeled taking these systems into account, the design should be reviewed and revised to accurately depict the proposed design.

13. The stormwater report does not identify a description of SC 10 and SC 20 which are the proposed roof areas from the homes. This should be reviewed and included in the stormwater report for consistency with the Post-Development Drainage Plan.
14. A test pit was recently performed in the footprint of the proposed Infiltration System proposed near Grove Street (Infiltration System 1) to be constructed as part of the subdivision. The ESGHW elevation has been estimated to be 196.0, which is an increase from the previously assumed value of 193.0. Although a test pit was performed in the footprint of the proposed stormwater chambers, The MassDEP Stormwater Management Handbook identifies that a minimum of two (2) soil tests should be taken for each trench/system. Additionally, it is unclear why the test pits continue to be identified as “unofficial”. The Applicant should identify if these were witnessed by the Town or any other party to verify the ESHGW and soil classification. Based on these factors, the Applicant has not provided the requisite soils testing.
15. The top of stone for Infiltration System 1 is proposed at elevation 200.3 per the details on Sheet 10 of 10. The minimum proposed finished grade above the chambers is identified to be elevation 201.33. The grading depicted on the Proposed Site & Grading Plan (Sheet 5 of 10) appears to indicate the top of chambers is slightly higher than elevation 200, but not above elevation 201 which would not provide the required amount of cover. The surface grades are proposed to slope down immediately adjacent to the proposed stormwater chambers with the surface grade less than the top of stone within approximately 5-ft of the chambers. Additionally, the bottom of chambers is proposed above the existing street grade along Grove Street. The Applicant should confirm there will not be breakout along Grove Street. The grading in the vicinity of the Infiltration System 1 and size of Parcel "B" should be reviewed to confirm this parcel has sufficient size and the drainage system is feasible as proposed.

16. Infiltration System 1 is proposed approximately 2-ft above the ESGW. The infiltration system is designed to attenuate stormwater flows for all storm events analyzed up to and including the 100-year storm event. Per the MassDEP Stormwater Management Handbook *“[m]ounding analysis is required when the vertical separation from the bottom of an exfiltration system to seasonal high groundwater is less than four (4) feet and the recharge system is proposed to attenuate the peak discharge from a 10-year or higher 24-hour storm (e.g., 10-year, 25-year, 50-year, or 100-year 24-hour storm).”* The applicant should submit a mounding analysis in addition to providing an analysis of breakout as noted in Comment 16 above.
17. The outlet from Infiltration System 1 is proposed with an invert at elevation 199.83 which would place the pipe above the top of the chambers which are also located with the top of chambers at 199.83. The system is not feasible as proposed. The HydroCAD analysis is also modeled with this condition. The stormwater from the 100-year storm rises to the top of the chambers to elevation 199.86. If the system were designed with the crown of a pipe located at the top of the infiltration chambers, the chambers would let out flow earlier and as a result the peak rate would increase at Design Point 1 – Grove Street. At a minimum, the design and analysis should be reviewed and revised to demonstrate that the system can be constructed and will function properly.
18. The outlet pipe from Infiltration System 1 to DMH-1 identifies a 38% slope and a 14% slope is identified on the pipe segment connecting to the existing catch basin in Grove Street. These slopes are steep and will result in high velocities of the stormwater within these segments of pipe. This may result in resuspension of sediment in the existing catch basins and/or hydraulic jumps as the high velocity flows confluence with the lower velocity flows in the existing drainage system. The proposed slopes of the stormwater system should be reviewed.
19. The Proposed Utilities & Profile Plan (Sheet 6 of 10) shows an 8x8x6 tee connection to the existing 8” water main for the proposed 8” water main. This connection is inaccurate as it does not appear that a 6-inch pipe is proposed in this location. Additionally, the waterline appears to have less than 5-ft of cover from station 10+50 to 11+50. This should be addressed.
20. The profile included on the Proposed Utilities & Profile Plan (Sheet 6 of 10) depicts a proposed grade of 3.3% presumably along the centerline of the roadway, although the profile line appears to have a number of grade breaks at approximate stations 10+20 and

11+40. There is no information included regarding these apparent grade breaks. Furthermore, a 20-ft vertical curve is identified from station 10+00 to 10+20, although the profile appears to indicate that the centerline grade at this location is set at a uniform slope of 0.5%. These inconsistencies should be addressed.

21. The Revision Block on the Record Conditions Plan of Land (Sheet 2 of 10) is unclear and has overlapping text. This should be corrected for the record.

CONCLUSION

The revised “by right” plan submitted by the Applicant is still not compliant with the bylaw, subdivision rules and regulations and applicable stormwater standards and regulations. The application lacks sufficient information and detail required in order to adequately demonstrate that the project will function as designed and will meet the appropriate regulations including traffic safety and stormwater drainage considerations and included a number of errors that need to be corrected. The application in its current form must be rejected.

Please feel free to contact us with any questions at kskulte@cecinc.com or via phone at (774) 501-2176.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karlís P. Skulte, P.E.
Principal



Amy Knight, P.E.
Principal

Attachment: Definitive Plans with CEC review notes

DWG. No. 6036-CVR
(IMAGE: GIS Map 200scale)

UNOFFICIAL SOILS INFORMATION

TEST PIT PERFORMED ON AUGUST 18, 2020 BY ALEXANDER F. PARKER (CERTIFIED SOIL EVALUATOR #1848)

TEST PIT: TP-20-1
0'-36" C: SANDY LOAM
36"-41" Apb: SANDY LOAM
41"-54" Bw: SANDY LOAM
54"-120" 2Cd: SANDY LOAM
E.S.H.G.W. @ 59"
NO WEEPING OBSERVED

UNOFFICIAL SOILS INFORMATION

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TEST PIT: TP-1
0'-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-80" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 36"
NO WEEPING OBSERVED

EST PIT: TP-2
0'-7" AP: SANDY LOAM
7"-23" B: SANDY LOAM
23"-90" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 38"
NO WEEPING OBSERVED

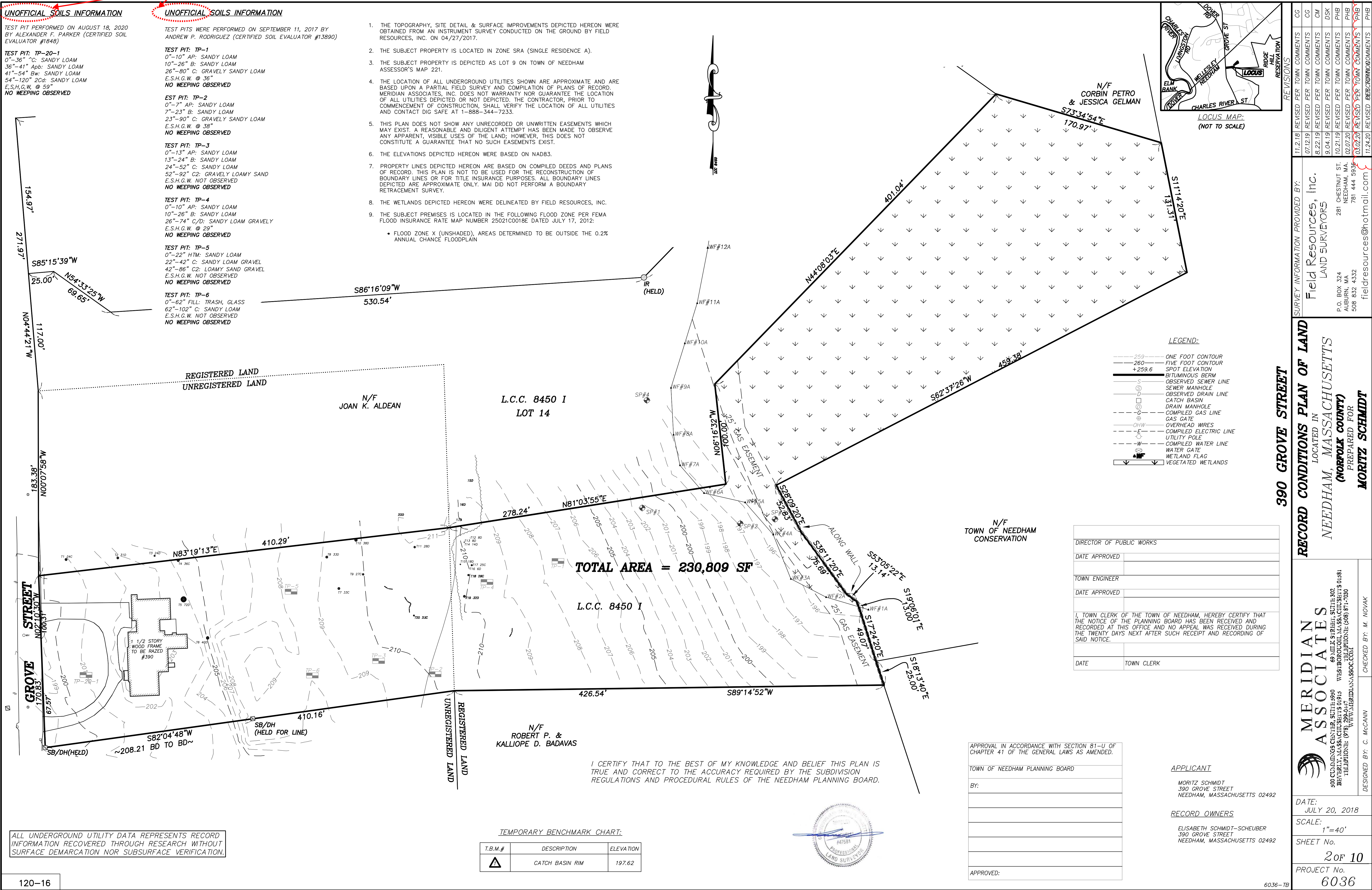
TEST PIT: TP-3
0'-13" AP: SANDY LOAM
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24"-52" C: SANDY LOAM
52"-92" C2: GRAVELY LOAMY SAND
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

TEST PIT: TP-4
0'-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-74" C/D: SANDY LOAM GRAVELY
E.S.H.G.W. @ 29"
NO WEEPING OBSERVED

TEST PIT: TP-5
0'-22" HTM: SANDY LOAM
22"-42" C: SANDY LOAM GRAVEL
42"-86" C2: LOAMY SAND GRAVEL
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

TEST PIT: TP-6
0'-62" FILL: TRASH, GLASS
62"-102" C: SANDY LOAM
E.S.H.G.W. NOT OBSERVED
NO WEEPING OBSERVED

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY FIELD RESOURCES, INC. ON 04/27/2017.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE SRA (SINGLE RESIDENCE A).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF NEEDHAM ASSESSOR'S MAP 221.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON NAD83.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
- THE WETLANDS DEPICTED HEREON WERE DELINEATED BY FIELD RESOURCES, INC.
- THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0018E DATED JULY 17, 2012:
 - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



- LEGEND:
- ONE FOOT CONTOUR
 - FIVE FOOT CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS BERM
 - OBSERVED SEWER LINE
 - SEWER MANHOLE
 - OBSERVED DRAIN LINE
 - CATCH BASIN
 - DRAIN MANHOLE
 - COMPILED GAS LINE
 - GAS GATE
 - OVERHEAD WIRES
 - COMPILED ELECTRIC LINE
 - UTILITY POLE
 - COMPILED WATER LINE
 - WATER GATE
 - WETLAND FLAG
 - VEGETATED WETLANDS

RECORD CONDITIONS PLAN OF LAND
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0417
WWW.MERIDIANASSOC.COM

DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 2 of 10
PROJECT No. 6036

REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS
11.2.18	07.12.19	8.22.19	9.04.19	10.21.19	02.07.20	02.02.20

SURVEY INFORMATION PROVIDED BY:
Field Resources, Inc.
LAND SURVEYORS
P.O. BOX 324
AUBURN, MA 05083-0322
fieldresources@hotmail.com

390 GROVE STREET

DESIGNED BY: C. MCCANN
CHECKED BY: M. NOVAK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

WHY IS THIS UNOFFICIAL?

UNOFFICIAL SOILS INFORMATION

TEST PITS WERE PERFORMED ON SEPTEMBER 11, 2017 BY ANDREW P. RODRIGUEZ (CERTIFIED SOIL EVALUATOR #13890)

TEST PIT: TP-1 ELEV.=207.5
0"-10" AP: SANDY LOAM
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26"-80" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 36"
E.S.H.G.W. ELEV.=204.5
NO WEEPING OBSERVED

EST PIT: TP-2 ELEV.=210.1
0"-7" AP: SANDY LOAM
7"-23" B: SANDY LOAM
23"-90" C: GRAVELY SANDY LOAM
E.S.H.G.W. @ 38"
E.S.H.G.W. ELEV.=206.9
NO WEEPING OBSERVED

TEST PIT: TP-3 ELEV.=209.5
0"-13" AP: SANDY LOAM
13"-24" B: SANDY LOAM
24"-52" C: SANDY LOAM
52"-92" C2: GRAVELY LOAMY SAND
E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=201.8
NO WEEPING OBSERVED

TEST PIT: TP-4 ELEV.=209.5
0"-10" AP: SANDY LOAM
10"-26" B: SANDY LOAM
26"-74" C/D: SANDY LOAM GRAVELY
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E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=201.2
NO WEEPING OBSERVED

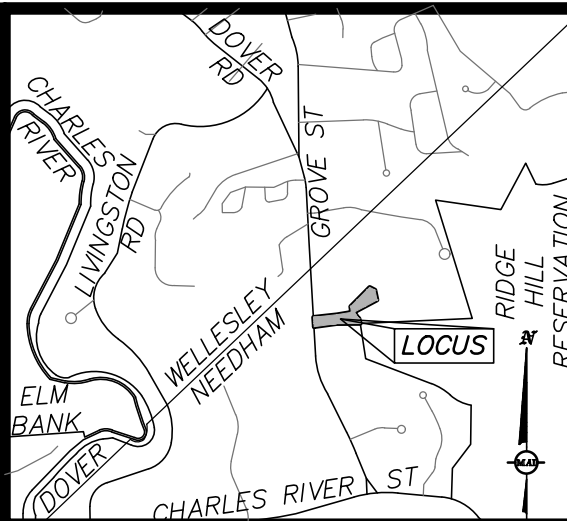
TEST PIT: TP-6 ELEV.=208.2
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62"-102" C: SANDY LOAM
E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=199.7
NO WEEPING OBSERVED

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41"-54" Bw: SANDY LOAM
54"-120" 2Cd: SANDY LOAM
E.S.H.G.W. @ 59"
NO WEEPING OBSERVED



LOCUS MAP:
(NOT TO SCALE)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE CURB
- BUILDING SETBACK
- WETLAND BUFFER
- FILTERMITT/LIMIT OF WORK
- TEST PIT
- APPROXIMATE EXISTING PROPERTY LINES
- WETLAND FLAG
- VEGETATED WETLANDS
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY APRON
- PROPOSED SUBSURFACE INFILTRATION SYSTEM
- R= RADIUS
- ROW RIGHT OF WAY
- TYP TYPICAL
- L= LENGTH
- GB GRADE BREAK
- Tree to be removed



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE David S. Kelley

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

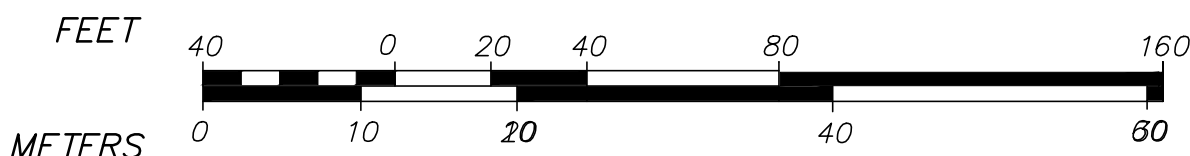
RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

APPROVED:

GRAPHIC SCALE

SCALE: 1"= 40'



NOTES

- THE SUBJECT PROPERTY IS LOCATED IN ZONE SRA (SINGLE RESIDENCE A).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF NEEDHAM ASSESSOR'S MAP 221.
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 - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- PER TOWN OF NEEDHAM "TYPICAL PERMANENT TURNAROUND" DETAIL, PAGE 41 OF THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD, DATED 1993, "WALK MAYBE OMITTED BEYOND LAST DRIVEWAY ON EACH SIDE."

390 GROVE STREET

(BY RIGHT) SUBDIVISION PLAN
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

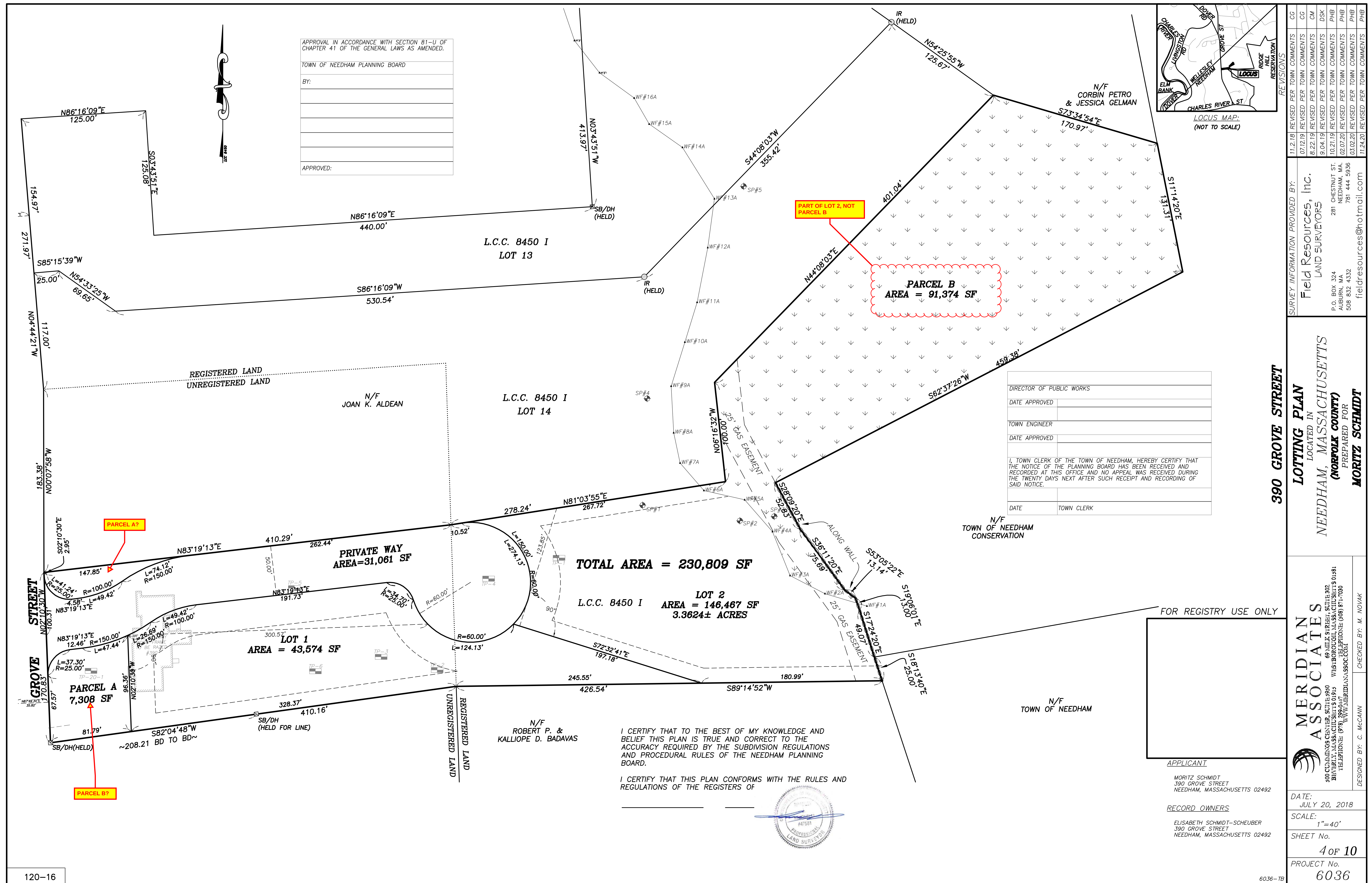
DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 3 OF 10
PROJECT No. 6036

REVISIONS	
11.2.18	REVISED PER TOWN COMMENTS
07.12.19	REVISED PER TOWN COMMENTS
8.22.19	REVISED PER TOWN COMMENTS
9.04.19	REVISED PER TOWN COMMENTS
02.07.20	REVISED PER TOWN COMMENTS
03.02.20	REVISED PER TOWN COMMENTS
11.24.20	REVISED PER TOWN COMMENTS

SURVEY INFORMATION PROVIDED BY:

Field Resources, Inc.
LAND SURVEYORS

P.O. BOX 324
AUBURN, MA 05083-0324
781-444-5936
fieldresources@hotmail.com



UNOFFICIAL SOILS INFORMATION

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BY ALEXANDER F. PARKER (CERTIFIED SOIL
EVALUATOR #1848)

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36"-41" Ab: SANDY LOAM
41"-54" Bw: SANDY LOAM
54"-120" 2C: SANDY LOAM
E.S.H.G.W. @ 59"
NO WEeping OBSERVED

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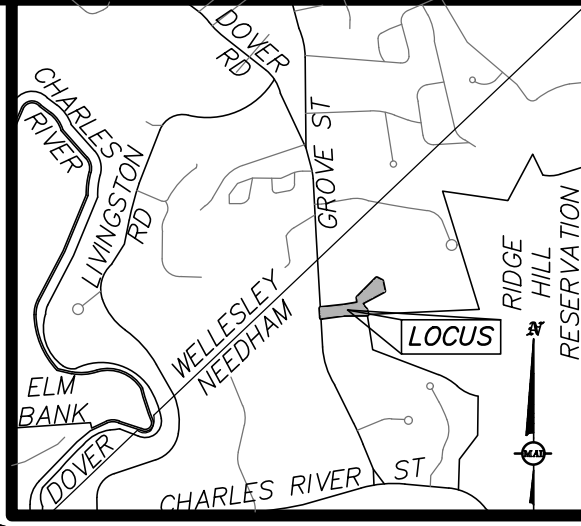
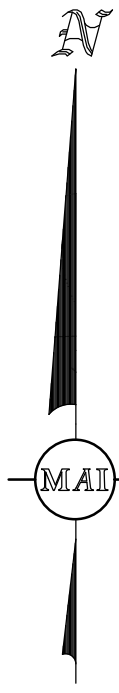
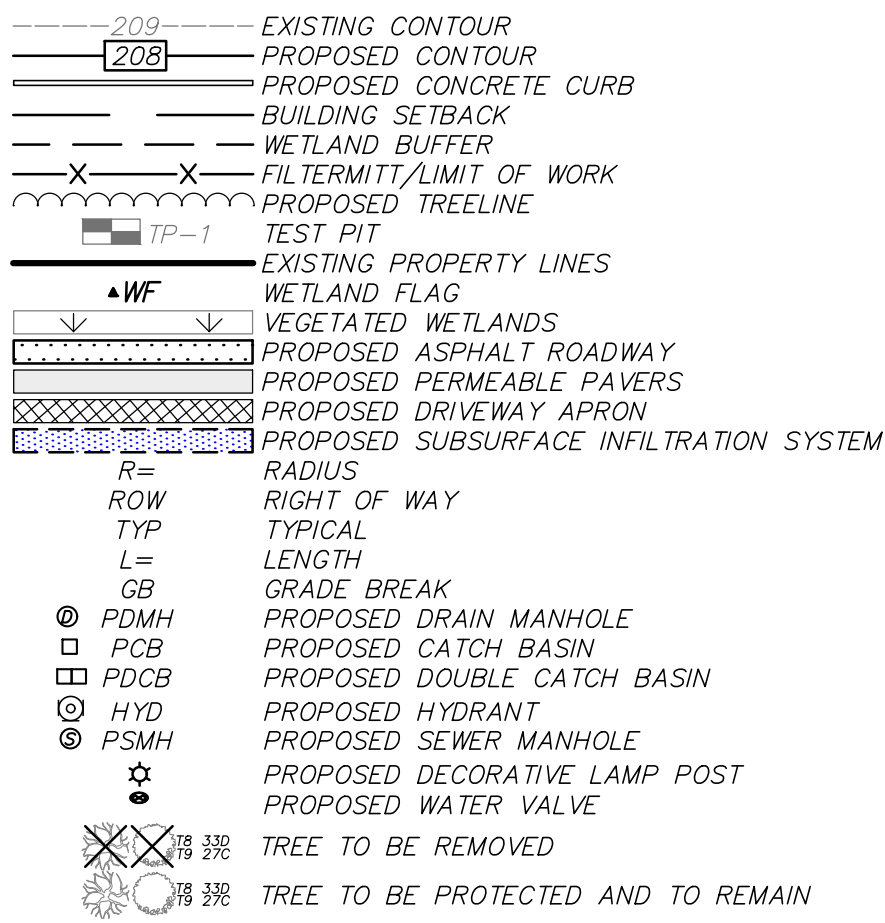
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TEST PIT: TP-6 ELEV.=208.2
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E.S.H.G.W. NOT OBSERVED
E.S.H.G.W. ELEV.=199.7
NO WEeping OBSERVED

LEGEND



REVISIONS	
11.2.18	REVISED PER TOWN COMMENTS
07.12.19	REVISED PER TOWN COMMENTS
8.22.19	REVISED PER TOWN COMMENTS
9.04.19	REVISED PER TOWN COMMENTS
02.07.20	REVISED PER TOWN COMMENTS
03.02.20	REVISED PER TOWN COMMENTS
11.24.20	REVISED PER TOWN COMMENTS

SURVEY INFORMATION PROVIDED BY:
Field Resources, Inc.
LAND SURVEYORS
281 CHESTNUT ST.
NEEDHAM, MA
P.O. BOX 324
AUBURN, MA
508 832 4332
fieldresources@hotmail.com

PROPOSED SITE & GRADING PLAN
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM
DESIGNED BY: C. MCCANN
CHECKED BY: M. NOVAK

DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 5 OF 10
PROJECT No. 6036

390 GROVE STREET



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE **David S. Kelley**

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

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DATE TOWN CLERK

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TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

POST CONSTRUCTION NOTES

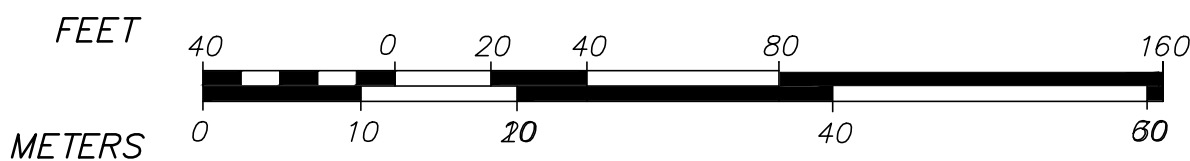
1. STORMWATER MANAGEMENT POST CONSTRUCTION INSPECTION DOCUMENTS SHOULD INCLUDE A NOTE THAT IF EVIDENCE OF OVERFLOW INTO THE TOWN'S DRAINAGE SYSTEM HAS OCCURRED, INSPECTION DOCUMENTS SHOULD BE AVAILABLE FOR THE TOWN'S NPDES COORDINATOR TO RECEIVE COPIES UPON REQUEST.

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	CATCH BASIN RIM	197.62

GRAPHIC SCALE

SCALE: 1"=40'

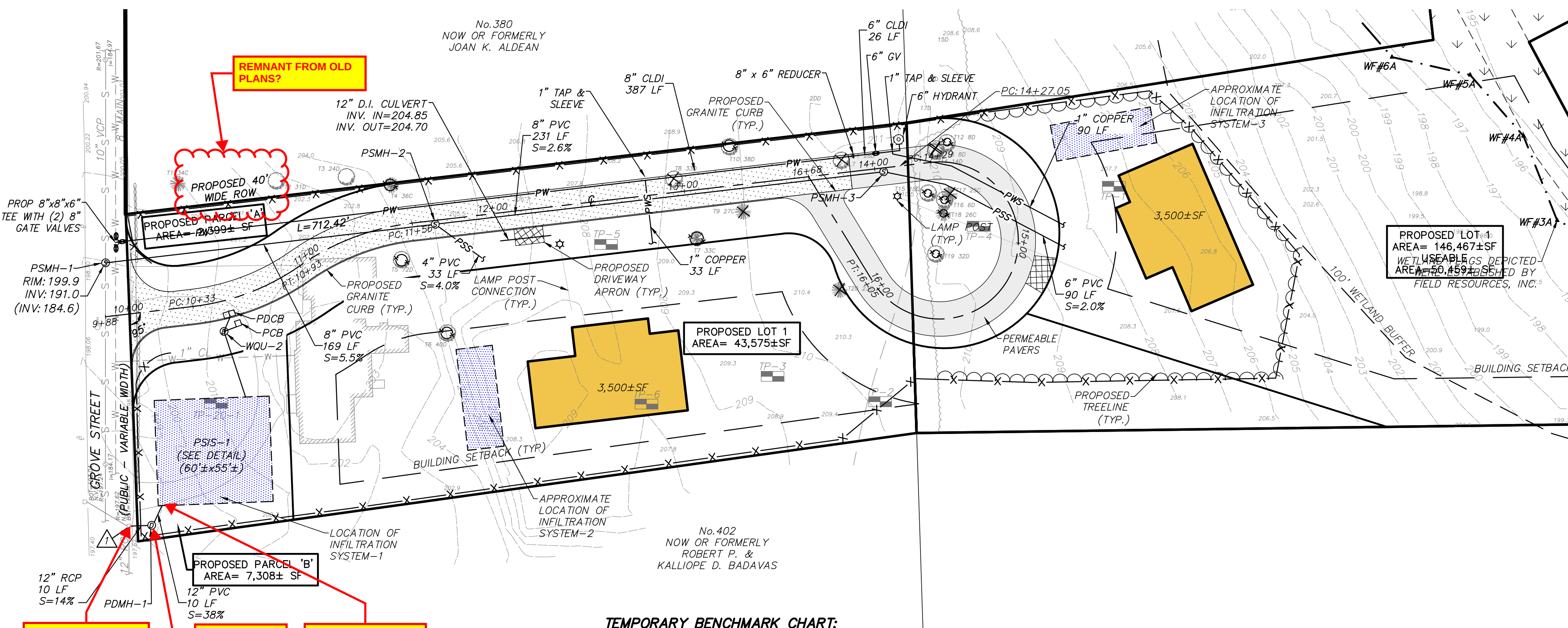
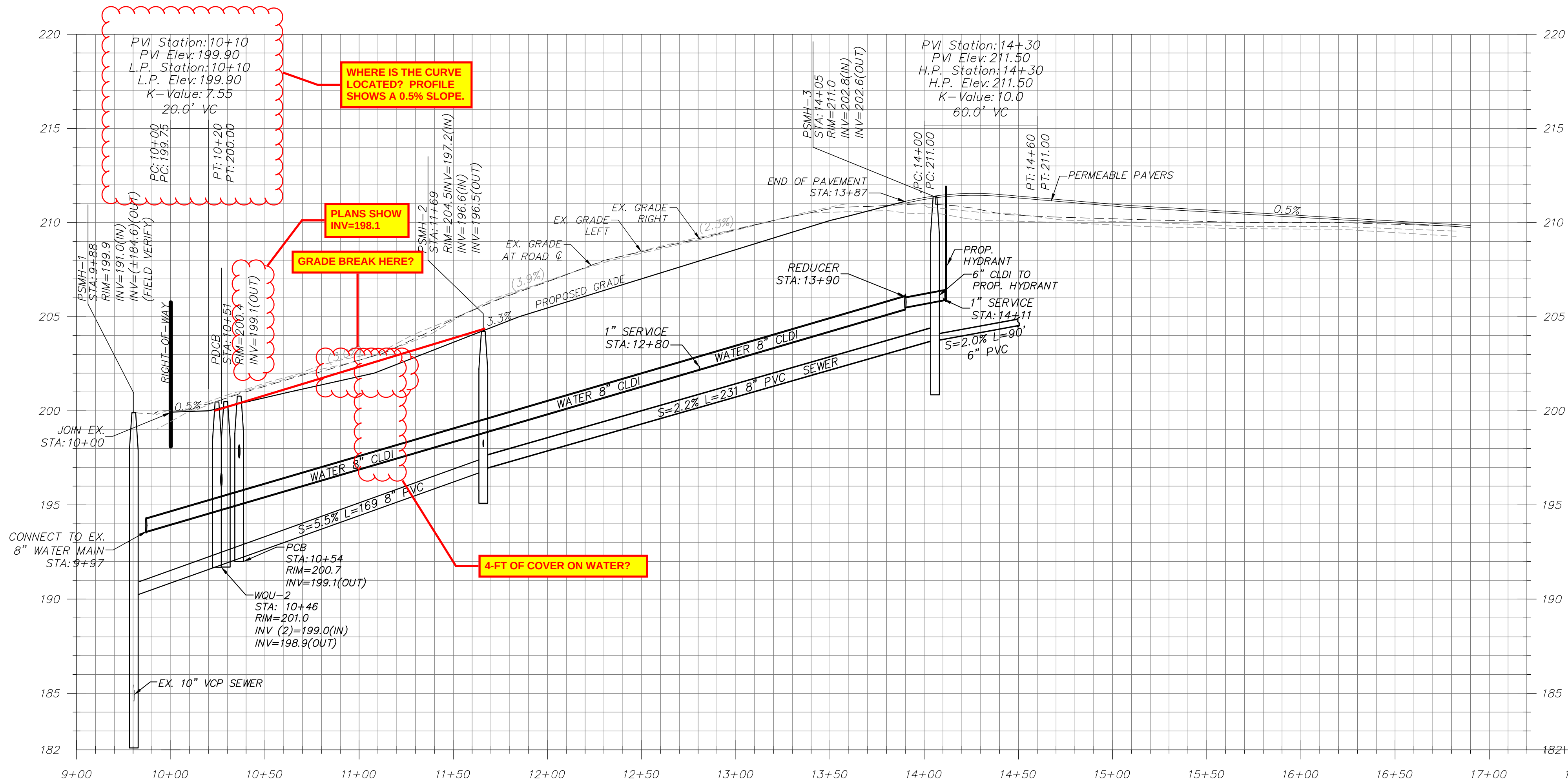


TOP OF STONE FOR CHAMBERS IS PROPOSED AT ELEVATION 200.3 PER THE DETAILS WITH THE MINIMUM FINISHED GRADE ABOVE THE CHAMBERS AT ELEVATION 201.33. THE GRADING APPEARS TO INDICATE THE TOP OF CHAMBERS IS SLIGHTLY HIGHER THAN ELEVATION 200, BUT NOT ABOVE ELEVATION 201. THE GRADING AND SIZE OF THE PARCEL "B" SHOULD BE REVIEWED TO CONFIRM THIS IS FEASIBLE AS DEPICTED.

ADDITIONALLY, BOTTOM OF STONE IS AT ELEVATION 198.0. THE APPLICANT SHOULD CONFIRM WE WILL NOT HAVE BREAKOUT.

5. THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0018E DATED JULY 17, 2012:

• FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



WHAT IS THE PROPOSED INVERT ELEVATION?

ALL UNDERGROUND STRUCTURES ARE BASED UPON A PARTIAL SET OF RECORDS. MERIDIAN ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL VERIFY THE LOCATION OF CONTACT DIG SAFE AT 1-888-344-7233.

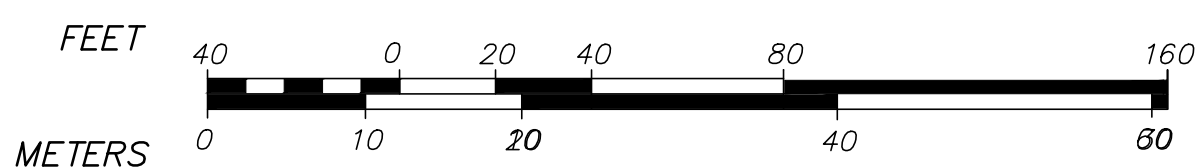
MATCHING THE EXISTING INVERT ELEVATION OF 192.32 DOESN'T APPEAR TO MATCH THE 14% SLOPE ON PLANS.

THIS IS ABOVE THE TOP OF CHANGIERS AND NOT FEASIBLE AS PROPOSED

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CATCH BASIN RIM	197.62

GRAPHIC SCALE
SCALE: 1"=40'



PROPOSED DRAINAGE STRUCTURE CHART

STRUCTURE	RIM ELEV.	INVERT(S)	PIPE
PMH-1	198.7	196.0 (IN)	12" PVC
		195.9 (OUT)	12" RCP
WQU-2	201.0	198.1 (IN)	12" DIP
		198.0 (OUT)	12" DIP
PCDB	200.4	198.1	12" DIP
PCB	200.7	198.1	12" DIP

PROPOSED SEWER STRUCTURE CHART

STRUCTURE	RIM ELEV.	INVERT(S)	PIPE
PSMH-1	199.9	191.0 (IN)	8" PVC
		(±184.6) (OUT)	10" VCP
PSMH-2	204.5	197.2 (IN)	8" PVC
		196.6 (IN)	4" PVC
		196.5 (OUT)	8" PVC
PSMH-3	211.0	202.8 (IN)	4" PVC
		202.6 (OUT)	8" PVC

NOTE: ALL PROPOSED SEWER SERVICES TO BUILDINGS SHALL BE 4" PVC (SDR 35) AND SHALL HAVE A MINIMUM SLOPE OF 2% FROM THE FOUNDATION TO THE SEWER MAIN.

NOTE: ALL PROPOSED ROOF DRAIN SHALL BE 6" PVC, SDR 35 UNLESS OTHERWISE NOTED.

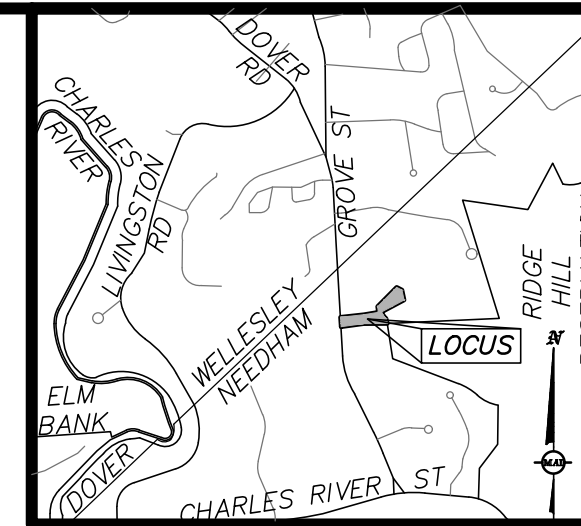
NOTE: ALL PROPOSED STORM DRAIN SHALL BE 12" RCP UNLESS OTHERWISE NOTED.

NOTE: ALL PROPOSED DOMESTIC WATER SERVICES TO BUILDINGS SHALL BE 1" COPPER, TYPE K.

NOTE: ALL UTILITY CONNECTION MADE WITHIN GROVE STREET SHALL MEET THE TOWN OF NEEDHAM STANDARDS AND REGULATIONS.

NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CONDITION AND ELEVATIONS PRIOR TO CONSTRUCTION. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO REVISE THE DESIGN.

NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PANEL 18 OF 430, THE NEEDHAM FLOOD INSURANCE RATE MAP #25021C0018E, DATED JULY 17, 2012.



LOCUS MAP:
(NOT TO SCALE)

LEGEND

200	EXISTING CONTOUR
208	PROPOSED CONTOUR
---	PROPOSED CONCRETE CURB
---	BUILDING SETBACK
---	WETLAND BUFFER
---	FILTERWALL/LIMIT OF WORK
---	PROPOSED TREELINE
TP-1	TEST PIT
WF	EXISTING PROPERTY LINES
WF	WETLAND FLAG
WF	VEGETATED WETLANDS
WF	PROPOSED ASPHALT ROADWAY
WF	PROPOSED PERMEABLE PAVERS
WF	PROPOSED DRIVEWAY APRON
WF	PROPOSED SUBSURFACE INFILTRATION SYSTEM
R=	RADIUS
ROW	RIGHT OF WAY
TYP	TYPICAL
L=	LENGTH
GB	GRADE BREAK
PMH	PROPOSED DRAIN MANHOLE
PCB	PROPOSED CATCH BASIN
PCDB	PROPOSED DOUBLE CATCH BASIN
HYD	PROPOSED HYDRANT
PSMH	PROPOSED SEWER MANHOLE
★	PROPOSED DECORATIVE LAMP POST
★	PROPOSED WATER VALVE
✕✕	TREE TO BE REMOVED
○	TREE TO BE PROTECTED AND TO REMAIN

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE **David S. Kelley**

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

PROPOSED UTILITIES & PROFILE
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

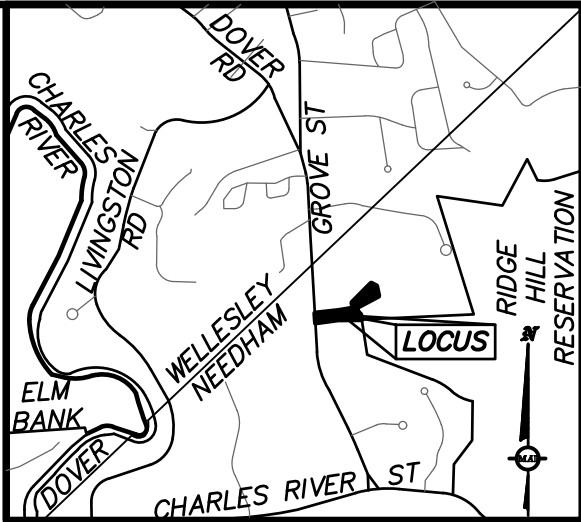
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

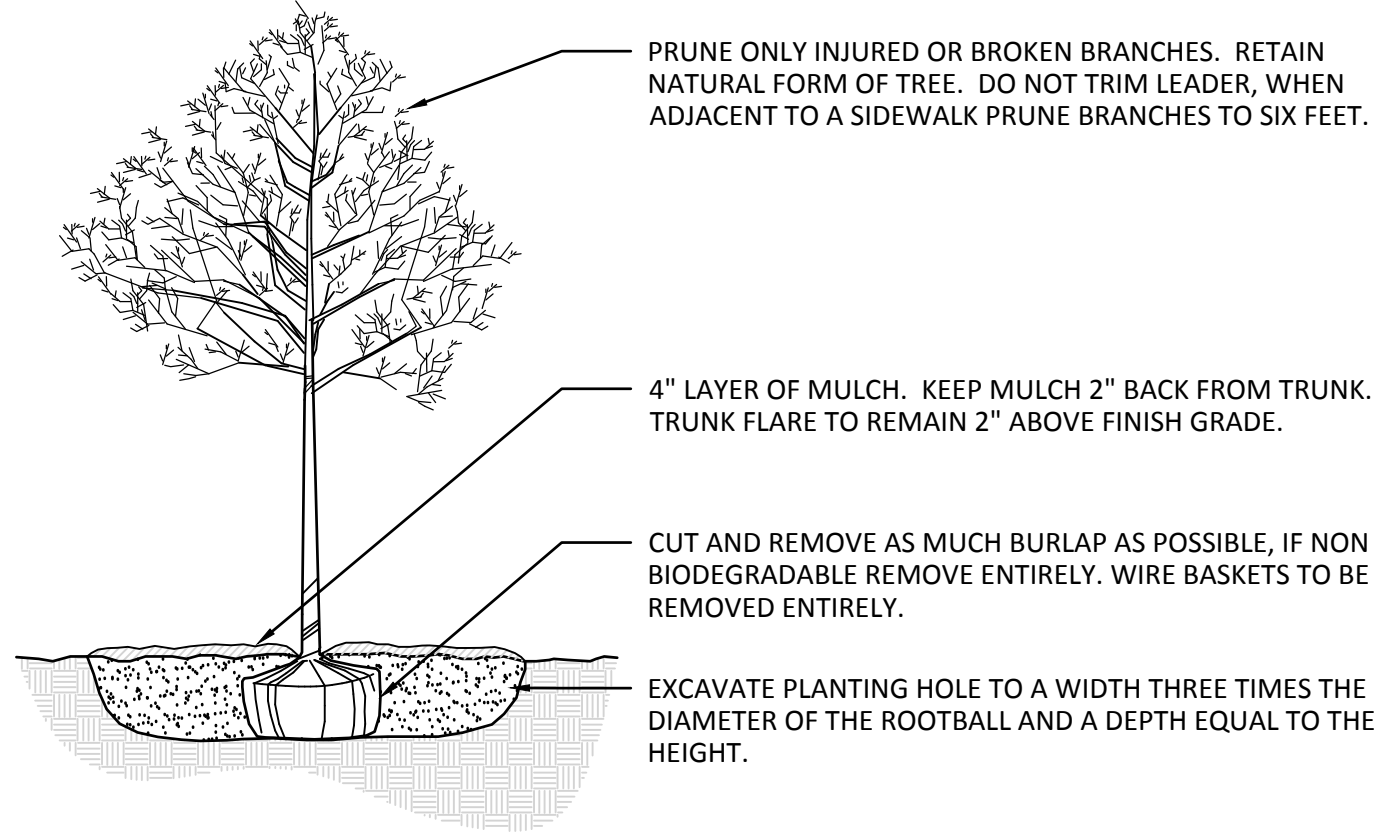
DATE:
JULY 20, 2018

SCALE:
1"=40'

SHEET No.
6 OF 10

PROJECT No.
6036





NOTES:

BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.

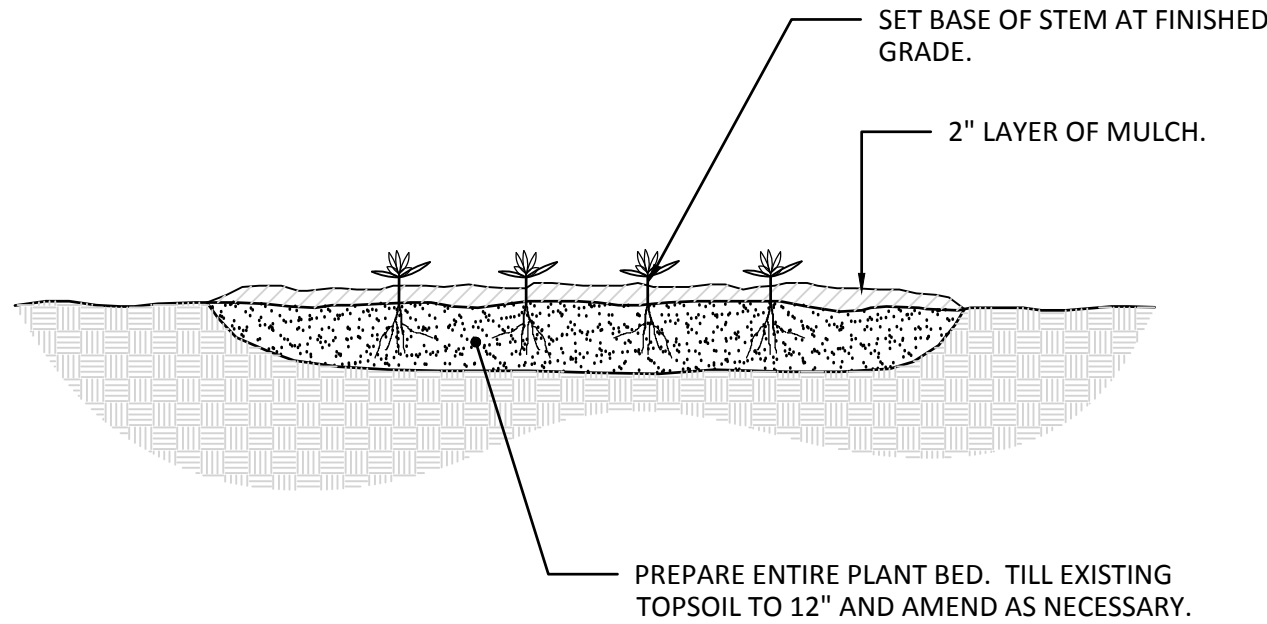
BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

TREE PLANTING

NOT TO SCALE

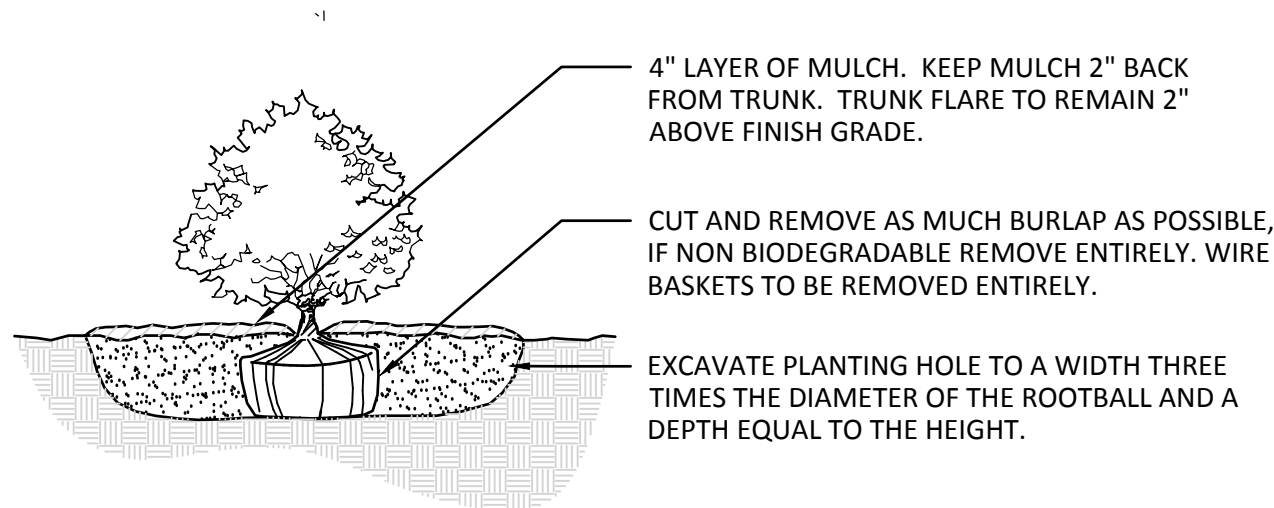


NOTE:

SPACE PLANTS EQUALLY TO PROVIDE CONSISTANT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING

(NOT TO SCALE)



NOTES:

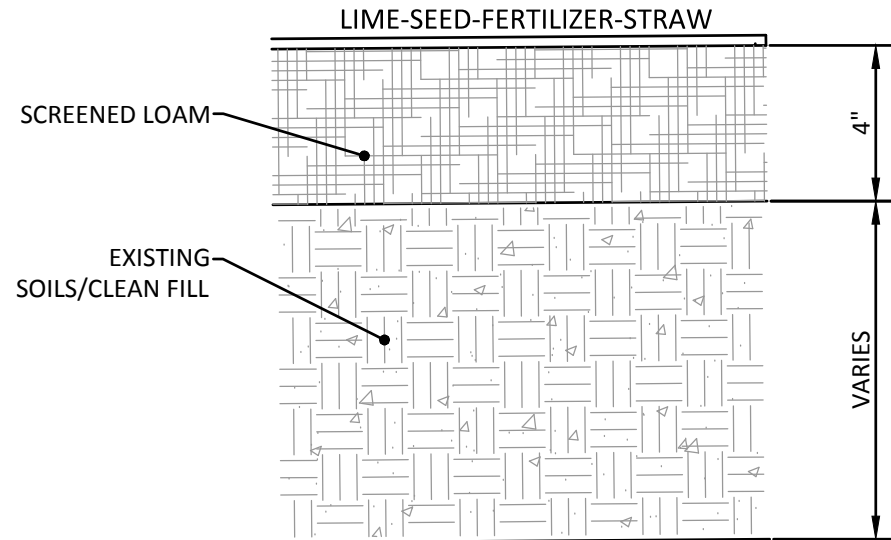
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.

BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING

(NOT TO SCALE)



TYPICAL LOAM & SEED CROSS - SECTION

NOT TO SCALE



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE David S. Kelley

DIRECTOR OF PUBLIC WORKS

DATE APPROVED

TOWN ENGINEER

DATE APPROVED

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DATE TOWN CLERK

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TOWN OF NEEDHAM PLANNING BOARD

BY:

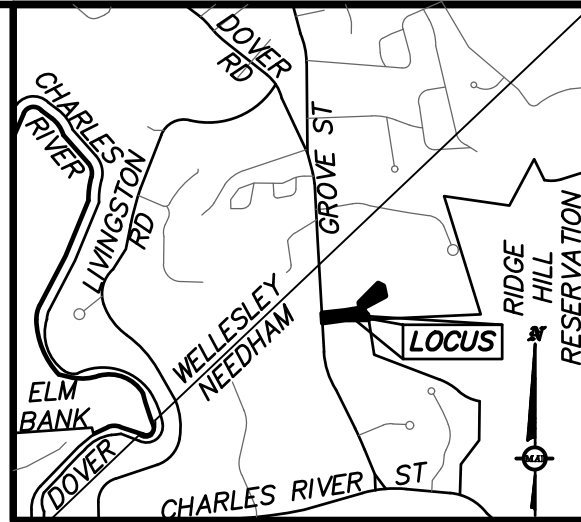
APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHEUBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

APPROVED:



LOCUS MAP:
(NOT TO SCALE)

390 GROVE STREET

PROPOSED LANDSCAPE DETAILS
LOCATED IN
NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
MORITZ SCHMIDT

MERIDIAN ASSOCIATES



500 CUMMINGS CENTER, SUITE 302
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

DESIGNED BY: C. MCCANN

CHECKED BY: M. NOVAK

DATE:
JULY 20, 2018

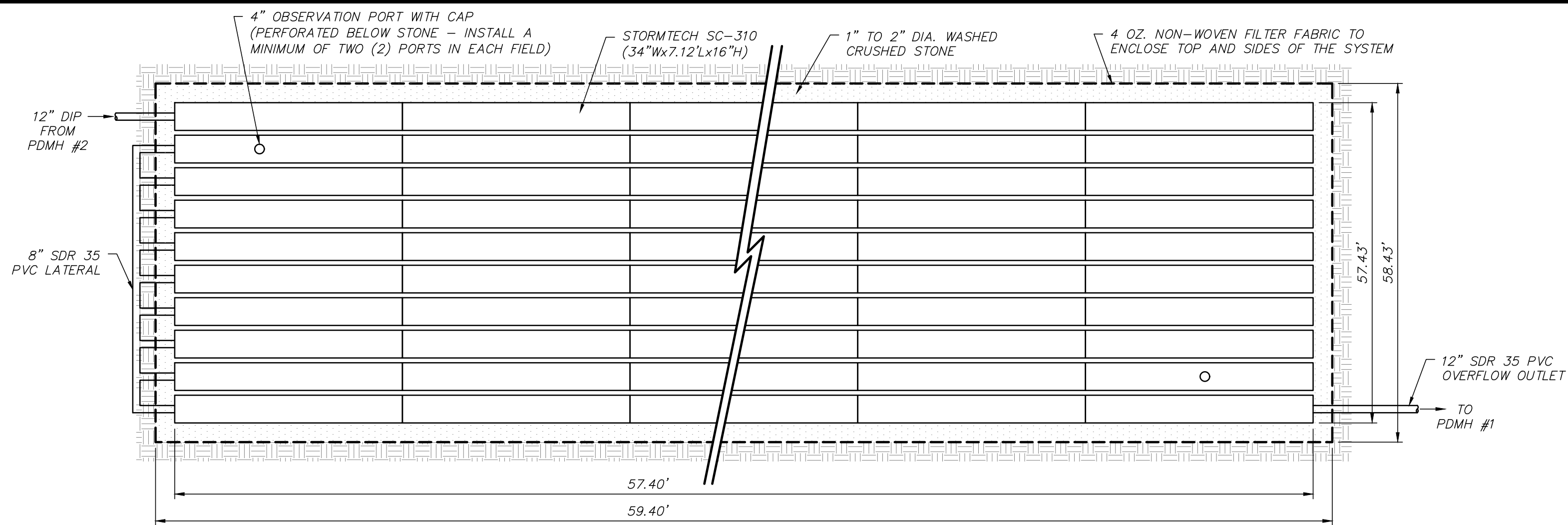
SCALE:
AS NOTED

SHEET No.

8 OF 10

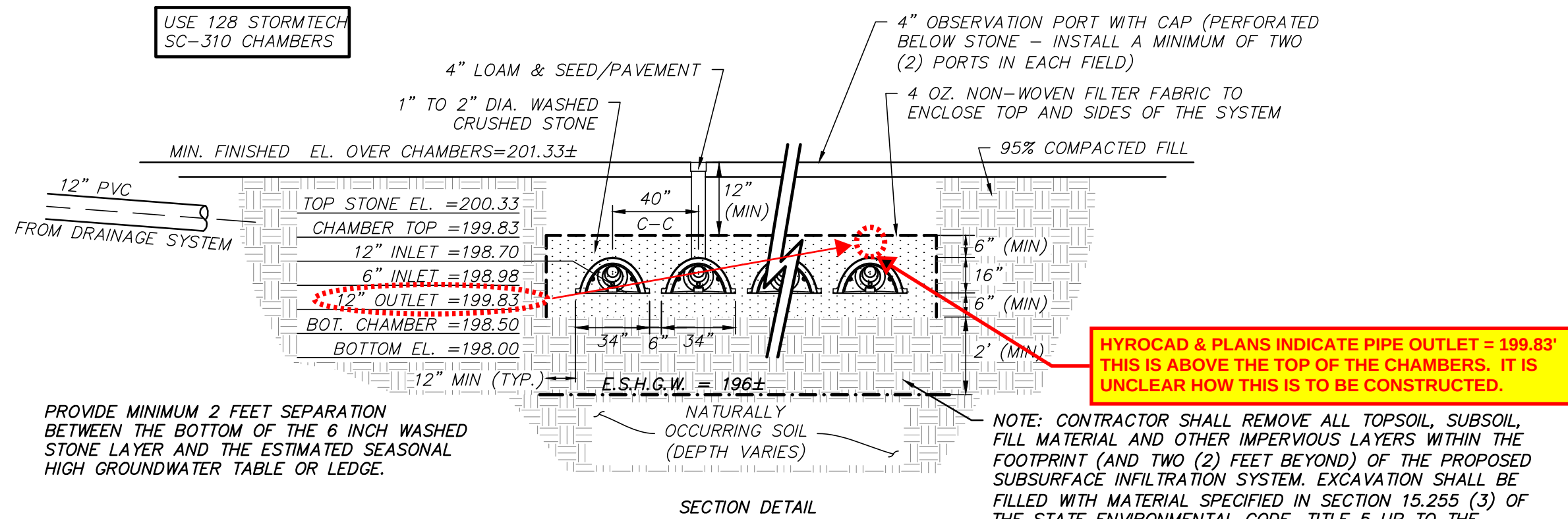
PROJECT No.

6036



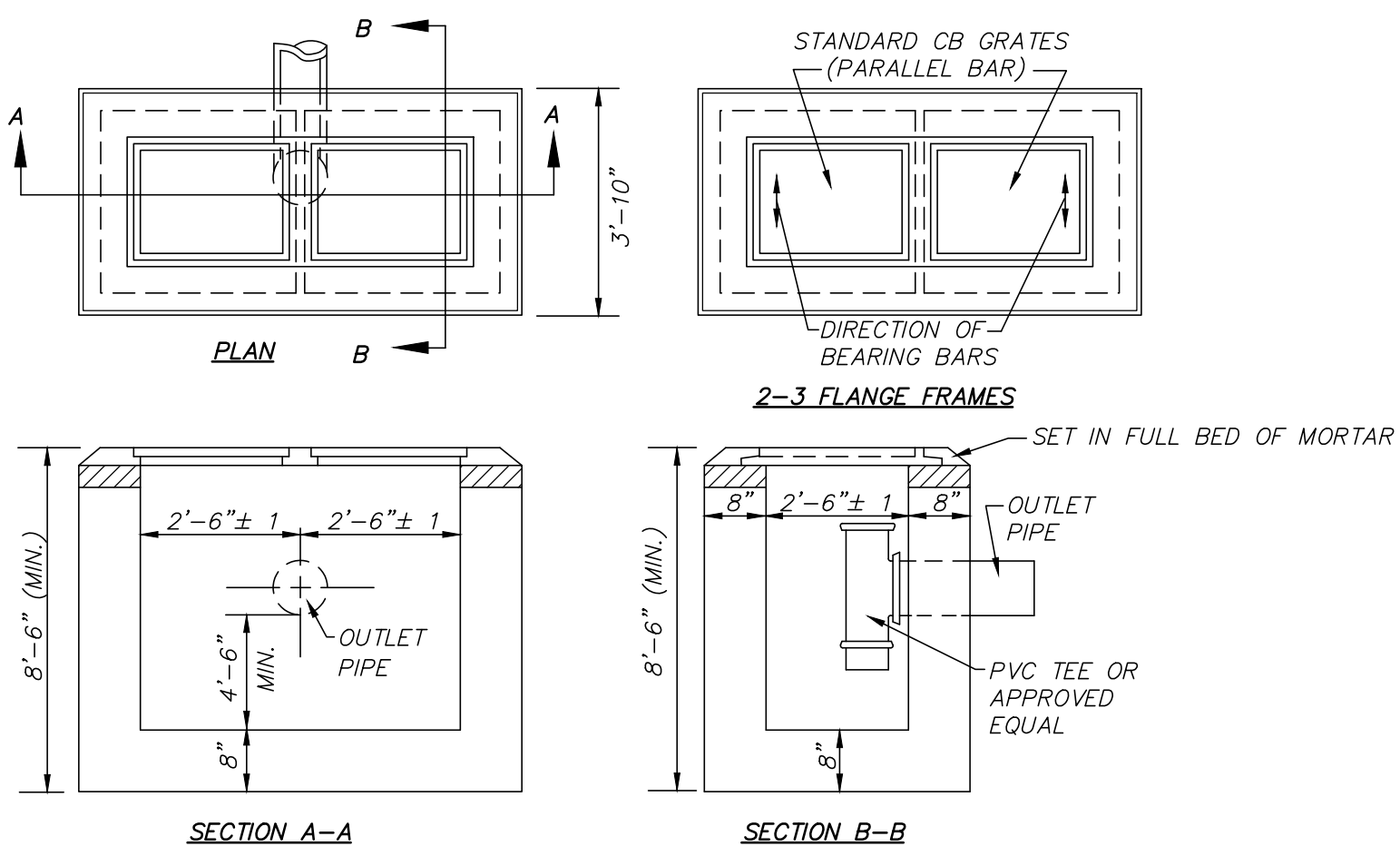
PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) 16 ROWS OF 8 CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - PLAN VIEW
(NOT TO SCALE)



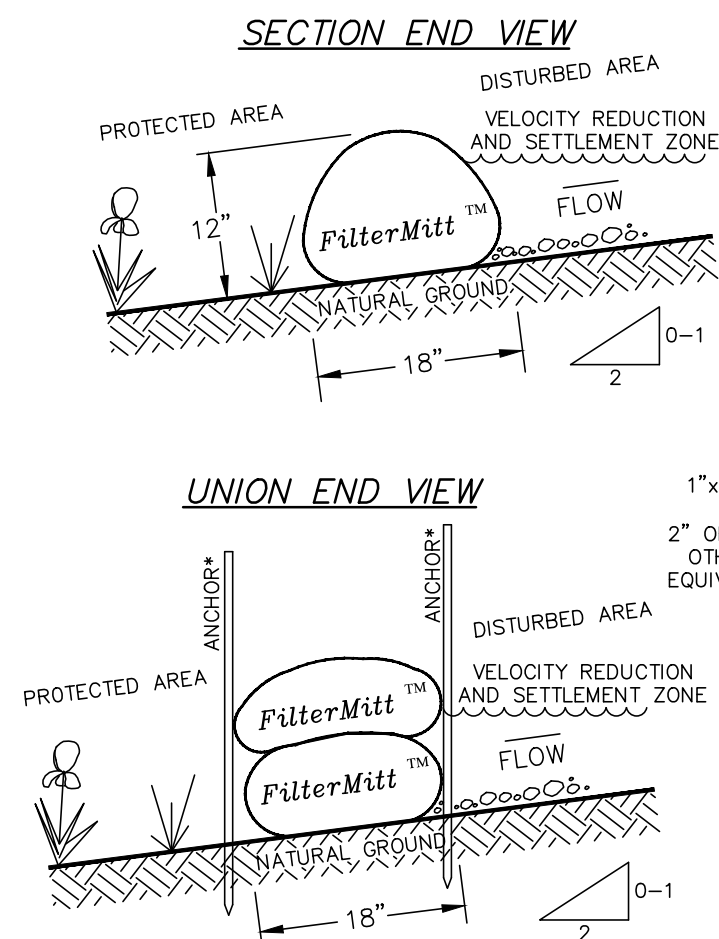
NOTES:
- C-C IS CENTER TO CENTER
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - CROSS SECTION
(NOT TO SCALE)



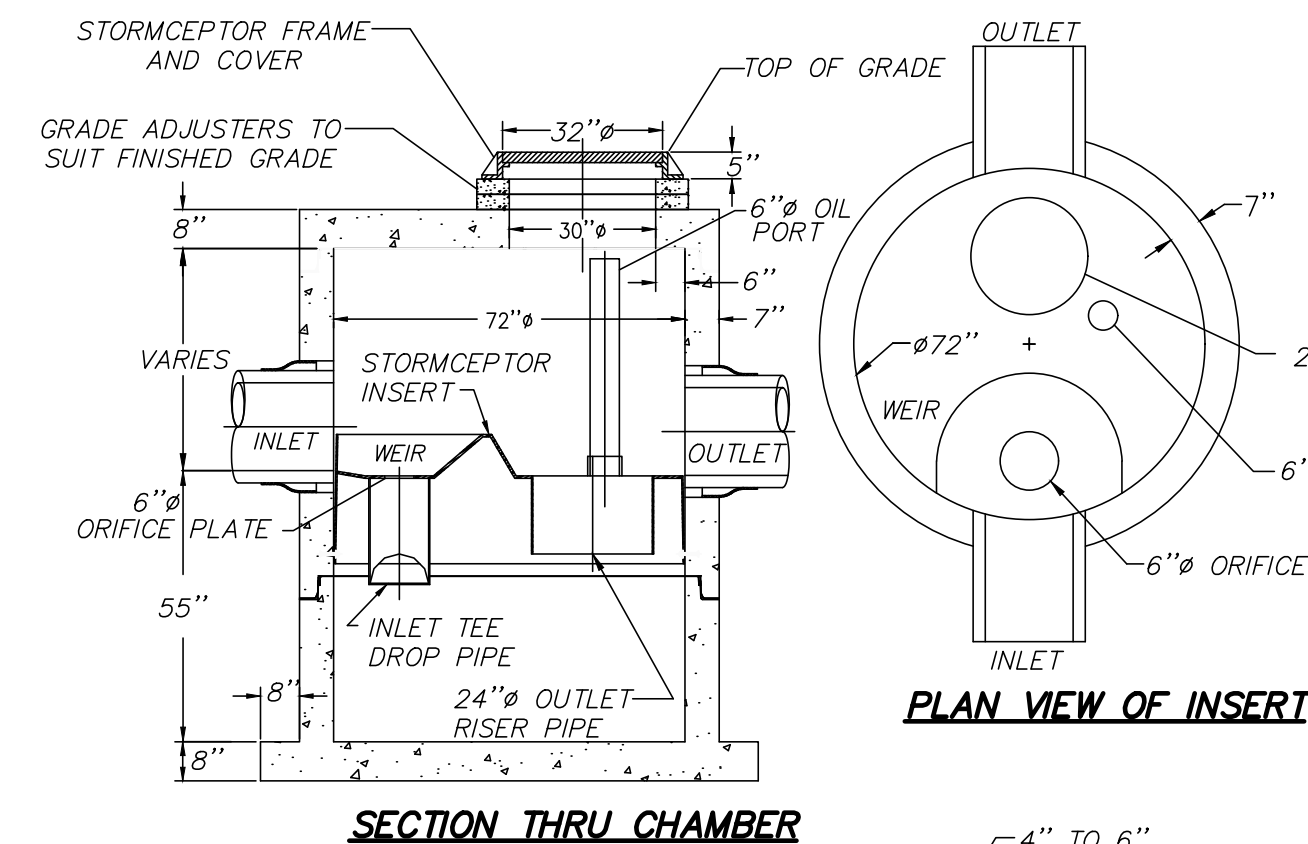
SPECIFICATIONS:
CONCRETE STRENGTH
4000 P.S.I. AT 28 DAYS
REINFORCING STEEL CONFORMS TO ASTM A185-79
MANHOLE DESIGN SPECIFICATIONS
CONFORM TO ASTM C 487-84
ONE POUR MONOLITHIC BASE
ADJUST GRADE WITH
COURSES OF BRICK
NOMINAL CONCRETE BLOCK SIZE:
HEIGHT, 4" TO 8"
WIDTH, 8"
LENGTH, 8" TO 16"

DOUBLE CATCH BASIN
(NOT TO SCALE)



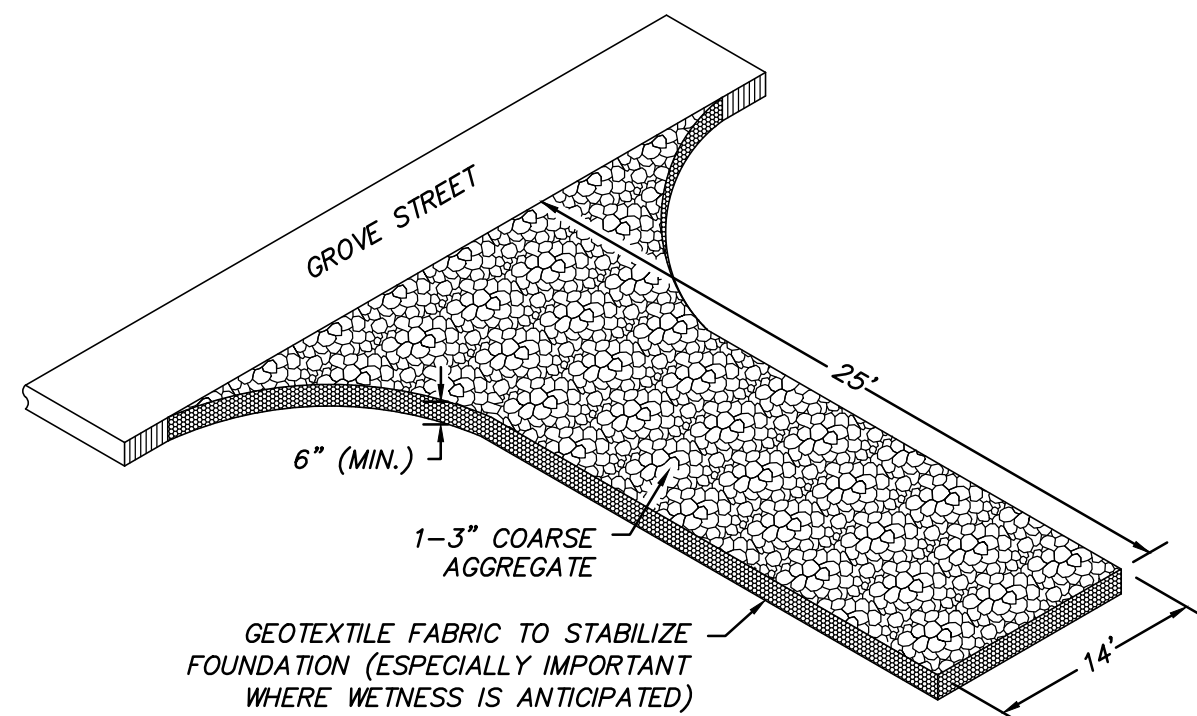
FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% ORGANIC HESSIAN
FILLER INGREDIENT: *FiberRoot Mulch™*
• A BLEND OF COARSE AND FINE COMPOST AND SHREDDED WOOD.
• PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90-100% PASSING A 1" SCREEN; 70-100% PASSING A 0.75" SCREEN; 30-75% PASSING A 0.25" SCREEN.
• WEIGHT: APPROX. 850 LBS./CU.YD. (AVE. 30 LBS./L.F.)
For more information visit:
www.groundscapesexpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

FILTERMITT DETAIL
(NOT TO SCALE)

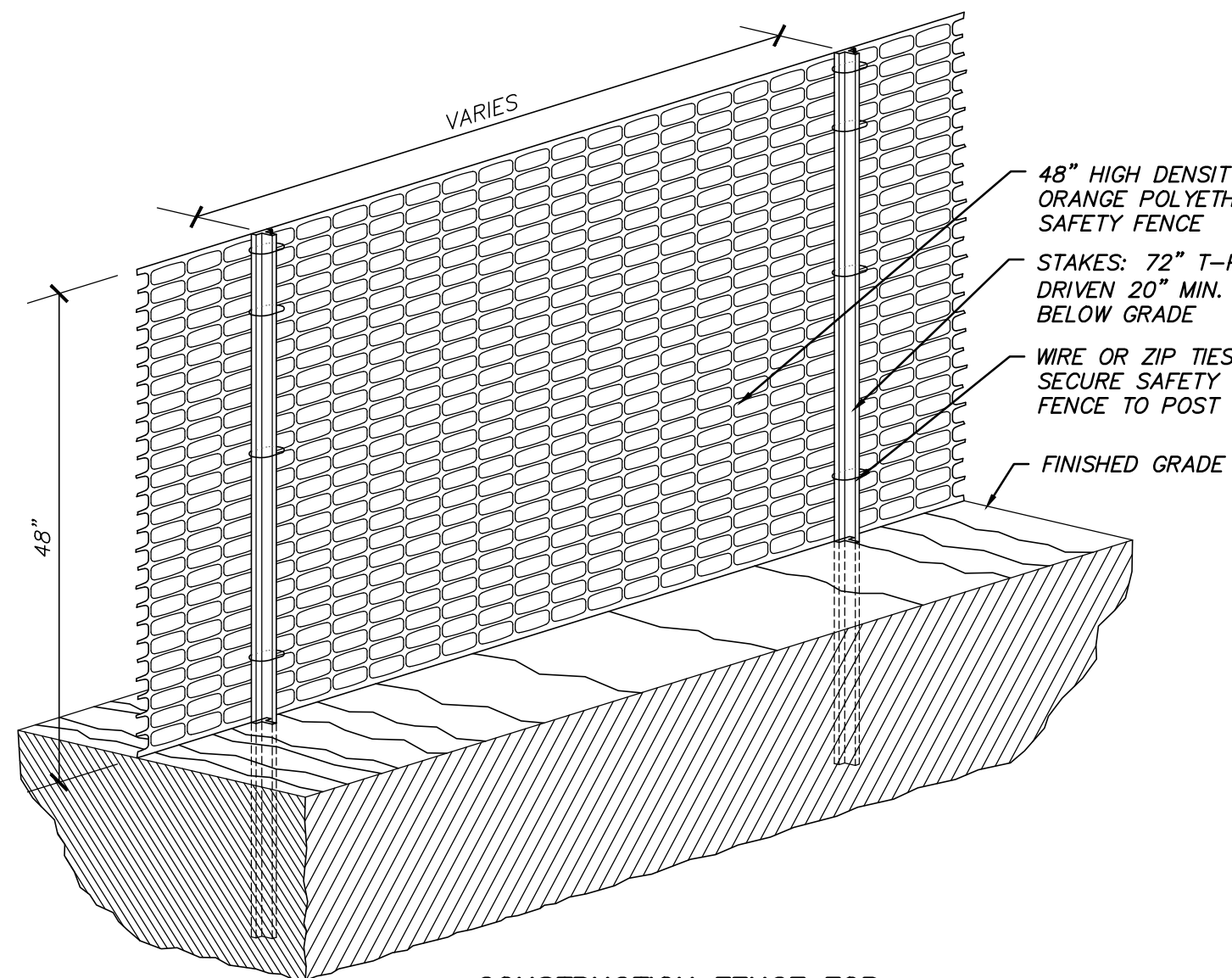


NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24" Ø OUTLET RISER PIPE AND THE 6" Ø OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS:
#4985148, #5498331, #5725760, #5753115, #5849181.

WATER QUALITY UNIT
STC 900 Precast Concrete Stormceptor
(900 US Gallon Capacity)
(NOT TO SCALE)

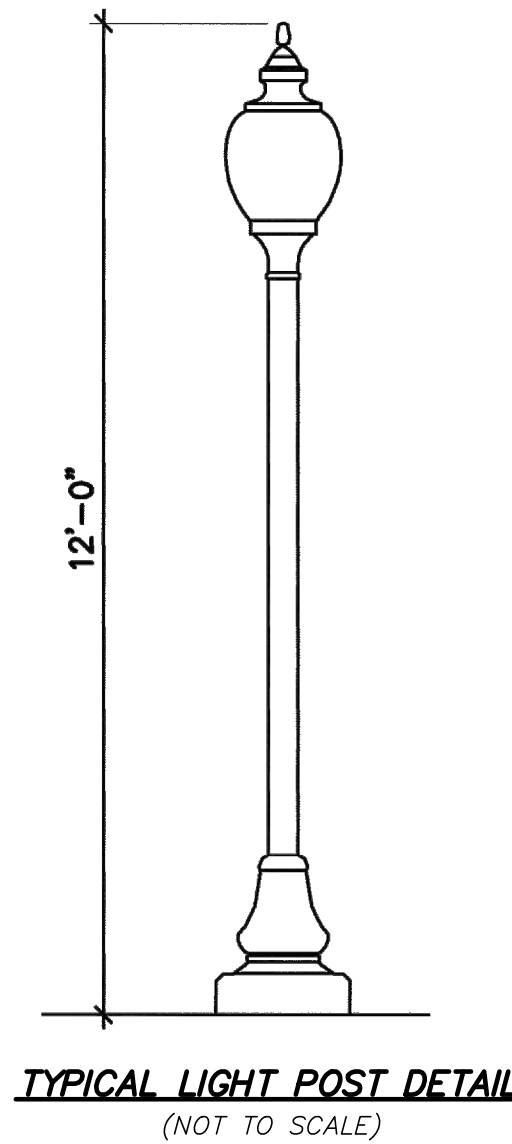


CONSTRUCTION TRACKING ENTRANCE/EXIT PAD
(NOT TO SCALE)

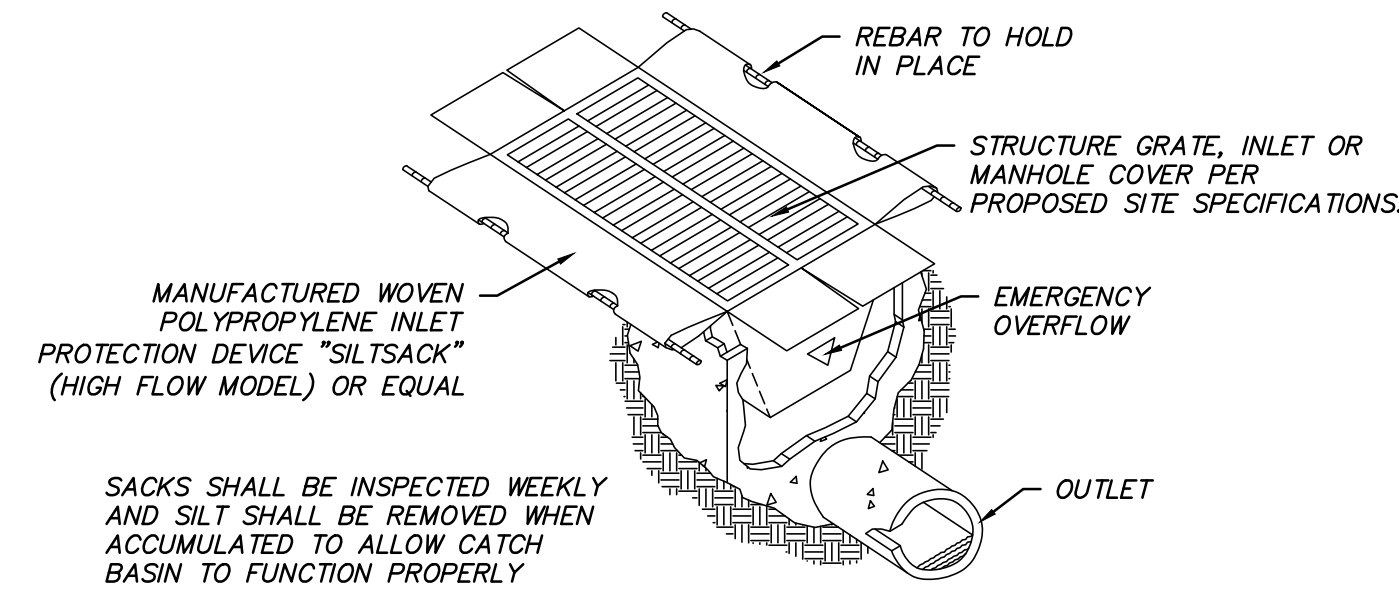


CONSTRUCTION FENCE FOR TREE PROTECTION DETAIL
(NOT TO SCALE)

NOTE:
1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.



TYPICAL LIGHT POST DETAIL
(NOT TO SCALE)



SILTSACK DETAIL
(NOT TO SCALE)



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE **David S. Kelley**

DIRECTOR OF PUBLIC WORKS
DATE APPROVED
TOWN ENGINEER
DATE APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE TOWN CLERK

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY:
APPROVED:

APPLICANT

MORITZ SCHMIDT
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

RECORD OWNERS

ELISABETH SCHMIDT-SCHUEBER
390 GROVE STREET
NEEDHAM, MASSACHUSETTS 02492

SURVEY INFORMATION PROVIDED BY:		REVISIONS	
Field Resources, Inc. LAND SURVEYORS 281 CHESTNUT ST. NEEDHAM, MA P.O. BOX 324 AUBURN, MA 508 832 4332 fieldresources@hotmail.com	DATE	11.2.18	REVISED PER TOWN COMMENTS
		07.12.19	REVISED PER TOWN COMMENTS
		08.22.19	REVISED PER TOWN COMMENTS
		09.04.19	REVISED PER TOWN COMMENTS
		02.07.20	REVISED PER TOWN COMMENTS
MORITZ SCHMIDT	DATE	03.02.20	REVISED PER TOWN COMMENTS
		11.24.20	REVISED PER TOWN COMMENTS

390 GROVE STREET

SITE DETAILS 2

LOCATED IN

NEEDHAM, MASSACHUSETTS
(NORFOLK COUNTY)

PREPARED FOR

MORITZ SCHMIDT

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER SUITE 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM



DATE: JULY 20, 2018
SCALE: 1"=40'
SHEET No. 10 OF 10

PROJECT No. 6036



VIA EMAIL: aclee@needhamma.gov

January 14, 2021

Town of Needham
Planning Board
Attn: Alexandra Clee
500 Dedham Avenue
Needham, MA 02492

**Re: Definitive Subdivision
390 Grove Street
Needham, Massachusetts**

Dear Ms. Clee:

Meridian Associates, Inc. (MAI) has received the Engineering Review No. 2 dated December 8, 2020 and prepared by Civil & Environmental consultants, Inc. (CEC). MAI offers the following responses:

ZONING BY-LAW AND SUBDIVISION REGULATION REVIEW

1. The Applicant should submit a revised waiver request to clearly identify the current waivers requested with the latest submission.

MAI Response: A revised waiver request list has been provided.

2. Per section 3.3.4 of the subdivision regulations, "*Street jogs with centerline offsets of less than 125-ft, streets with varying widths and reverse curves shall be avoided.*" The By Right Subdivision Plan (sheet 3 of 10) and Proposed Site and Grading Plan depict a street centerline jog of approximately 30-ft at the intersection with Grove Street along with a reverse curve in order to achieve this jog both of which are in conflict with the subdivision requirements.

MAI Response: The By-Right Lotting Plan and the Proposed Lotting Plan have been revised to eliminate the reverse curve.

3. Per Sect. 4.1.5 of the Zoning By-Law (Minimum Required Lot Width), "*in the Single Residence A District such minimum required lot width shall be at least 120 feet. To measure lot width, start at a front corner (where a sideline meets the lot's line of frontage) and, at a right angle to that sideline, measure straight across the lot to the other sideline. This measurement need not be at a right angle from more than one sideline but it must cross the lot to meet the opposite sideline. Then take a series of measurements parallel to that first measured line, through the full depth of the primary building or structure on the lot. This measurement need not be at a right angle from more than one sideline but it must cross the lot to meet the opposite sideline... For corner lots, the measurement shall be taken from front corners along both frontage lines.*" The Applicant provided a proposed By Right Subdivision Plan (Sheet 3 of 10) as part of the Definitive Plan Application. If the proposed non-buildable lot closest to Grove Street were to be considered a corner lot with frontage on both Grove



Street and the new subdivision roadway, Lot 1 would not meet the minimum lot width requirement of 120-ft in accordance with Section 4.1.5 of the Zoning By-Law.

MAI Response: Please refer to response letter by Attorney George Guinta.

4. Per Section 3.3.1 of the subdivision regulations, *“The grade of a street within 50-feet of a street intersection shall not exceed 1% to provide a level area for traffic safety.”* The Proposed Utilities & Profile Plan (Sheet 6 of 10) identifies that the road contains only a 20-foot long section of roadway that has a slope less than 1%, which is less than the 50-foot requirement.

MAI Response: The grades of the proposed street have been revised to depict a 0.5% slope for the first twenty (20) feet and 1% slope for the next fifty (50) feet of the street at the intersection with Grove Street.

5. The applicant also seeks a waiver minimum radius for the circular turn around at the end of the roadway; however, Section 3.3.5 authorizes a waiver of this requirement only in “unusual circumstances.” The applicant has not pointed to any unusual circumstances which would justify a departure from the requisite standards.

MAI Response: The outer radius of the proposed pavement at the cul-de-sac is fifty (50) feet. This reduced diameter has been approved by the Fire Department. Please refer to the attached correspondence from the Fire Chief Dennis Condon dated January 30, 2020.

6. Per section 3.3.16 of the subdivision regulations, where sidewalks are proposed along one side of the road, the typical 3.5-ft wide grass strip should be extended to a minimum width of 8-ft. The plans do not depict sidewalks on either side of the roadway, so we assume the Applicant is requesting relief from construction of sidewalks all together.

MAI Response: A waiver is being requested to not install sidewalks. Please refer to the waiver request letter referred to in comment number 1.

7. Per Section 3.3.8 of the subdivision regulations, granite or concrete bounds need to be set at all points of curvature. The plans don’t show any proposed bounds.

MAI Response: The By-Right Lotting Plan and the Proposed Lotting Plan have been revised to depict proposed granite bounds at the points of curvature along the proposed right-of-way.

8. Per Section 3.3.9 of the subdivision regulations, street name signs shall be erected at all street entrance in conformance with Town Standards. The plans don’t identify any proposed street or traffic signs.

MAI Response: The location of the proposed street name sign has been added to the Proposed Site & Grading Plan.

STORMWATER REPORT & DEFINITIVE PLAN COMMENTS

9. The By Right Subdivision Plan (Sheet 3 of 10) does not depict proposed grading or stormwater management features that would be required for the design as depicted on the by-right plan. Additionally, the proposed sidewalks depicted on this plan are very close to the existing trees to



remain along 380 Grove Street property line to the north. This may not be constructible as proposed without impacting the existing tree root zones; therefore the viability of tree survival is unclear. Two of these trees are shown to be protected in place on the Site Plans, although details for tree protection are not included in the submission. If tree protection fencing is placed around the drip line of the trees, and a sidewalk were to be proposed along the north side of the roadway per the subdivision regulations, the roadway and associated right-of-way may need to be shifted to the south, further reducing the available lot width for the front lot. The By Right Subdivision Plan is incomplete as it relates to grading and how the design would tie into the adjacent properties. More information would be required to demonstrate this is a viable plan.

MAI Response: The purpose of the By-Right Lotting Plan is to depict the ability to create two (2) lots and a right-of-way that conform to the dimensional requirements of the Zoning By-Law. A proposed stormwater design is not required for the By-Right Lotting Plan.

10. The By Right Subdivision Plan (Sheet 3 of 10) and most of the other plans identify both buildable parcels as Lot 1 and there is no Lot 2. This needs to be corrected.

MAI Response: The nomenclature of the Lots and Parcels have been clarified on the By-Right Lotting Plan and the Proposed Lotting Plan.

11. The Lotting Plan (Sheet 4 of 10) has a number of significant inconsistencies with the remainder of the Definitive Plans. These include the following: identifying Parcel B as part of Lot 2 at the end of the proposed roadway, whereas the remainder of the Plans identify Parcel B as the remnant parcel north of the subdivision roadway parcel; identifying the remnant parcel south of the subdivision roadway as Parcel A, whereas the remainder of the Plans identify this as Parcel B; not labeling the remnant parcel north of the subdivision roadway. The Lotting Plan as presented is not complete or accurate and cannot be approved as currently presented.

MAI Response: The nomenclature of the Lots and Parcels have been clarified on the By-Right Lotting Plan and the Proposed Lotting Plan.

12. The Post-Development Drainage Plan included in the Stormwater Report identifies a proposed infiltration system (Infiltration System 3) for the future buildings modeled as Subcatchment SC020 in the vicinity of Test Pit 1. Test Pit 1 identifies an Estimated Seasonal High Groundwater (ESHGW) elevation approximately 36" below grade at elevation 204.5 ft. The HydroCAD analysis models this infiltration system with the bottom elevation at elevation 200.0-ft which would place it below the groundwater table. If the system were constructed with a minimum vertical separation of 2-ft, the bottom of stone would be located at approximate elevation 206.5, with the top of stone located at approximate elevation 208.3 with the finished surface at approximate elevation 209.3. This would appear to require significant regrading on this parcel in order to accommodate these elevations. Additionally, Infiltration System 2 serving the second future building is also identified with a bottom elevation at elevation 200.0-ft, and the closest Test Pits (TP5 and TP6) have an ESHGW elevation of 199.7, which would not provide the required vertical separation from the ESHGW elevation. Based upon these discrepancies, the systems are not feasible to install as currently depicted on the plans and modeled in the hydraulic analysis. As the proposed HydroCAD analysis is modeled taking these systems into account, the design should be reviewed and revised to accurately depict the proposed design.



MAI Response: The elevations for proposed infiltration systems 2 and 3 are assumed. The purpose of the calculations of the proposed infiltration systems, for the proposed houses, is to show the size required for these systems and to show that the systems are feasible. When building permits are applied for at each of the house lots, site grading and calculations of the proposed infiltration systems, with elevations that show separation from groundwater will be provided. These house lot site plans will depict site grading as needed in order to properly construct the house lots. With that said, the elevations of proposed infiltration systems 2 and 3 have been revised accordingly in the HydroCAD calculations and the approximate proposed grades have been added to the Proposed Site & Grading Plan.

13. The stormwater report does not identify a description of SC 10 and SC 20 which are the proposed roof areas from the homes. This should be reviewed and included in the stormwater report for consistency with the Post-Development Drainage Plan.

MAI Response: The stormwater report has been updated to provide descriptions of SC 10 and SC-20 which are the proposed roof areas of the two (2) proposed houses.

14. A test pit was recently performed in the footprint of the proposed Infiltration System proposed near Grove Street (Infiltration System 1) to be constructed as part of the subdivision. The ESGHW elevation has been estimated to be 196.0, which is an increase from the previously assumed value of 193.0. Although a test pit was performed in the footprint of the proposed stormwater chambers, The MassDEP Stormwater Management Handbook identifies that a minimum of two (2) soil tests should be taken for each trench/system. Additionally, it is unclear why the test pits continue to be identified as “unofficial”. The Applicant should identify if these were witnessed by the Town or any other party to verify the ESHGW and soil classification. Based on these factors, the Applicant has not provided the requisite soils testing.

MAI Response: The MassDEP Stormwater Management Handbook states that one (1) soil sample per 5,000 square feet of an infiltration basin shall be performed. The footprint of the proposed infiltration system is under 5,000 square feet and therefore additional testing is not required. The soil testing was performed by certified soil evaluators and confirmed by a registered professional engineer.

15. The top of stone for Infiltration System 1 is proposed at elevation 200.3 per the details on Sheet 10 of 10. The minimum proposed finished grade above the chambers is identified to be elevation 201.33. The grading depicted on the Proposed Site & Grading Plan (Sheet 5 of 10) appears to indicate the top of chambers is slightly higher than elevation 200, but not above elevation 201 which would not provide the required amount of cover. The surface grades are proposed to slope down immediately adjacent to the proposed stormwater chambers with the surface grade less than the top of stone within approximately 5-ft of the chambers. Additionally, the bottom of chambers is proposed above the existing street grade along Grove Street. The Applicant should confirm there will not be breakout along Grove Street. The grading in the vicinity of the Infiltration System 1 and size of Parcel "B" should be reviewed to confirm this parcel has sufficient size and the drainage system is feasible as proposed.

MAI Response: The proposed grading in the vicinity of the proposed infiltration system 1 has been revised accordingly.



16. Infiltration System 1 is proposed approximately 2-ft above the ESHGW. The infiltration system is designed to attenuate stormwater flows for all storm events analyzed up to and including the 100-year storm event. Per the MassDEP Stormwater Management Handbook “[m]ounding analysis is required when the vertical separation from the bottom of an exfiltration system to seasonal high groundwater is less than four (4) feet and the recharge system is proposed to attenuate the peak discharge from a 10-year or higher 24-hour storm (e.g., 10-year, 25-year, 50-year, or 100-year 24-hour storm).” The applicant should submit a mounding analysis in addition to providing an analysis of breakout as noted in Comment 16 above.

MAI Response: The soils in the location of the infiltration system are conducive for infiltration because of their high infiltration rate. Additionally, previous groundwater mounding studies have determined that circular, hexagonal and triangular basins have been found to have higher groundwater mounds than rectangular basins. With that said, we do not feel as though groundwater mounding calculations are required. In the unlikely event that the Town would require groundwater mounding calculations, they could be provided.

17. The outlet from Infiltration System 1 is proposed with an invert at elevation 199.83 which would place the pipe above the top of the chambers which are also located with the top of chambers at 199.83. The system is not feasible as proposed. The HydroCAD analysis is also modeled with this condition. The stormwater from the 100-year storm rises to the top of the chambers to elevation 199.86. If the system were designed with the crown of a pipe located at the top of the infiltration chambers, the chambers would let out flow earlier and as a result the peak rate would increase at Design Point 1 – Grove Street. At a minimum, the design and analysis should be reviewed and revised to demonstrate that the system can be constructed and will function properly.

MAI Response: The elevation of the outlet pipe is located at an elevation equal to the top of the chambers, which is also the peak elevation of the 100-year storm event. By doing so, the proposed infiltration system is able to fully capture the 100-year storm event without stormwater discharge into the Towns drainage system. The detail of the infiltration system has been revised to depict the outlet header pipe and the vertical standpipe that will be used to allow for the outlet pipe to be set at the elevation that is equal to the top of the stone.

18. The outlet pipe from Infiltration System 1 to DMH-1 identifies a 38% slope and a 14% slope is identified on the pipe segment connecting to the existing catch basin in Grove Street. These slopes are steep and will result in high velocities of the stormwater within these segments of pipe. This may result in resuspension of sediment in the existing catch basins and/or hydraulic jumps as the high velocity flows confluence with the lower velocity flows in the existing drainage system. The proposed slopes of the stormwater system should be reviewed.

MAI Response: The slope of the pipe is not of concern. Per the proposed conditions HydroCAD calculations less than twenty (20) gallons of water flows through this pipe in the 100-year storm event. In lesser storm event, there is zero (0) flow through this pipe.

19. The Proposed Utilities & Profile Plan (Sheet 6 of 10) shows an 8x8x6 tee connection to the existing 8” water main for the proposed 8” water main. This connection is inaccurate as it does not appear that a 6-inch pipe is proposed in this location. Additionally, the waterline appears to have less than 5-ft of cover from station 10+50 to 11+50. This should be addressed.



MAI Response: The label for the water line has been revised to depict an 8"x8"x8" tee connection to the existing 8" water main. Additionally, the profile has been revised to depict five (5) feet of cover over the proposed water line.

20. The profile included on the Proposed Utilities & Profile Plan (Sheet 6 of 10) depicts a proposed grade of 3.3% presumably along the centerline of the roadway, although the profile line appears to have a number of grade breaks at approximate stations 10+20 and 11+40. There is no information included regarding these apparent grade breaks. Furthermore, a 20-ft vertical curve is identified from station 10+00 to 10+20, although the profile appears to indicate that the centerline grade at this location is set at a uniform slope of 0.5%. These inconsistencies should be addressed.

MAI Response: The proposed grading and the profile have been revised to depict consistent slopes along the proposed street and the proper vertical curve nomenclature.

21. The Revision Block on the Record Conditions Plan of Land (Sheet 2 of 10) is unclear and has overlapping text. This should be corrected for the record.

MAI Response: The revision block has been revised accordingly.

Sincerely,

MERIDIAN ASSOCIATES, INC.

David S. Kelley, P.E.
Senior Project Manager

P:\6036_390 Grove Street, Needham, MA\ADMIN\Letters_Memos\6036_Planning_ResponseEngRev#2.docx

From: Alexandra Clee <aclee@needhamma.gov>
Subject: FW: Comments on 390 Grove Street
Date: January 30, 2020 3:29:19 PM EST
To: "George Giunta Jr (george.giuntajr@needhamlaw.net)" <george.giuntajr@needhamlaw.net>
Cc: Lee Newman <LNewman@needhamma.gov>
▶ 3 Attachments, 8.5 KB

FYI.

Alexandra Clee
Assistant Town Planner
Town of Needham
781-455-7550 Ext 271

**** Please note: I will not be in the office on Mondays. I will reply to you on Tuesdays, Wednesdays, Thursdays and Fridays.**

From: Dennis Condon <DCondon@needhamma.gov>
Sent: Thursday, January 30, 2020 3:14 PM
To: Alexandra Clee <aclee@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: RE: Comments on 390 Grove Street

Hi Alex,
Fire is satisfied with the submitted plan.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov



Follow on Twitter: Chief Condon@NeedhamFire



Watch Needham Fire Related Videos on YouTube @ Chief Condon



From: Alexandra Clee <aclee@needhamma.gov>

Sent: Thursday, January 30, 2020 9:53 AM

To: Dennis Condon <DCondon@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>

Cc: Lee Newman <LNewman@needhamma.gov>

Subject: Comments on 390 Grove Street

Hi there, I will be sending out the packets this morning for the Planning Board's meeting on February 4. Do you wish to comment on the subdivision at 390 Grove Street? I have attached the original transmittal memo.

Thanks, alex.

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

**** Please note: I will not be in the office on Mondays. I will reply to you on Tuesdays, Wednesdays, Thursdays and Fridays.**



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

January 27, 2021

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Definitive Subdivision Application Review
390 Grove Street – 2-lot subdivision

Dear Members of the Board,

The Department of Public Works completed its review of a request from the applicant to construct a two-lot subdivision off Grove Street. The existing lot consists of a single-family house that will be demolished. The new subdivision includes a private road mostly asphalt with a section of the drive utilizing permeable pavers, a country side drainage system that discharges into a private infiltration system, town sewer and water, and underground electric/cable. Any potential overflow from the private drainage system is connected into the town's drainage system.

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. Letter directed to Lee Newman, Director of Planning and Community Development, from George Giunta, Jr., Attorney, dated January 14, 2021.
2. Definitive Subdivision application list of waivers dated January 14, 2021
3. Letter directed to The Town of Needham Planning Board prepared by Meridian Associates, Inc dated January 14, 2021 in response to the December 8, 2020 review letter from Civil & Environmental Consultants, Inc.
4. Plan entitled "390 Grove Street (assessor's Map 221 – Lot 9), Definitive Subdivision Plan," prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915, Field Resources, Inc., 281 Chestnut Street, Needham, MA, consisting of 10 sheets dated July 20, 2018, revised January 11, 2021.
5. Stormwater Analysis and Calculations Report for 390 Grove Street, Needham, MA, prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915, dated October 4, 2019 revised January 8, 2021.
6. Letter directed to Needham Planning Board, from Bernkopf Goodman LLP., dated December 8, 2020.

7. Letter directed to Needham Planning Board, from Bernkopf Goodman LLP., dated November 23, 2020.
8. Engineering Review directed to Robert Stetson prepared by Civil & Environmental Consultants, Inc. dated December 8, 2020

The engineering division concurs that the applicant's engineer has addressed the third party review comments from December 8, 2020. We do not object to the proposed plans if the following comments and recommendations are incorporated into a revision process through the Planning Board:

- The plans should provide a standard detail of 6"x6"x 4' deep granite bounds;
- The stormwater calculations show that the proposed individual lots will have infiltration systems designed to collect the entire proposed house roof based on the 100-storm event for a generic 3,500 square floor foot print. As this part of the plan proposes stormwater mitigation for the whole site, actual building construction documents, when submitted for permitting will be required to meet similar infiltration/ runoff conditions.
- Stormwater management after construction inspection documents should include a note if evidence of overflow into the town's drainage system has occurred. The proposed system is designed to accommodate the 100-year storm event; such note will be show evidence that the system is at capacity. Inspection documents should be available for the Town's NPDES coordinator to receive copies upon request. Prior to close out or release of final bonds of the project, inspections reports shall be submitted to the town's NPDES coordinator for review.
- As part of the NPDES requirements, the applicant will need to comply with the Public Outreach & 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,

Sincerely,

Thomas Ryder
Assistant Town Engineer

January 12, 2021

Email (aclee@needhamma.gov)

GARY P. LILIENTHAL

DIRECT DIAL: (617) 790-3360

E-MAIL: GLILIENTHAL@BG-LLP.COM

Needham Planning Board
Ms. Alexandra Clee, Assistant Town Planner
Ms. Lee Newman, Director of Planning and Community Development
Town of Needham
Planning and Community Development Department
500 Dedham Avenue
Public Services Administration Building, Suite 118
Needham, MA 02492

Re: Application (the “Application”) to the Needham Planning Board (the “Board”) by Elisabeth Schmidt-Scheuber (the “Applicant”) to subdivide land into a two lot subdivision at 390 Grove Street, Needham, Massachusetts (the “Property”)

Ladies and Gentlemen:

In advance of the upcoming continued hearing on January 19, 2021, James Curley, Domenic Colasacco and Robert Badavas (the “Abutters”), all of Grove Street, Needham, wish to express their concern, relative to their disappointment with and perceived unfairness of the last hearing on December 15, 2020.

1. The Application was scheduled to be heard at 7:40 p.m. on December 15th. A first hearing on a different location, but for which the Applicant’s attorney was the same attorney as for the Application, George Giunta, Esquire, was opened just prior to the hearing on the Application and was concluded at approximately 9:30 p.m. The Abutters’ attorneys, engineers and interested parties on the Grove Street Application waited for approximately 2 hours to be heard.
2. While we all understand that hearings often go on longer than expected, after 2 hours of having attorneys, consultants and others waiting for the hearing on the Application, the Abutters were informed, for the first time, that the Town Engineer had not yet reviewed the Applicant’s revised plans, submitted on November 25, 2020, and that the hearing would have to be postponed. This could have and should have been disclosed at the beginning of the evening.

3. Attorney Giunta was then afforded time to make arguments against the Abutters' well-supported contention that the Applicant had failed to submit a completed by-right plan and, therefore, the Application legally failed to comply with the Bylaws and Rules and Regulations. These arguments consisted of legally irrelevant attacks against Applicant's reliance (in part) on reasoning from courts in other states, which is a well-accepted method of analysis and interpretation, and a reference to another subdivision on Hunter Lane where the Board approved a similar situation but for which there was no discussion or recognition of the insufficient corner lot width issue which the Abutters have raised. To date, Applicant has utterly failed to submit any documented legal rebuttal to support their admitted subversion of the Bylaws and Rules and Regulations. We believe that any court reviewing this issue will agree that the plain language, intent of the Bylaws and Rules and Regulations, and caselaw supports the Abutters' interpretation, and that the Board is, therefore, legally obligated to reject the Application.
4. At the December 15th virtual meeting, Attorney Giunta and his consultants were visible, but none of the Abutters' professional team were visible. All parties should have equal access and visibility for their presentations.
5. Just before allowing Applicant to speak, one of the Board members, Ted Owens, appeared to have exited the hearing, and, although we believe that member was sitting on this case, no discussion of the effect of such member's sudden departure was discussed or the reason for their absence explained.

The Abutters, all Needham residents, believe that they have been treated unfairly and that their objections have not been duly considered to this point.

Therefore, with all due respect to the Board and the Planning Department, the Abutters request the following:

- A. that all participants be visible at the January 19th virtual hearing;
- B. that the Abutters be provided, in advance, with the Town Engineer's report on Applicant's revised plans; that Abutters' engineer be permitted to discuss such report with the Town Engineer; and that the Town Engineer be authorized to have such a discussion;

Town of Needham
Planning Board
Planning and Community Development Department
January 12, 2021
Page 3

- C. that the Abutters' engineer's peer review report dated December 8, 2020 be forwarded to the Town Engineer;
- D. that of the Abutters' legal objection dated November 23, 2020 be forwarded to Town Counsel for review and that Town Counsel be present for the next hearing;
- E. that if any administrative delays are anticipated, the Abutters be advised in advance so that resources can be properly deployed and that if any additional continuances are needed, they should be anticipated, and postponements including the date for the Board's decision be requested and received accordingly; and
- F. that the Abutters be advised which Board Members will be making the decision on the Application.

While the Abutters understand that the current health crisis taxes all of our resources, they believe that this Application has been treated with too great of deference, especially considering the repeated failure of the Application to comport with the Bylaws and Rules and Regulations, and we would ask that the matter be expeditiously concluded for all parties.

Sincerely,

Bernkopf Goodman LLP

Gary P. Lilienthal

By: Gary P. Lilienthal, Of Counsel

GPL/ljg

cc: James Curley, Esquire
Domenic Colasacco
Robert Badavas
Peter B. McGlynn, Esquire
Robert Stetson, Esquire
Karlís P. Skulte, P.E.
George Giunta, Jr., Esquire

January 28, 2021

Email (aclee@needhamma.gov)

GARY P. LILIENTHAL

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Needham Planning Board
Ms. Alexandra Clee, Assistant Town Planner
Ms. Lee Newman, Director of Planning and Community Development
Town of Needham
Planning and Community Development Department
500 Dedham Avenue
Public Services Administration Building, Suite 118
Needham, MA 02492

Re: Application (the “Application”) to the Needham Planning Board (the “Board”) by Elisabeth Schmidt-Scheuber (the “Applicant”) to subdivide land into a two lot subdivision at 390 Grove Street, Needham, Massachusetts (the “Property”)

Ladies and Gentlemen:

Thank you for forwarding to us the materials submitted by Applicant on January 15, 2021.

While we believe that our clients’ James Curley, Domenic Colasacco and Robert Badavas (the “Abutters”) position was outlined clearly in our previous letters to you, especially in our letter of November 23, 2020, Mr. Giunta’s letter to the Planning Board of January 14, 2021 requires a brief response.

Applicant reserves the right to comment on waivers and engineering matters at the Planning Board hearing on February 2, 2021.

The primary legal question in this Application continues to be whether Lot 1 is a Corner Lot under the Needham By-Laws. That question is to be answered by the Planning Board.

There are certain facts which are not in dispute.

- The width of Lot 1 at the appropriate measuring point is less than 120 feet.

- If, notwithstanding the creation of Parcel B, Lot 1 is deemed a Corner Lot, then it is of insufficient width at the appropriate measuring point under the Needham By-Laws.
- Parcel B is to be beneficially owned, 50% by the owner of Lot 1.
- Lot 1 and Parcel B are fully contiguous along their common boundary and no other lot in the requested subdivision abuts Parcel B.
- Parcel B along its entire frontage directly abuts Grove Street.
- The Applicant's purported purpose for creating Parcel A for drainage can be accomplished by a simple agreement or easement.

The case law provided by the Abutters in our letter to the Board of November 23, 2020 clearly shows that the Planning Board has the right, and Abutters believe the obligation, to determine whether, notwithstanding the creation and existence of Parcel B between Grove Street and Lot 1, that Lot 1 is a Corner Lot. This is not a question, as Mr. Giunta would have it in his paragraph labeled "First", of whether Applicant can create Parcel B. It can. It is a question of whether under the spirit and intent of the applicable Needham By-Laws, the creation of Parcel B legally keeps Lot 1 from being a Corner Lot. The Abutters submit that the Planning Board can and should find that Lot 1 is to be treated as a Corner Lot.

The Bylaws define a "corner lot" as a "lot at the point of intersection of, and abutting on, two or more intersecting streets..." A lot "abuts on" a street when it appears to have a seamless connection to it. Applicant has failed to present any legal or factual basis for contending that Parcel B somehow changes the character of Lot 1 in this regard. Therefore, and for the reasons stated in our November 23, 2020 letter (attached hereto), Lot 1 remains a "corner lot" from a textual and public policy perspective notwithstanding the legal fiction of Parcel B."

In his paragraph labeled "Second", Mr. Giunta attempts to convince the Board that the approved Hunter Lane subdivision created a precedent for the concept that creation of a "parcel" between a corner street and an approved subdivision building lot avoided the building lot being treated as a Corner Lot. Mr. Giunta is just wrong in citing Hunter Lane as precedent in the current application. It is our understanding that the issue of the use of a "parcel" to prevent a subdivision lot from becoming a Corner Lot was neither raised, discussed nor determined in the Hunter Lane Application. Therefore, it cannot become precedent.

Moreover, the Abutters' are concerned that in trying to use Hunter Lane as precedent in this application, the Applicant has demonstrated the danger of the Board allowing the creation of fictitious parcels, or similar subterfuges as precedent for the avoidance of important provisions of By-Laws in the future. By approving this subdivision based upon the creation of a parcel to keep a lot from being a Corner Lot, which the Mr. Giunta readily admitted in a previous hearing, the

Board would be sending a message to future developers and applicants that avoidance of the strict application of the By-Law relating to corner lots (and likely other applicable By-Laws), rather than requiring compliance with the clear intent of the By-Law, would be looked upon favorably by the Board. Such action would also create a clear path for future applicants to look for other ways to seek to avoid application of other provisions of the By-Law by citing 390 Grove Street as precedent.

Applicant is also asking the Board to believe that if the Board finds that despite the creation of Parcel B, Lot 1 is a Corner Lot that the Board would be forcing the Applicant to have frontage on Grove Street. That suggestion is a distraction. The Board is within its authority to determine, based on case law and the spirit and intent of the local By-Laws, whether Lot 1 is deemed to have frontage on Grove Street.

In Mr. Giunta's paragraph labeled "Fourth" he cites that inconsistencies must be construed reasonably. That is exactly what we are asking the Board to do. The use of the concept of creating a "parcel" to keep a lot from having frontage on a street is inconsistent with reasonable interpretation of the By-Laws.

In the ensuing paragraphs, without citing one new case, Mr. Giunta attempts to refute the cases cited by the Applicants by merely reinterpreting or disagreeing with what the cases say. Mr. Giunta attempts to diminish the applicability of all but one of these cases by noting that they were from jurisdictions outside of Massachusetts. The practice of citing cases outside of the applicable jurisdiction is not only commonplace, but required where cases within the applicable jurisdiction may not be on point or suggestive of a conclusion. We are sure that if Mr. Giunta had a case or cases on point, in Massachusetts that he would have cited the same. In the one Massachusetts case which he acknowledges that the decision is consistent with the Abutters' arguments.

The Abutters wish to thank the Needham Planning Board, Engineering and Planning Department for the serious interest which they have taken in this case in reviewing and being considerate of the issues raised. As the Abutters said in the opening of this letter, the facts of this case are relatively clear. The issue to be determined is whether Lot 1, notwithstanding the creation of Parcel B, is, under the intent and spirit of the local By-Laws, a Corner Lot.

Town of Needham
Planning Board
Planning and Community Development Department
January 28, 2021
Page 4

We would request that a Decision be made, and that the Application for approval be rejected.

Sincerely,

Bernkopf Goodman LLP

Gary P. Lilienthal

By: Gary P. Lilienthal, Of Counsel

GPL/ljg

cc: James Curley, Esquire
Domenic Colasacco
Robert Badavas
Peter B. McGlynn, Esquire
Robert Stetson, Esquire
Karl P. Skulte, P.E.
George Giunta, Jr., Esquire

November 23, 2020

GARY P. LILIENTHAL

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E-MAIL: GLILIENTHAL@BG-LLP.COM

*Via First Class Mail;
Email (aclee@needhamma.gov) and Hand Delivery*

Needham Planning Board
Ms. Alexandra Clee, Assistant Town Planner
Ms. Lee Newman, Director of Planning and Community Development
Town of Needham
Planning and Community Development Department
500 Dedham Avenue
Public Services Administration Building, Suite 118
Needham, MA 02492

Re: Application (the “Application”) to the Needham Planning Board (the “Board”) by Elisabeth Schmidt-Scheuber (the “Applicant”) to subdivide land into a two lot subdivision at 390 Grove Street, Needham, Massachusetts (the “Property”)

Ladies and Gentlemen:

The abutters to the Property, James Curley, Domenic Colosacco and Robert Badavas (collectively, the “Neighbors”) of Grove Street, Needham hereby submit this follow up letter to the Board in opposition to the Application.

As an initial matter, the Neighbors still have not received revised plans addressing the Application’s deficiencies identified at the last hearing. Therefore, the Application remains incomplete and deficient in several ways under both the Town’s Zoning Bylaws and the Subdivision Rules and Regulations. For example, the Application is missing: a) an “as of right” approvable plan; b) adequate acreage as to Lot 1; c) complete and accurate drainage calculations; d) a fully dimensioned plan; e) adequate road entry radius; and (f) width of Lot 1 that is compliant as a “corner lot” at the setback line.

Moreover, the Applicant cannot create an “as of right” plan because Lot 1 contains inadequate width to comply with Needham Zoning By-Law (the “Bylaws”) Section 4.1.5 requiring 120 foot width for a “corner lot” at the setback line.

At the last hearing, Applicant’s attorney admitted that Parcel A is being created for the purpose of avoidance of the Subdivision Regulations and Zoning Bylaws applicable to Lot 1 being a

“corner lot.” While Applicant’s attorney offered the Board other reasons to justify Parcel A such as allowing for a Home Owners Association (“HOA”) to manage the drainage area and to provide an area for drainage, these justifications miss the mark entirely. The appropriate and commonly used method for dealing with such a drainage issue is to create a simple easement agreement which would provide for drainage, maintenance, and cost sharing. In fact, creating a HOA will still require the granting of an easement for the benefit of Lots 1 and 2. The sole reason for Parcel A and the HOA is to avoid the Bylaws’ lot width requirements.

Parcel A will be in all material respects part of Lot 1 including partial ownership by Lot 1. If the Board approves this deception, the Applicant will be allowed to evade the By-Law requirement that a lot on a corner must have 120 feet of width at the appropriate measuring point, when Lot 1 has only 107 feet.

It has been brought to our attention that the Planning Board or Planning Department consulted with the Building Commissioner regarding his position on the concept of a “Parcel” being placed between Lot 1 and Grove Street. I personally reached out to Commissioner Roche and had a cordial telephone conversation with him. My understanding of Commissioner Roche’s view of the creation of a parcel and resulting non-corner lot status position was that this action might be a “loophole” in the Zoning By-Law. He asked me why I thought this was inappropriate. I replied that Parcel A was designed to avoid the width requirement for Lot 1, and that no matter what it was labeled it was effectively a part of Lot 1 and calling it a parcel did not change that. When I asked the Commissioner if his feelings might change if the parcel was 18” wide along the entire frontage of Grove Street the conversation turned to it ultimately being in the province of the Planning Board to deal with the issue. We agree with the Building Commissioner that this is a determination to be made by the Planning Board. While it did not come up in the conversation, what is clear is that the Building Commissioner would NOT issue a Building Permit for Parcel A.

Just as the Planning Board would not be responsible for determining whether a building permit was appropriate, the Building Commissioner should not be the party determining compliance of a definitive subdivision for which approval is requested by the Planning Board. It is also worth reiterating that the subdivision control law (M.G.L. c. 41 §81M et. seq.) provides for the division of land into “Lots” not lots and parcels.

The Bylaws define a “corner lot” as a “lot at the point of intersection of, and abutting on, two or more intersecting streets...” The critical question is what constitutes a lot “abutting on” two or more intersecting streets?

“Abutting on” is not defined in the Bylaws. In the absence of an express statutory definition, the meaning of the word becomes a question of law, and ordinary rules of statutory construction are to be applied. *Framingham Clinic, Inc. v. Zoning Board of Appeals of Framingham*, 382 Mass. 283, 290 (1981). The term must be read in the context of the Bylaws as a whole, giving it its “common” “approved” and “usual” meanings “from sources presumably known to the [bylaw’s] enactors, such as [its] ... use in other legal contexts and dictionary definitions”. *Id.*

The term “abut” in this context means that there is no intervening land which may be put to private use. See *City of Shreveport v. Selber*, 21 So. 2d 738, 742 (La. Ct. App. 1945) (“In cases of this character to abut means that there intervenes no other land that may be put to private use”). To qualify as an abutter, the land in question does not need to touch upon or directly contact each other. *People ex rel. Whittock v. Willison*, 237 Ill. 584, 591 (1908), quoting *Richards v. City of Cincinnati*, 31 Ohio St. 506 (“[t]he word ‘abutting’ means joined to or adjoining, but does not necessarily imply that the things spoken of are in contact”). The critical question is whether the properties are separated by other property which could be put to a private use, such as a public street or public alley. *Homac Corp. v. Sun Oil Co.*, 137 Misc. 551, 553, 244 N.Y.S. 51 (N.Y. Sup. Ct. 1930).

Under the Application the only use of Parcel A is for a drainage easement associated with Lot 1 and the Subdivision. Even then, the drainage system is only partially on Parcel A and depends on Lot 1 for drainage management as well. There is no distinct use for Parcel A. The created easement makes Parcel A subservient to Lot 1 and, therefore, part of Lot 1. Parcel A can never be sold to a third party or built upon or developed in any significant fashion. Under the well-established meaning of “abutting on,” Parcel A does not create a true barrier and Lot 1, therefore, “abuts on” Grove Street.

At least one Massachusetts case addresses this issue and concluded that “abutting on” does not require that the subject properties touch. In *Orcutt v. Bd. of Health for Town of Webster*, 2007 WL 756595, *2 (Mass. Super. 2007), the court held that a property “abutted” a public way for purposes of requiring sewer connections because, even though the subject property did not technically adjoin the public way, the property benefitted from an easement which connected the two and, therefore, in substance, if not form, “abutted” the public way. The analogy to the Application is clear. Parcel A serves no independent purpose and, to the contrary, contains an irrigation system that will serve Lot 1. Again, Lot 1 will possess a beneficial ownership interest in Parcel A, thereby further diminishing the legal artifice designed by Applicant. Lot 1 “abuts” Grove Street even if it does not technically adjoin it.

Determining that Lot 1 is a “corner lot” is consistent with the intent of the Bylaws. See *Duracraft Corp. v. Holmes Products Corp.*, 427 Mass. 156, 163 n. 11 (1998) (statutes should be interpreted “not alone according to their simple, literal or strict verbal meaning, but in accord with the spirit and intent of the legislation”). The purpose of the Bylaws’ lot width requirements is to ensure to the greatest extent possible uniformity in lot size and shape on corner lots. Parcel A provides no barrier between Lot 1 and Grove Street and to all passersby the residence constructed on Lot 1 will appear to adjoin and will for all purposes adjoin Grove Street – just on a too-narrow parcel. See *Aquino v. United Prop. & Cas. Co.*, 483 Mass. 820, 840 (2020) (holding, in the insurance context, that a structure abutted another where it “appears to have a seamless connection” thereto). This Application undermines the purpose, spirit and intent of the Bylaws’ corner lot width requirements.

Interpreting Lot 1 as a “corner lot” would also avoid absurd results in this case and in the future. See *Green v. Bd. of Appeal of Norwood*, 358 Mass. 253, 258 (1970) (by-laws should not be so interpreted as to cause absurd or unreasonable results when the language is susceptible of a sensible meaning). If Applicant can avoid designation as a “corner lot” so easily, any property owner would be free to evade the “corner lot” designation, and the Bylaws’ dimensional requirements, by adding a fictional sliver parcel as a buffer. This would defeat the entire purpose of the “corner lot” requirements and render the Bylaws’ requirements in that regard entirely meaningless and ineffective. As a matter of statutory interpretation, such a result is legally impermissible. See *Adamowicz v. Town of Ipswich*, 395 Mass. 757, 760 (1985) (Nor do we interpret a statute to render it or any portion of it meaningless).

Additionally, Parcel A is a 2,500 sq. ft. non-buildable lot which serves no real purpose other than to evade the Bylaws. Again, Applicant admitted this fact at the July 21st hearing, but reasoned that this deliberate evasion was acceptable because it was not expressly prohibited by the Bylaws. Putting aside that it is, for the reasons explained above, expressly prohibited by the Bylaws, the intentional avoidance of a Bylaws’ intent is also prohibited by law for public policy reasons. See *Gifford v. Planning Bd. of Nantucket*, 376 Mass. 801, 808 (1978) (rejecting ANR plan due to illusory frontage on applicable lots).

As Massachusetts native Justice Oliver Wendell Holmes stated on behalf of the United States Supreme Court more than 100 years ago: “When an act is condemned as an evasion, what is meant is that it is on the wrong side of the line indicated by the policy if not by the mere letter of the law.” *Bullen v. Wisconsin*, 240 U.S. 625, 630-631 (1916) (Holmes, J.). That is precisely the case here, and it should not be countenanced by the Planning Board.

For the foregoing reasons, Lot 1 is, from a textual as well as a public policy perspective, a “corner lot” for purposes of the Bylaws. Therefore, Applicant cannot supply a “by right” plan which, by Applicant’s own admission, is necessary for the Board to even entertain a Proposed Subdivision, and the Proposed Subdivision must be rejected.

What makes this even more egregious is the fact that the Bylaws already specifically provide a clear and readily available method for dealing with the issue of insufficient width of Lot 1. Under the current circumstances, rather than create a fictitious Parcel A to avoid corner lot status, the Applicant could and should apply to the Zoning Board of Appeals (“BOA”) for a corner lot width variance for Lot 1. Should the Applicant be able to demonstrate to the BOA that a variance should be granted, then the Applicant could avoid the subterfuge of Parcel A and come to the Board with a straightforward and Bylaws’ compliant plan. Of course, the Applicant would have to prove, as it should have to do, that she meets the standards for obtaining a variance. Instead, the Applicant is seeking to have the Board determine what the BOA should be reviewing and determining.

In addition to the foregoing, and as mentioned above in the Massachusetts case law analysis regarding precedent, the Board is strongly urged to consider the precedent which it will be setting in allowing the evasion by the Applicant of the Bylaws in the creation of Parcel A to avoid “corner lot” status. Approval of such a scheme would send a message to future applicants that creating false parcels, moving lot lines and other “creative” acts solely designed to avoid the spirit and letter of the Bylaws and the Subdivision Laws would be considered and likely approved and not held up for what it is.

We ask the Planning Board to consider what they would do if the next plan had a one (1) foot Parcel along a street which would make the proposed lot abutting the one (1) foot parcel not a corner lot? We would suggest that the depth of a parcel creates a distinction without a difference. It is the purpose of the By-Law and the result of avoidance which matter. In the case of 390 Grove Street, counsel for the Applicant acknowledged that the purpose is to avoid “Corner Lot” dimensional compliance requirements. The Planning Board should not endorse any scheme that is designed to circumvent the Zoning By-Law.

Town of Needham
Planning Board
Planning and Community Development Department
November 23, 2020
Page 6

For all the foregoing reasons the Neighbors respectfully request that the Board deny the Applicant's Application.

We look forward to being before the Board again on December 15, 2020.

Sincerely,

Bernkopf Goodman LLP

Gary P. Lilienthal

By: Gary P. Lilienthal, of counsel

GPL/ljg

cc: James Curley, Esquire
Domenic Colasacco
Robert Badavas
Peter B. McGlynn, Esquire
Robert Stetson, Esquire
Karlís P. Skulte, P.E.
George Giunta, Jr., Esquire

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 Associates, Inc.; and Sheet 8, "Detail Plan 2/2", dated November 2, 2020, prepared by J.M. Grenier Associates, 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 or from any Town departments.

Sincerely,



George Giunta, Jr.

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

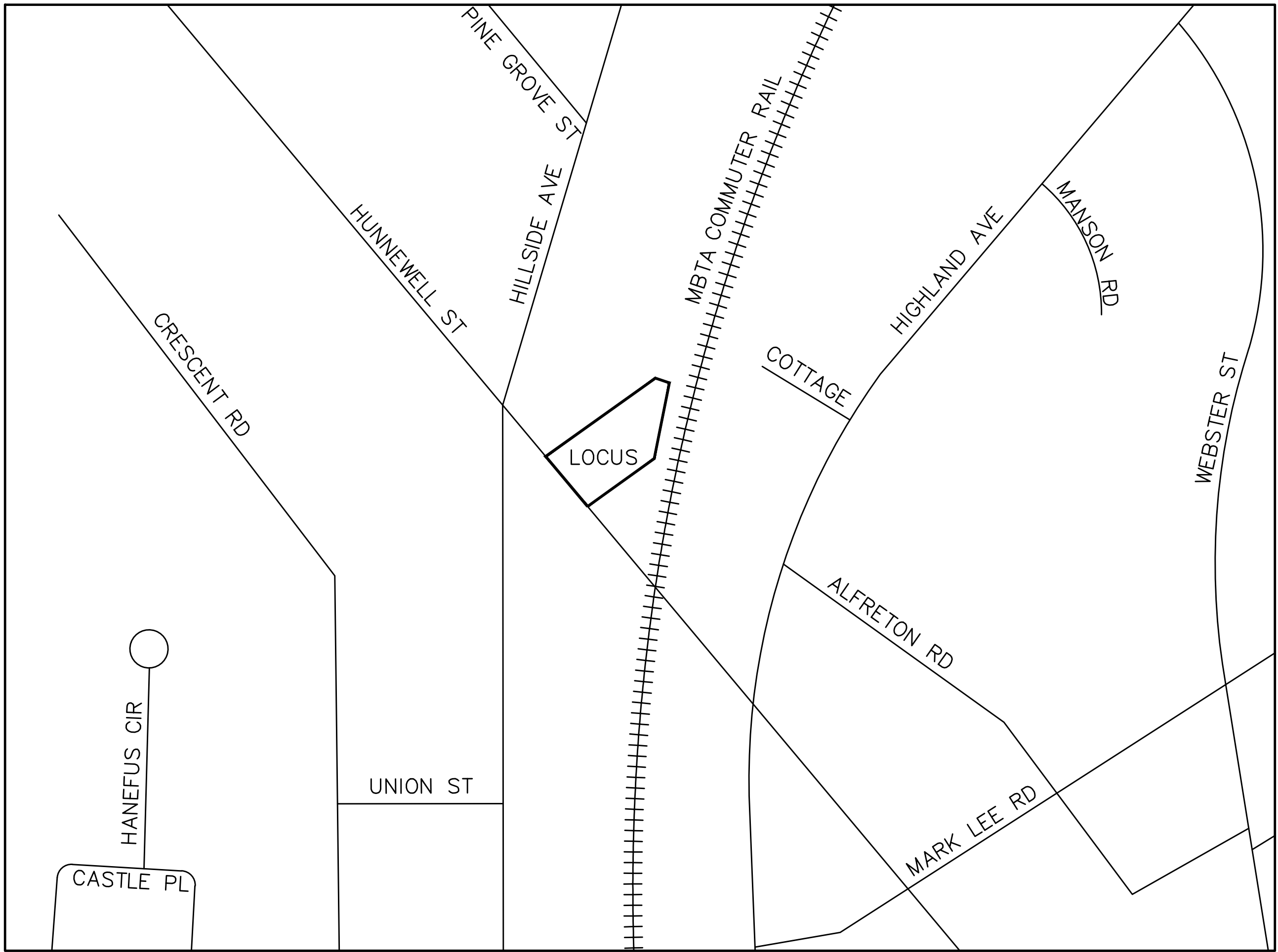
RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

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)



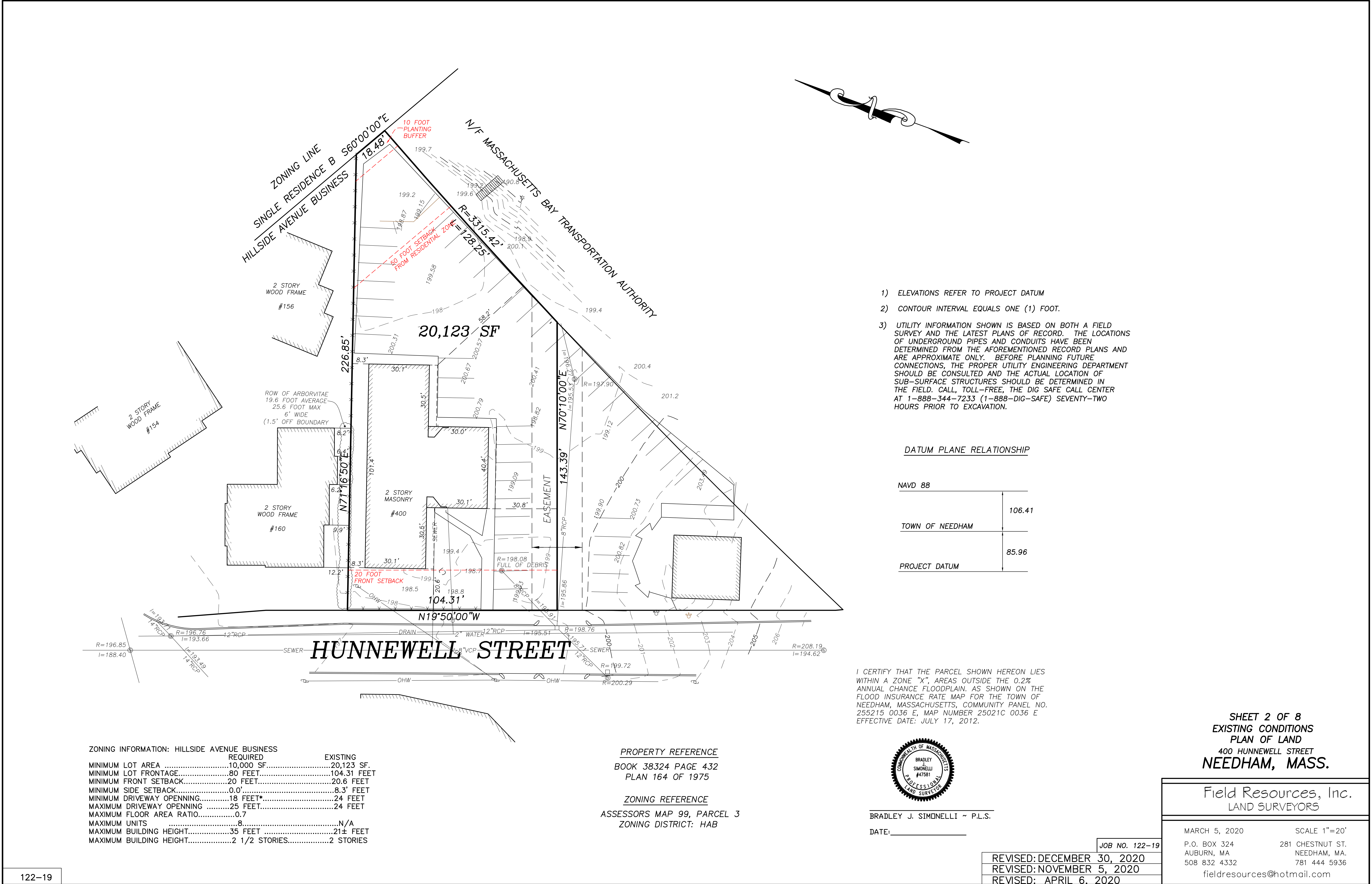
LOCUS:
SCALE: 1' = 200'

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



11/2/20

REV. NO.	DATE	REVISION
SCALE:	AS SHOWN	DATE: NOVEMBER 2, 2020
COVER SHEET		
SHEET NO.:	PROJECT NO.:	
SHEET 1 OF 8	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	
TOWN OF NEEDHAM	106.41
PROJECT DATUM	85.96

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: _____

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

Field Resources, Inc.
LAND SURVEYORS

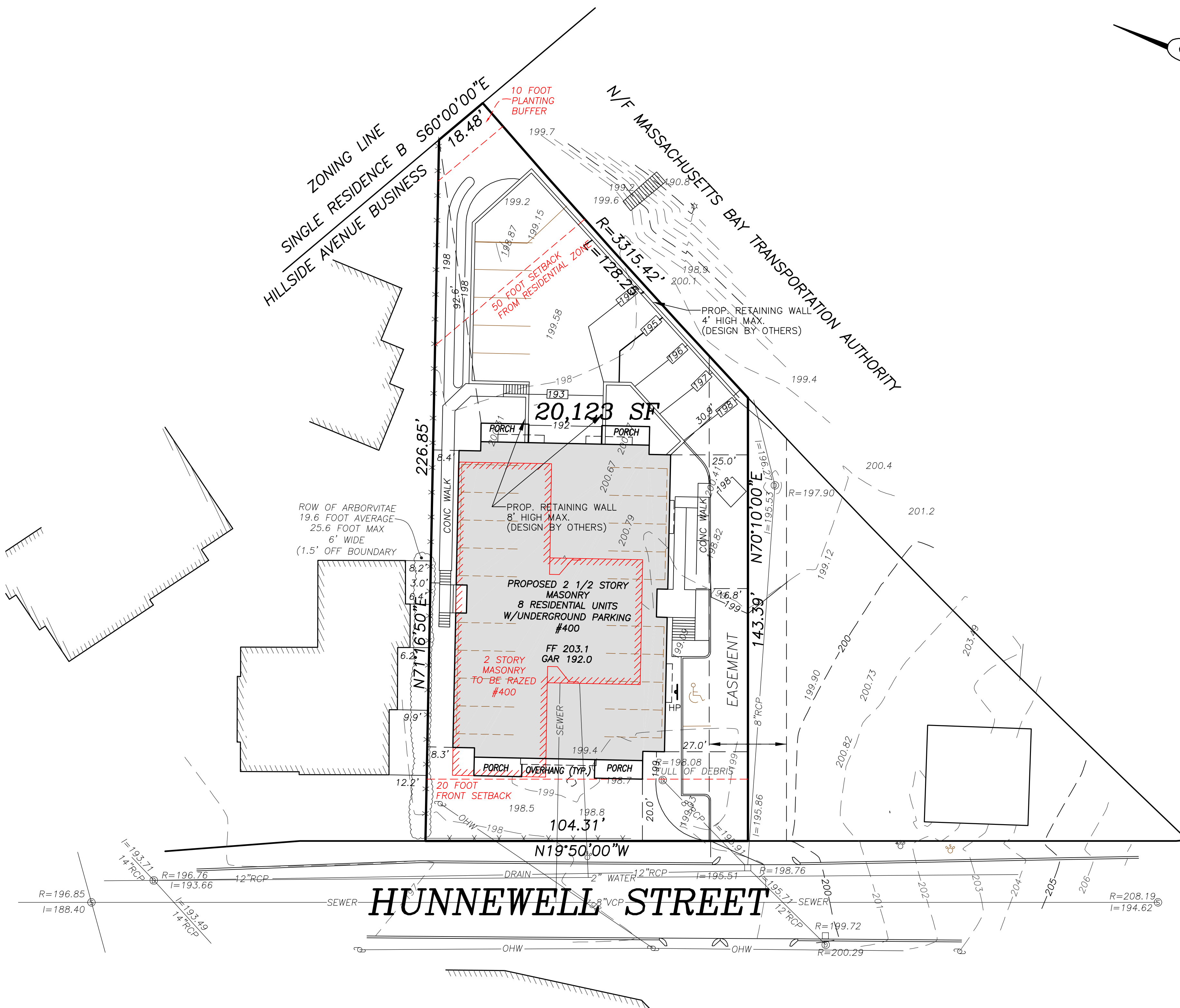
MARCH 5, 2020 SCALE 1"=20'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com

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

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 OPENING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENING	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



- 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

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 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 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com

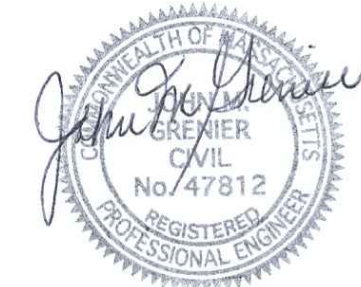
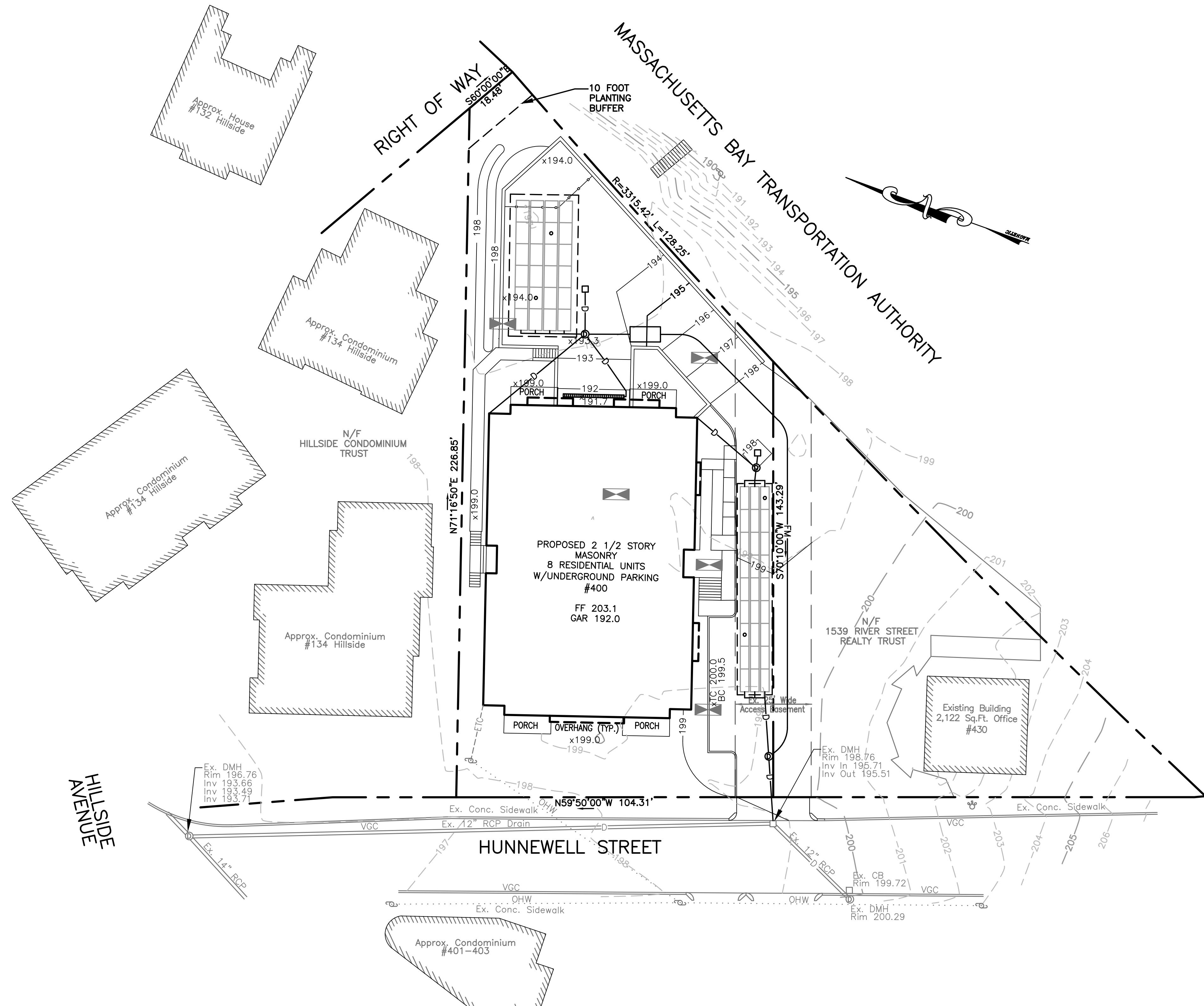
REVIS: DECEMBER 30, 2020
REVIS: NOVEMBER 5, 2020
REVIS: APRIL 6, 2020

JOB NO. 122-19

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	

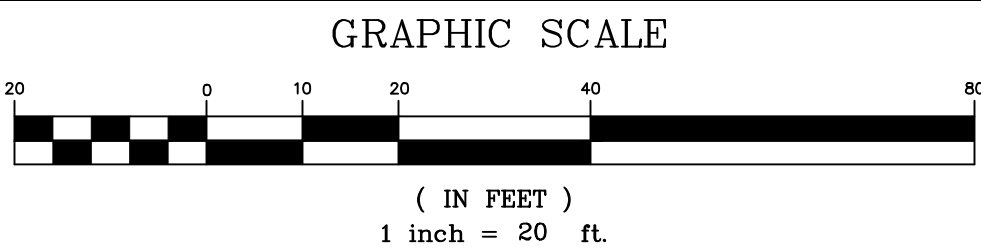
PROPERTY REFERENCE
BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE
ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB



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
 - - - - - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED EROSION CONTROL
 - ZONE LINE



REV. NO.	DATE	REVISION
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TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:

400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:

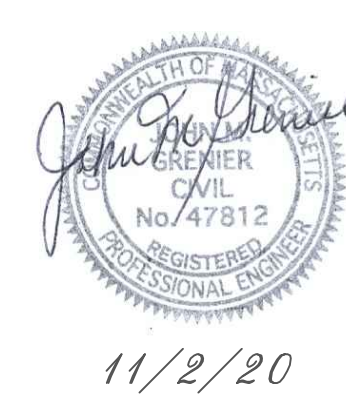
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

TELE. NO.: (508) 845-2500

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

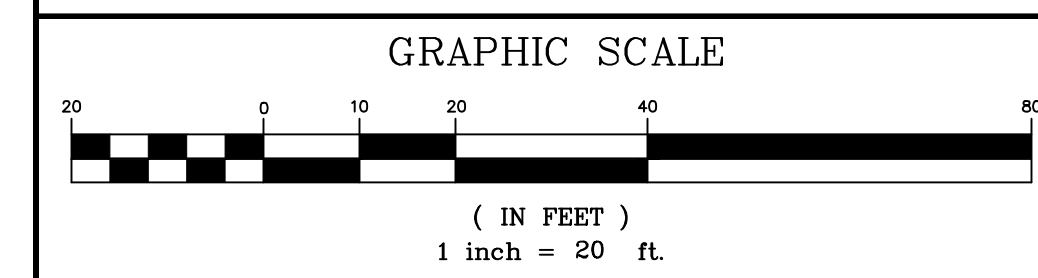
GRADING AND DRAINAGE PLAN

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



LEGEND:	
— — — — —	EXISTING PROPERTY LINE
— — — — —	EXISTING EASEMENT LINE
— — — — — 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

- 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.



REV. NO.	DATE	REVISION

TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

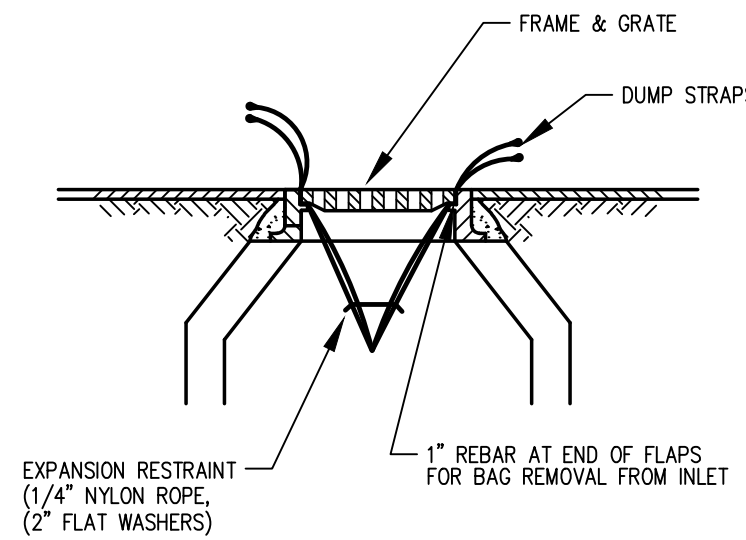
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

TELE NO.: (508) 845-2500	
SCALE: 1" = 20'	DATE: NOVEMBER 2, 2020

UTILITY PLAN

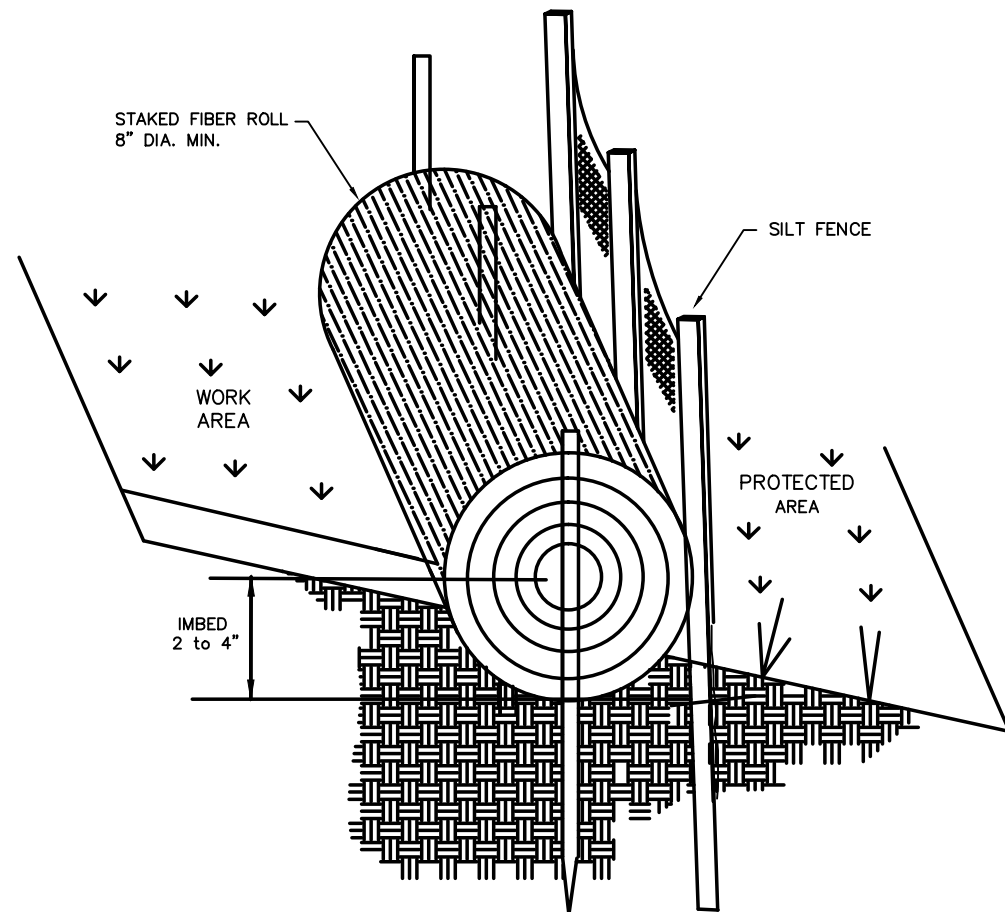
SHEET NO.: SHEET 5 OF 8	PROJECT NO.: G-597
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NOTE:
BAGS SHOULD BE CLEANED OUT
AFTER EVERY RAIN EVENT AND/OR
AS NEEDED.

SILT SACK DETAIL

NOT TO SCALE



SILT FENCE/STRAW WATTLE BARRIER DETAIL

NOT TO SCALE

- 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.
- 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).
- The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
- 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.
- 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:

- 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:

- 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.
- THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
- 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.
- 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:

- 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.
- IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
- 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:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
- 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.
- THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
- 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.
- 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.
- 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:

- 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.
- NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
- 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.
- THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

- LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
- 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.
- IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKLED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
- ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
- ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
- TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

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

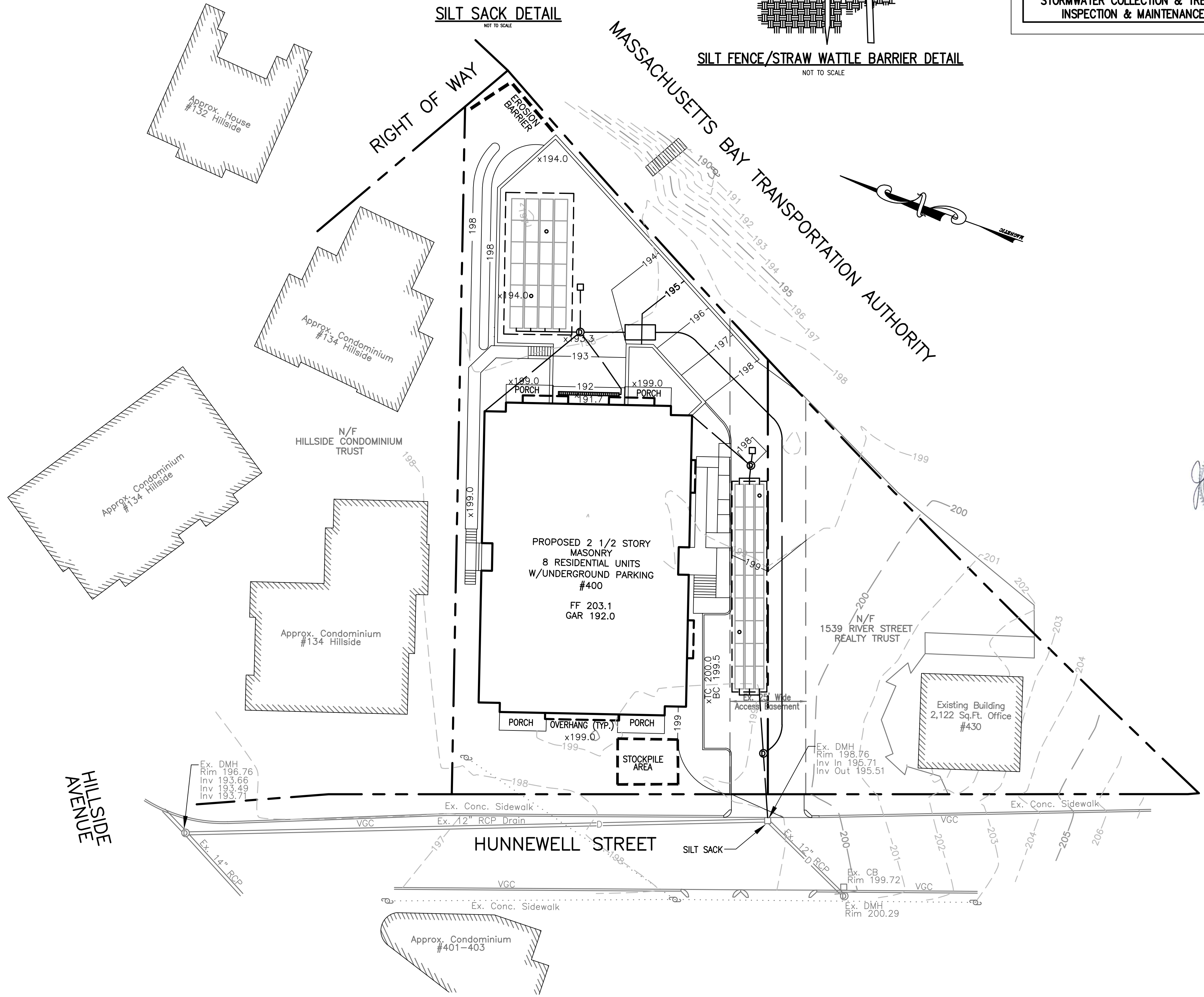
NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.

LEGEND:

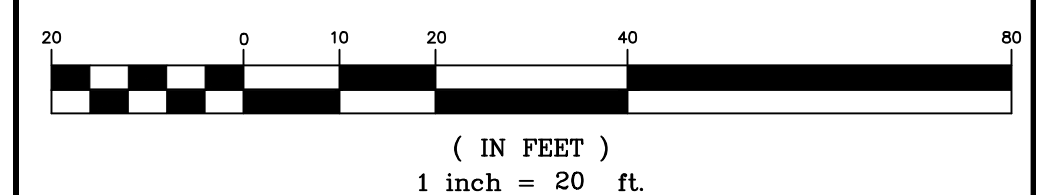
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE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



11/2/20



GRAPHIC SCALE



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:

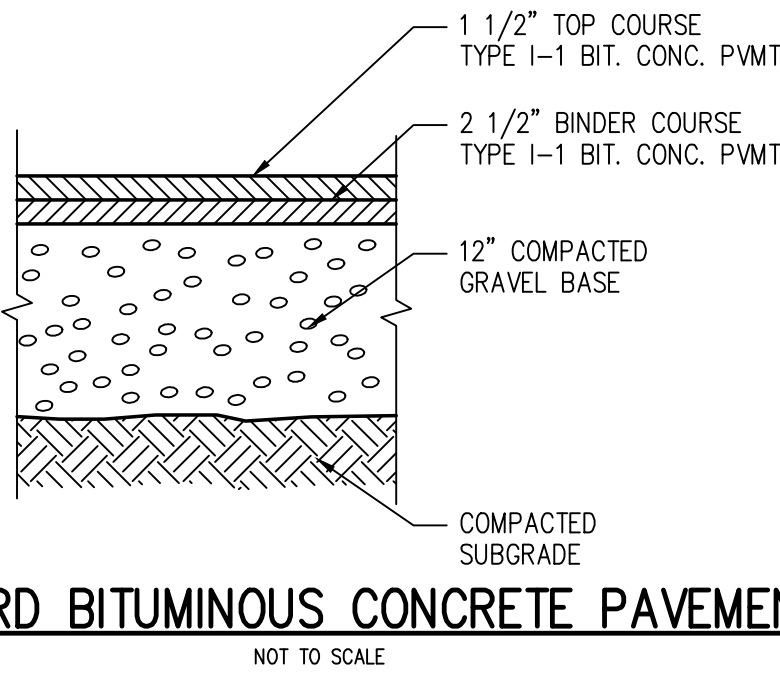
**J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752**

TELE NO.: (508) 845-2500

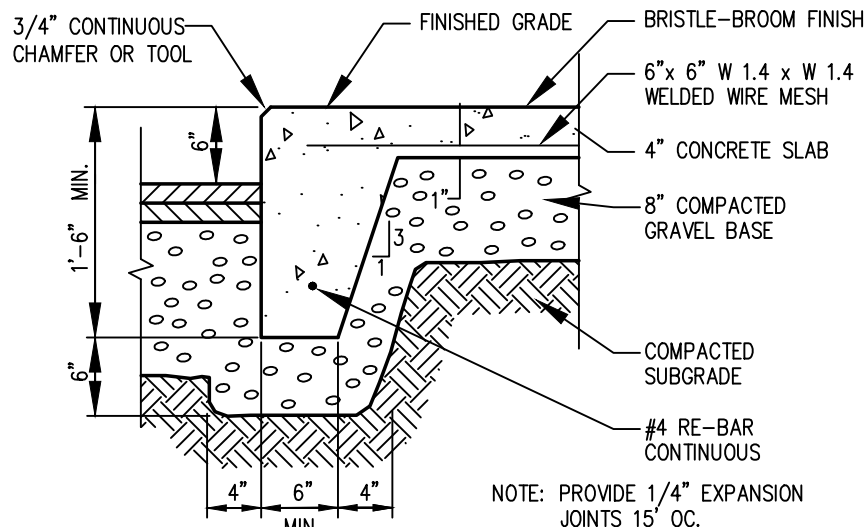
SCALE: 1" = 20'	DATE: NOVEMBER 2, 2020
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EROSION & SEDIMENTATION CONTROL PLAN

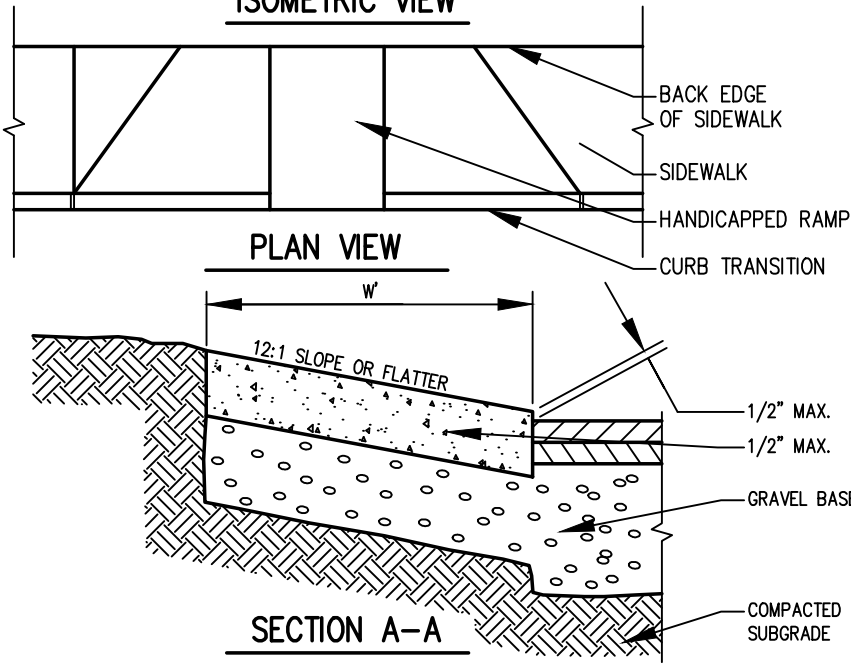
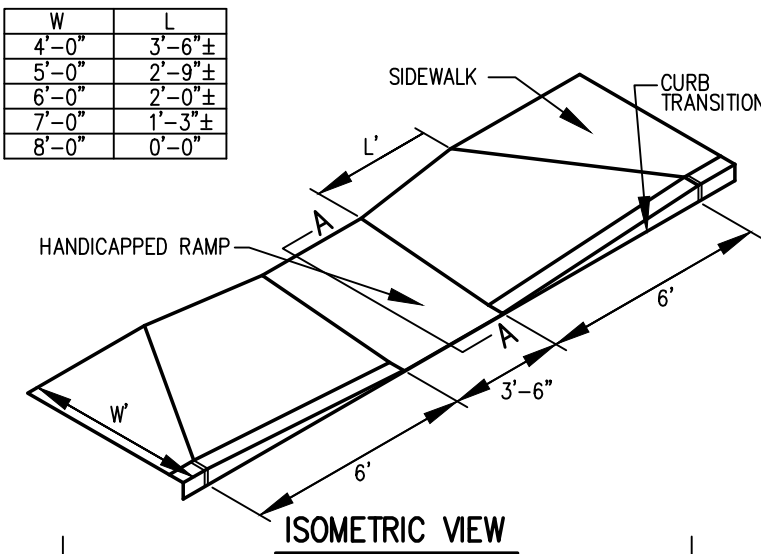
SHEET NO.: SHEET 6 OF 8	PROJECT NO.: G-597
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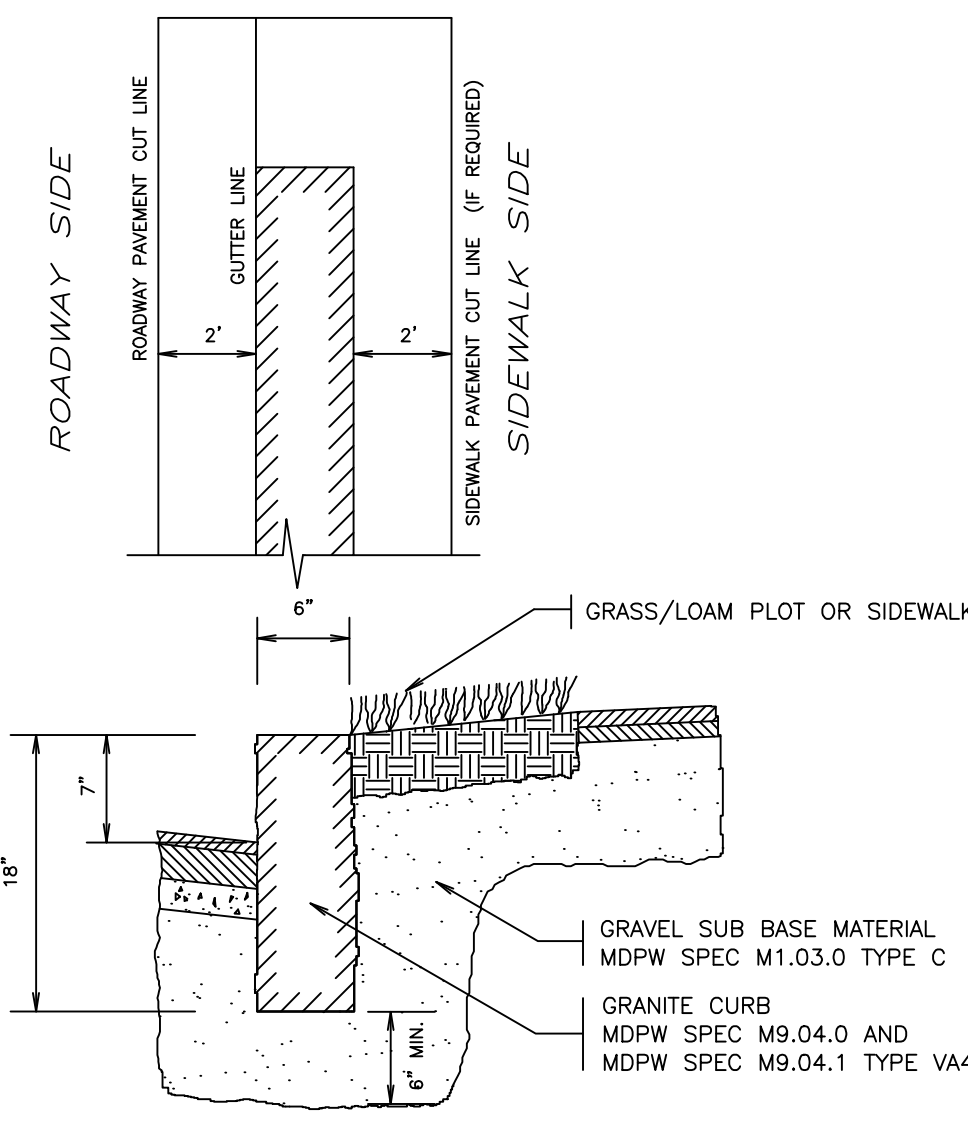
STANDARD BITUMINOUS CONCRETE PAVEMENT



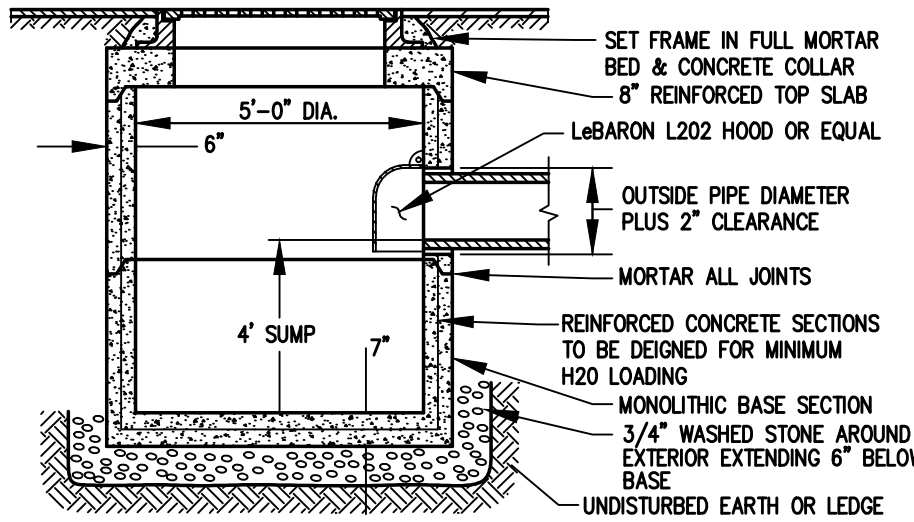
HAUNCHED CONCRETE CURB



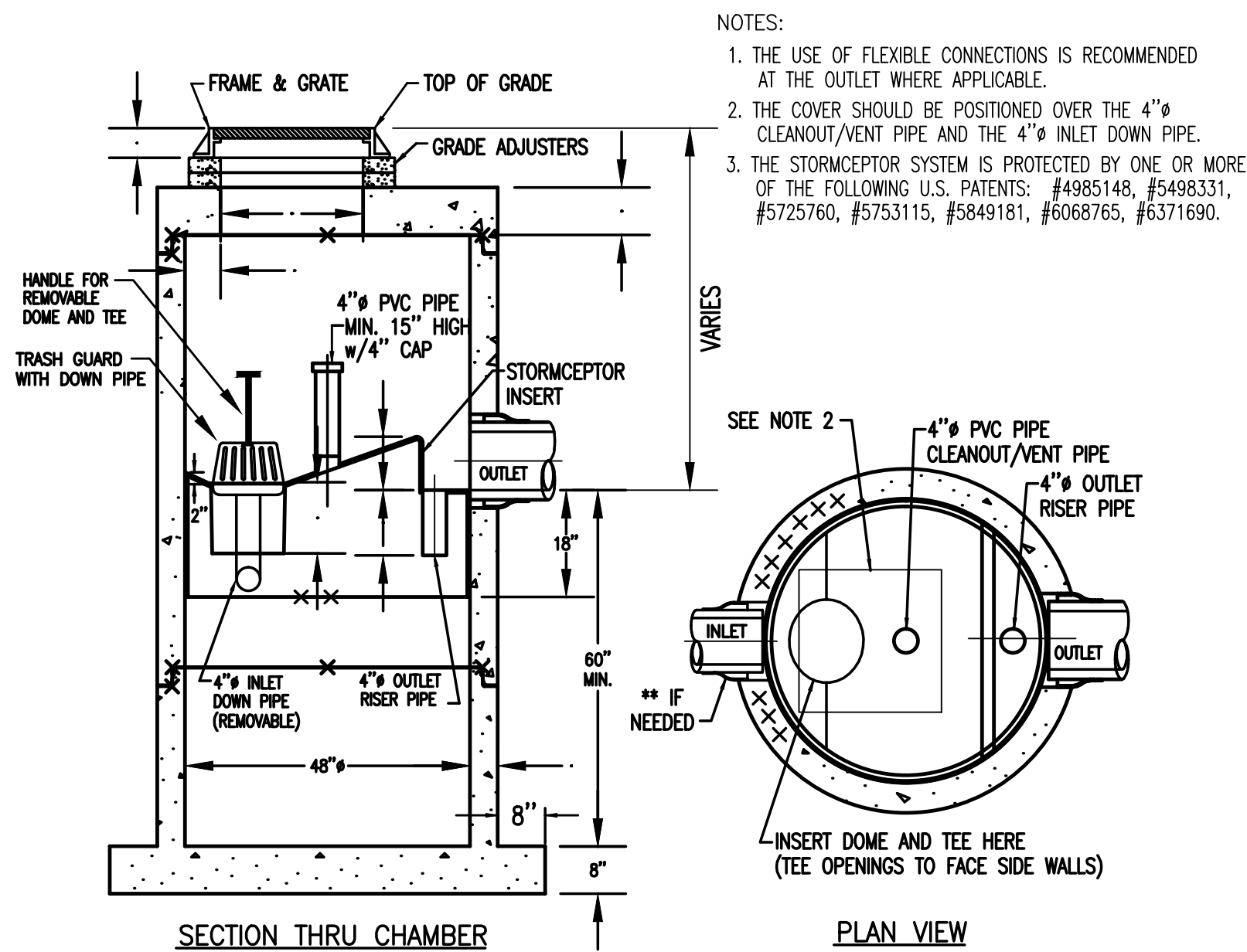
HANDICAP RAMP



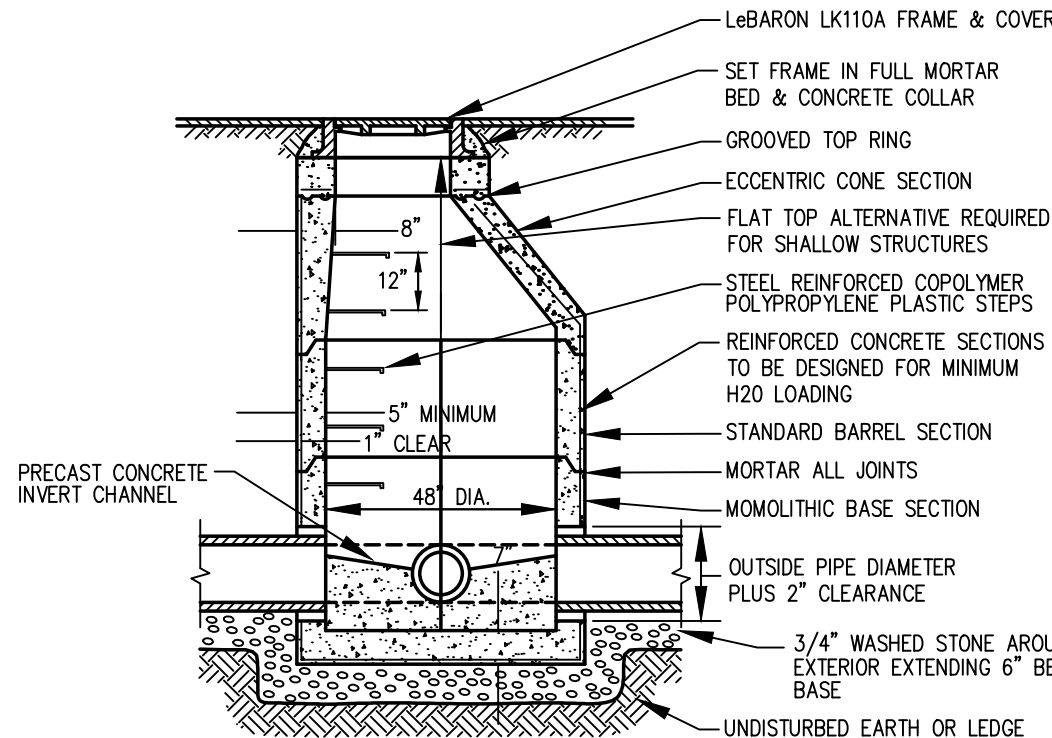
TYPICAL GRANITE CURB DETAIL



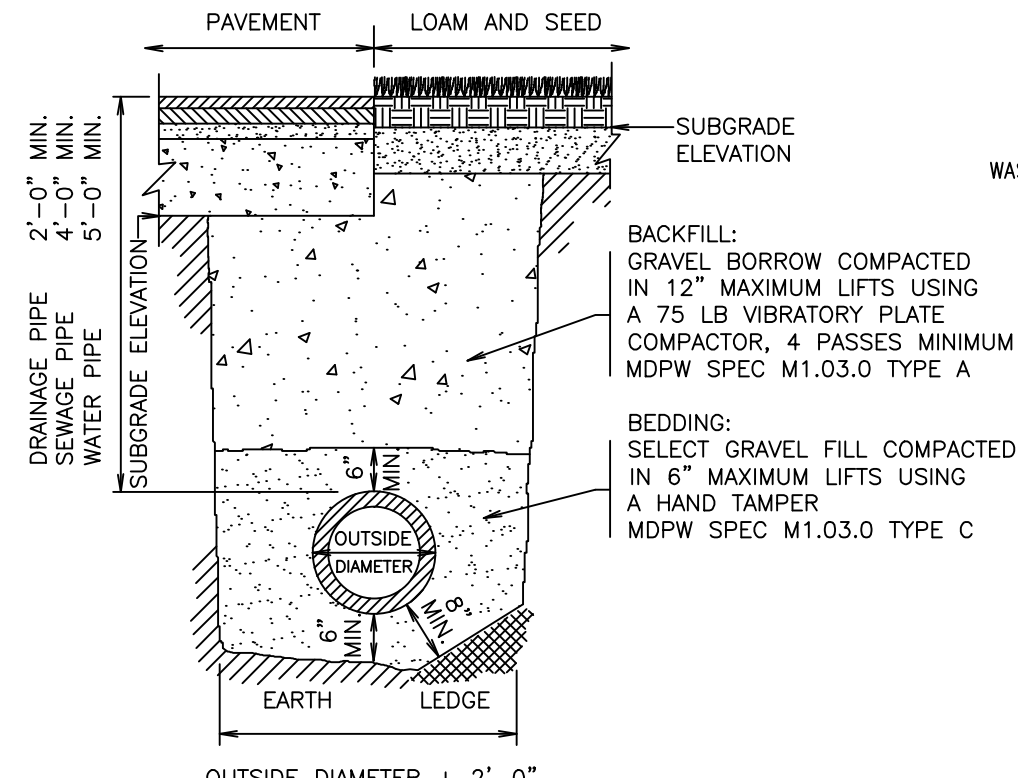
FLAT TOP CATCH BASIN



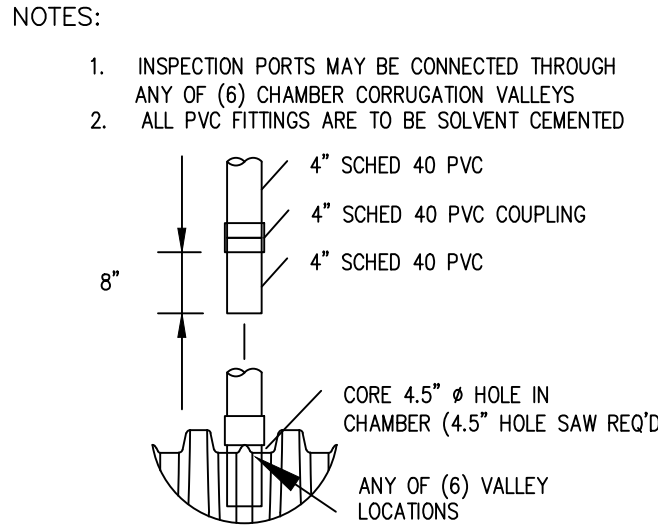
PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT



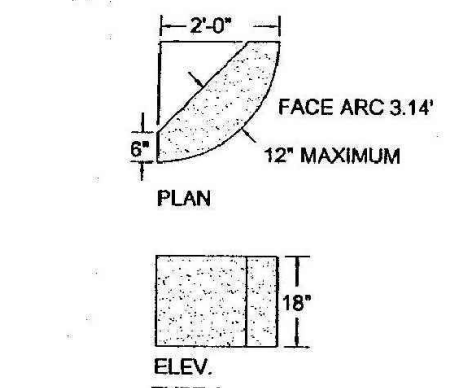
PRECAST CONCRETE DRAIN MANHOLE



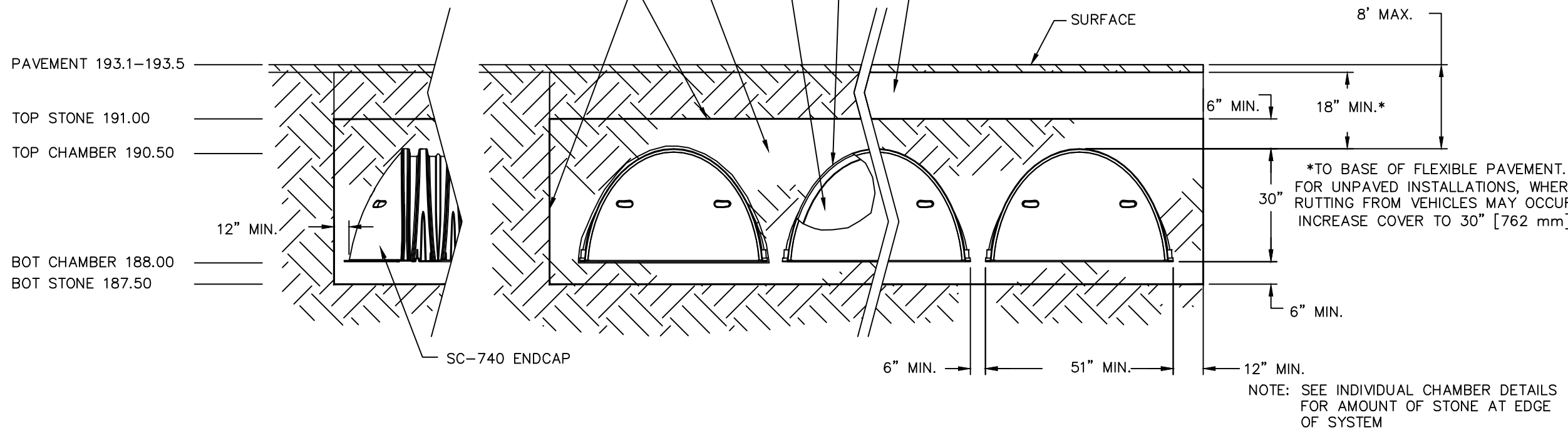
TYPICAL TRENCH DETAIL



INSPECTION PORT

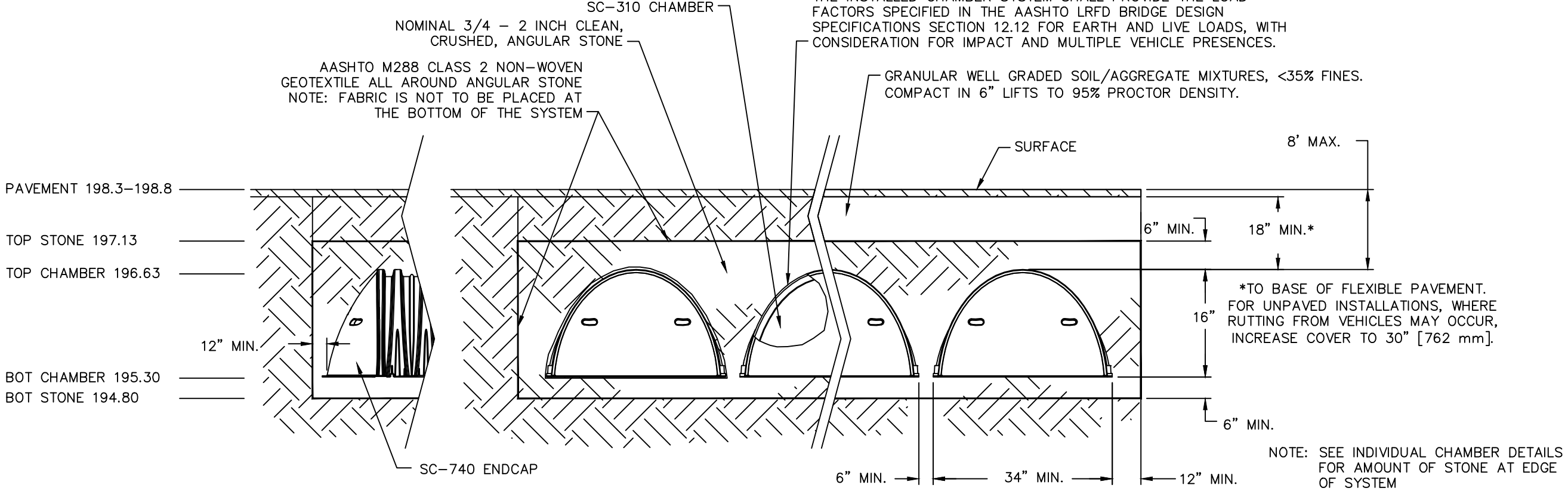


CORNER BLOCK DETAIL



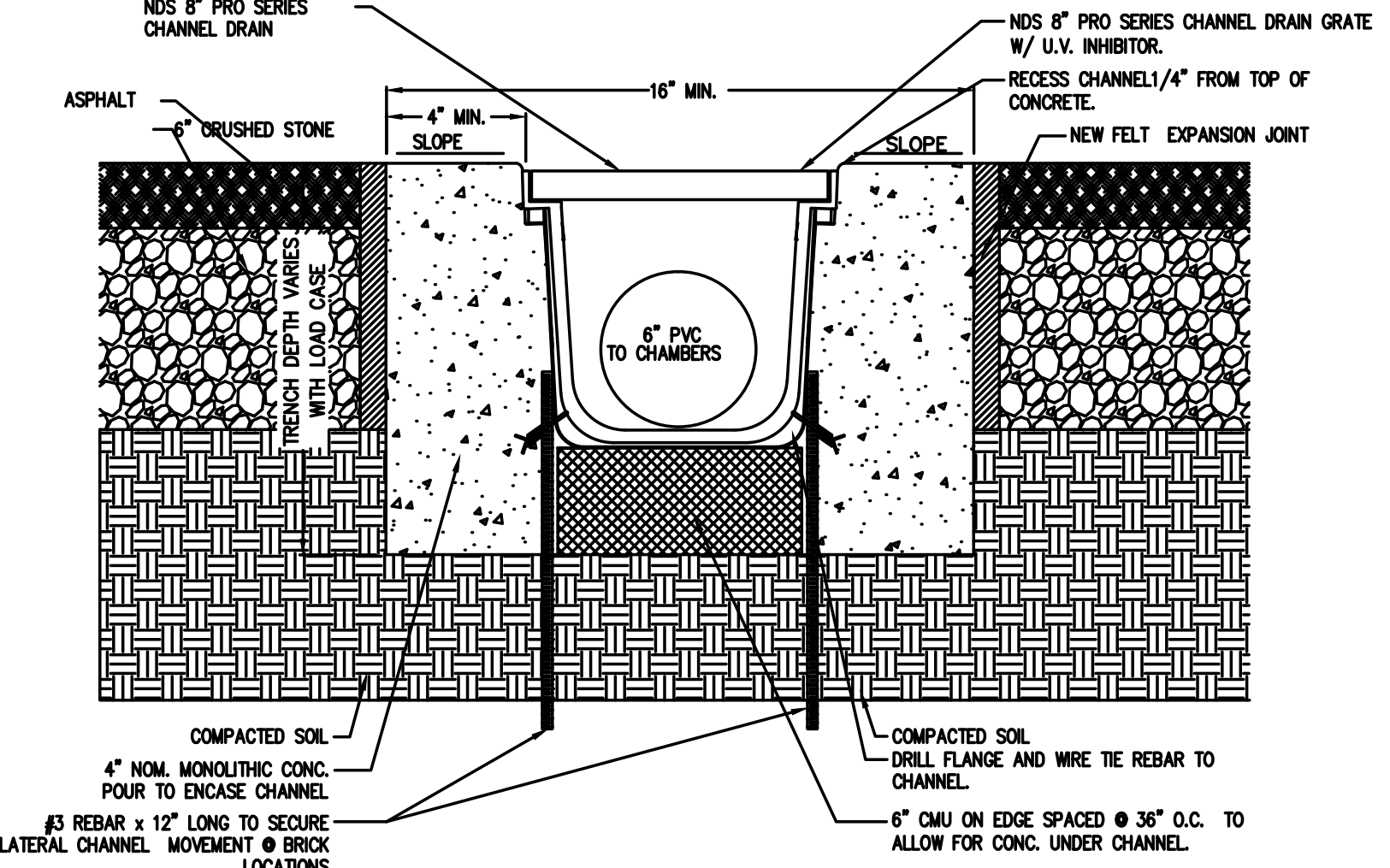
STORMTECH SC-740 CHAMBERS CROSS-SECTION

- 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 SUITABLE MATERIAL.



STORMTECH SC-310 CHAMBERS CROSS-SECTION

- 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 SUITABLE MATERIAL.



TRENCH DRAIN CROSS-SECTION

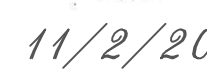
11/2/20

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



- CIRCULAR BASINS ARE RECOMMENDED.**

DRAINAGE FROM FLOOR
OR THROUGH DRAINS



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 MARBOROUGH, MASSACHUSETTS 01752 TEL NO.: (508) 845-2500		
SCALE: AS SHOWN	DATE: NOVEMBER 2, 2020	
DETAIL PLAN 2/2		
SHEET NO.: SHEET 8 OF 8	PROJECT NO.: 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



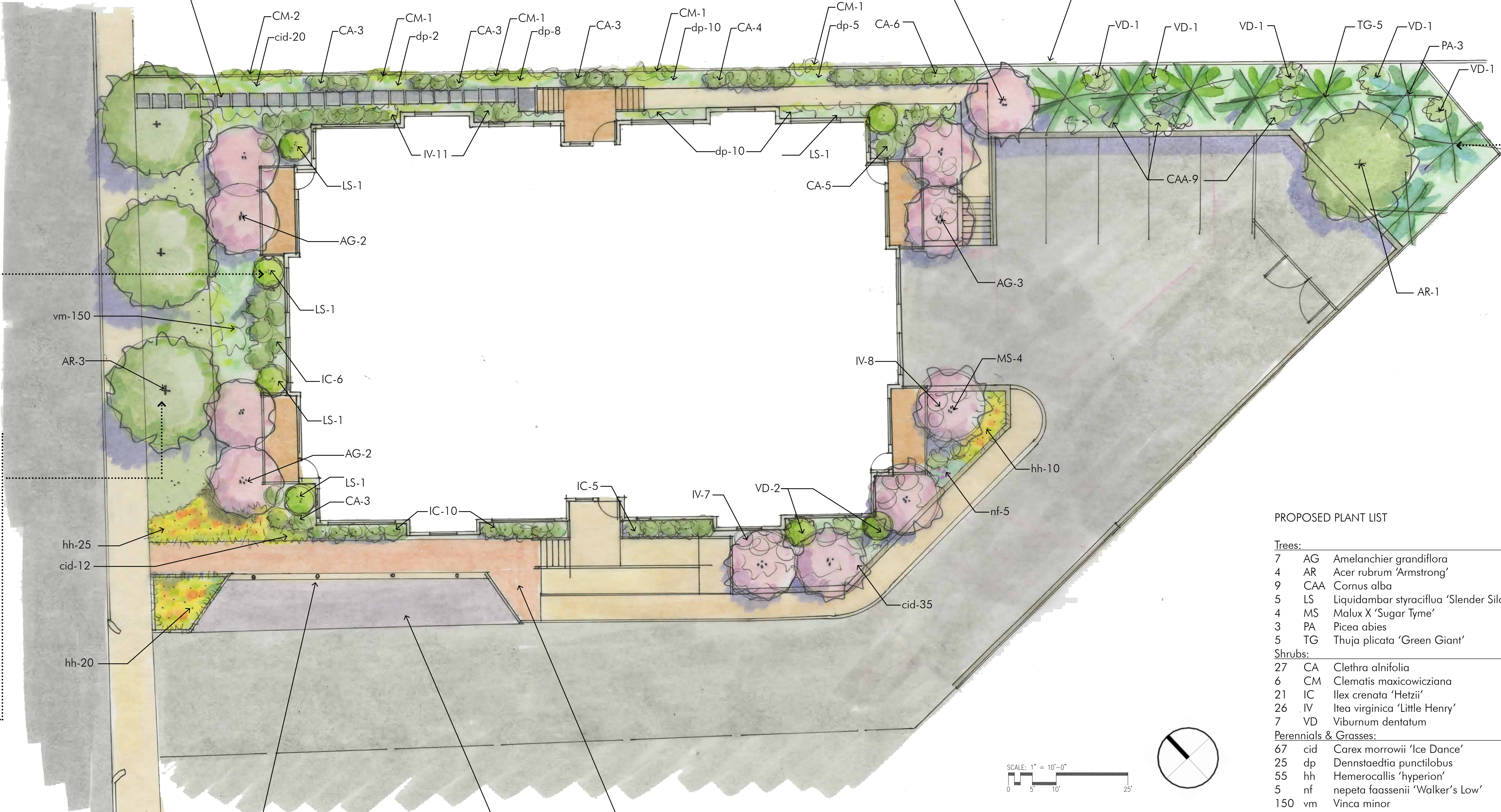
Evergreen Screening Planting Green Giant Cedar and Norway Spruce



Slender Silhouette Sweet Gum Accents architecture



Armstrong Red Maple



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 Silhouette'	Fastigate Sweetgum	3-3.5" cal. B&B
4	MS	Malus 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 Arborvitae	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.



Bollard Lights at HC Parking



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





Mountain Laurel

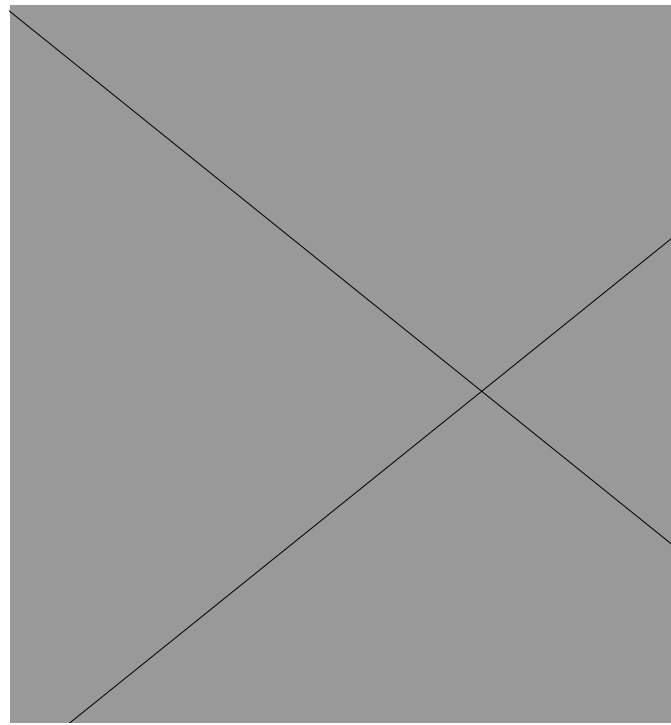


Column Sweet Gum



Pillar Pin Oak

Rhododendron



Vinca



Pennsylvania Carex

Green Giant Red Cedar



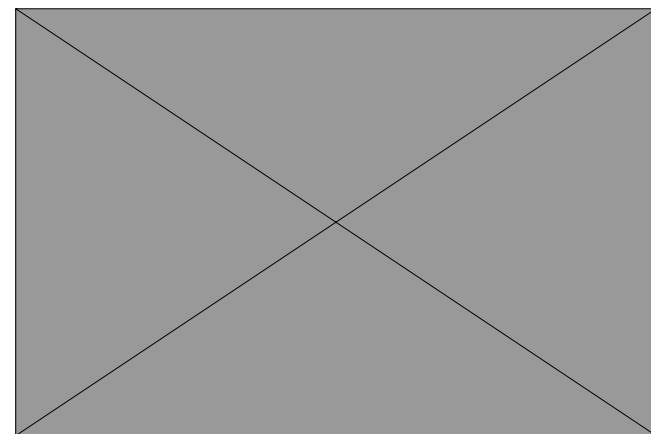
Red Oak



ARMSTRONG RED MAPLE



Liquid Amber



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

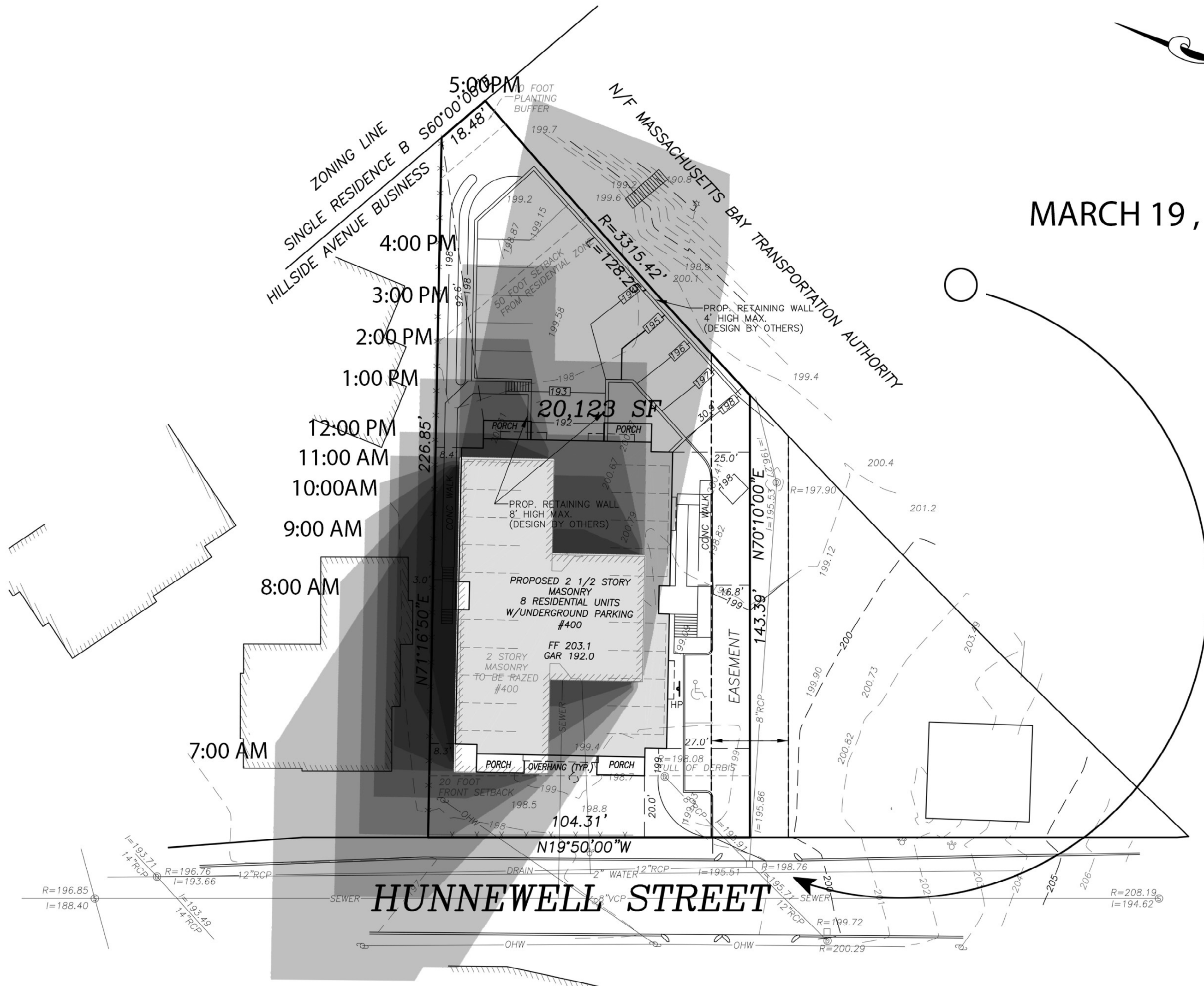


Bollard Lights - Bega

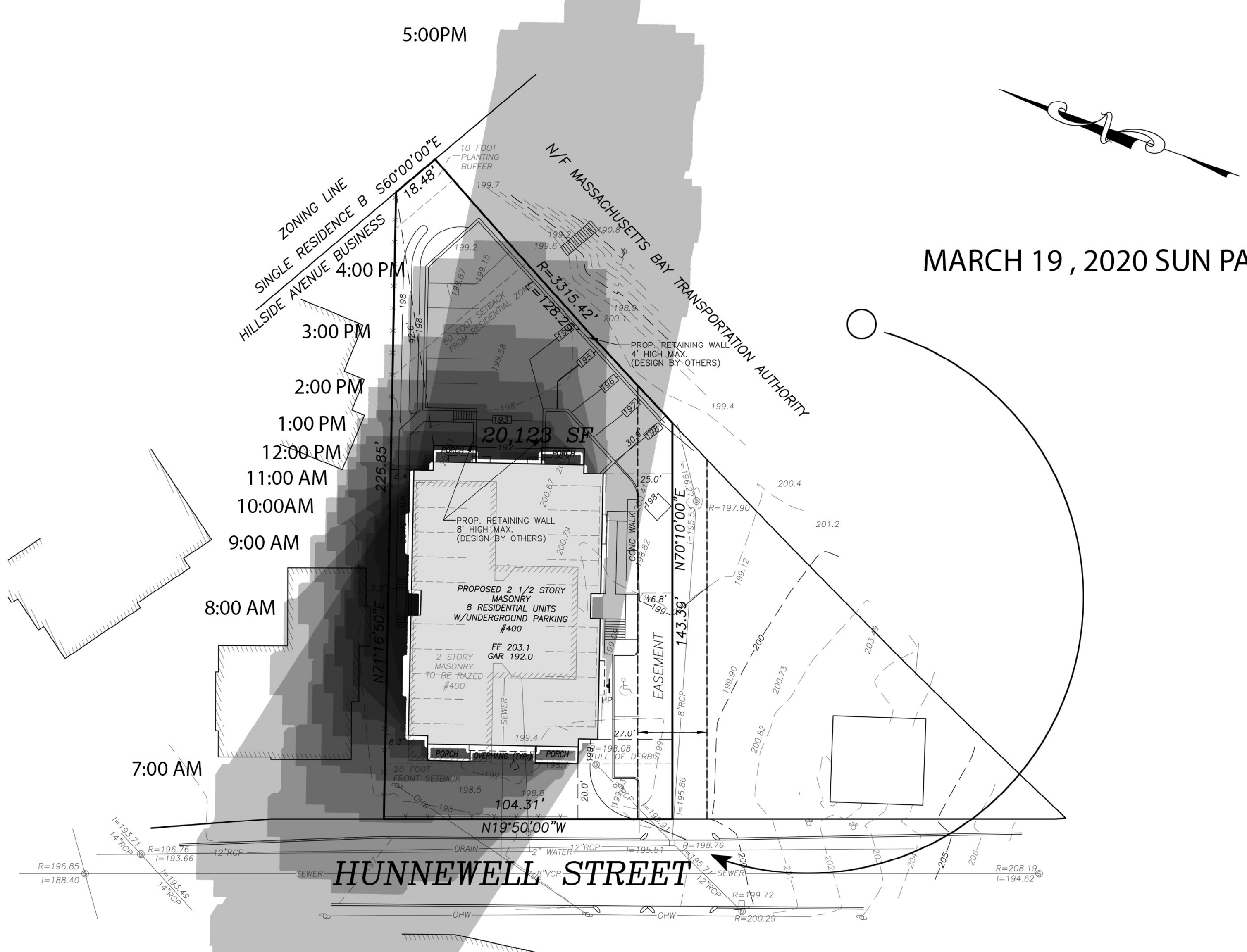


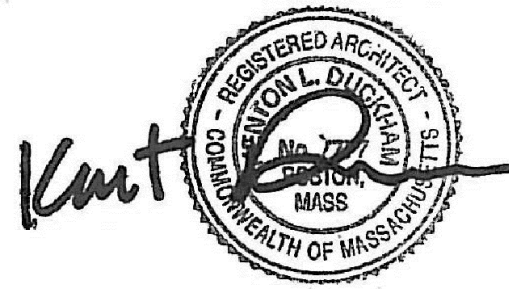
Vista - Bollard Lights (semi-cut off)



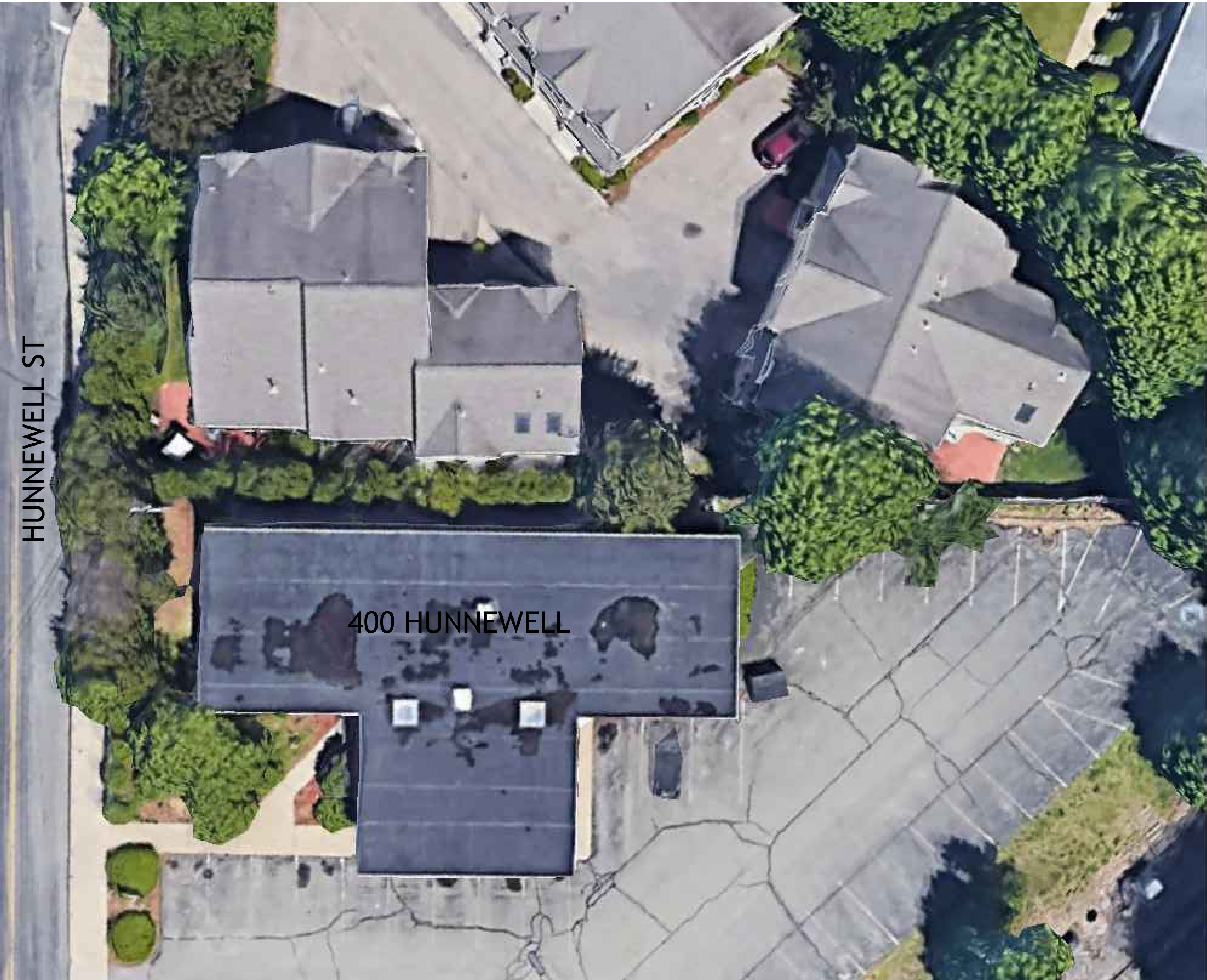
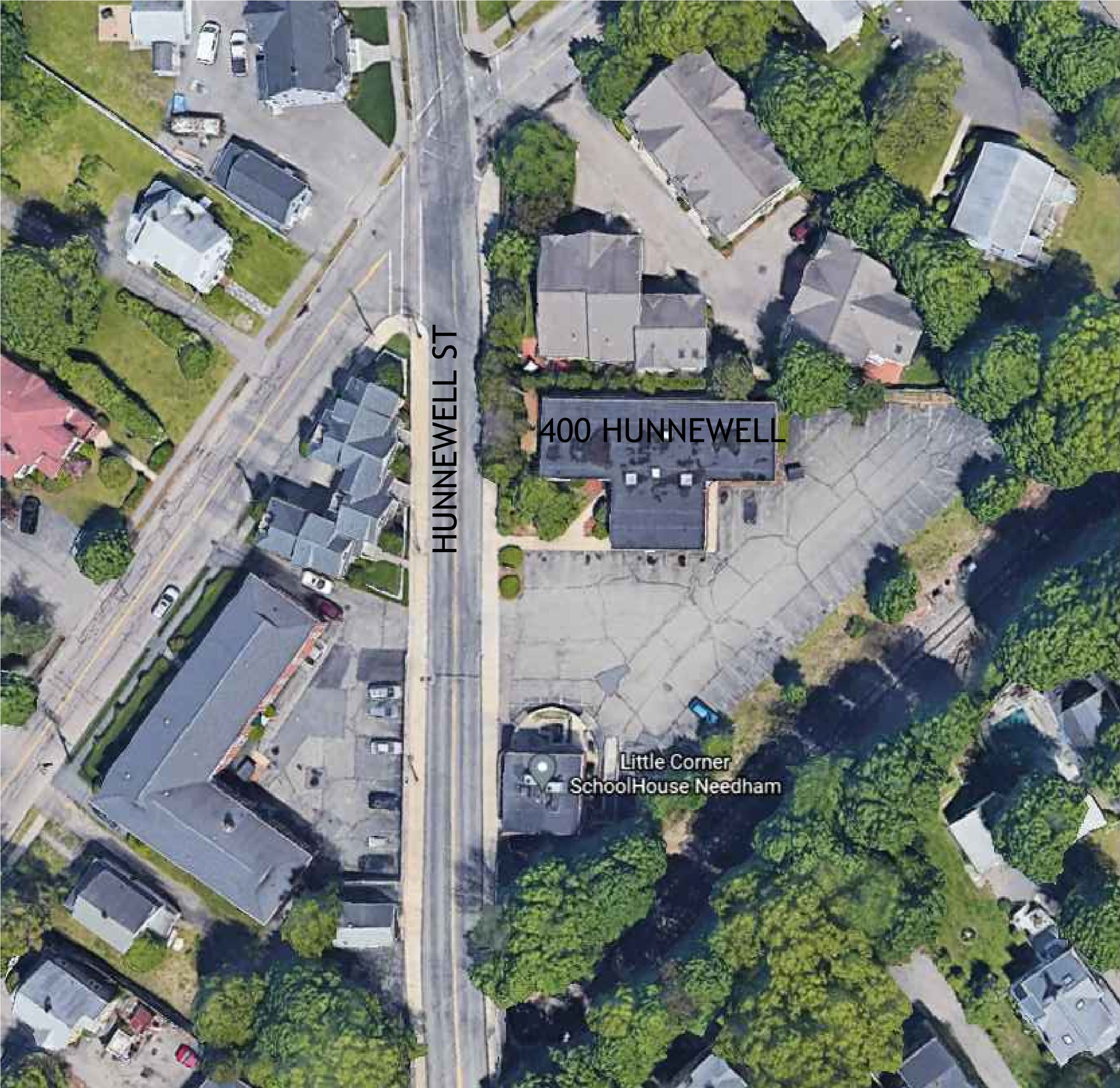


MARCH 19, 2020 SUN PATH





PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020



Issues		
Number	Date	Description

Revisions		
Number	Date	Description

Checked by :
Drawn by : JRM

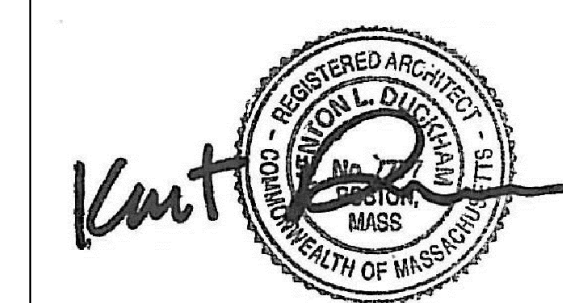
400 Hunnewell Street
Needham, MA

EXISTING SITE PHOTOS

Drawing Scale:

Project Number:
201919.00

Date Issued:
01.04.2021



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

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Revisions		
Number	Date	Description

Checked by : _____

Drawn by : JRM

400 Hunnewell Street
Needham, MA

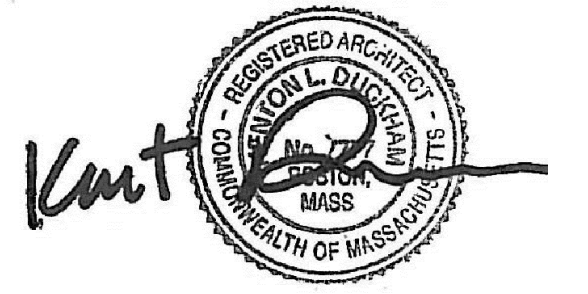
EXISTING SITE PHOTOS

Drawing Scale:

Project Number:
201919.00

Date Issued:
01.04.2021



**PERMIT SET**

DRAWING NOT
FOR CONSTRUCTION

SEPTEMBER 10, 2020

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400 Hunnewell Street
Needham, MA

EXISTING SITE PHOTOS
VIEW OF TRACKS & TRAIN

Drawing Scale:

Project Number:
201919.00

Date Issued:
01.04.2021

A.0.3

[illegible][illegible]

Date Issued:
01.04.2021

A.0.4



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

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400 Hunnewell Street
Needham, MA

EXISTING ROOF HEIGHT PHOTOS:

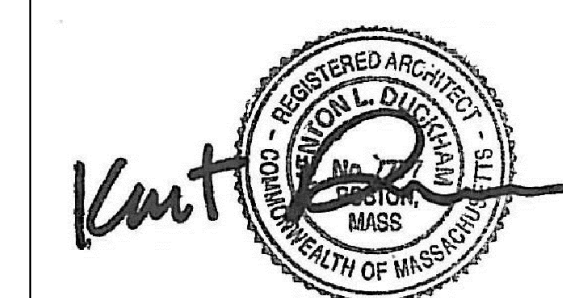
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201919.00

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01.04.2021

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DRAWING NOT
FOR CONSTRUCTION

SEPTEMBER 10, 2020

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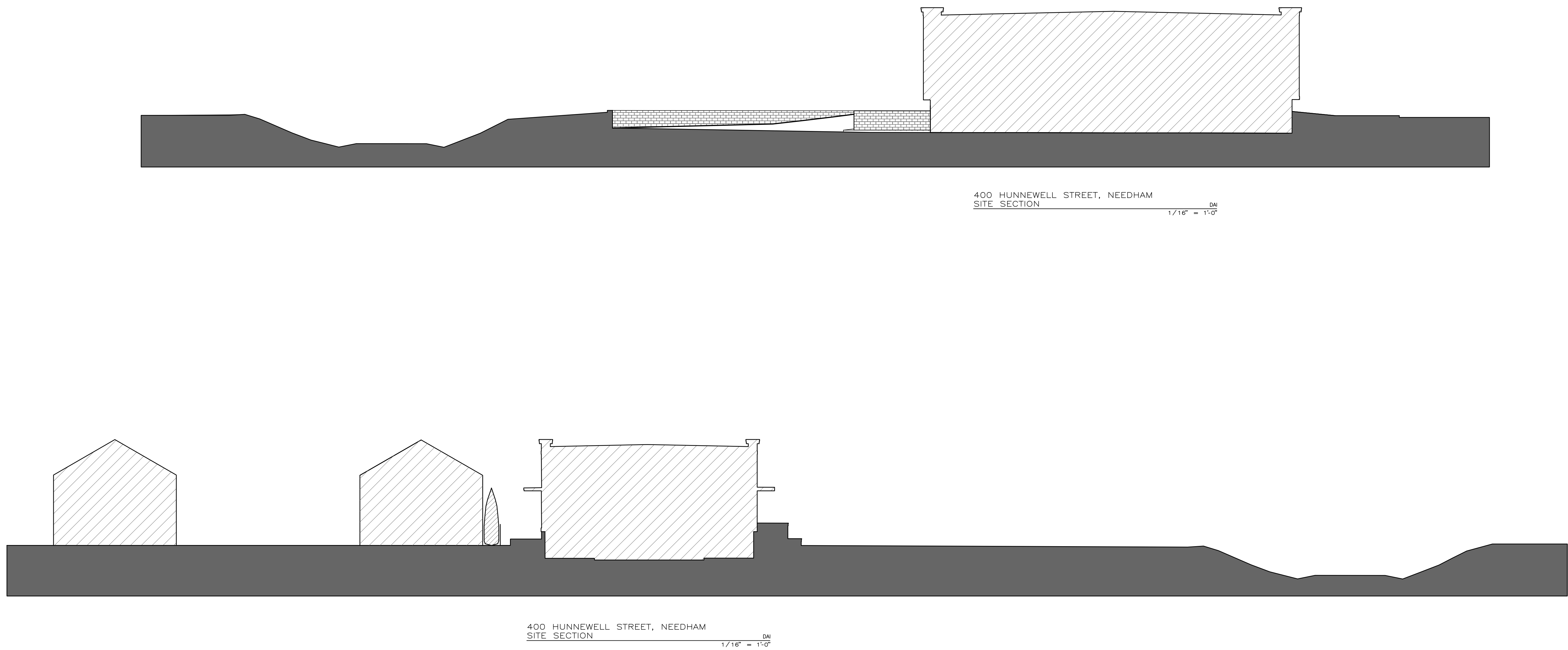
EXISTING SITE PHOTOS
VIEWS FROM OFFICE BUILDING

Date Issued:
01.04.2021





PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

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400 Hunnewell Street
Needham, MA

SITE SECTIONS

Drawing Scale:

Project Number:
201919.00

A.07

Date Issued:
01.04.2021

400 HUNNEWELL

Needham, MA

PERMIT SET - Jan, 04 2021



400 HUNNEWELL STREET

ZONING LEGEND:



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 1/2 STORIES	2 STORIES	2 1/2 STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES

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 Landscape 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 dkirstajn@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

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 OWNERS 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.



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues		
Number	Date	Description

Revisions		
Number	Date	Description

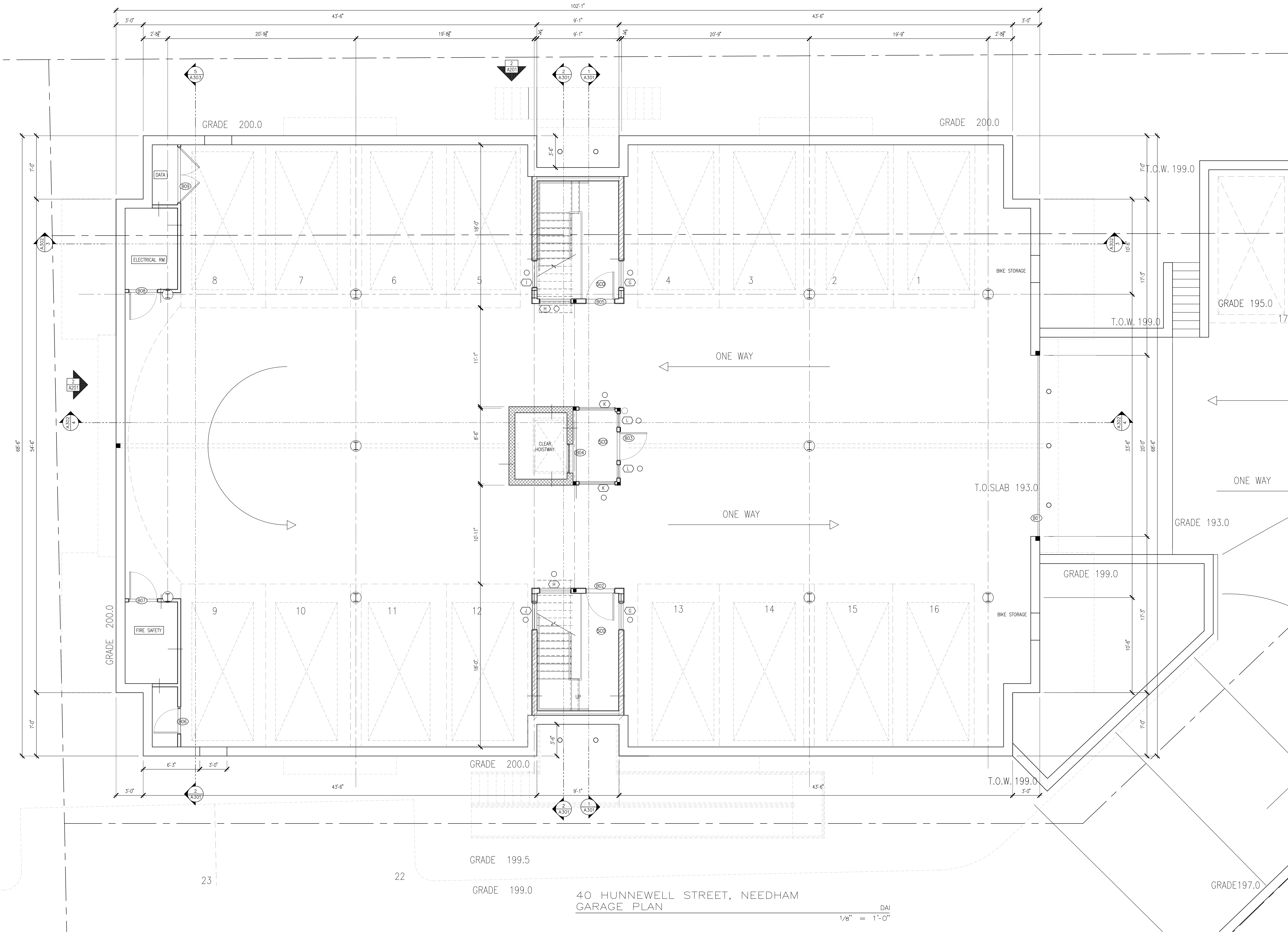
Checked by :
Drawn by : JRM

400 Hunnewell Street
Needham, MA

LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"
Project Number:
201919.00
Date Issued:
01.04.2021

A.B.1





PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues		
Number	Date	Description

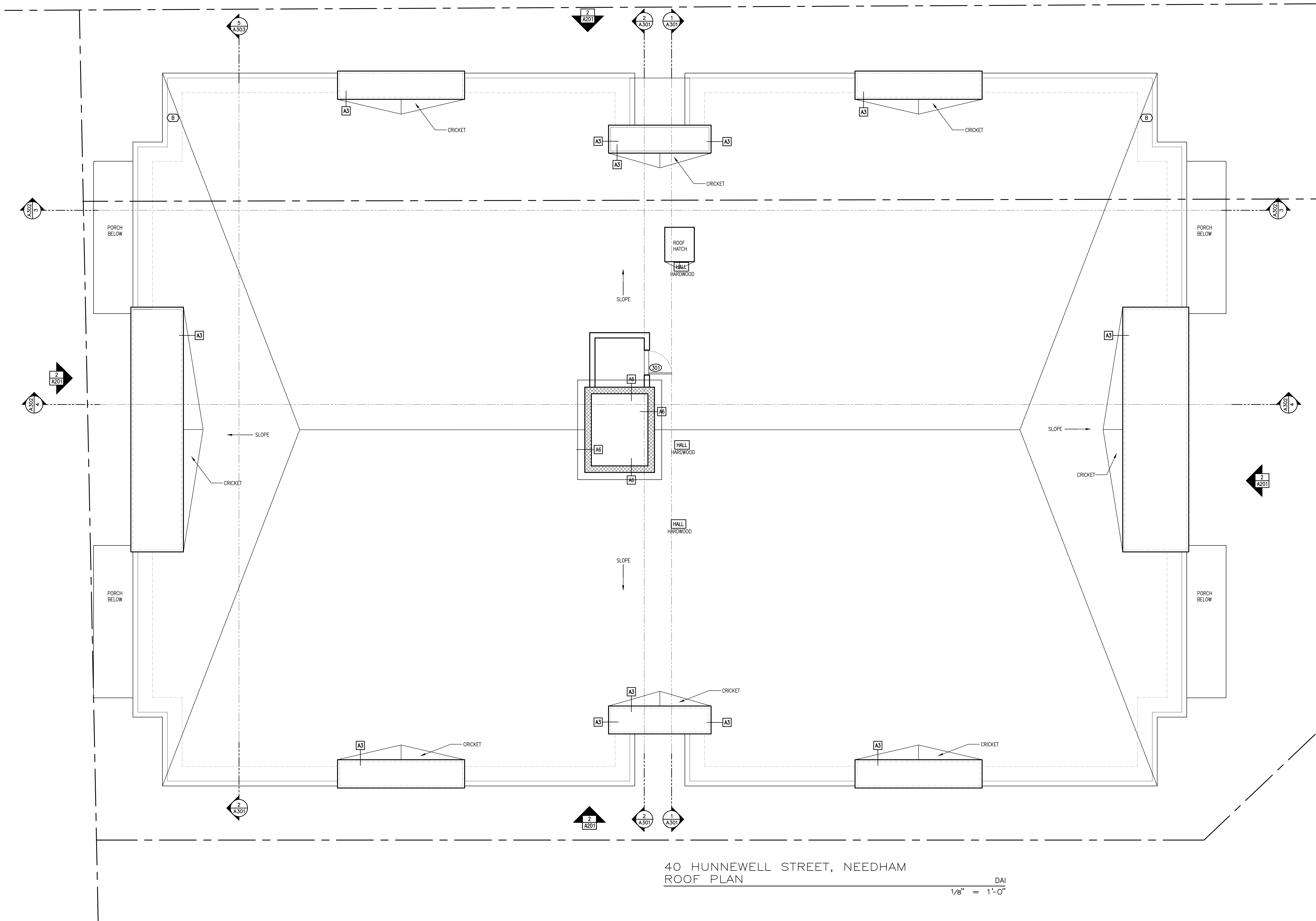
Revisions		
Number	Date	Description

Checked by :
Drawn by : JRM

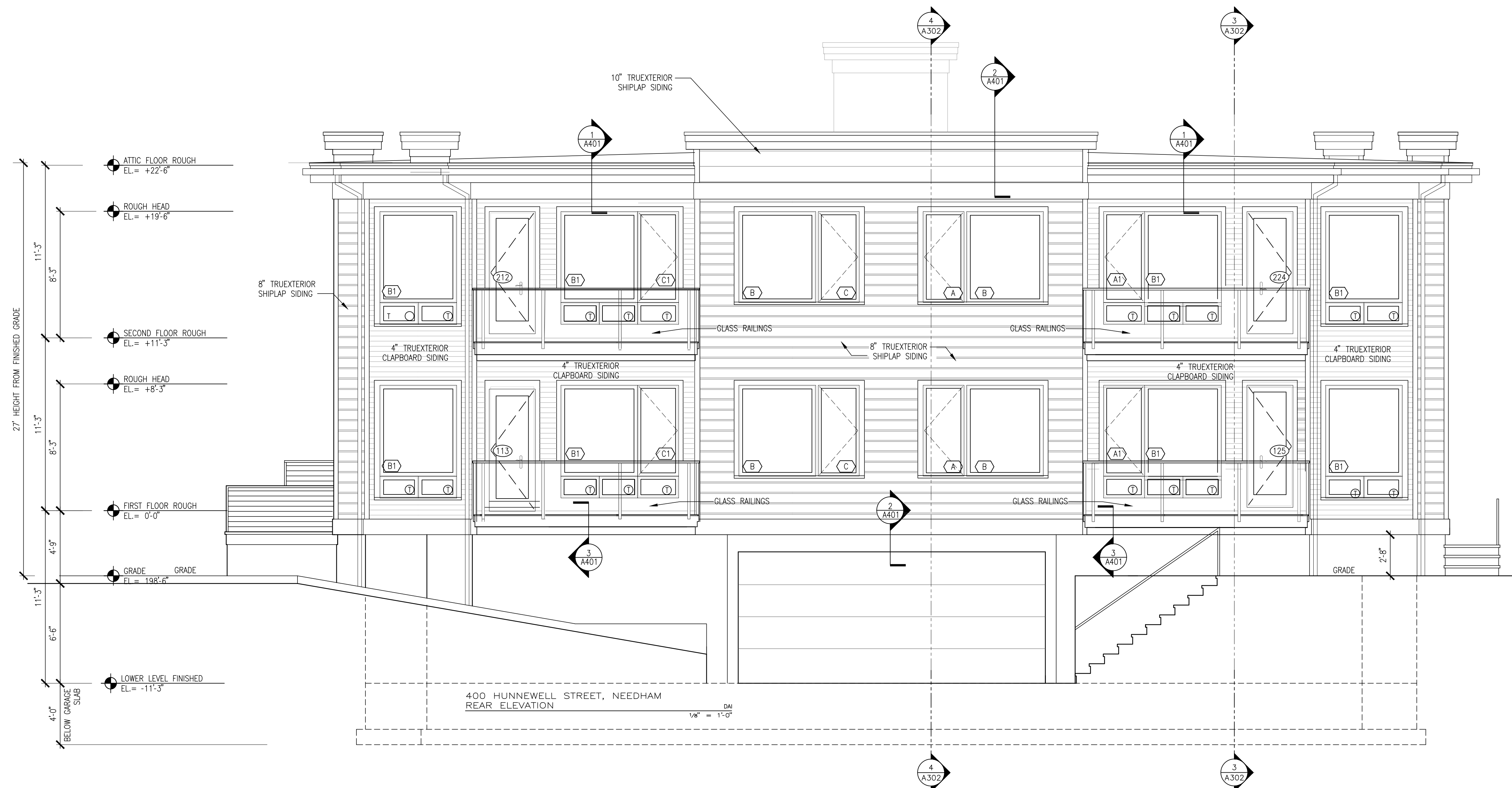
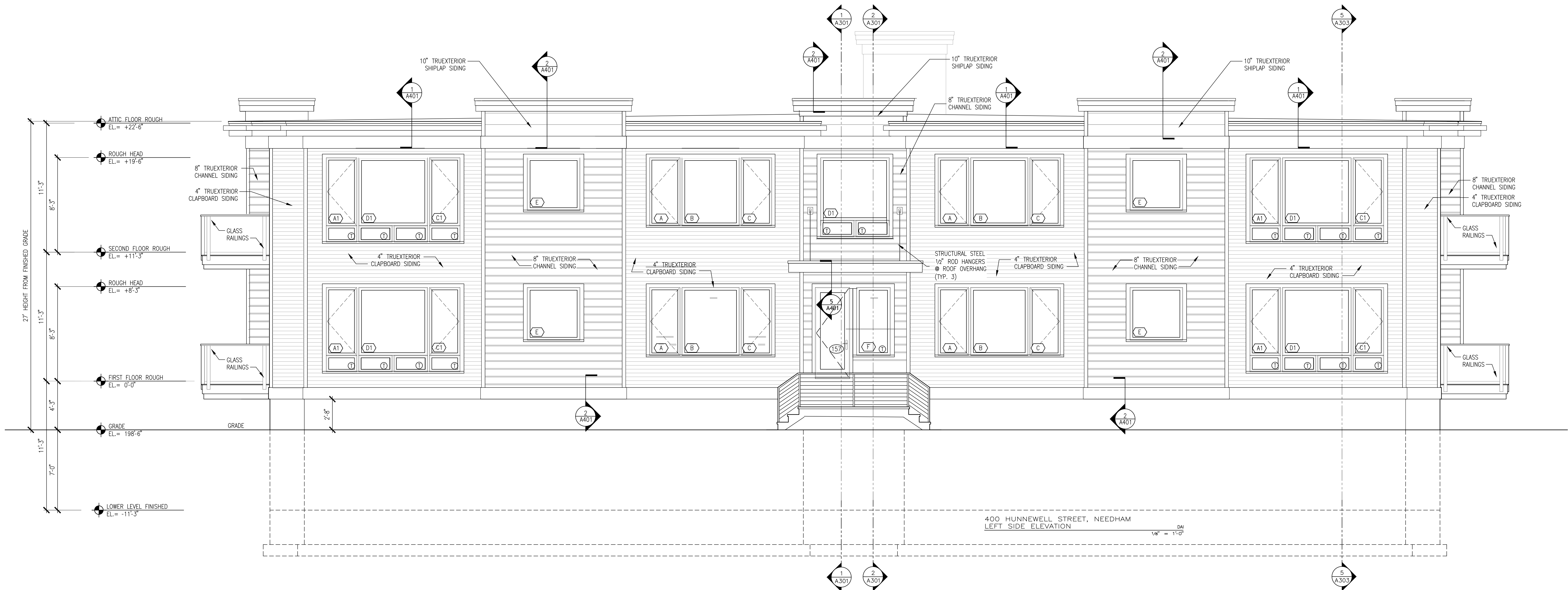
400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"
Project Number:
201919.00
Date Issued:
01.04.2021



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







December 21, 2020

Ms. Lee Newman

Planning Director

Town Hall Room 20

Needham, MA 02492

Re: 400 Hunnewell Street

Dear Ms. Newman,

Thank you for the opportunity of participating in the first meeting regarding construction of the above mentioned property. We look forward to continuing the discussion of the property as it impacts our abutting residences.

Based on the information from the first meeting, our concerns are as follows:

1. The Shade Study presented by the Property Developer is grossly inaccurate:
 - a. The Study does not evaluate the impact of the proposed development shade to the condo unit in its entirety and this anomaly was acknowledged by the Property Developer at the Planning Board meeting.
 - b. It leads to questions whether the Property Developer has conducted adequate and appropriate levels of due diligence for this project and its related impact.
 - c. The study was not shared as part of the proposed development planning documents by the Property Developer, including to the Planning Board.
2. The proposed development height directly impacts the natural sunlight intake to 3 of the condo units at 160 Hillside Avenue:
 - a. In each condo unit it directly impacts 2 bedrooms and the living room.
 - b. The 3 rooms constitute approximately 75% of the condo square footage. Attached are recent photos of the property and rooms taken during December mornings, which show the natural light our units get inside rooms on both the first and second floors. The height and close proximity of the rear section of new building will significantly reduce this natural light to virtually zero all year long.
 - c. We would like a more accurate idea about where the shadow line created by the new building will actually fall on our building. In addition, we would request evaluation of a possibility of design modifications to reduce the height of proposed structure.

3. As previously stated, the additional electric and heating costs to our units will be as a result of this loss of natural light, affecting quality of life issues. The use of additional fossil fuels for heating is a further environmental issue.
4. There are questions about the placement of second floor windows. Will they be aligned with our existing windows or staggered to promote privacy for all concerned?
5. While the renderings of the narrow rear walkway and rear entrance of the new building might at first glance seem attractive, we believe they will become a busy thoroughfare for the new residents accessing the building. A six foot fence will not lessen the sound, especially as the fence drawing shows a lattice top. Therefore, we urge that the building be sited several additional feet from the property line.
6. The property development company has not conducted a Photometric study of the proposed project. The lighting plan was not part of the documents reviewed by the Design Board. Additionally, the lighting proposed seems to be on at the rear of the building at all times which will throw light in to our condo units. The shadow study should be conducted in a December time frame when the sun is at its lowest point. This area needs to be reviewed by the Planning Board to the fullest extent so as to evaluate the impact on our condo units.
7. We have concerns about the impact, to our condo units, of blasting for demolition of the current structure and creating underground parking. There have been instances of damage to adjoining properties caused by blasting methods in other projects.
8. Again, we invite representatives of the planning board, property development company and their attorney to visit our units before any final approvals are done.

We appreciate the opportunity to voice our concerns to the Planning Board. Please notify us regarding the Zoom information for the January 4, 2021 board meeting and if there are any questions.

Thank you from the residents of 154, 156, 160 Hillside Avenue:

Bette Vogel	Unit 8	Rhonda Altman	Unit 4
Rushit Kamani	Unit 7	Mary Bronski	Unit 3
Noah Atlas	Unit 6	Karina Dodor	Unit 2
Elizabeth Hayden	Unit 5	Sam Hart	Unit 1

Enclosures

Cc: George Giunta, Jr. Esq.

Pictures: Taken: December 17, 2020 @ 10 AM: Unit 7 and 8



Taken: December 17, 2020 @ 10 AM: Unit 6



Taken: December 16, 2020 @ 11:30 AM: Unit 7 Bedroom



Taken: December 19, 2020 @ 12:15 PM: Unit 7 – 2nd Bedroom



Dec-19, 2020 @ 9:30 AM: Unit 8 – Living Room, Bedroom 1 and Bedroom 2



Zoning Element	Existing By-law		Previous Proposal		New Proposal	
	By Right	Special Permit	By Right	Special Permit	By Right	Special Permit
FAR	0.5	0.65-0.75	1.00	1.75	1.00	1.35
Height	3 stories (30')		70'*	84'*	4 stories (56')**	5 stories (70')***
Front Setback	20' (50' on Gould + Highland)		5'****		5'****	
Side Setback	20'		10' *****		10' *****	
Rear Setback	10'		10' *****		10' *****	
Min Lot Area (SF)	20,000		20,000		20,000	
Min Lot Frontage (Ft)	100		100		100	
Max Lot Coverage	no requirement	no requirement	65%		65%	
Min Open Space	no requirement	no requirement	20%		20%	
Parking Garage Setback	no requirement	no requirement	100' Gould+ Highland		100' Gould + Highland	
Max façade length	no requirement	no requirement	200'		200'	
Traffic Mitigation		\$ by Developer		\$ by Developer		\$ by Developer

Legend

*Except a building within 150 feet of Highland Avenue and 200 feet of Gould Street is limited to a height of 42 feet or 48 feet if under a pitched roof or recessed from the face of the building in a manner approved by the Planning Board.

**Except a building within 180 feet of Highland Avenue and 200 feet of Gould Street is limited to 2 1/2 stories and a height of 35 feet.

***Except a building within 180 feet of Highland Avenue and 200 feet of Gould Street is limited to 3 stories and a height of 42 feet or 48 feet if under a pitched roof or recessed from the face of the building in a manner approved by the Planning Board.

****Except where building height exceeds 42 feet, in which case the front setback increases to 15 feet, or the building sits on Highland Avenue, Gould Street and/or the layout of Route 95/128, where a 20-foot landscaped vegetative buffer is required.

*****Except where building height exceeds 42 feet, in which case the side setback is increased to 20 feet for all side setbacks not abutting the MBTA right-of-way.

*****Except where building height exceeds 42 feet, in which case the rear setback is increased to 20 feet for all rear setbacks not abutting the MBTA right-of-way.

Zoning Element	Existing By-law				New Proposal	
	By Right	Special Permit	By Right	Special Permit	By Right	Special Permit
Uses	farm, church, school, lib/mus, muni water tower, park, passenger station, childcare, single family, boarding house, dormitory, retail up to 5750 sf, accessory manufacturing, offices, banks, various services, theaters, movie houses, sport facilities, entertainment buildings, fitness, distribution warehouse, storage, machine shop, bottling plant, equipment rental, garment manufacturing, laboratory, radio/TV studio, light manufacturing, municipal building, accessory use for home office or small repairs	farmers market, nursing home, private club, private school, retail over 5750 sf, fitness, trucking terminal, gas station, vehicle repair, laundry, junk yard, lumber establishment, hotel, restaurant, veterinary, medical clinic, medical marijuana treatment, car sales and parking, welding, stone cutting, autobody, food processing, genetic research, medical lab, more than one municipal building or use on a lot, off-street parking	Chapter 40A exempt uses, public parks, municipal buildings or uses, retail up to 10,000sf, accessory manufacturing, various services, offices, banks, medical laboratory or laboratory engaged in research and development, radio/TV studio, light manufacturing, telecommunications facility, more than one building or use on a lot	Light-rail train station, adult day care, private school or nursery, retail establishment from 10,000 to 25,000sf, equipment rental service, grocery store up to 25,000sf, restaurant, veterinary office, indoor athletic or exercise facility, drive-up window, medical group practice, live performance theater, bowling alley, and similar commercial amusement or entertainment places	Chapter 40A exempt uses, public parks, municipal buildings or uses, retail up to 10,000sf, accessory manufacturing, various services, offices, banks, medical laboratory or laboratory engaged in research and development, radio/TV studio, light manufacturing, telecommunications facility, more than one building or use on a lot	Up to 240 multi family dwelling units, Light-rail train station, adult day care, private school or nursery, retail establishment from 10,000 to 25,000sf, equipment rental service, grocery store up to 25,000sf, restaurant, veterinary office, indoor athletic or exercise facility, drive-up window, medical group practice, live performance theater, bowling alley, and similar commercial amusement or entertainment places

Description of the File

This file lists all non-single-family zones in Needham as of Jan 2021, and the restrictions and conditions associated with building multi-family housing and mixed-use developments (i.e., developments that include multi-family housing with other uses such as retail stores or commercial offices).

This file lists where Affordable Housing is required as a percentage of multi-family housing units in a building or development and highlights districts where multi-family or mixed use housing is allowed or allowable by special permit with no Affordable Housing requirement.

This file also serves as an overview of existing (non-Needham Housing Authority) multi-family housing more generally in Needham.

In this file, Needham is divided into three zoning maps running from North to South.

Glossary of terms

Inclusionary zoning:

Refers to municipal zoning bylaws and ordinances that require a given share of new construction to be affordable by households below a certain income (usually 80% of median income of the metropolitan area), referred to as Affordable Housing.

The term Inclusionary Zoning indicates that these bylaws and ordinances seek to provide Affordable Housing Units that the market would otherwise not produce under current zoning in the absence of Inclusionary Zoning provisions.

Overlay District

An Overlay District is a type of land use zoning district that "lies" on top of the underlying zoning district. An Overlay District could cover more than one underlying zoning district; also there could be more than one Overlay District covering a single underlying zoning district.

Acronyms Used

CCRC: Continuing Care Retirement Community

FAR: Floor area ratio (ratio of floor area to lot area)

AHU: Affordable Housing Unit

DU: Dwelling Unit

MUOD: Mixed Use Overlay District

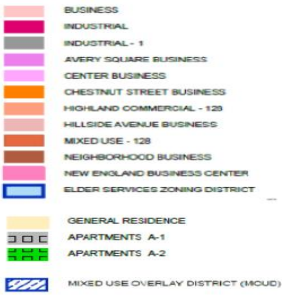
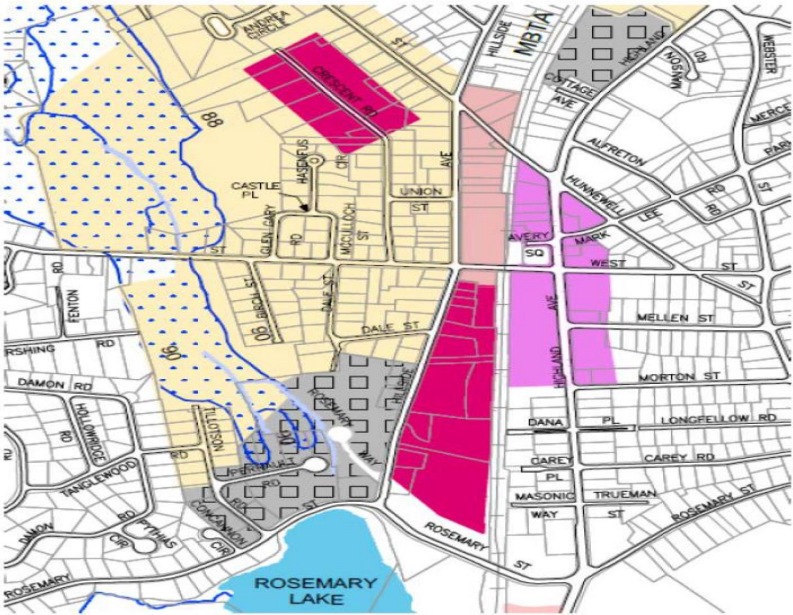
Map 1 Charles River to Webster

MAP #	ZONING DISTRICT	IS MULTI-FAMILY ALLOWED	IS MIXED-USE BUILDING ALLOWED (Restrictions specified)	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	EXISTING DEVELOPMENT(S)
1	Industrial - 1	N					
1	Industrial	N					
1	Highland Commercial - 128	N (but see MUOD on W-side)					
1	Mixed Use - 128	N (but see MUOD)					
1	Mixed Use Overlay District (MUOD)	SP (4-250 DU'S; 40-70% 1BR)	SP 4-250 DU'S; 40-70% 1BR	for M-U, DU's only on upper stories	84' height (54' w/in 350' of river); FAR 3.0	12 1/2% AHU	none
1	Neighborhood Business - 128	N	SP	only on upper floor(s) above NR use	35' height; 2 1/2 stories; FAR 0.5	6+ units/12 1/2% (or \$\$ to AH Trust)	none
1	New England Business Center	N					
1	Elder Services	Y		must be within a CCRC & 55+ age	40' height; 3 stories; FAR 1.0	10 units/1 AHU; 11+ units/10% AHU	Wingate



Map 2 Webster to Rosemary

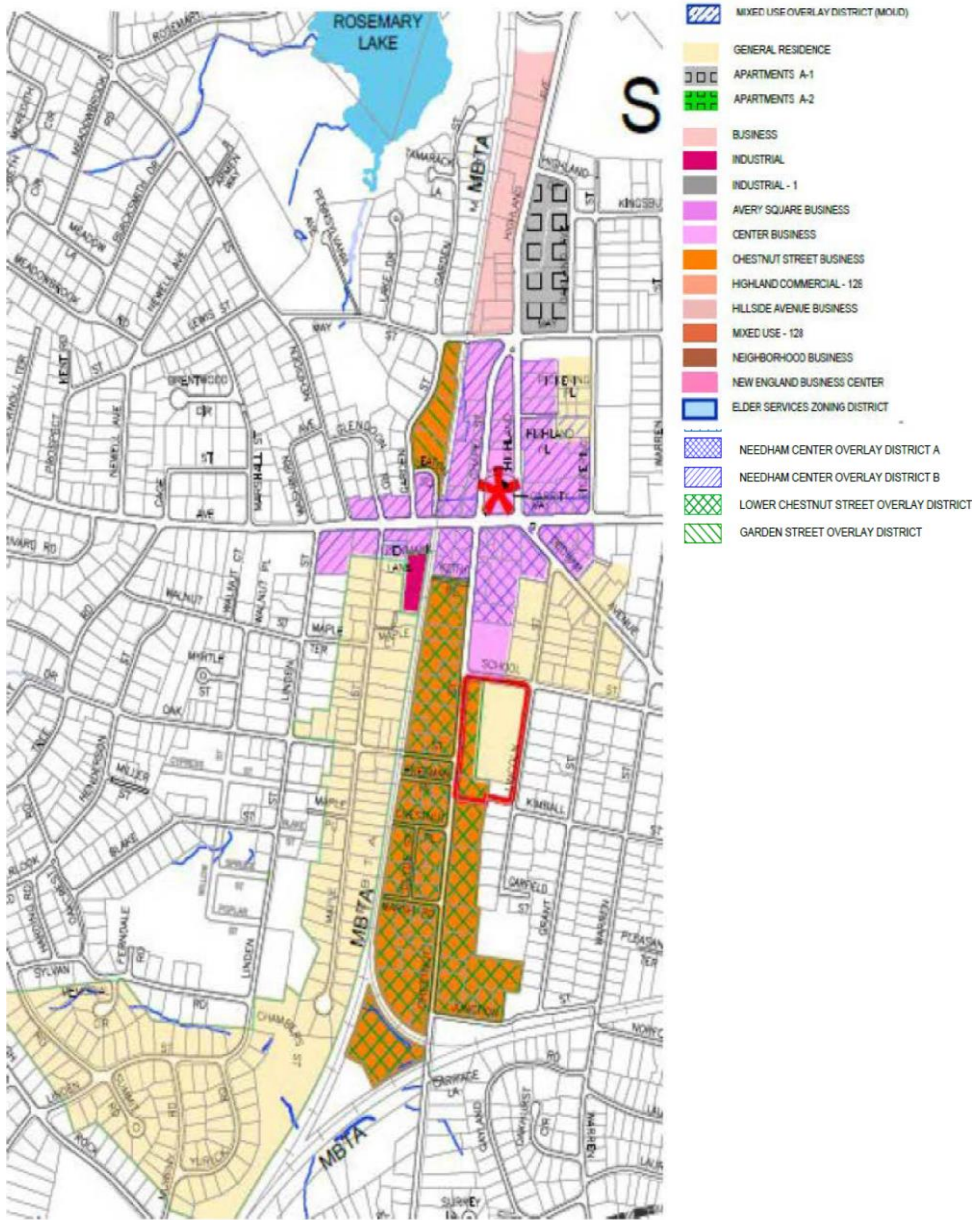
MAP #	ZONING DISTRICT	IS MIXED-USE BUILDING ALLOWED		LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY	
		IS MULTI-FAMILY ALLOWED	(Restrictions specified)			REQUIREMENT	EXISTING DEVELOPMENT(S)
off map	2 Apartments A-1	Y			40' height; 3 stories; FAR 0.5; 18 DU/acre	none	Webster Green, Rosemary Ridge, Rosemary Lake Apts (Charlesgate East off map)
	2 Apartments A-2	Y			40' height; 3 stories; FAR 0.3; 8 DU/acre	none	Nehoiden Glen (off map)
	2 Avery Square Business	SP			35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	2 examples on Highland Avenue in Heights
	2 Avery Square Overlay	N	SP	in building w Assisted Living/Memory Units; 55+	44' height; 4 stories w 4th story set back	10+ units/12 1/2%	Carters (to be renovated & enlarged)
	2 Hillside Avenue Business	SP			35' height; 2 1/2 stories; FAR 0.7	none	Townhouses @ corner of Hillside & Hunnewell, apartment building on Hillside/Hunnewell
	2 Industrial	N					



Map 3 South of Rosemary

MAP #	ZONING DISTRICT	IS MULTI-FAMILY ALLOWED	IS MIXED-USE BUILDING ALLOWED (Restrictions	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	EXISTING DEVELOPMENT(S)
	3 Business	N					
	3 Center Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	Corner of GPA & Maple St. across from Mobil
	Needham Center 3 Overlay A	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	Dedham Ave across from UU Church
	Needham Center 3 Overlay B	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
	Garden Street 3 Overlay	N	Y 1-5 DU's; SP 6+ DU's	for M-U, 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & FAR 1.0 - MF & 1.2 - M-U	6-10 units/1 AHU; 11+ units/10% AHU	none
	Chestnut St. 3 Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7	none	Oak Street @ RR X
	Lower Chestnut St. 3 Overlay	SP	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 1/5 or 2.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
	3 Apartments A-1	Y			40' height; 3 stories; FAR 0.5; 18 DU's/acre	none	The Highlands
	3 Industrial	N					Denmark Lane

Map 3 South of Rosemary



MAP #	ZONING DISTRICT	MULTI-FAMILY	MIXED-USE BUILDING	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	DEVELOPMENT(S)
1, 2, 3	General Residence	N (Y for 2-family only)				none	many 2-families
1, 2, 3	Industrial	N					
1	Industrial - 1	N					
1	Highland Commercial - 128	N (but see MUOD on W-side)					
1	Mixed Use - 128	N (but see MUOD)					
1	Mixed Use Overlay District (MUOD)	SP (4-250 DU'S; 40-70% 1BR)	SP 4-250 DU'S; 40-70% 1BR	for M-U, DU's only on upper stories	84' height (54' w/in 350' of river); FAR 3.0	12 1/2% AHU	none
1	Neighborhood Business - 128	N	SP	only on upper floor(s) above NR use	35' height; 2 1/2 stories; FAR 0.5	6+ units/12 1/2% (or \$\$ to AH Trust)	none
1	New England Business Center	N					
1	Elder Services	Y		must be within a CCRC & 55+ age	40' height; 3 stories; FAR 1.0	10 units/1 AHU; 11+ units/10% AHU	Wingate
2	Apartments A-1	Y			40' height; 3 stories; FAR 0.5; 18 DU/acre	none	Webster Green, Rosemary Ridge, Rosemary Lake Apts, The Highlands, Charlesgate East
off map	Apartments A-2	Y			40' height; 3 stories; FAR 0.3; 8 DU/acre	none	Nehoiden Glen
2	Avery Square Business	SP			35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	2 examples on Highland Avenue in Heights

MAP #	ZONING DISTRICT	MULTI-FAMILY	MIXED-USE BUILDING	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	DEVELOPMENT(S)
2	Avery Square Overlay	N	SP	in building w Assisted Living/Memory Units; 55+	44' height; 4 stories w 4th story set back	10+ units/12 1/2% AHU	Carters (to be rebuilt)
2	Hillside Avenue Business	SP			35' height; 2 1/2 stories; FAR 0.7	none	Townhouses @ corner of Hillside & Hunnewell, apartment building on Hillside/Hunnewell
3	Business	N					
3	Center Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	Corner of GPA & Maple St. across from Mobil
3	Needham Center Overlay A	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	Dedham Ave across from UU Church
3	Needham Center Overlay B	N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
3	Garden Street Overlay	N	Y 1-5 DU's; SP 6+ DU's	for M-U, 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & FAR 1.0 - MF & 1.2 - M-U	6-10 units/1 AHU; 11+ units/10% AHU	none
3	Chestnut St. Business	N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7	none	Oak Street @ RR X
3	Lower Chestnut St. Overlay	SP	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 1/5 or 2.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none

From: [Peter Olive](#)
To: [Jeanne](#); [Alexandra Clee](#); [Lee Newman](#)
Cc: [Google](#); [Elisa Litchman](#)
Subject: Formal request to Planning board to file warrant article at next Town Meeting to require affordable housing percentage in 6 zones
Date: Wednesday, January 27, 2021 10:02:41 PM

Dear Ms. McKnight, Ms. Clee, and Mr. Newman,

My name is Peter Olive and I am working with a local citizens housing advocacy group, Equal Justice Needham - Housing Group. I wanted to reach out to introduce myself and to discuss a matter that is very important to the group.

We are interested in making a formal request of the Planning Board to file a warrant article at the next town meeting, which would require affordable housing in the six zones outlined below (2 circled in red and 4 highlighted in yellow). Our understanding is that, at present, there is no requirement for affordable units in these six overlays.

The reason for this request is a current state-wide shortage of affordable housing, and the town's desire to increase housing opportunities, which may allow Needham to become more diverse.

We believe the six affected zoning districts are:

Apartments A-1
 Apartments A-2
 Avery Square Business
 Hillside Avenue Business
 Center Business
 Chestnut St. Business

MAP #	ZONING DISTRICT	SINGLE-FAMILY	TWO-FAMILY	APARTMENT OR MULTI-FAMILY	MIXED-USE BUILDING	LOCATION LIMITATIONS w/in BUILDING	DIMENSIONAL LIMITATIONS	AFFORDABILITY REQUIREMENT	DEVELOPMENT(S)
1	New England Business Center			N					
1	Elder Services			Y		must be within a CCRC & 55+ age	40' height; 3 stories; FAR 1.0	10 units/1 AHU; 11+ units/10% AHU	Wingate
2	Apartments A-1	Y	Y	Y			40' height; 3 stories; FAR 0.5; 18 DU/acre	none	Webster Green, Rosemary Ridge, Nehoiden Glen
2	Apartments A-2	Y	Y	Y			40' height; 3 stories; FAR 0.3; 8 DU/acre	none	
2	Avery Square Business			SP			35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	2 examples on Highland Avenue in Heights
2	Avery Square Overlay for Carter's renovation / expansion			N	SP	in building w Assisted Living/Memory Units; 55+	44' height; 4 stories w 4th story set back	10+ units/12 1/2% AHU	Carters (to be rebuilt)
2	Hillside Avenue Business			SP			35' height; 2 1/2 stories; FAR 0.7	none	Townhouses @ corner of Hillside & Hunnewell,
3	Business			N					
3	Center Business			N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7; 18 DU/acre	none	Corner of GPA & Maple St. across from Mobil
3	Needham Center Overlay A			N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	Dedham Ave across from UU Church
3	Needham Center Overlay B			N	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & 2.0 or 3.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none
3	Garden Street Overlay			N	Y 1-5 DU's; SP 6+ DU's	for M-U, 1-5 upper floor(s); 6+ upper or side/rear	by SP, 37' height & 3 stories & FAR 1.0 - MF & 1.2 - M-U	6-10 units/1 AHU; 11+ units/10% AHU	none
3	Chestnut St. Business			N	SP	only on 2nd story and 3rd 1/2 story	35' height; 2 1/2 stories; FAR 0.7	none	Oak Street @ RR X
3	Lower Chestnut St. Overlay			SP	Y 1-5 DU's; SP 6+ DU's	for 1-5 upper floor(s); 6+ upper or side/rear	by SP, 48' height & 4 stories & 1/5 or 2.0 FAR	6-10 units/1 AHU; 11+ units/10% AHU	none

Please consider this email as the formal request for the warrant article. We look forward to hearing from you,

Best Regards,

Peter Olive

Vice-Chair - Equal Justice Needham - Housing Group

133 Thornton Road
Needham MA 02492
781-864-2293

NEEDHAM PLANNING BOARD MINUTES

December 1, 2020

The Needham Planning Board Virtual Meeting using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Tuesday, December 1, 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 does not include public hearings and will not allow for public comment. If any votes are taken at the meeting the vote will be conducted by roll call.

Decision: 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.

Ms. McKnight stated the members have a draft decision. She has one comment on Section 3.5. It says the petitioner shall contact the state to seek approval to upgrade the path near the petitioner's property. She would like to add "and if approved the petitioner shall take on the upgrade." Frederick DeAngelis, Sr. Counsel, stated he has no issue but would like to add "if approved by the Department of Conservation and Recreation (DCR). Ms. Newman feels a reference to the Conservation Commission should also be added in case they have any issues with the upgrade. Nicholas Skoly, Project Manager of VHB Engineering, stated they have an Order of Conditions and have been through the process but can work with the members of the Conservation Commission. Ms. McKnight asked the Planning Director to add the appropriate language. She noted the language should be "and shall contact the Conservation Commission to seek whatever approvals may be needed" and then "if approved by the DCR and the Conservation Commission." Mr. Alpert suggested changing "the State" to "the Massachusetts DCR." All agreed.

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 grant the requested Major Project Site Plan Special Permit amendment under Section 7.4 of the By-Law and further grant the requested Special Permit under Section 3.2, subject to plan modifications and limitations as set forth.

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 decision as presented by the Planning Director with the change to Section 3.5 as discussed.

Mr. DeAngelis thanked the Board for their professionalism and commented it was a pleasure to work cooperatively with them.

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 12/15/20 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.

Oak Street Subdivision: Release of Off-Street Drainage Bond.

Ms. McKnight noted the Board received an undated letter, mailed 6/12/20, from Jorge Oslan requesting release of 2 drainage bonds for 68 Oak Street and 11 Cypress Street at \$3,500 each with the sale dates of the lots; a memo, dated 9/2/20, from Tim McDonald, Director of the Health Department, and Tara Gurge, Assistant Director of the Health Department, with a response letter, dated 11/13/20 from Ms. Gurge, noting the Board of Health voted to approve the release on 11/12/20.

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 allow the release of the \$7,000 drainage bond.

Highland Commercial 1 Rezoning and Planning Study: Project Update and Next Steps.

Ms. Newman noted she has been working with STUDIO ENEE and Natasha Espada particularly. She walked through preparing the presentation drawings and how they were developed. There are 4 scenarios. The first is under the existing zoning with warehouse as an example of an allowed use. There is an aerial view and site plans to show the scale, dimensions and all setback conditions. The next is under the proposed zoning and how it could be developed under the as-of-right FAR. This would need more discussion by the Board. The Board talked about dropping the FAR limit, and there would need to be an agreement on a number. This would be the new revised as of right FAR in Commercial with 15% retail and 85% corporate office and research and development. The third is a drawing for a Special Permit under 1.35 FAR with 2 land use scenarios – one with 15% retail and 85% corporate office and research and development and the other for 250 units of residential housing with the remainder split between retail, corporate offices and research and development. The last is information on standards that should be imbedded for sustainable development.

Ms. Newman stated she wanted to check with the Board members to see if she was on the right track. Mr. Block asked if it was possible to get a rendering if it is office and what is possible for the Muzi family to develop now with the largest massing possible under current zoning, in case someone at Town Meeting asks what would happen if nothing was done. Can an office tower or several office towers go in now that may be as displeasing as a warehouse? Ms. McKnight stated it is a large site. She asked if an existing condition plan could show a warehouse and an office building. Ms. Newman stated warehouse is allowed by right. The Planning Board could determine the land use they want. There had been discussion regarding using warehouse as an example but they could rethink that.

Mr. Owens stated he is ok using warehouse. Mr. Alpert agrees with warehouse as an example of what could be done now. Only one possible use needs to be presented. Mr. Jacobs agreed with Mr. Owens and Mr. Alpert. He commented the Board is moving ahead but ignoring the fact the world may have changed permanently with people not using office space as usual. He is hearing a lot that office is not in demand. The Board is modeling for office which may be an empty exercise. Ms. McKnight stated she thought showing a warehouse and office would be good. She mentioned the Newton/Needham Chamber of Commerce has an upcoming program where people in commercial real estate would be discussing the eat very issue of demand for office space.

Mr. Block feels there should be something on an a-s basis. He has heard, if not passed, Muzi is working on back-up plans in some kind of office capacity. Retail has been adversely affected by Covid. The effect of Covid on office space has not really seen a lapse. Lab space has been particularly good except for Boston proper. He feels demand is greater for office and lab space. Mr. Alpert thought the issue was, under current zoning, creating office space under the present FAR was not cost effective for developers to raze the current buildings and build new that would justify a return and make a profit. It is expensive to do different scenarios and the Board needs to stay within the budget. Ms. Newman reviewed the process. There were community and neighborhood meetings planned prior to Covid. She asked if the members felt comfortable working with Ms. Espada and moving forward to a public hearing or if there should be a community meeting.

Mr. Block asked how long it would take for the designs to be available. Ms. Newman felt the beginning of January. There is not a long timeline and it would be tight to build in a community meeting. Mr. Alpert feels there should be a community meeting prior to the hearing. It is important for the community to know their input is valued and sought out. Mr. Jacobs stated the meeting should be held at the earliest possible date. Ms. Newman noted there could be a meeting in February and a public hearing in March. Mr. Owens does not feel a community meeting before the public hearing would give any new light; his view is that ~~in~~ order to get this all done there is really no time for such a meeting.

After discussion, Mr. Alpert suggested Ms. Newman ask Town Manager Kate Fitzpatrick if she feels Town Meeting will be postponed to see if there would be extra time for a meeting. Ms. Newman will reach out and get clarification. She will have Ms. Espada factor in an extra meeting and give a cost for that. It was decided, if there is time, a community meeting will be set. Ms. Newman will lay out a schedule with a community meeting and without.

Planning and Community Development FY 2022 Budget Submittal.

Ms. McKnight noted the Economic Development Coordinator position was removed from the Planning Department budget and was moved to the Town Manager's budget office. She has compared the new budget against last year and feels it was a good job updating all parts of the Planning office's work. Ms. Newman stated the staffing side is level funded. She is looking for funding for 2 things – refunding of \$60,000 for planning studies as this money will run out this year and funding for a small repair grant program. She has committed all the funds for that program. Ms. McKnight asked how the small repair grant program is ~~was~~ staffed. Ms. Newman noted Karen Sunnarborg is in charge of that and reviews all grants and projects. Ms. McKnight stated references to the Economic Development Division should not be there. Ms. Newman will make it Community Development. There is also an issue with the fiscal years. Ms. Newman will go back and verify.

Board of Appeals – December 17, 2020

Eugene Ho – 21 Utica Road

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.”

Jonathan and Sarah Sussman – 65 Rivard Road

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 stated she has reviewed the minutes of 10/6/20 and has a few minor changes. Mr. Jacobs noted, in the first paragraph, 4th sentence, under the Reports, it should be “Children’s Hospital and 140 Kendrick Street” not “Children’s Hospital at Kendrick Street.” Ms. McKnight noted for Petco, the veterinary clinic should say “open during retail store business hours.”

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 approve the minutes of 10/6/20 with the changes discussed.

Correspondence

Ms. Newman stated she has a request from Children's Hospital for an additional meeting at the end of December. She suggested the applicant ask for an extension but they want a meeting in December. Mr. Alpert stated the last week of December would be difficult for him. He reached out to Attorney Tim Sullivan and he would be ok deferring until January. After discussion, Ms. Newman will change the scheduled 1/5/21 meeting to 1/4/21 and put this on that agenda.

Report from Planning Director and Board members.

Ms. Newman thanked Mr. Jacobs and Ms. McKnight for all their time working on the 40B guidelines. She forwarded them to the Town Manager today to be sent to Selectman Dan Matthews.

Mr. Block noted an email that he got from the League of Women Voters and asked if there is any direction from the Board on how to respond. Ms. McKnight noted she is on the Board of the League of Women Voters and on the committee for the study of town government. She does not think the Planning Board should become an appointed office. Mr. Alpert noted it would take an act of Legislature to change to an appointed Board. Ms. McKnight said it was she who suggested asking the question about support the committee gets from town staff.

Mr. Jacobs noted the Self Storage building at 540 Hillside Avenue. The Planning Board permitted this and it is built. The Board received a copy of the insurance policy as required in Section 3.26. It is difficult to read. It is long and involved with multiple amendments and endorsements. Ms. Newman had suggested referring it to Town Counsel Christopher Heep. He is not sure if the policy complies. The other issue is it is in the name of some company and not the applicant. He feels it does not have anything to do with 540 Hillside unless Westport has a controlling interest in Self Storage LLC. It came back that Self Storage LLC is going to sell to Westport. They need to get certification prior to the Certificate of Occupancy. He does not want an insurance coverage gap. He received a call today from Attorney Roy Cramer. He said Self Storage LLC has no intent to occupy at all. He suggested Mr. Cramer send a letter stating Self Storage LLC ~~they~~ will not occupy. Ms. Newman noted the gap was also referred to Town Counsel Heep. She has asked him to address all issues. Mr. Alpert is ok with it as long as the file has the written communication with the binding Purchase and Sale agreement and would not be occupied until Westport takes title. He is fine with a letter from Mr. Cramer. Mr. Alpert asked if it is was possible for Westport to get an insurance policy to include Self Storage LLC as an additional insured. Mr. Jacobs added they could see if the insurer might make the insurance effective prior to closing. All are fine with a letter. Ms. Newman will communicate that to Town Counsel. Ms. McKnight stated sheher condominium unit is the closest abutter to the building and she likes it very much. They did a nice design job.

Ms. Newman stated there might be an application from the Rice Barn to offer breakfast. She wants to let the members know. Ms. McKnight stated there is a multi-family development proposed for 140 Hunnewell Street in the Hillside Business District. She thought ~~There~~ would will be 8 units with 1 or 2 affordable units by special permit. Ms. Newman stated there is no requirement for affordable units in that district.

Upon a motion made by Mr. Owens, and seconded by Mr. Alpert, 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

From: [Lee Newman](#)
To: [Alexandra Clee](#)
Subject: FW: Trip Advisor Newton Wellesley Hospital Vaccine Clinic
Date: Thursday, January 28, 2021 2:21:40 PM
Attachments: [image003.png](#)
[Board of Health Emergency Order re Vaccination Site to Address Public Health Emergency.pdf](#)

From: Timothy McDonald <tmcdonald@needhamma.gov>
Sent: Thursday, January 28, 2021 9:00 AM
To: Kate Fitzpatrick <KFitzpatrick@needhamma.gov>; Snider, Jonathan, M.D., NWH <JESNIDER@PARTNERS.ORG>; Katie King <kking@needhamma.gov>; Christopher Heep <cheep@miyares-harrington.com>
Cc: Patel, Hemali S. <HPATEL@PARTNERS.ORG>; Moloney, Ellen <EMOLONEY@PARTNERS.ORG>; Wiltersherry, Christopher M. <CWiltersherry@PARTNERS.ORG>; Botaish, Melissa K. <MBOTAISH@PARTNERS.ORG>; David Kern <dkern@tripadvisor.com>
Subject: RE: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

Good morning.

At its 7:00 a.m. meeting this morning, the Needham Board of Health issued an emergency order which will temporarily suspend certain provisions of Needham's Zoning by-laws. The suspension of those provisions means that it will be possible to operate an emergency dispensing/mass vaccination site in the Needham Business Center effective on Monday February 1, 2021. The full text of the emergency order is attached.

Needham still needs to receive and review your site plans and any operational procedures. Please pass those along when ready.

Thank you.
Timothy

Timothy Muir McDonald
Director of Health & Human Services
Town of Needham, MA

Rosemary Recreation Complex
178 Rosemary Street
Needham, MA 02494

Public Health Division Office: 781-455-7940
Public Health Division Fax: 781-455-7922
Email: tmcdonald@needhamma.gov



[Follow Needham Public Health on Twitter!](#)

From: Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Sent: Wednesday, January 27, 2021 10:43 AM
To: Snider, Jonathan, M.D., NWH <JESNIDER@PARTNERS.ORG>; Katie King <kking@needhamma.gov>
Cc: Timothy McDonald <tmcdonald@needhamma.gov>; Patel, Hemali S. <HPATEL@PARTNERS.ORG>; Moloney, Ellen <EMOLONEY@PARTNERS.ORG>; Wiltersherry, Christopher M. <CWiltersherry@PARTNERS.ORG>; Botaish, Melissa K. <MBOTAISH@PARTNERS.ORG>; David Kern <dkern@tripadvisor.com>
Subject: RE: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

Dr. Snider:

This is the vote taken by the Select Board:

“That the Board vote to ask the Board of Health to determine whether a temporary emergency dispensing site for COVID-19 vaccine at a location in Needham Crossing is an urgent local public health need to prevent the spread of the virus and to support of Governor Baker’s declaration of a State of Emergency. “

The Board of Health will meet tomorrow.

Kate

From: Snider, Jonathan, M.D., NWH <JESNIDER@PARTNERS.ORG>
Sent: Wednesday, January 27, 2021 6:52 AM
To: Katie King <kking@needhamma.gov>; Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Cc: Timothy McDonald <tmcdonald@needhamma.gov>; Patel, Hemali S. <HPATEL@PARTNERS.ORG>; Moloney, Ellen <EMOLONEY@PARTNERS.ORG>; Wiltersherry, Christopher M. <CWiltersherry@PARTNERS.ORG>; Botaish, Melissa K. <MBOTAISH@PARTNERS.ORG>; David Kern <dkern@tripadvisor.com>
Subject: RE: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

All good with Selectman last night?

Jonathan Snider, MD | President, Newton-Wellesley Medical Group

Associate Chair of Family Medicine, Newton-Wellesley Hospital

Newton-Wellesley Hospital | 2014 Washington Street, Newton, MA 02462

Mobile: 617-899-3243 (preferred) | clinical office 781-235-7900 | JESnider@partners.org | nwh.org

From: Katie King <kking@needhamma.gov>
Sent: Tuesday, January 26, 2021 10:00 AM
To: Snider, Jonathan,M.D.,NWH <JESNIDER@PARTNERS.ORG>; Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Cc: Timothy McDonald <tmcdonald@needhamma.gov>; Patel, Hemali S. <HPATEL@PARTNERS.ORG>; Moloney, Ellen <EMOLONEY@PARTNERS.ORG>; Wiltersherry, Christopher M. <CWiltersherry@PARTNERS.ORG>; Botaish, Melissa K. <MBOTAISH@PARTNERS.ORG>; David Kern <dkern@tripadvisor.com>
Subject: RE: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

External Email - Use Caution

Thanks, Dr. Snider. We have both of those agenda items teed up and will keep you posted. Could you please send along your operational plans, including parking and traffic flow? We'll make sure the appropriate Departments (Police, Fire/EMS, DPW, Building Commissioner) are aware and will flag if they have any concerns.

Thanks,
Katie

From: Snider, Jonathan,M.D.,NWH <JESNIDER@PARTNERS.ORG>
Sent: Monday, January 25, 2021 8:47 PM
To: Kate Fitzpatrick <KFitzpatrick@needhamma.gov>
Cc: Katie King <kking@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Patel, Hemali S. <HPATEL@PARTNERS.ORG>; Moloney, Ellen <EMOLONEY@PARTNERS.ORG>; Wiltersherry, Christopher M. <CWiltersherry@PARTNERS.ORG>; Botaish, Melissa K. <MBOTAISH@PARTNERS.ORG>; David Kern <dkern@tripadvisor.com>
Subject: RE: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

Hi all
Got approval from TripAdvisor to go ahead and put this issue on the Board of Selectman agenda and subsequent Board of Health for Thursday.
Please keep me posted, on the progress.
Jon

Jonathan Snider, MD | President, Newton-Wellesley Medical Group

Associate Chair of Family Medicine, Newton-Wellesley Hospital
Newton-Wellesley Hospital | 2014 Washington Street, Newton, MA 02462
Mobile: 617-899-3243 (preferred) | clinical office 781-235-7900 | JESnider@partners.org | nwh.org



*Highest-ranked
community hospital
in Massachusetts*

-----Original Appointment-----

From: Marcoux, Holly M. **On Behalf Of** Snider, Jonathan, M.D., NWH

Sent: Monday, January 18, 2021 4:54 PM

To: Snider, Jonathan, M.D., NWH; Patel, Hemali S.; KFitzpatrick@needhamma.gov

Cc: Katie King; Timothy McDonald

Subject: Trip Advisor Newton Wellesley Hospital Vaccine Clinic

When: Monday, January 25, 2021 3:30 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

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sender and properly dispose of the e-mail.



Board of Health

Kathleen Ward Brown, ScD

Edward Cosgrove, PhD

Stephen Epstein, MD, MPP

Christina S. Mathews, MPH Robert Partridge, MD, MPH

Public Health Emergency Order Temporarily Suspending Enforcement of Certain Zoning Requirements to Facilitate Vaccinations against COVID-19

Whereas, the 2019 Novel Coronavirus (COVID-19) is a highly contagious and potentially fatal respiratory disease, which has spread throughout the world and is particularly prevalent in the United States and the Commonwealth of Massachusetts; and

Whereas, on March 10, 2020, Massachusetts Governor Charles D. Baker, acting pursuant to the powers provided by Chapter 639 of the Acts of 195 and Section 2A of Chapter 17 of the General Laws, declared a state of emergency in the Commonwealth of Massachusetts due to the outbreak of the 2019 novel Coronavirus (COVID-19, or SARS-CoV2 virus);¹ and

Whereas, on March 11, 2020 the World Health Organization designated the COVID-19 outbreak a Pandemic Health Emergency;² and

Whereas, on March 13, 2020, the President of the United States announced a national declaration of emergency in response to the COVID-19 Pandemic;³ and

Whereas, the Select Board of the Town of Needham issued a local Declaration of Emergency on March 20, 2020;⁴ and

¹ MA Governor's Emergency Declaration is available at <https://www.mass.gov/news/declaration-of-a-state-of-emergency-to-respond-to-covid-19>.

² The World Health Organization pandemic designation is available at <https://www.who.int/news/item/29-06-2020-covidtimeline>.

³ US Presidential Disaster Declaration is available at <https://www.fema.gov/disasters/coronavirus/disaster-declarations>.

⁴ The Needham Select Board's declaration of a state of emergency is available at <http://needhamma.gov/DocumentCenter/View/21054/Declaration?bidId=>.

Whereas, the Board of Health of the Town of Needham is vested by M.G.L. c. 111, § 104⁵ with the authority and responsibility to prevent the spread of infection; and

Whereas, the Board of Health of the Town of Needham is given authority to enact emergency orders by 310 C.M.R. 11.05;⁶ and

Whereas, the Board of Health of the Town of Needham is vested by M.G.L. c. 111, § 31⁷ with the authority and responsibility to make reasonable health regulations; and

Whereas, the Board of Health of the Town of Needham is vested by M.G.L. c. 111, § 122 to examine and destroy, remove, or prevent causes of sickness;⁸ and

Whereas, the Board of Health has issued a series of emergency orders mandating specific actions and forbidding other actions in an effort to limit the spread of COVID-19;⁹ and

Whereas, safe and reliable vaccines to immunize the population against the COVID-19 virus are now available; and

Whereas, the public interest in, and demand for, vaccination against the COVID-19 virus is substantial; and

Whereas, the Board of Health has determined that vaccinations efforts are critical to “prevent the spread of infection” and “prevent causes of sickness” but that limitations and restrictions in the number of locations at which mass vaccination administration is permitted in Needham may limit the ability of public health agencies and healthcare providers to swiftly and efficiently administer COVID-19 vaccines; and

Whereas, the Board of Health has determined that property located within the New England Business Center District is ideally suited to serve as the temporary location of an emergency dispensing site for the COVID-19 vaccine; and

Now therefore, the Board of Health of the Town of Needham, acting with the authorities and responsibilities assigned to it by the Massachusetts General Laws and

⁵ M.G.L. § 104 provides: “If a disease dangerous to the public health exists in a town, the selectmen and board of health shall use all possible care to prevent the spread of infection...”

⁶ 310 C.M.R. 11.05 states: “Whenever an emergency exists in which the interest of protecting public health ... requires that ordinary procedures be dispensed with, the board of health or its authorized agent, acting in accordance with the provisions of M.G.L. c. 111 §30, may, without notice or hearing, issue an order reciting the existence of the emergency and requiring that such action be taken as the board of health deems necessary to meet the emergency.”

⁷ M.G.L. § 31 provides: “Boards of health may make reasonable health regulations.”

⁸ M.G.L. § 122 provides: ““The board of health shall examine into all nuisances, sources of filth and causes of sickness within its town, or on board of vessels within the harbor of such town, which may, in its opinion, be injurious to the public health, shall destroy, remove or prevent the same as the case may require, and shall make regulations for the public health and safety relative thereto...”

⁹ The first iteration of this Needham Board of Health Emergency Order is available at https://www.needhamma.gov/DocumentCenter/View/21218/Public-Health-Emergency-Order-re-Face-Coverings_4282020_final?bidId= and subsequently updated versions of this order have also been adopted and posted online.

by the Town Charter and the By-Laws of the Town of Needham, does hereby order the following:

That, on a temporary emergency basis not to exceed the length of the Needham declared state of emergency, or until this emergency order is lifted, whichever is sooner, the use of property within the New England Business Center District¹⁰ as an emergency dispensing site for COVID-19 vaccinations shall be allowed, notwithstanding any provision of the Town of Needham's General By-Laws, Zoning By-Law, or local rule, regulation or permit to the contrary, and further provided (a) that such use shall be operated by a qualified medical provider authorized to administer vaccinations in the Commonwealth of Massachusetts, (b) that no such use shall commence without the authorization of the Director of Health and Human Services, (c) that the use shall be properly managed so as to ensure the availability of adequate on-site parking and to obviate any adverse impacts on abutting properties or the neighborhood (including without limitation traffic impacts) and (d) that the number of emergency dispensing sites authorized by this order shall not exceed one (1).

This order shall take effect at 6:00 in the morning on Monday February 1, 2021. To the extent necessary, this Order shall be enforced by the Director of Health & Human Services and others he chooses to empower as agents of the Board of Health.

Ordered by vote of the Needham Board of Health on January 28, 2021, by,



Kathleen Ward Brown, ScD



Edward Cosgrove, PhD



Stephen Epstein, MD, MPP



Christina S. Mathews, MPH



Robert Partridge, MD, MPH

¹⁰ Town of Needham Zoning By-Law 3.2.4.1: Permitted Uses in the New England Business Center District is available at <https://www.needhamma.gov/DocumentCenter/View/16660/Zoning-By-Laws-2020---Chapter-3?bidId=>.

Patient Vaccination Plan

TripAdvisor, Inc.
400 1st Avenue, Needham, MA 02494



NEWTON-WELLESLEY
HOSPITAL



Mass General Brigham

In response to the COVID-19 pandemic, Newton Wellesley Hospital (NWH) has developed a model for administration of COVID-19 Vaccinations based on the CDC and Massachusetts State guidance of tiered approach to schedule, screen, and administer COVID-19 vaccinations. Primarily, the population served will be adult and pediatric patients (of whom are approved by the CDC to received COVID-19 vaccinations) within the Mass General Brigham (“MGB”) Healthcare System.

Patients, upon arrival in the parking lot will be directed by parking personnel to check -in at the registration desk on the first floor of TripAdvisor. Newton-Wellesley Hospital (NWH) employees will meet the patients for screening and confirmation of scheduled appointment. Patient will then be directed to the vaccination space where clinical staff will greet them within designated space to administer the vaccine. There will be assigned space for patients to safely remain under observation, schedule follow-up appointments and check-out.

The operational plan at TripAdvisor, Inc will be overseen by NWH Administrative and Clinical Leadership. All Newton-Wellesley Hospital policies and procedures will remain in effect, including, but not limited to:

- Infection Control policies and use Personal Protective Equipment (gowns, gloves, masks, etc)
- Administration of immunization only upon properly documented physician or nurse practitioner's order.
- Routine cleaning of clinically used spaces by NWH employees throughout clinic hours, adhering to NWH infection control policies using EPA approved disinfectants.
- Disposing Medical waste per hospital policy.
- Staff orientation, training and adherence to emergency preparedness and facility plan.

Additionally, all NWH scheduled staff will be trained to call 911 for any medical emergencies and oriented to the location of fire alarms and emergency exits in the building.

Please refer to the following attachments for additional details:

- Figures 1 and 2: External views
- Figure 3: Patient Check-in Set-up
- Figure 4: Vaccination Set-up
- Figure 5: Observation and Check-out

Figures 1 and 2 – External Views:

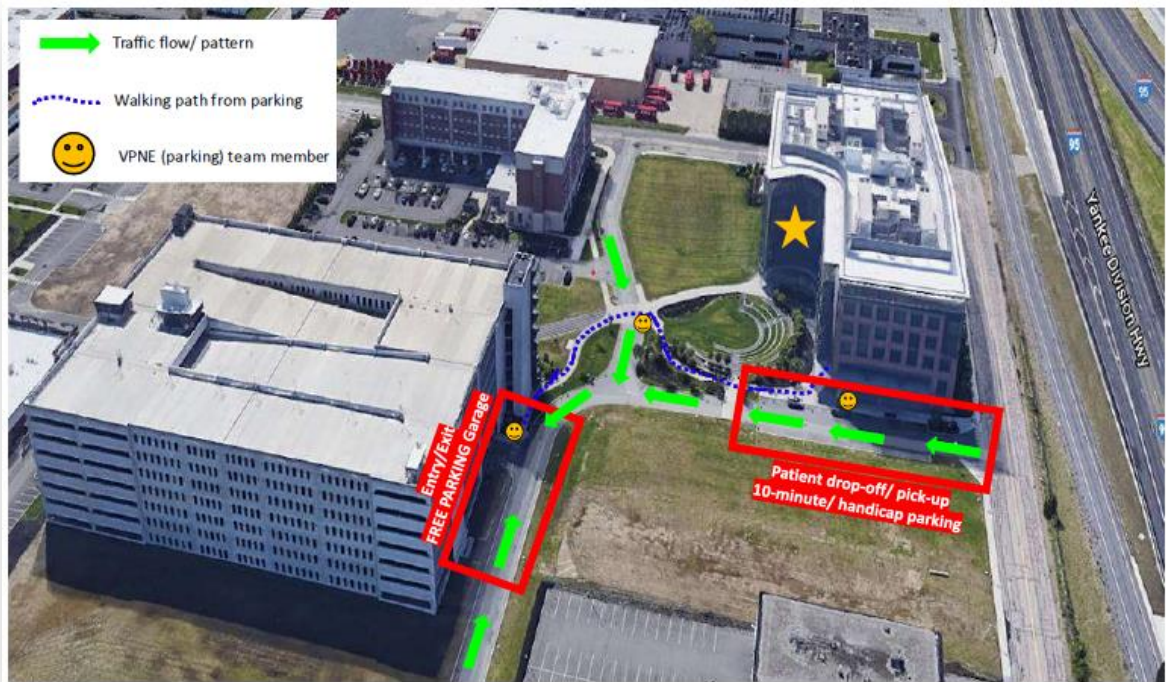


Figure 3 – Patient Check-in Set-up

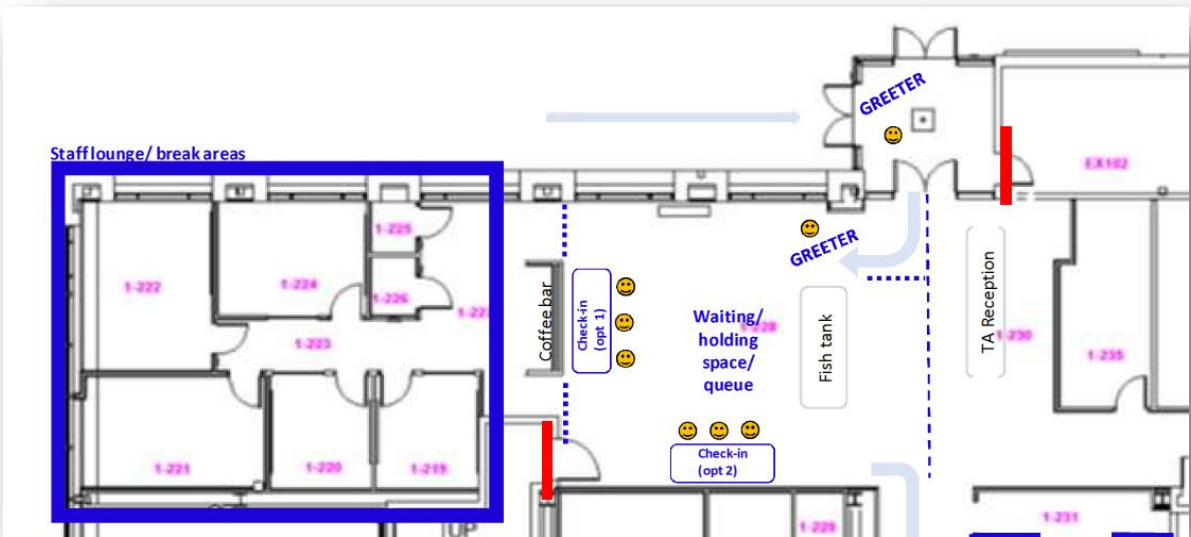


Figure 4 – Vaccination Set-up

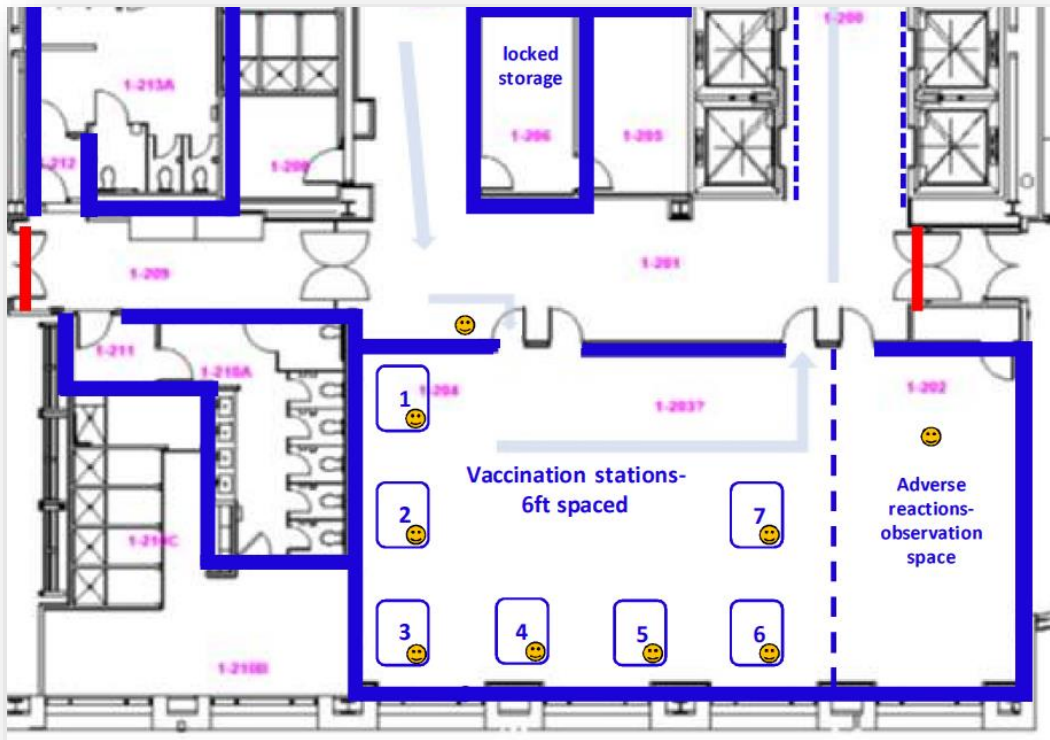
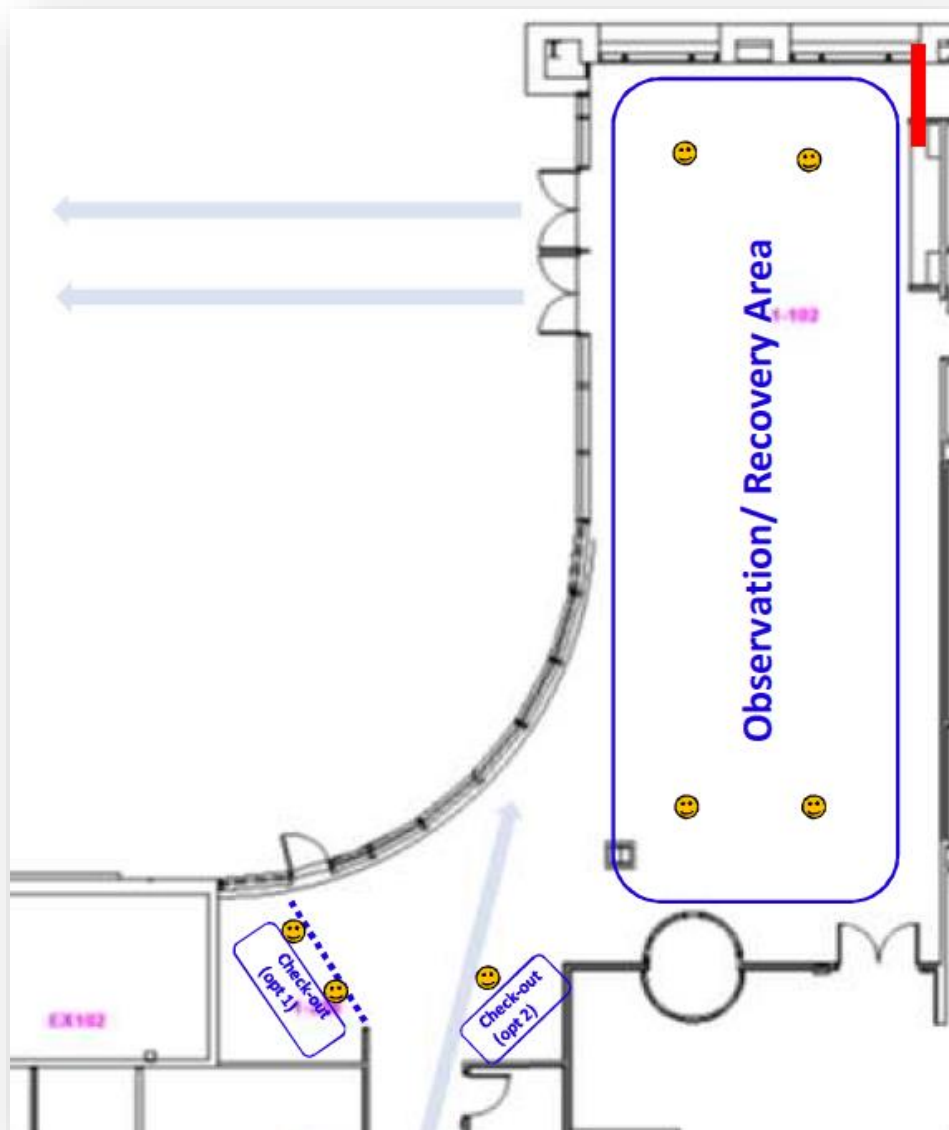


Figure 5 – Observation and Check-out Set-up



Respectfully submitted by:

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