

NEEDHAM PLANNING BOARD

Tuesday, August 16, 2022

7:00 p.m.

Powers Hall

Needham Town Hall, 1471 Highland Avenue

AND

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**

**Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **826-5899-3198****

Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

1. Public Hearing:

7:00 p.m. Major Project Site Plan Special Permit No. 2022-03: WELL Belfour Needham Landlord LLC, 4500 Dorr Street, Toledo, Ohio, 43615, Petitioner. (Property located at 100-110 West Street, Needham, MA). Regarding proposal to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer’s/Memory Care units.

7:45 p.m. Amendment to Major Project Site Plan Special Permit No. 2012-04: Needham Bank, 1063 Great Plain Avenue, Needham, MA, Petitioner. (Property located at 1063 Great Plain Avenue, Needham, Massachusetts). Regarding proposal to convert the existing bank building mezzanine space into 1,325 SF for executive offices, as well as demolish the existing drive-thru free-standing automatic teller machine (ATM) and to construct a 321 SF drive-up teller building with an ATM.

2. Request to release bond: Hutter Ridge Road – 1135 Webster Street Definitive Subdivision.

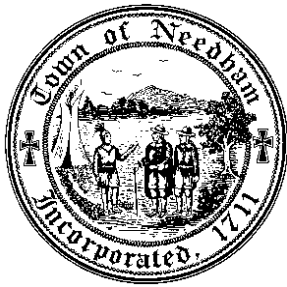
3. Minutes.

4. Discussion of December meeting dates.

5. Report from Planning Director and Board members.

6. Correspondence.

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



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Sections 7.4, 1.4.6, 3.15.3.2 (b), 5.1.1.5, 5.1.1.7 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, August 16, 2022 at 7:00 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, MA, as well as by Zoom Web ID Number 826-5899-3198 (further instructions for accessing by Zoom are below), regarding the application of WELL Belfour Needham Landlord LLC, 4500 Dorr Street, Toledo, Ohio, 43615, for a Major Project Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 100-110 West Street, Needham, MA, located in the Avery Square Business, Single Residence B and Avery Square Overlay Zoning Districts. The property is shown on Assessors Plan No. 63 as Parcel 37 containing a total of 4.298 acres. The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer's/Memory Care units. The existing 3 story brick building is proposed to remain. The existing footprint of the building is not proposed to change and a partial fourth story will be added to create 11 of the proposed Assisted Living Units. The parking lot to the south of the building will remain unchanged except for selected new landscaping and the parking lot west of the building and adjacent to the railroad right of way will be modified slightly, including selected new landscaping and an appropriately fenced and gated Memory Care courtyard.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required, if applicable, for the alteration of a non-conforming structure. The structure is a legally pre-existing non-conforming as to the requirements of Sections 4.4.8.4 and 4.4.9. In accordance with the Zoning By-Law, Section 3.15.3.2 (b) of the Zoning By-Law, a Special Permit is required to allow the Assisted Living and/or Alzheimer's/Memory Loss Facilities in the Avery Square Overlay Zoning District by Special Permit. In accordance with the Zoning By-Law, Sections 5.1.1.5 and 5.1.1.7, a Special Permit is required to waive strict adherence to the off-street parking requirements of Section 5.1.3 of the Zoning By-Law, with respect to subsections (h) (parking space layout) and (i) (width of maneuvering aisle).

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Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

The application may be viewed at this link:

<https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID=> . Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, July 28, 2022 and August 4, 2022.

TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Ave
Needham, MA 02192
781-455-7550
~~February 28, 2022~~
June 10, 2022

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW
AND SPECIAL PERMITS

Project Determination: ☒ Major Project
☐ Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority pursuant to Section 7.4 of the By-laws.

Location of Property: 100-110 West Street, Needham, MA 02492

Name of Applicant: WELL Balfour Needham Landlord LLC

Address: 4500 Dorr Street, Toledo, Ohio 43615 Tel.#: (419) 247-2800

Applicant is Owner ☐ Tenant ☒

Property Owner's Name: HCRI Massachusetts Properties Trust II

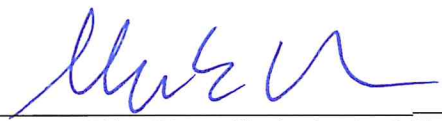
Address: 4500 Dorr Street, Toledo, Ohio 43615 Tel.#: (419) 247-2800

Characteristics of Property: Lot Area: 4.298 acres Present Use: Vacant Building

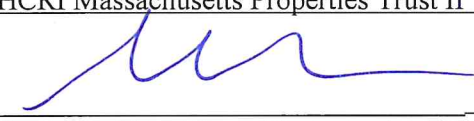
Map #: 63 Parcel #: 37 Zoning District: ASB, SRB, and ASOD

Description of Project for Site Plan Review and Special Permits under Sections 1.4.6, 3.15.3.1 and/or 3.15.3.2., 5.1.1.5, 5.1.1.7, 5.1.3, and 7.4. of the Zoning By-law:

See Exhibit A attached hereto.

Signature of Applicant (or his representative) 
By: Mary Ellen Pisanelli, Authorized Signatory

Address if not Applicant n/a

Owner's permission if other than applicant HCRI Massachusetts Properties Trust II

By: Mary Ellen Pisanelli, Authorized Signatory

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____

Hearing Date _____

Decision Required by _____ (date) Parties in Interest Notified
(90 days after hearing for special permit) of Public Hearing _____ (date)

Granted _____ (date) Decision and Notices of the
Decision sent _____ (date)

Denied _____ (date)

Withdrawn _____ (date) Fee Paid _____
Fee Waived _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

Exhibit A
Application for Site Plan Review
And Special Permits
WELL Balfour Needham Landlord LLC
Property at 100-110 West Street, Needham, MA

Description of Project for Site Plan Review Under Section 7.4 of the Zoning By-Law and Special Permit

On or about May 26, 2021, this Board issued a Major Project Site Plan Review Special Permit for this property, approving a facility that would have been run by LCB Senior Living, and would have included Independent Living apartments, Assisted Living apartments, and Memory Care units. Welltower, which owns the entity that is the legal owner of this property, no longer intends to proceed with LCB to develop the site according to that Special Permit.

Welltower and Balfour are proposing to redevelop the property at 100 West Street to a 155-unit Assisted Living facility, including 28 Alzheimer's/Memory Care units. The project will be known as Balfour at Needham, and the facility will be operated by WELL Balfour Needham Landlord LLC. The existing 3 story brick building will remain. The existing footprint of the building will not change. As allowed by Section 3.15 of the Town's Zoning Bylaws, a partial fourth story will be added to create 11 of the proposed Assisted Living Apartments. The parking lot to the south of the building will remain unchanged except for selected new landscaping and the parking lot west of the building and adjacent to the railroad right of way will be modified slightly, including selected new landscaping, and an appropriately fenced and gated Memory Care courtyard.

All of the foregoing is more particularly shown on the plans filed herewith.

Welltower and Balfour seek Site Plan Review pursuant to Section 7.4 of the Bylaw, and Special Permits, pursuant to:

- Section 1.4.6 of the Bylaw (alteration of a non-conforming structure, which is nonconforming with respect to the requirements of Sections 4.4.8.4 and 4.4.9);
- Section 3.15.3.1 (b) (uses allowed in the underlying district as of right) and/or 3.15.3.2 (b) (uses allowed in the ASOD by Special Permit), and
- Sections 5.1.1.5 and 5.1.1.7, waiving strict compliance with the requirements of Section 5.1.3 (h) and (i) of the Bylaw.

FRIEZE CRAMER ROSEN & HUBER LLP
C O U N S E L L O R S A T L A W

60 WALNUT STREET, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

EVANS HUBER

781-943-4043
EH@I28LAW.COM

June 10, 2022

Members of the
Needham Planning Board

And

Lee Newman
Director of Planning and Community Development
Public Services Administration Building
500 Dedham Ave
Needham, MA 02492

Re: 100 West Street, Needham

Dear Planning Board Members and Ms. Newman:

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law, the Needham Planning Board Rules, and Sections 3.3 and 4.2 of Major Project Site Plan Special Permit No. 93-4 dated October 12, 1993 (as amended), I hereby submit applications for Site Plan Review and Special Permits on behalf of WELL Balfour Needham Landlord LLC (“WELL Balfour”), of which this letter is a part. WELL Balfour, which will be the operator of the property at 100 West Street, is a joint venture between Balfour Senior Living, LLC and Welltower, Inc., which owns the property through HCRI Massachusetts Properties Trust II.

The property is a 4.298 acre parcel (187,219 square feet) located at the corner of Highland Avenue and West Street. The entire building, and the great majority of the property, is located in the Avery Square Business District (ASB) and the Avery Square Overlay District (ASOD), with a portion of the property located in the Single Residence B Zoning District. The property is currently vacant and is improved by a three-story brick building of approximately 136,000 square feet, outdoor parking areas to the south and west of the building and an indoor parking area.

The original Planning Board Decision authorizing the former uses at the site (nursing home and assisted living facilities) dated October 12, 1993, was amended on February 8, 1994, February 25, 1995, May 6, 1996, August 20, 1996 and April 20, 2004. Most recently, until 2017, the site was occupied by Avery Crossing, a 60 unit assisted living/memory care facility, Avery

Needham Planning Board Members
Lee Newman
June 10, 2022
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Manor, a 142-bed skilled nursing facility, and medical offices comprising approximately 8,308 square feet.

As members of this Board will no doubt recall, an application for a further amendment to the original Planning Board decision (as amended) was submitted on March 3, 2021, on behalf of a joint venture between Welltower and LCB Senior Living, LLC, and was approved on or about May 26, 2021. The project approved under that decision would have included 155 units of senior housing, consisting of Independent Living and Assisted Living Apartments, and Memory Care units. The business relationship between Welltower and LCB has ended, and those parties no longer intend to pursue the project that was approved by the May 26, 2021 decision.

WELL Balfour is proposing to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer's/Memory Care units. This is being proposed because Balfour believes that constraints imposed by this building make it best suited to two senior housing programs rather than three. Having every unit licensed as AL does not mean that residents will necessarily need, nor be required to pay for, the full range of levels of care that will be available to the residents as needed, and will allow AL residents to "age in place" in their apartments without the need for moving from IL to AL units when care is needed. Another benefit of WELL Balfour's vision for this property is that all amenities and common spaces previously separated into "IL amenity space" and "AL amenity space" will now be available to all of the residents of the building, apart from the MC residents.

The existing 3 story brick building will remain. The existing footprint of the building will not change and a partial fourth story will be added to create 11 of the proposed 127 Assisted Living Apartments. The parking lot to the south of the building will remain unchanged except for selected new landscaping and the parking lot west of the building and adjacent to the railroad right of way will be modified slightly, including selected new landscaping, all as more particularly shown on the Plans filed with the Application.

The Applicant certifies pursuant to the Zoning By-Law, Section 7.4 that the project can be constructed and/or that the proposed uses thereof can be commenced without need for the issuance of any variance from any provisions of the Zoning By-Law by the Zoning Board of Appeals.

The zoning relief required for the Project is the following:

1. A Special Permit for Site Plan Review of a Major Project, pursuant to Zoning By-Law Section 7.4, Article 2 of the Planning Board Rules, and Sections 3.3 and 4.2 of Major Project Site Plan Special Permit No. 93-4 dated October 12, 1993, as amended.
2. A Special Permit pursuant to Section 1.4.6 of the Zoning By-Law to allow alteration of a non-conforming structure. The structure is a legally pre-existing non-conforming as to the requirements of Sections 4.4.8.4 and 4.4.9.

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3. Possibly, a Special Permit pursuant to Section 3.15.3.2 (b) of the Zoning By-Law to allow a use allowed in the ASOD by Special Permit (Assisted Living). Section 3.15.3.1 of the Zoning Bylaw allows in the ASOD, as of right, certain uses that are allowed as of right in the underlying district (ASB), in which Assisted Living is a use allowed by right. There is thus an ambiguity in the Zoning Bylaw as to whether Assisted Living is allowed in the ASOD by right or only by Special Permit.

4. Special Permit pursuant to Sections 5.1.1.5 and 5.1.1.7 of the Zoning By-Law to waive strict adherence to the off-street parking requirements of Section 5.1.3 of the Zoning By-Law, with respect to subsections (h) (parking space layout) and (i) (width of maneuvering aisle). Please note that waivers with respect to the particular ways in which the structure does not comply with these requirements have previously been granted by prior decisions of this Board.

This Application for Site Plan Review and Special Permits is being filed with the following documents:

1. Application form dated June 10, 2022 signed by the applicant and owner.
2. Traffic Assessment, prepared by McMahon Associates, 120 Water Street, Unit 1, Boston, MA 02109, dated June 2, 2022.
3. Existing Conditions and Proposed Conditions Site Plans, and Zoning and Parking Tables, most recently revised June 2, 2022, prepared by Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184.
4. Stormwater management report prepared by Kelly Engineering Group, dated June 2, 2022.
5. Landscaping Plan, prepared by Hawk Design Inc., P.O. Box 1309, Sandwich, MA 02563.
6. Floor plans, roof plan, elevation plans, photographs and renderings (including existing and proposed views of the property from various vantage points), prepared by The Architectural Team, Inc., 50 Commandants Way, Chelsea, MA 02150.
7. Fiscal Impact Analysis dated May 31, 2022, prepared by Fougere Planning & Development.
8. Filing fee to the Town of Needham in the amount of \$19,325.

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Pursuant to the Board's Covid-19 procedures, these documents are being submitted electronically; additionally two (2) hard copies of the application (1 with original signatures) and all supporting materials, including wet-stamped plans, are being mailed to the Planning Department along with the application fee; and, lastly, one hard copy of (a) the Application for Site Plan Review and Special Permits, (b) this letter, (c) the Kelly Engineering Stormwater Management Report, and (d) all the plans (no smaller than 11 x 17), is being mailed to each Board member, and to Lee Newman.

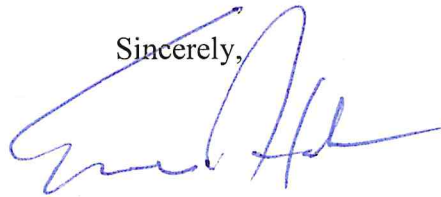
The Applicant hereby requests, pursuant to Zoning By-Law Section 7.4.4, that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

The Applicant will be submitting a copy of the architectural plans and renderings, and the landscaping plan, to the Design Review Board ("DRB"). The Applicant is scheduled to meet with the Design Review Board on June 27, 2022.

As discussed, it is our understanding that this matter will be scheduled for hearing at the Board's August 16, 2022 meeting. Please confirm.

Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Evans Huber', is written over the word 'Sincerely,'.

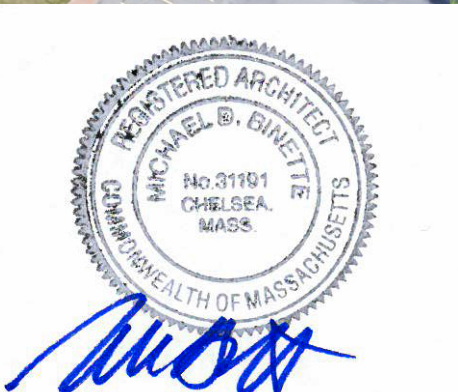
Evans Huber

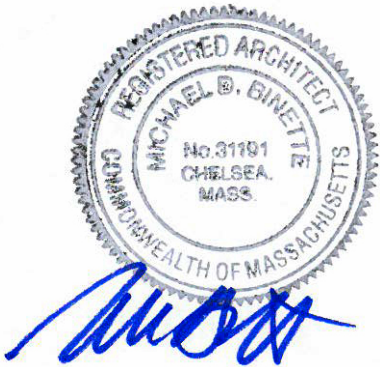
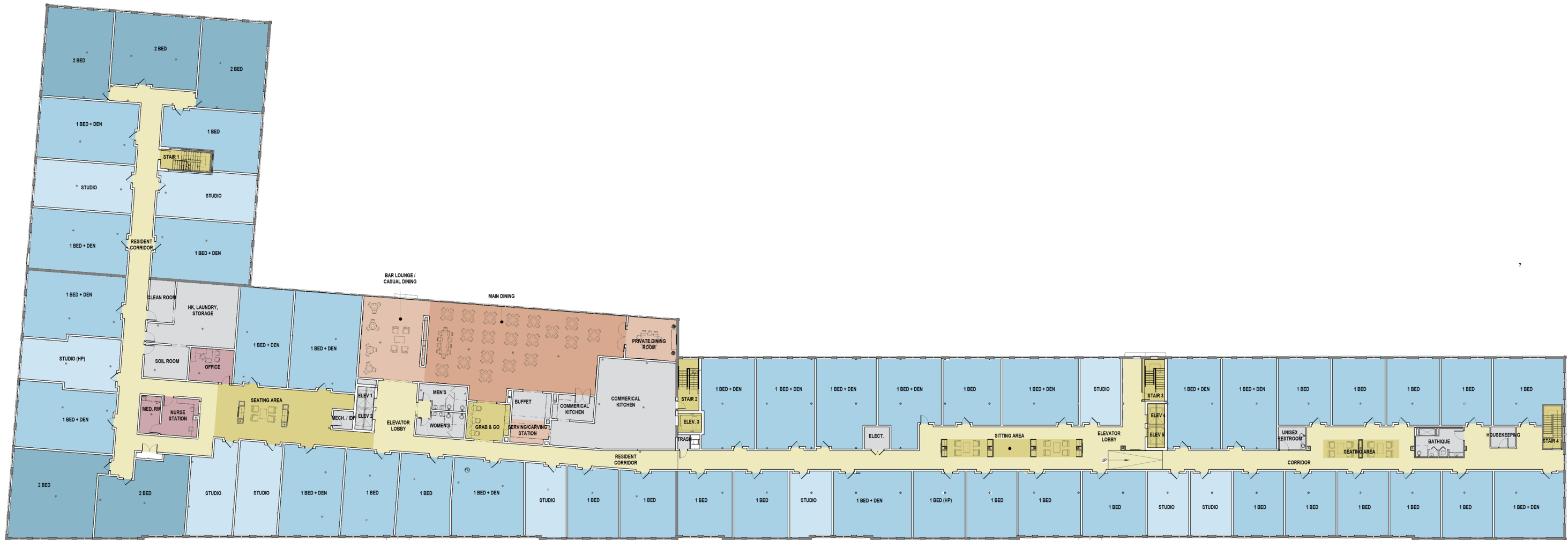


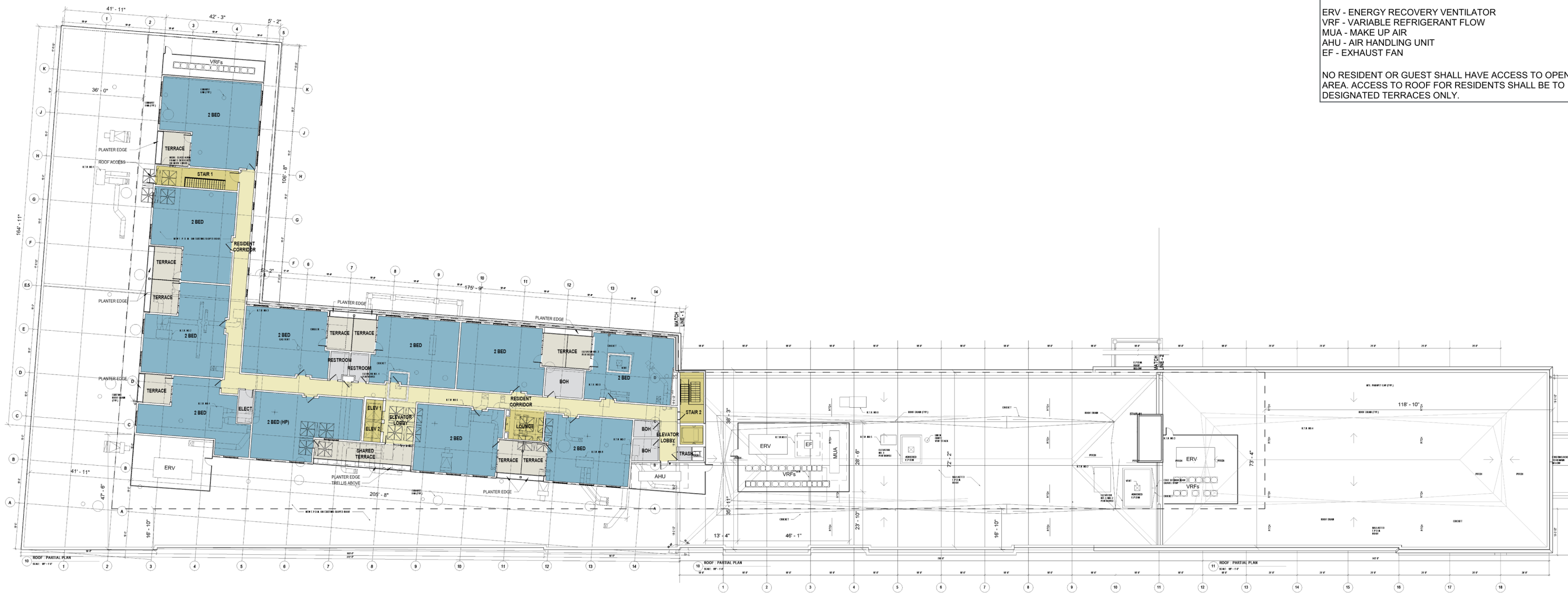
Balfour at Needham

Needham, MA | June 2, 2022 | 18017 | © The Architectural Team, Inc.

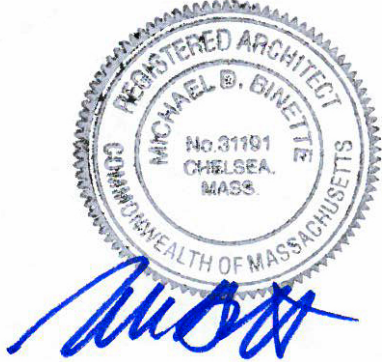
Proposed Aerial View





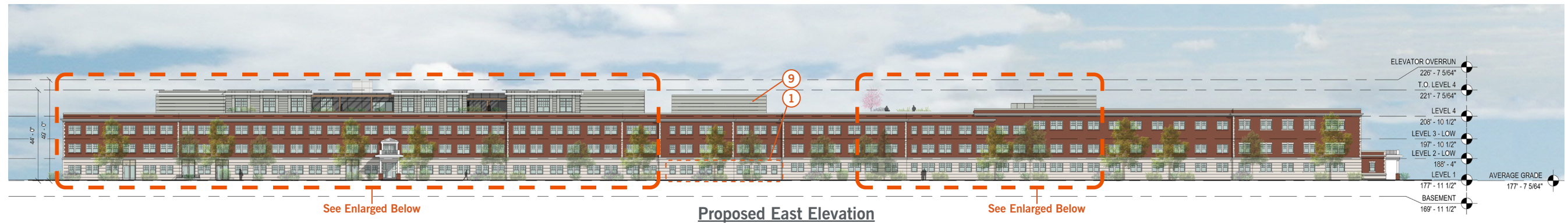


SQUARE FOOTAGE OF EXISTING ROOF	62,775 SF
SQUARE FOOTAGE OF PROPOSED AL FOURTH FLOOR (INCLUDING TERRACES)	18,325 SF
PERCENT OF ROOF COVERED (INCLUDING TERRACES)	29%
SQUARE FOOTAGE OF PROPOSED AL FOURTH FLOOR & AL COMMON SPACE (EXCLUDING TERRACES)	16,089 SF
PERCENT OF ROOF COVERED (EXCLUDING TERRACES)	26%
ERV - ENERGY RECOVERY VENTILATOR VRF - VARIABLE REFRIGERANT FLOW MUA - MAKE UP AIR AHU - AIR HANDLING UNIT EF - EXHAUST FAN	
NO RESIDENT OR GUEST SHALL HAVE ACCESS TO OPEN ROOF AREA. ACCESS TO ROOF FOR RESIDENTS SHALL BE TO DESIGNATED TERRACES ONLY.	

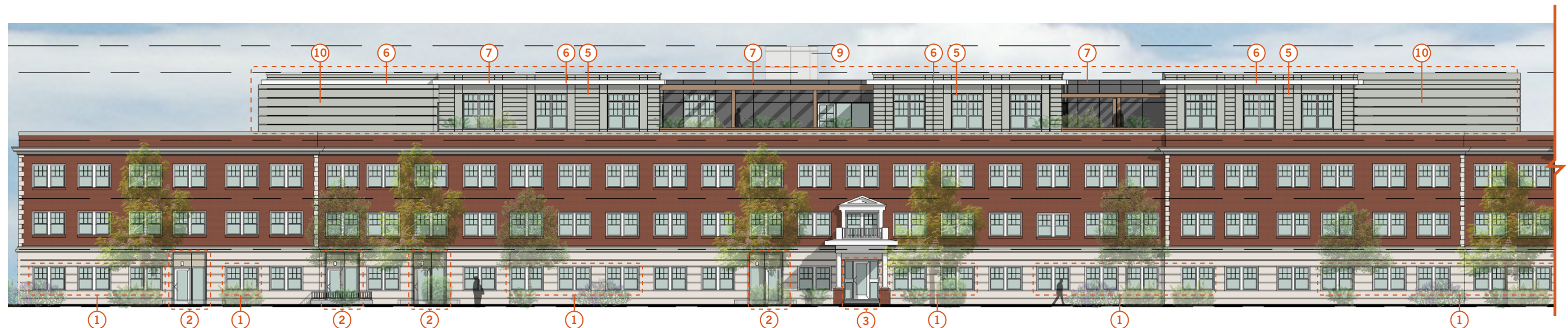




Existing East Elevation



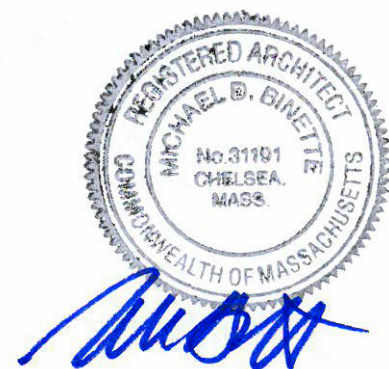
Proposed East Elevation



(Refer to materials page for further information)

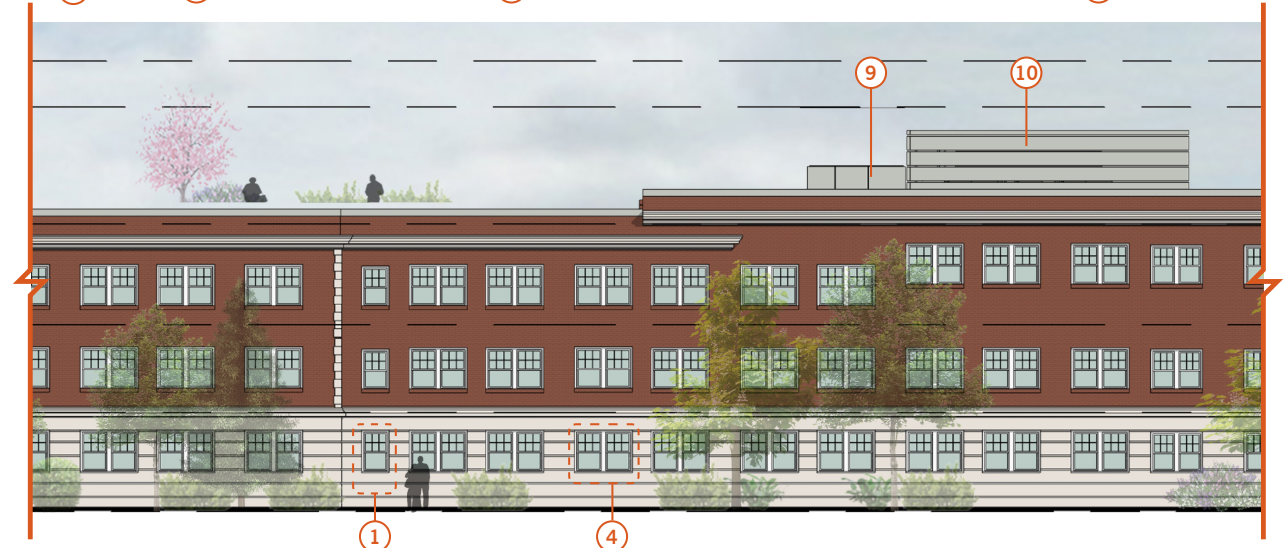
- ① Upgraded windows in existing masonry opening with similar appearance to existing windows. All windows to be replaced.
- ② First floor single swing door additions
 - New full glass single swing door with sidelite
 - EIFS to be removed to underside of cornice, smooth fiber cement infill wall
 - PVC privacy screen where required at shared patios
 - New downlight over door
- ③ New full glass door with sidelites to replace existing door
- ④ Remove existing door, replace with window to match existing

- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Arctic white trim banding
- ⑦ Assisted Living patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter

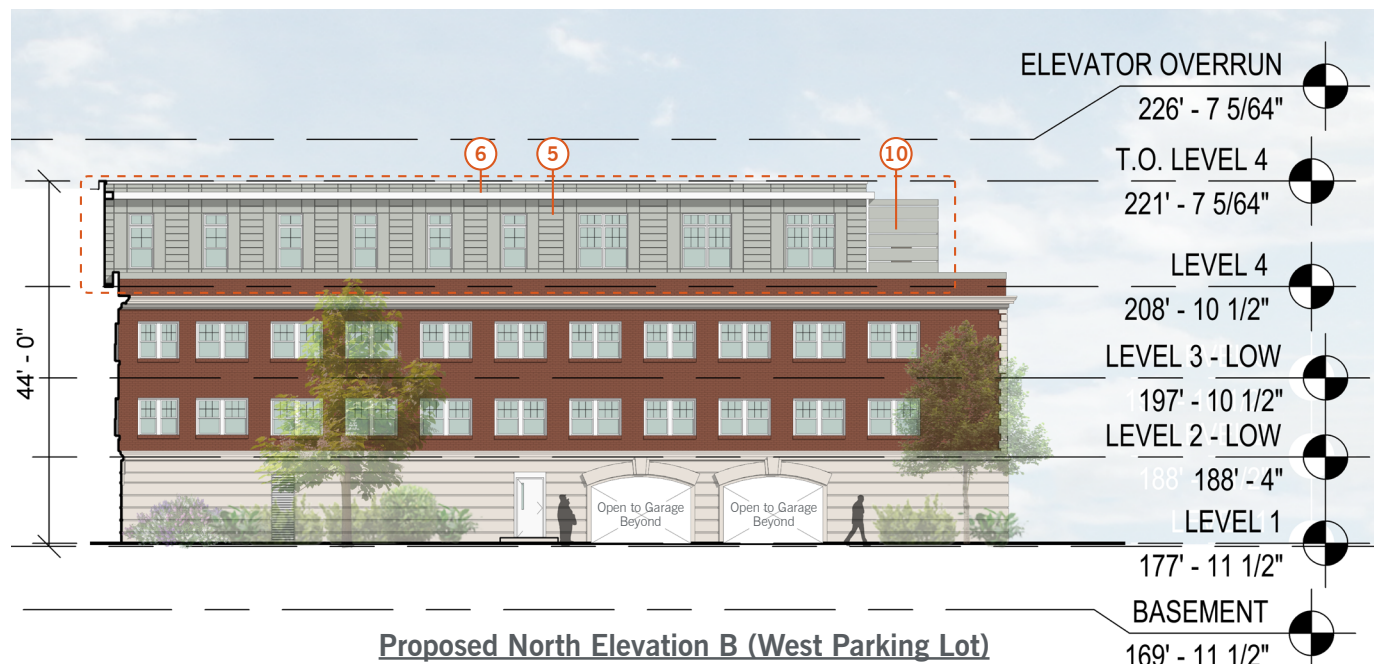
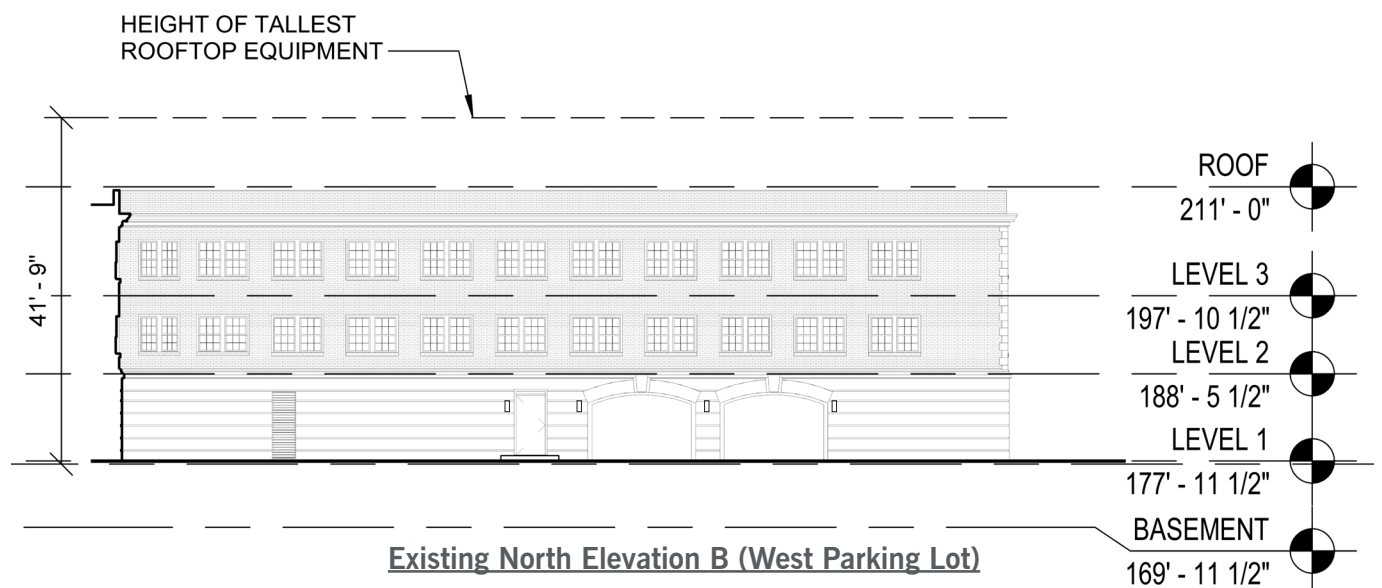
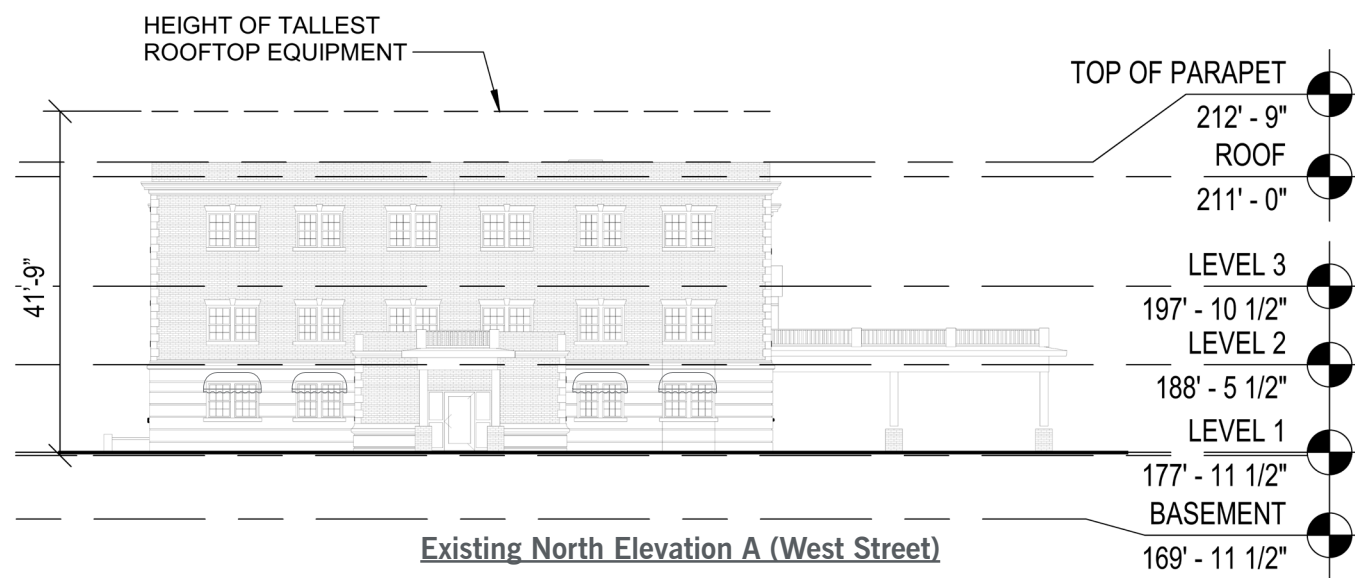


cement panel

match

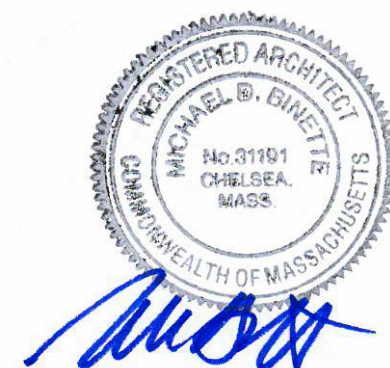


East Elevation (Highland Avenue)



(Refer to materials page for further information)

- 5** Fiber cement panel with recessed trim and exposed fasteners
- 6** Arctic white trim banding
- 9** Elevator overrun, smooth fiber cement panel
- 10** Mechanical screening, color to match
- 11** Remove awnings from windows





Existing West Elevation

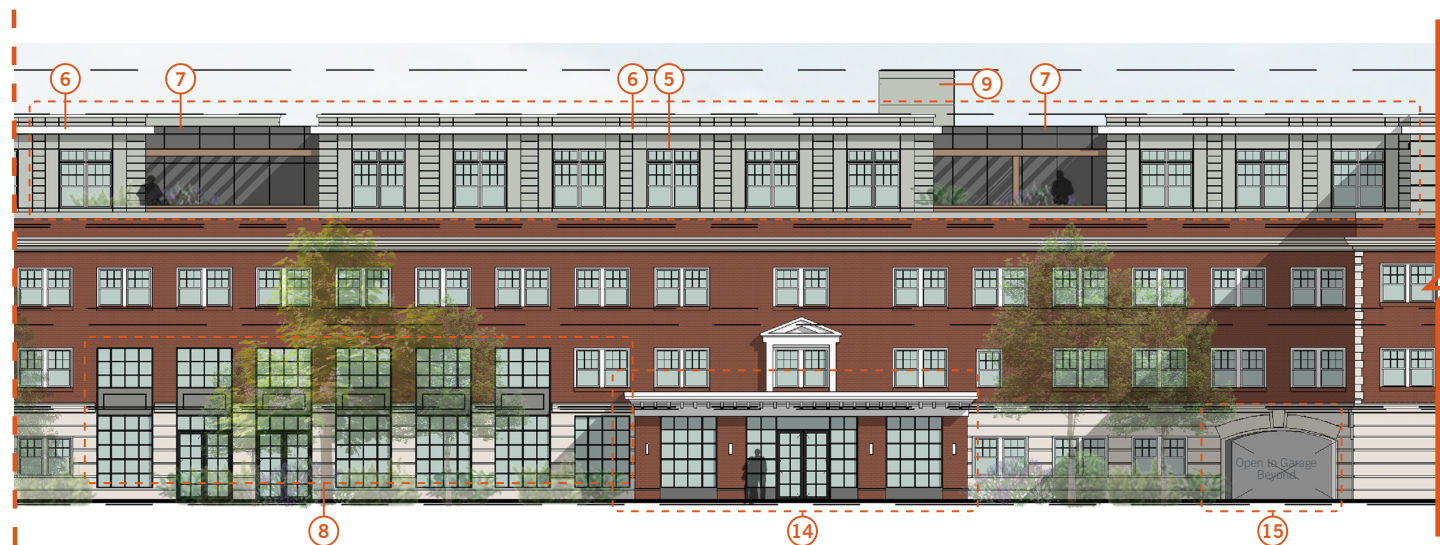
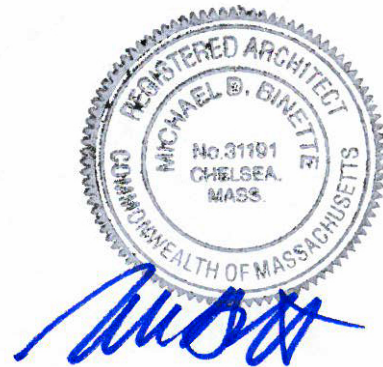


Proposed West Elevation

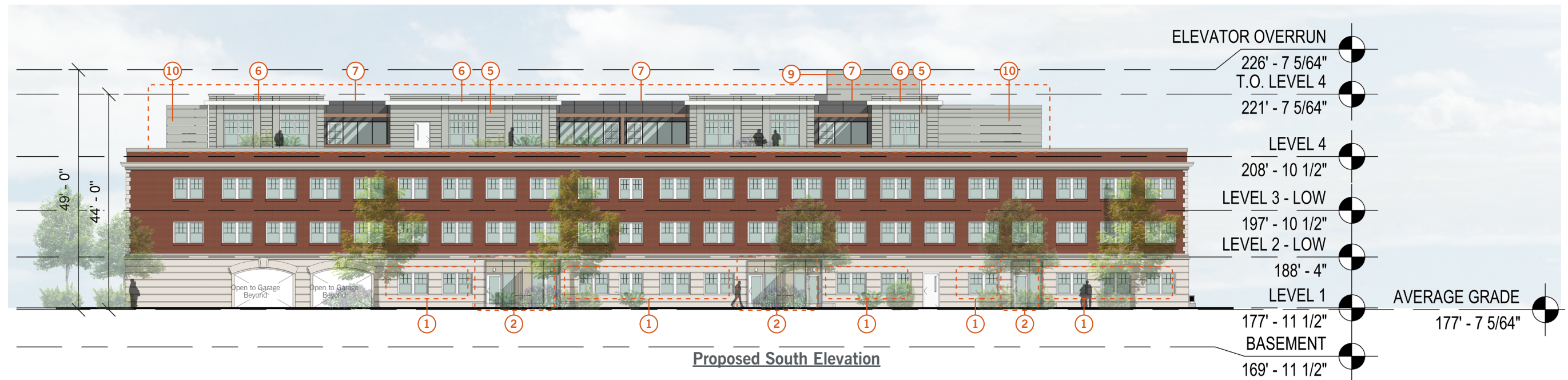
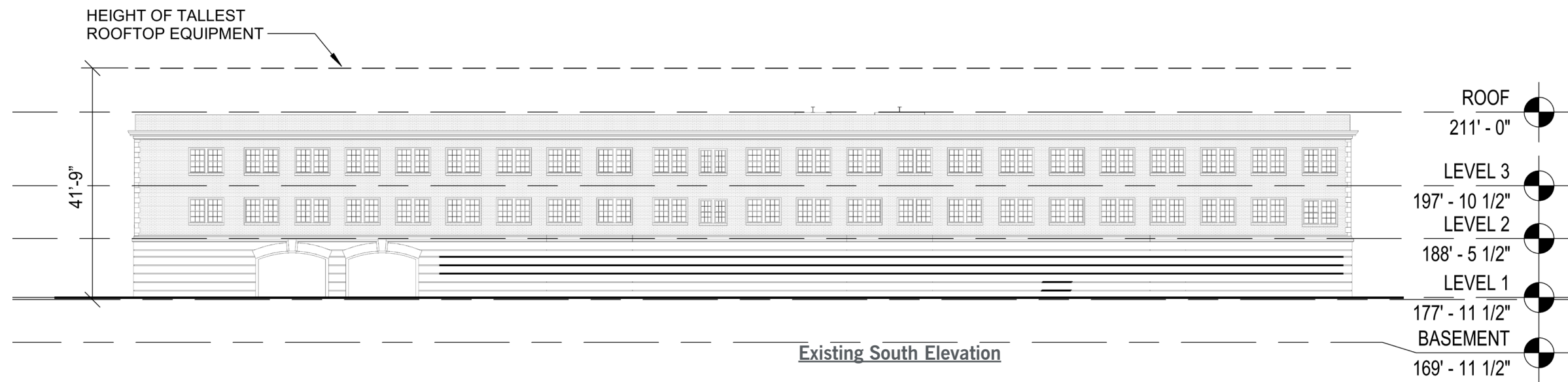


(Refer to materials page for further information)

- ① Upgraded windows in existing masonry opening with similar appearance to existing. All windows to be replaced
- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Arctic white trim banding
- ⑦ Assisted Living Patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter
- ⑧ Enlarged Double-Height Openings for Double-Height Amenity Space
- ⑨ Elevator Overrun, Smooth Fiber Cement Panel
- ⑩ Mechanical Screening, Color to Match
- ⑪ Remove Awnings from Windows
- ⑫ Porte-cochere
 - Remove EIFS to underside of roof
 - New glass entry vestibule with double door
 - Smooth fiber cement infill wall
 - Remove baluster from top of porte-cochere,
 - Clean and reface elements as needed
- ⑬ Infill existing garage openings with new storefront system.
- ⑭ Portico
 - Remove balusters from top of portico
 - Remove existing roof si
 - Replace all trim elemer
 - Enclose portico and cr
 - New enclosure to be fa
- ⑮ New opening into garage



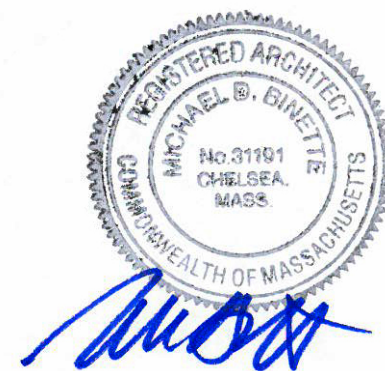
West Elevation

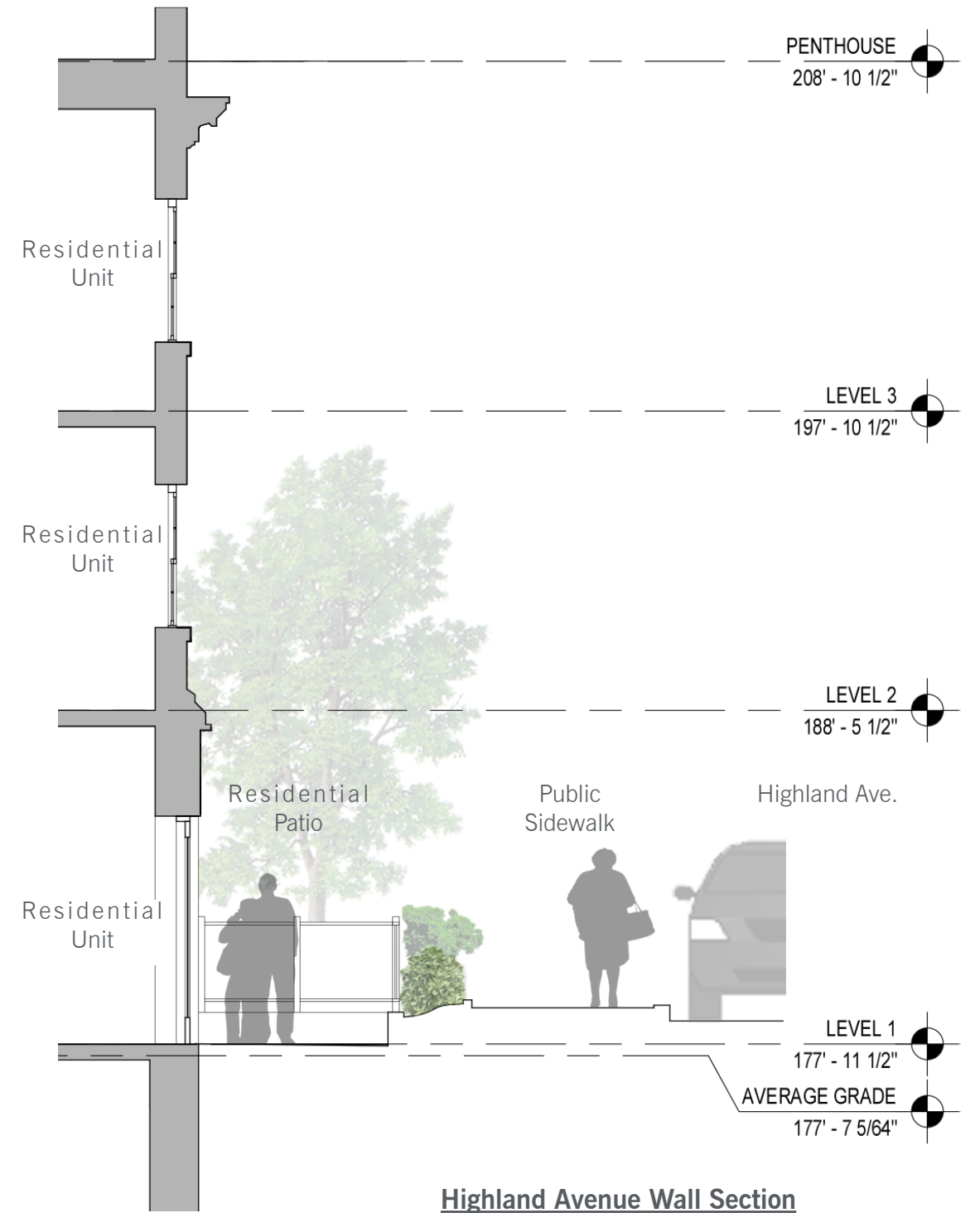
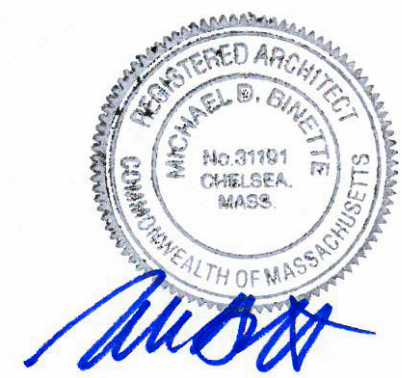
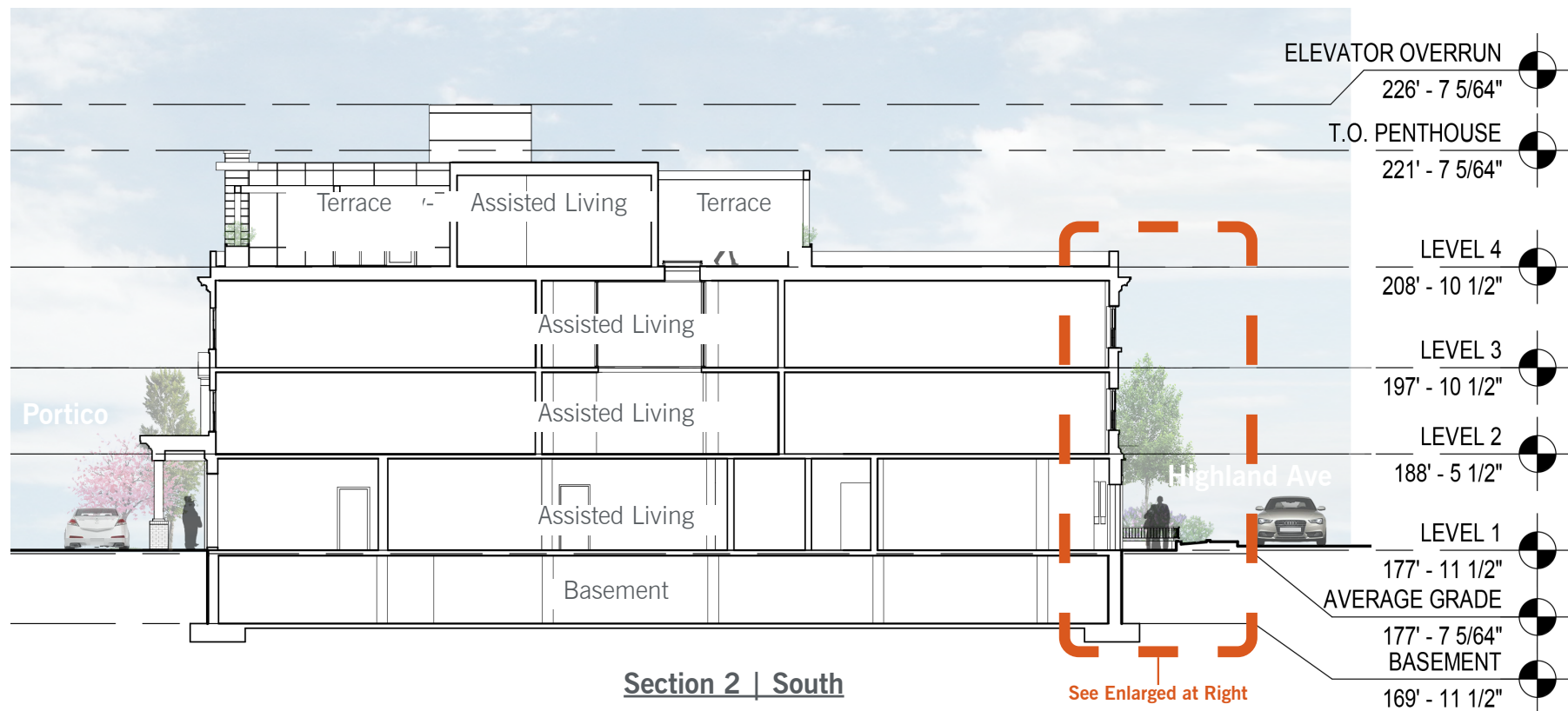
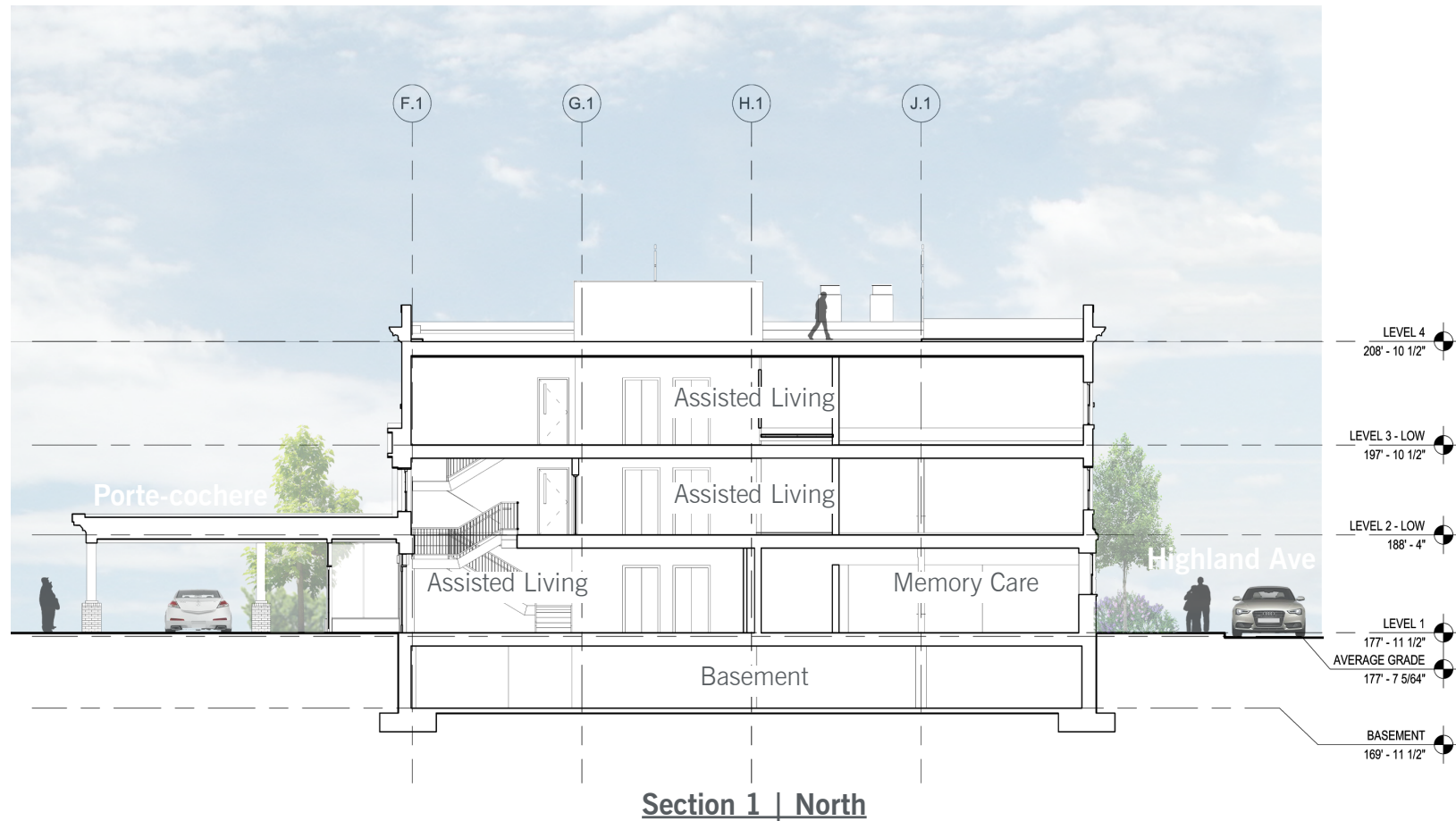


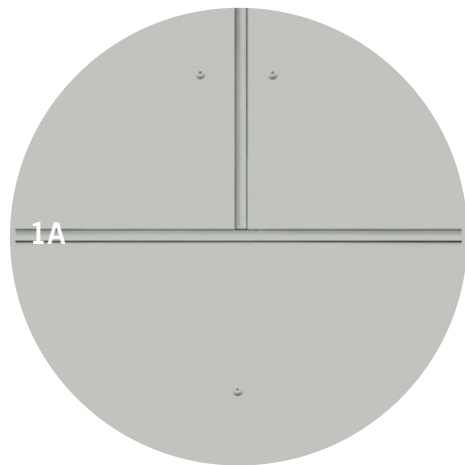
(Refer to materials page for further information)

- ① Upgraded windows in existing masonry opening with similar appearance to existing. All windows to be replaced.
- ② First floor single swing door additions
 - New full glass single swing door with sidelite
 - EIFS to be removed to underside of cornice, smooth fiber cement infill wall
 - PVC privacy screen where required at shared patios
 - New downlight over door (see provided spec)

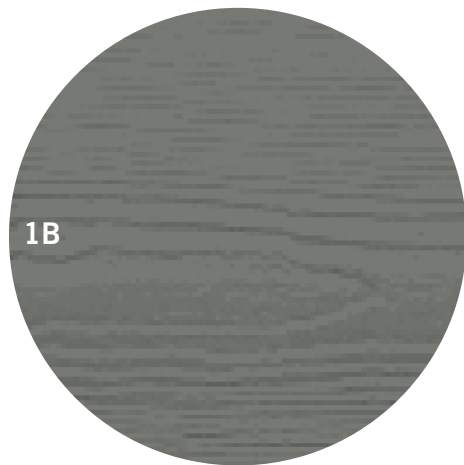
- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Arctic white trim banding
- ⑦ Assisted Living patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter
- ⑨ Elevator overrun, smooth fiber cement panel
- ⑩ Mechanical screening, color to match



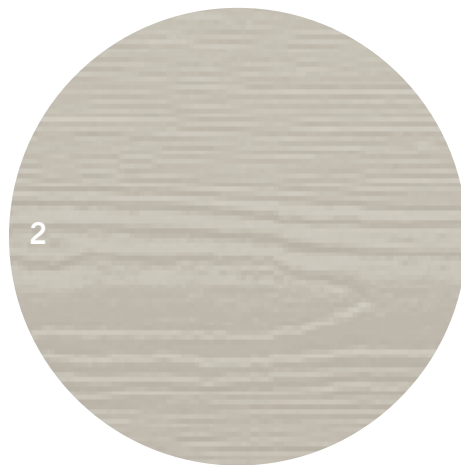




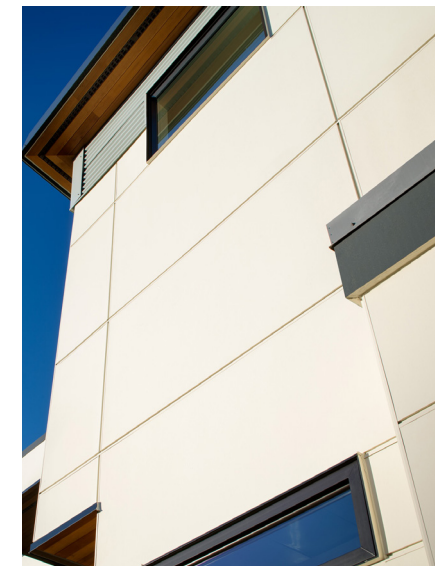
Fiber Cement - Panel with recess trim & exposed fasteners
Color - Light Mist



Fiber Cement - Panel with 3/4" reveal
Color - Night Gray



Fiber Cement - Panel with 3/4" reveal
Color - Cobble Stone



Recess reveal examples

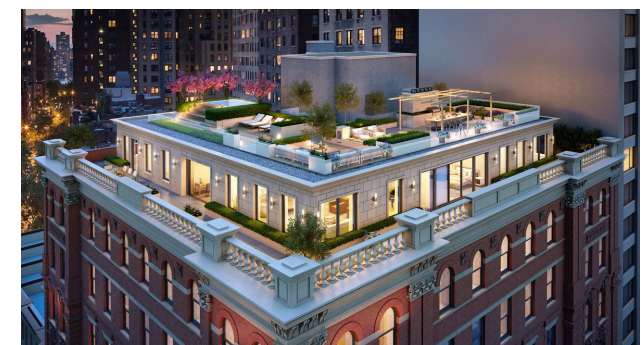


Partial South Elevation

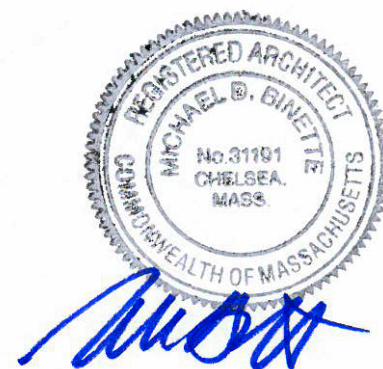
Existing brick & precast facade

Screen at shared patios

Existing EIFS



Precedent Images



SITE DEVELOPMENT PLANS

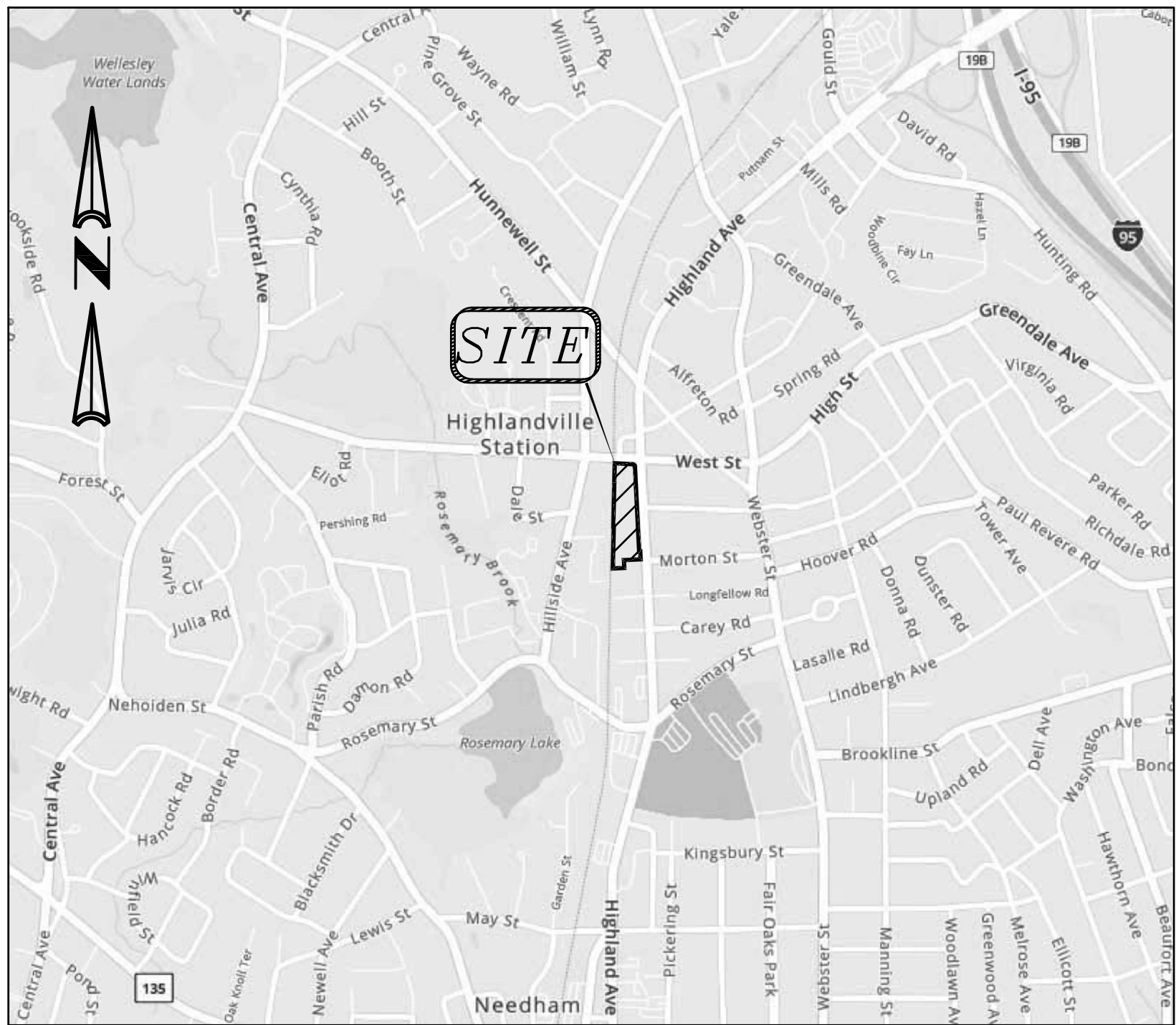
FOR

BALFOUR AT NEEDHAM

100 WEST STREET NEEDHAM, MA

JUNE 2, 2022

SHEET INDEX						
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS		
1	COVER SHEET					
2	EXISTING CONDITIONS PLAN					
3	LAYOUT PLAN					
4	SITE PLAN					
5	DETAIL SHEET					
	PHOTOMETRIC PLAN					



LOCATION MAP

OWNER:

HCRI MASSACHUSETTS PROPERTY TRUST II
4500 DORR STREET
TOLEDO, OHIO 43615

APPLICANT:

WELL BALFOUR NEEDHAM LANDLORD LLC
4500 DORR STREET
TOLEDO, OHIO 43615

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT:

THE ARCHITECTURAL TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA 02150

LANDSCAPE ARCHITECT:

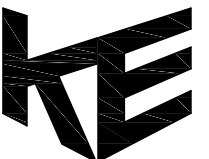
HAWK DESIGN, INC
P.O. 1309
SANDWICH, MA 02563

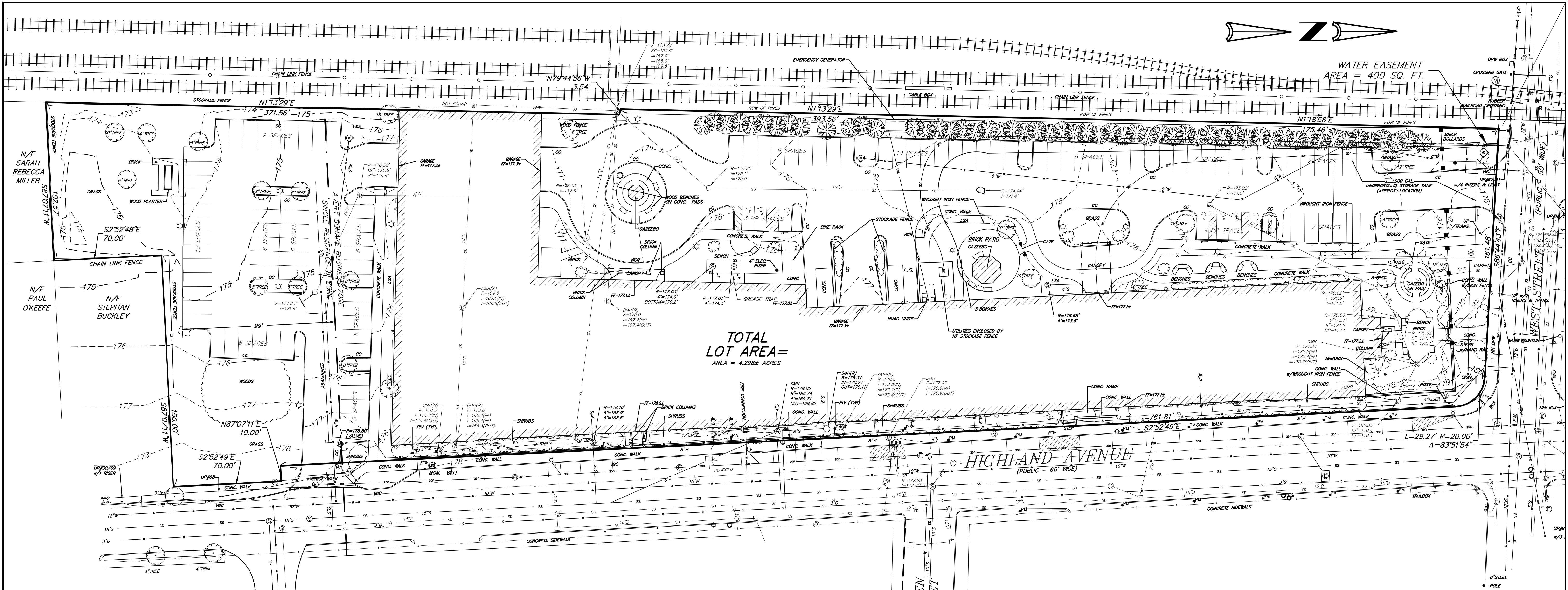
Digitally signed by David Noel
Kelly P.E.
DN: cn=David Noel Kelly P.E.,
o=Kelly Engineering Group, Inc.,
ou,
email=davidnoel@kellyengineeringgroup.com, c=US
Date: 2022.06.07 12:21:13 -0400

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	SCALE NA	JOB # F:\P\2022-080	100 WEST STREET NEEDHAM, MA			KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	SHEET NO. 1
	DATE 06/02/22	DRAWN BY C.L.	SHEET 1 OF 6	CHKD BY DAM			
	FILE # TS02	APPD BY DNK					



GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

CCB

CAPE COD BERM

VGC

VERTICAL GRANITE CURB

— ONE —

CC

CONCRETE CURB

— ONE —

EOP

EDGE OF PAVEMENT

①

HANDICAP SPACE

— T —

CURB STOP

— B —

LS

LANDSCAPED AREA

— X —

CATCH BASIN

— □ —

DOUBLE CATCH BASIN

— ○ —

AREA DRAIN

— XXX —

TRENCH DRAIN

— XXX —

①

DRAIN MANHOLE

— — —

⊙

STORM CEPTOR

— — —

SD

DRAIN LINE

— — —

RD

ROOF DRAIN LINE

— — —

AD

AREA DRAIN LINE

— — —

Ⓢ

SEWER MANHOLE

— — —

○

SEWER CLEAN OUT

— — —

SS

SEWER LINE

— — —

FM

SEWER FORCE MAIN

— — —

GV

GAS VALVE

— — —

G

GAS LINE

— — —

⚡

HYDRANT

— — —

WV

WATER VALVE

— — —

W

WATER LINE

— — —

U

UTILITY POLE

— — —

★

LIGHT POLE

— — —

⚡

FLOOD LIGHT

— — —

Ⓜ

ELECTRIC MANHOLE

— — —

TRANSFORMER

— — —

OVERHEAD ELECTRIC LINE

— — —

UNDERGROUND ELECTRIC LINE

— — —

TELEPHONE MANHOLE

— — —

TELEPHONE LINE

— — —

BOLLARD

— — —

FENCE

— — —

STOCKADE FENCE

— — —

CHAIN LINK FENCE

— — —

CONTOUR LINE (MNR)

— — —

CONTOUR LINE (MUR)

— — —

PROPERTY LINE

— — —

ZONE LINE

— — —

NOTES:

1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.

3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PLAN PREPARED BY VMB ENTITLED LCB 5TH LIVING, WEST STREET, NEEDHAM, MASSACHUSETTS, EXISTING CONDITIONS PLAN OF LAND, DATED FEBRUARY 18, 2020. KELLY ENGINEERING GROUP HAS CONFIRMED THE CONDITIONS BY PHYSICAL SURVEY AND INSPECTION IN APRIL OF 2020.

4.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88). VERTICAL CONTROL WAS PROVIDED BY GPS RTK SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.

SCALE

1" = 30'

DATE

06/02/22

SHEET

2 of 6

FILE #

EX00

JOB #

F:\P\2022-080

DRAWN BY

SMH

CHKD BY

SMH

APPD BY

SMH

REV

DATE

REVISION

BY

BALFOUR AT NEEDHAM

100 WEST STREET

NEEDHAM, MA

EXISTING CONDITIONS

PLAN

KE

KELLY ENGINEERING GROUP

civil engineering consultants

0 Campanelli Drive, Braintree, MA 02184

Phone: 781-843-4333 www.kellyengineeringgroup.com

COMMONWEALTH OF MASSACHUSETTS

STEVEN HORSFALL

NO. 41608

PROFESSIONAL LAND SURVEYOR

Steven Horsfall

2022.06.07

12:24:17

-04'00"

SHEET NO.

2

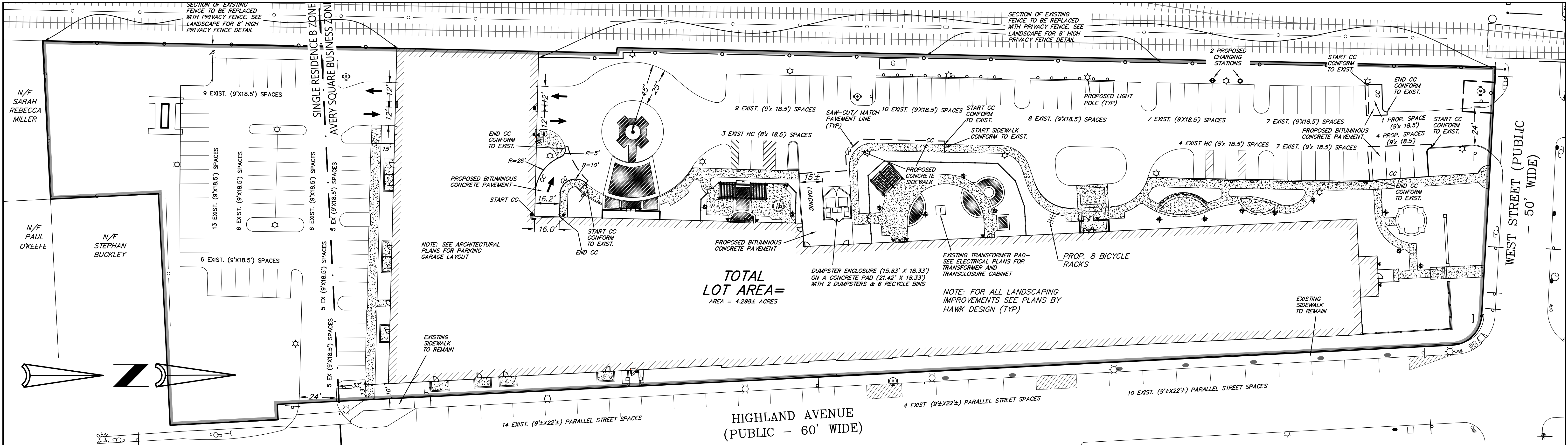
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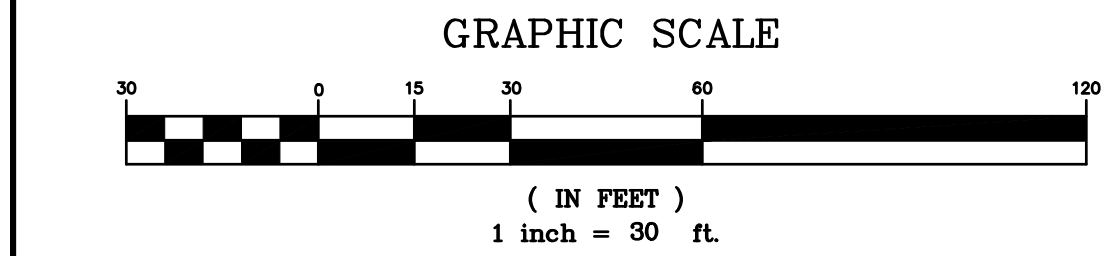
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ZONING LEGEND				
ZONING DISTRICT: AVERY SQUARE BUSINESS DISTRICT/ SINGLE RESIDENCE B/ AVERY SQUARE OVERLAY DISTRICT (DIMENSIONAL REQUIREMENTS PROVIDED FOR AVERY SQUARE BUSINESS DISTRICT AND ASDO)				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	187,219 S.F. (4.30 AC)	SAME	YES
MIN. FRONTAGE	80'	856'±	SAME	YES
MIN. SETBACK FRONT	10'	10'±	10'	YES (NOTE 1)
MIN. SETBACK SIDE (RESIDENTIAL DISTRICT)	50' (NOTE 1)	33'±	SAME	PRE-EXISTING NONCONFORMING
MIN. SETBACK SIDE	NA	0'±	SAME	YES
MIN. SETBACK REAR	NA	NA	SAME	YES
MAX. STORIES	4	3	4	YES
4TH FL. SETBACKS (NOTE 2)				
EAST FACADE	15'	NA	15' (NOTE 2)	YES
WEST FACADE	0'	NA	0' (NOTE 2)	YES
SOUTH FACADE	35'	NA	35' (NOTE 2)	YES
NORTH FACADE	110'	NA	110' (NOTE 2)	YES
4TH FL. AREA (NOTE 3)	35%	NA	APPROX. 29% (NOTE 3)	YES
MAX. HEIGHT	44' - 49' (NOTE 4)	41'-9" (NOTE 4)	44' & 49' (NOTE 4)	YES
LOT COVERAGE	NA (NOTE 5)	0.34	SAME	YES
FLOOR AREA RATIO	1.1 (NOTE 6)	1.00±	1.03	YES
PARKING TOTAL	124 (NOTE 7)	193	145 (NOTE 7)	YES
DRIVEWAY OPENINGS	18'-25' (TWO WAY)	24'	24'	YES



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- NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND WEST ST. ARE FRONT YARDS
MBTA RAIL AND SOUTH LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS
- EXISTING BUILDING WILL REMAIN 10' FROM HIGHLAND AVE PROPERTY LINE. PROPOSED PATIOS ARE 3' FROM FRONT PROPERTY LINE, BUT ARE NOT CONSIDERED TO BE STRUCTURES.
- THE TOWN OF NEEDHAM ZONING BYLAW SECTION 4.4.8.4, 50' SETBACK TO RESIDENTIAL DISTRICT
- NOTE 2. SETBACKS ARE MEASURED FROM EXISTING BUILDING FACADE. (BYLAW SECTION 3.15.4.1) AS SHOWN ON THE ARCHITECTURAL PLANS, SETBACK DIMENSIONS VARY. PROPOSED SETBACKS ARE MINIMUMS.
- NOTE 3. PER BYLAW SECTION 3.15.4.1 TOTAL FLOOR AREA OF THE 4TH FLOOR MAY NOT EXCEED 35% OF THE TOTAL ROOF AREA OF THE BUILDING. MECHANICAL EQUIPMENT IS NOT INCLUDED IN THE CALCULATION OF MAXIMUM ALLOWABLE FLOOR AREA. THE PROPOSED PERCENTAGE OF ROOF COVERAGE INCLUDES ROOF TERRACES. IF THOSE ARE EXCLUDED, THE PERCENTAGE OF ROOF COVERAGE IS APPROX. 26%
- NOTE 4. EXISTING BUILDING HEIGHT OF 33±' TO TOP OF ROOF. 41'9" TO TOP OF HIGHEST POINT (MECHANICAL OR ELEVATOR OVERRIDE)
- MAX ALLOWABLE BUILDING HEIGHT IS 44' TO TOP OF 4TH STORY AND ALL MECHANICALS OTHER THAN ELEVATOR OVERRIDE; 49' TO TOP OF ELEVATOR OVERRIDE. ACTUAL HEIGHTS ARE PLANNED TO BE SLIGHTLY LESS THAN MAX ALLOWABLE.
- BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 177.6±. THE PROPOSED 4TH STORY ELEVATION IS 221.6±. THE PROPOSED ELEVATOR OVERRUN ELEVATION IS 226.6±.
- NOTE 5. THE TOWN OF NEEDHAM ZONING BYLAW SECTION 4.4.2 (E) THERE IS NO LIMITATION ON LOT COVERAGE IN THE AVERY SQUARE BUSINESS DISTRICT OR THE AVERY SQUARE OVERLAY DISTRICT.
- TOTAL BUILDING COVERAGE= 63,700 S.F./ 187,219 S.F.= 0.34
- NOTE 6. FLOOR AREA RATIO:
EXISTING FAR = 186,300 S.F./187,219 S.F. = 1.00 FAR
PROPOSED FAR = 193,250 S.F./187,219 S.F. = 1.03 FAR
- THE CALCULATION OF PROPOSED FAR DOES NOT INCLUDE UNDERGROUND PARKING, AS ALLOWED IN THE AVERY SQUARE OVERLAY DISTRICT.
- THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES," THE FAR CALCULATION FOR THIS PROJECT DOES NOT INCLUDE THE AREA OF PROPOSED FIRST FLOOR PATIOS AND ROOF TERRACES, ALL OF WHICH WILL BE UNENCLOSED.
- NOTE 7. REQUIRED PARKING:
180 ASSISTED LIVING BEDS x 0.5 SPACES/ BEDS + 68± EMPLOYEES x 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT= 124 SPACES REQUIRED
(TOWN OF NEEDHAM ZONING BYLAW SECTION 3.15.5)

PROVIDED:
30 GARAGE SPACES & 115 EXTERIOR PARKING SPACES = 145 SPACES (EXCLUDES 28 PARALLEL PARKING SPACES ON HIGHLAND AVE. ADJACENT TO THE PROPERTY THAT CAN BE COUNTED AS OFF-STREET PARKING PURSUANT TO SECTION 5.1.1.7 OF THE BYLAW FOR A TOTAL PARKING SUPPLY OF 173 SPACES.)

	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS				
A) PARKING ILLUMINATION	AVG 1 FOOT CANDLE	NA	AVG 2± FC	YES
B) LOADING REQUIREMENTS	1	2	1	YES
C) HANDICAPPED PARKING	5	7±	9	YES
D) DRIVEWAY OPENINGS	2	2	SAME	YES
E) MAX. COMPACT CARS	50% (8'x16')	38%	21% (NOTE 8)	YES
F) PARKING SPACE SIZE	9'x18.5'	9'x18.5'	SAME	YES
G) BUMPER OVERHANG	1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	(NOTE 9)	0	INCL. 5 TANDEM (NOTE 9)	SPECIAL PERMIT
I) AISLE WIDTH EXTERIOR	24' (90 DEG. STALL)	24'	SAME	YES
J) AISLE WIDTH INTERIOR	24' (90 DEG. STALL)	16'-8"	SAME (NOTE 10)	SPECIAL PERMIT
J) PARKING SETBACK				
-FRONT	10'	13'±	SAME	YES
-SIDE	4'	9'±	SAME	YES
-REAR	4'	NA	SAME	YES
-BUILDING	5'	15'±	SAME	YES
K) LANDSCAPED AREAS	10%	>10% (NOTE 11)	11%- 12% (NOTE 11)	YES
L) TREES	1 PER 10 SPACES	(NOTE 12)	(NOTE 12)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	8	0	8	YES

- NOTE 8. COMPACT PARKING: 30 PROPOSED COMPACT SPACES IN PARKING GARAGE (21%).
- NOTE 9. PARKING SPACE LAYOUT:
5 TANDEM SPACES PROPOSED IN PARKING GARAGE. A SPECIAL PERMIT IS REQUESTED FROM THE PLANNING BOARD.
- NOTE 10: INTERIOR AISLE WIDTHS IN THE GARAGE ARE 16'-8". A SPECIAL PERMIT IS REQUESTED FROM THE PLANNING BOARD, BECAUSE THE EXISTING COLUMN TO COLUMN SPACING IS A UNIQUE CIRCUMSTANCE.
- NOTE 11. LANDSCAPE AREAS: BETWEEN 11% AND 12% OF THE INTERIOR PORTION OF THE PARKING AREAS IS LANDSCAPED. THE AREAS OUTSIDE THE PERIMETER OF THE PAVED PARKING AREAS ARE NOT INCLUDED IN THIS CALCULATION. THIS SATISFIES THE REQUIREMENT THAT 10% OF THE PARKING AREA BE LANDSCAPED, AS WELL AS THE REQUIREMENT THAT AT LEAST ONE QUARTER OF THE LANDSCAPED AREA BE LOCATED IN THE INTERIOR OF THE PARKING AREA.
- NOTE 12. TREES: SEE LANDSCAPE PLAN BY HAWK DESIGN, INC.

EXISTING LEGEND	
	SIGN
	LIGHT POLE
	EXISTING HYDRANT
	PROPERTY LINE

PROPOSED LEGEND	
	CONCRETE CURB
	PROPOSED PRIVACY FENCE
	VEHICLE CHARGING STATION
	PROPOSED LIGHT POLE
	LANDSCAPE LIGHTING
	WALL MOUNT LIGHT

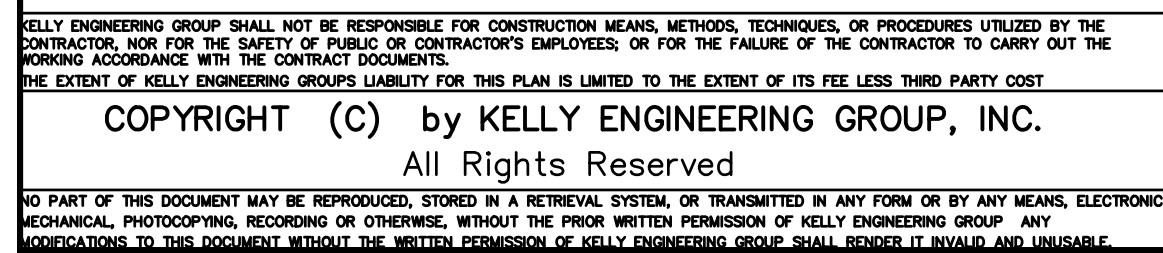
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FILE # LA02				
JOB # F:\P\2022-080	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
DRAWN BY C.J.L.				
CHKD BY B.G.L.				
APPD BY DNK				

SEAL OF THE COMMONWEALTH OF MASSACHUSETTS
DAVID NOEL KELLY
CIVIL
NO. 37942
REGISTERED PROFESSIONAL ENGINEER

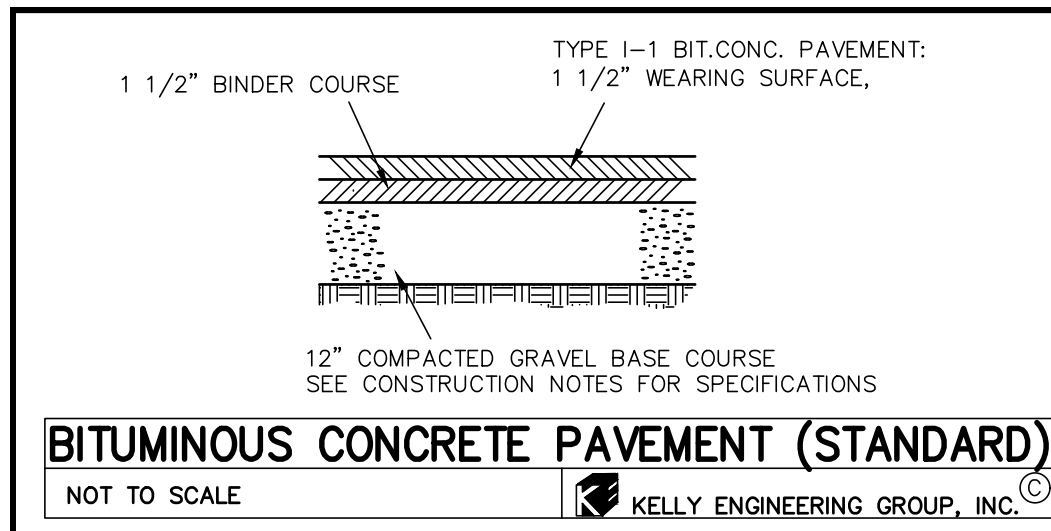
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Date: 2022.06.07 12:13:33 -0400

SHEET NO.
3

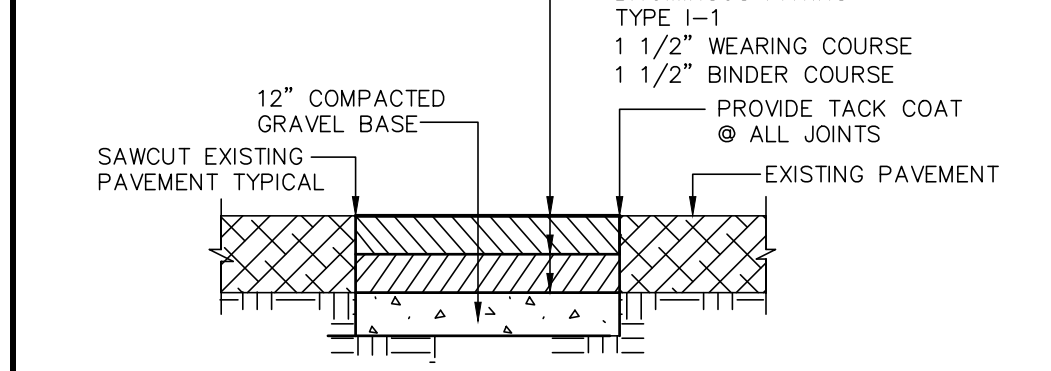
177.0	SPOT GRADE
M.E.	MATCH EXISTING
— — — — —	SAW CUT/ MATCH PAVEMENT LINE
•	AREA DRAIN ON PATIO
	SILT SACK
•	VEHICLE CHARGING STATION
☆	PROPOSED LIGHT POLE
✦	LANDSCAPE LIGHTING
▼	WALL MOUNT LIGHT



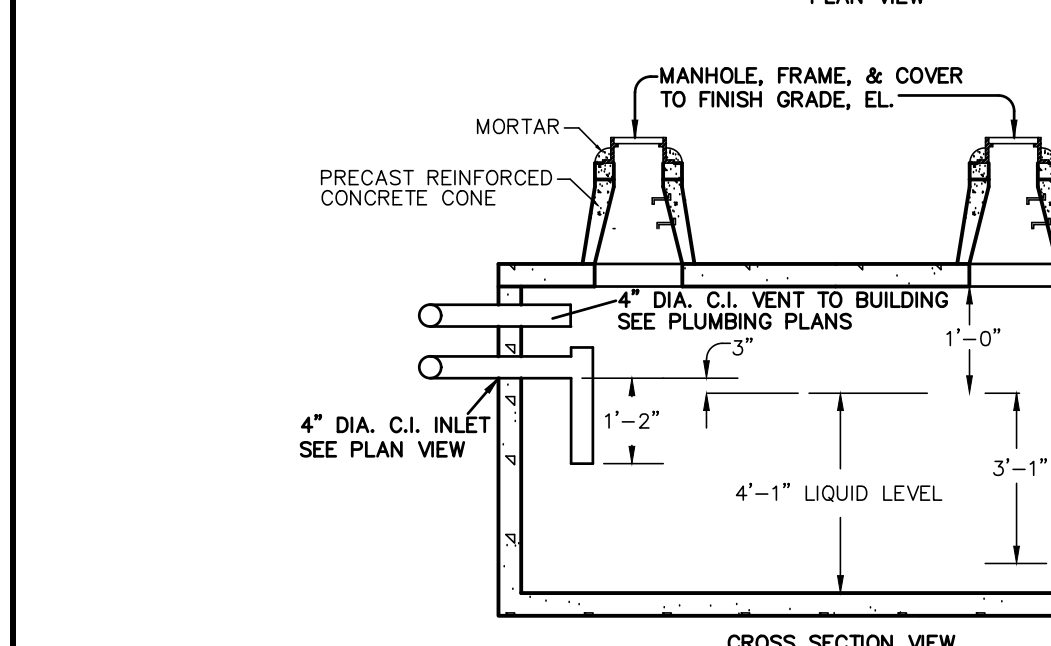
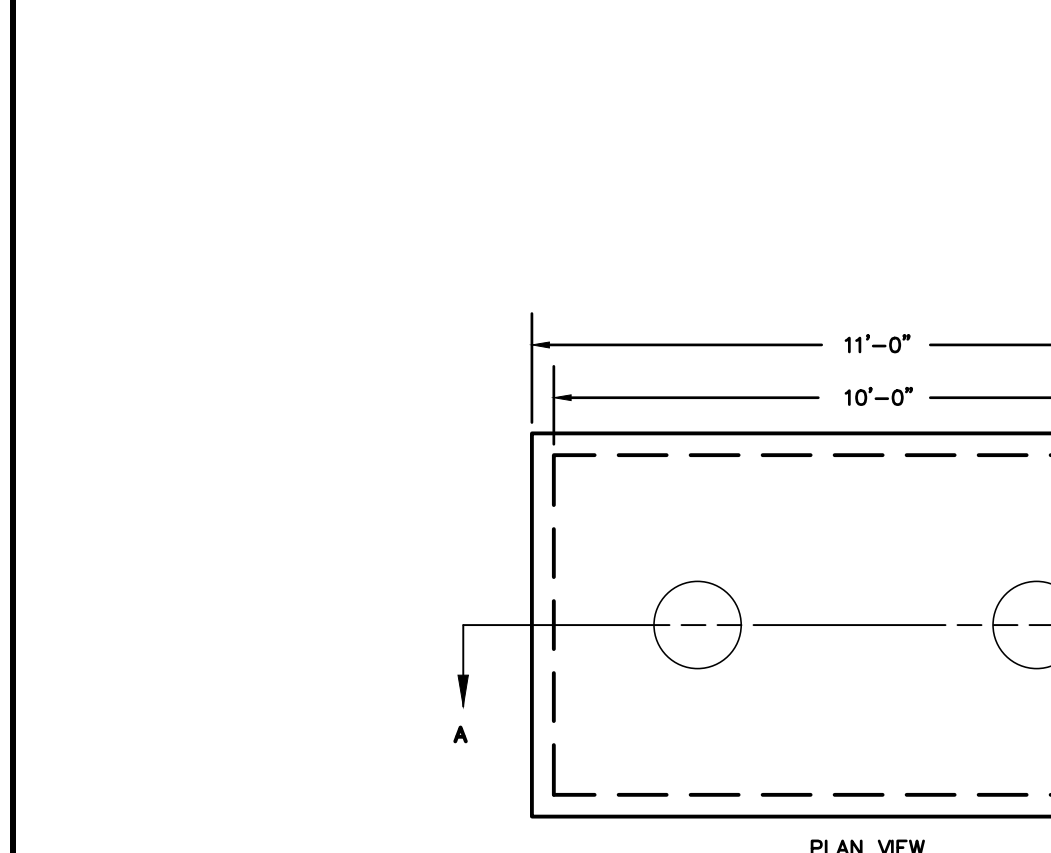
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DATE					
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SHEET	 BALFOUR AT NEEDHAM 100 WEST STREET NEEDHAM, MA SITE PLAN KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
4 of 6					
FILE #					
SP02					
JOB #	 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
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BGL					
APPD BY					
DNK					



BITUMINOUS CONCRETE PAVEMENT (STANDARD)
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.

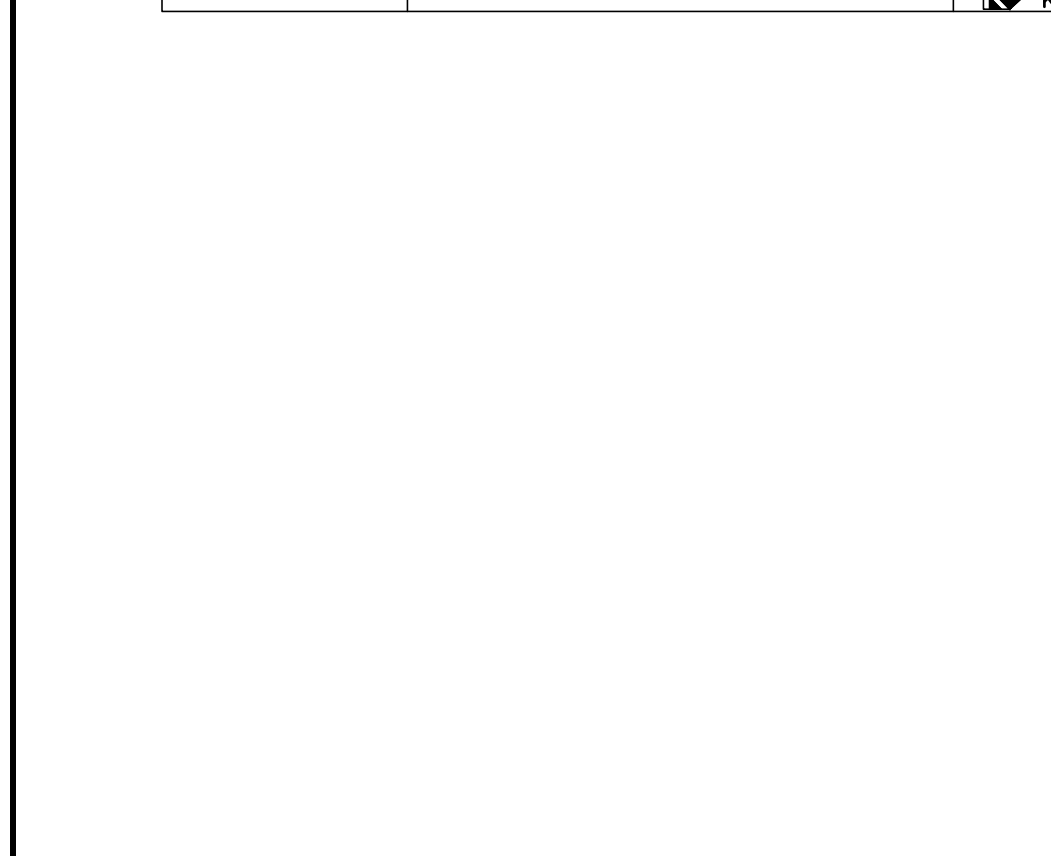


PAVEMENT MATCH/ SAW-CUT DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.



- NOTE:
1. VENT SHALL BE PIPED TO THE INSIDE OF THE BUILDING IN COMPLIANCE WITH 248 CMR 10.16(5)(E). VENT SHALL BE ABOVE WATER LEVEL AND INVERTS.
 2. THE INLET TEE SHALL EXTEND TO THE MID DEPTH OF THE TANK. THE OUTLET TEE SHALL EXTEND TO WITHIN 12 INCHES OF THE BOTTOM OF THE TANK. TEES SHALL BE SCHEDULE 40 PVC AND PROPERLY SUPPORTED BY A HANGER, STRAP OR OTHER DEVICE. (310 CMR 15.230(5)).
 3. SHALL BE INSTALLED ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ONTO WHICH 6 INCHES OF CRUSHED STONE HAS BEEN PLACED TO MINIMIZE UNEVEN SETTLING.
 4. THE INLET AND OUTLET SHALL BE LOCATED AT THE CENTER LINE OF THE TANK, AND AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION.

1,500 GALLONS PRECAST GREASE TRAP
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.

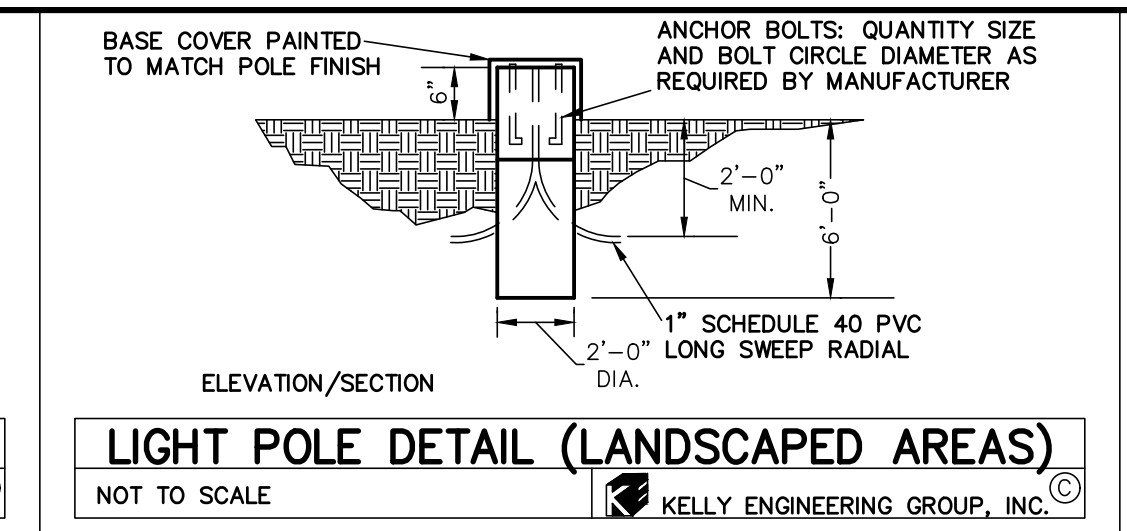


SILT SACK- TYPE A DETAIL
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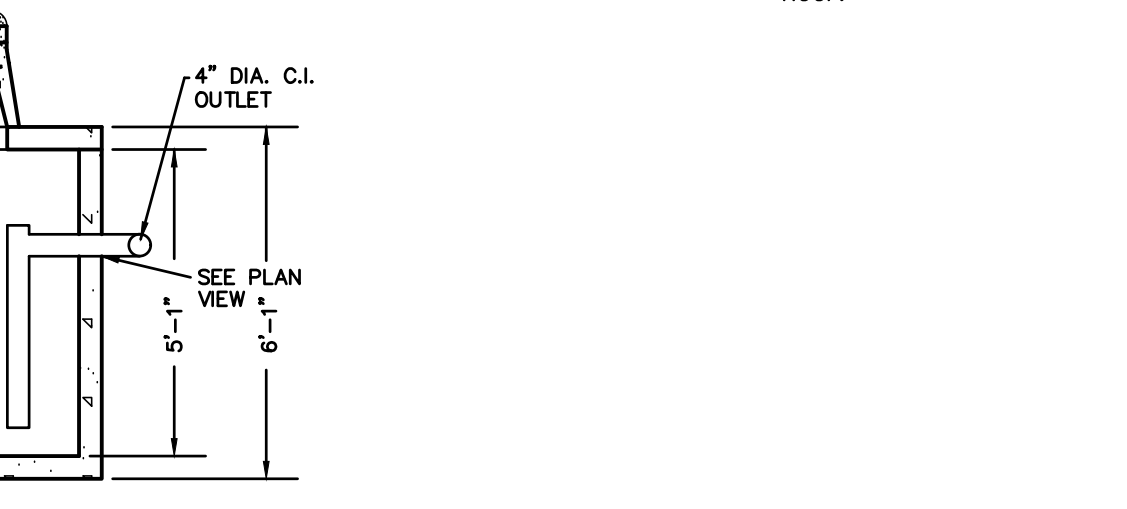


LIGHT POLE DETAIL (LANDSCAPED AREAS)
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.

INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	3'-0"	2'-6"
6"	3'-6"	3'-0"	2'-6"
8"	3'-6"	3'-0"	2'-6"

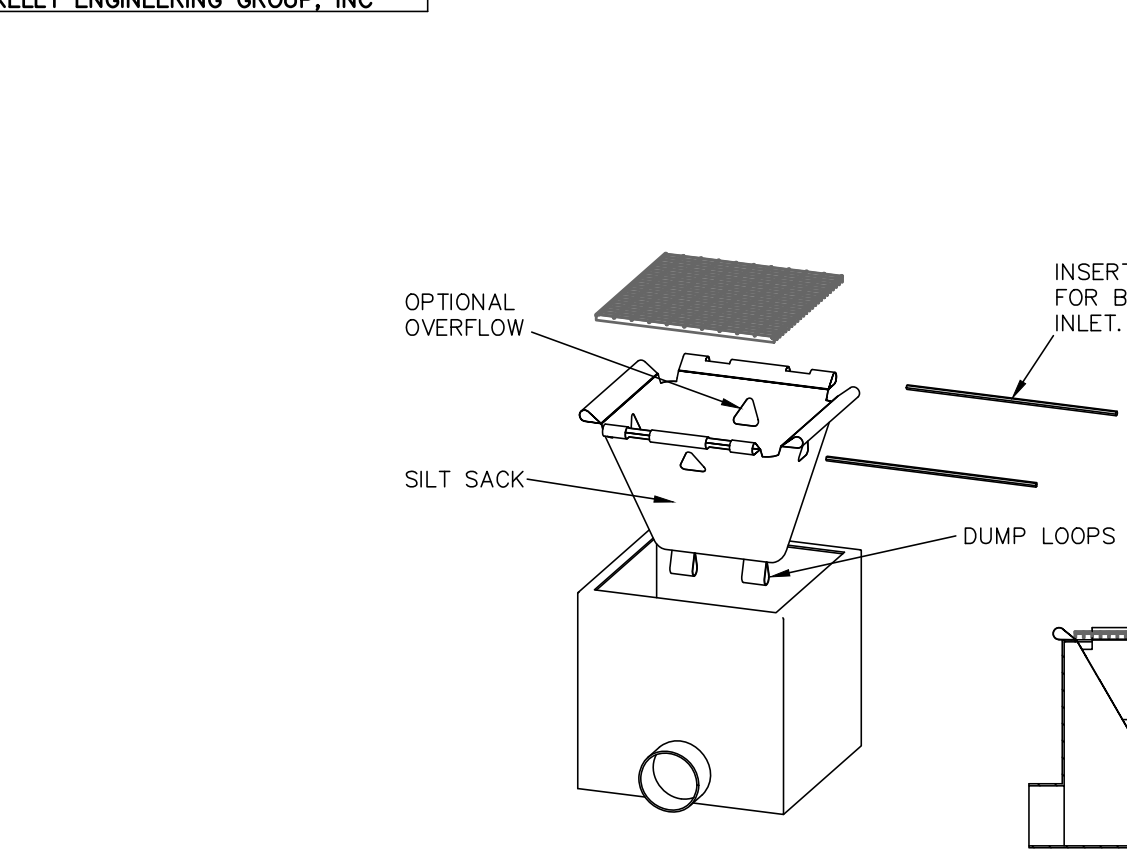
PIPING MATERIAL NOTES:
A. NO-HUB CAST IRON PRODUCT-APPROVED STAINLESS STEEL CLAMPS
B. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS.
C. EXTRA HEAVY CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:
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- NOTE:
1. VENT SHALL BE PIPED TO THE INSIDE OF THE BUILDING IN COMPLIANCE WITH 248 CMR 10.16(5)(E). VENT SHALL BE ABOVE WATER LEVEL AND INVERTS.
 2. THE INLET TEE SHALL EXTEND TO THE MID DEPTH OF THE TANK. THE OUTLET TEE SHALL EXTEND TO WITHIN 12 INCHES OF THE BOTTOM OF THE TANK. TEES SHALL BE SCHEDULE 40 PVC AND PROPERLY SUPPORTED BY A HANGER, STRAP OR OTHER DEVICE. (310 CMR 15.230(5)).
 3. SHALL BE INSTALLED ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ONTO WHICH 6 INCHES OF CRUSHED STONE HAS BEEN PLACED TO MINIMIZE UNEVEN SETTLING.
 4. THE INLET AND OUTLET SHALL BE LOCATED AT THE CENTER LINE OF THE TANK, AND AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION.

1,500 GALLONS PRECAST GREASE TRAP
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.

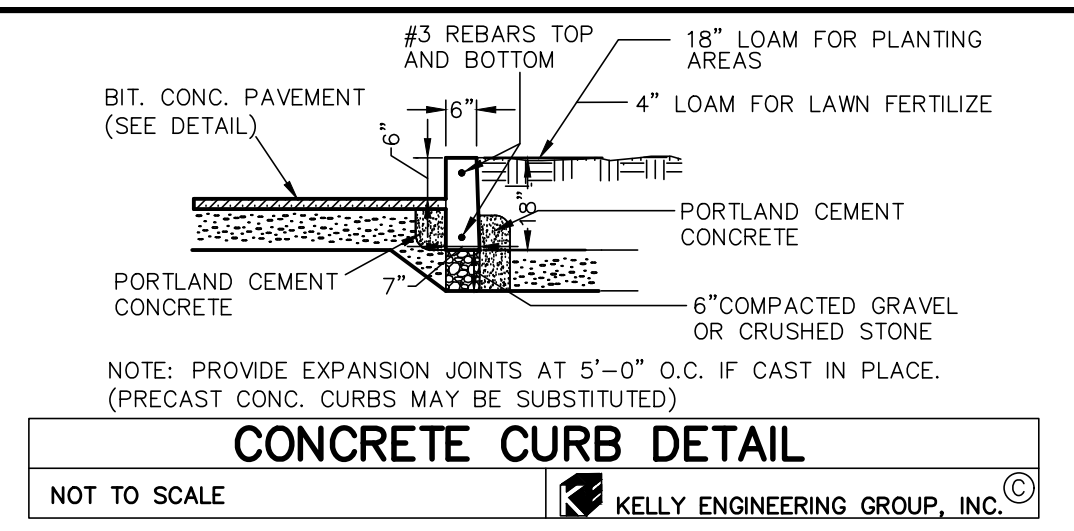


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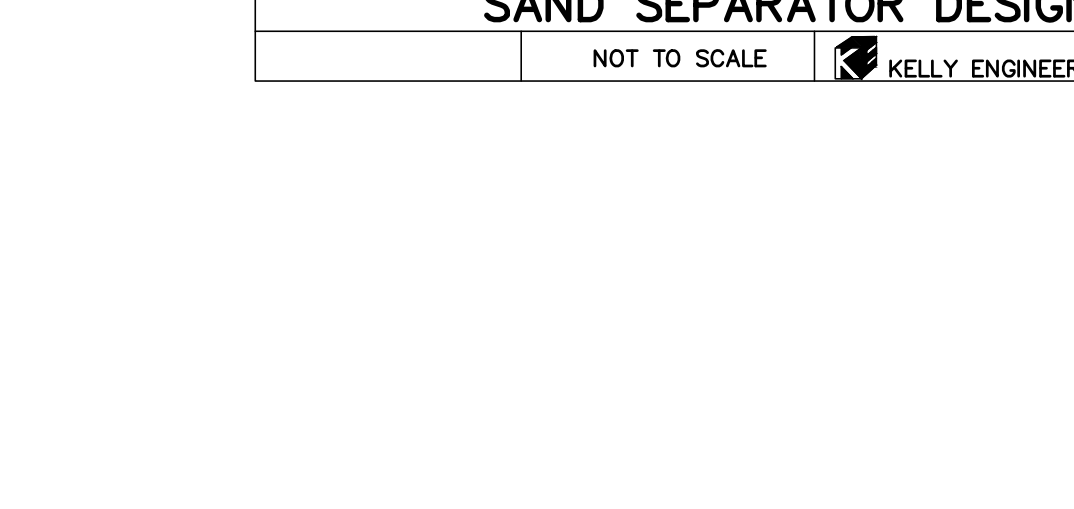


CONCRETE CURB DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.

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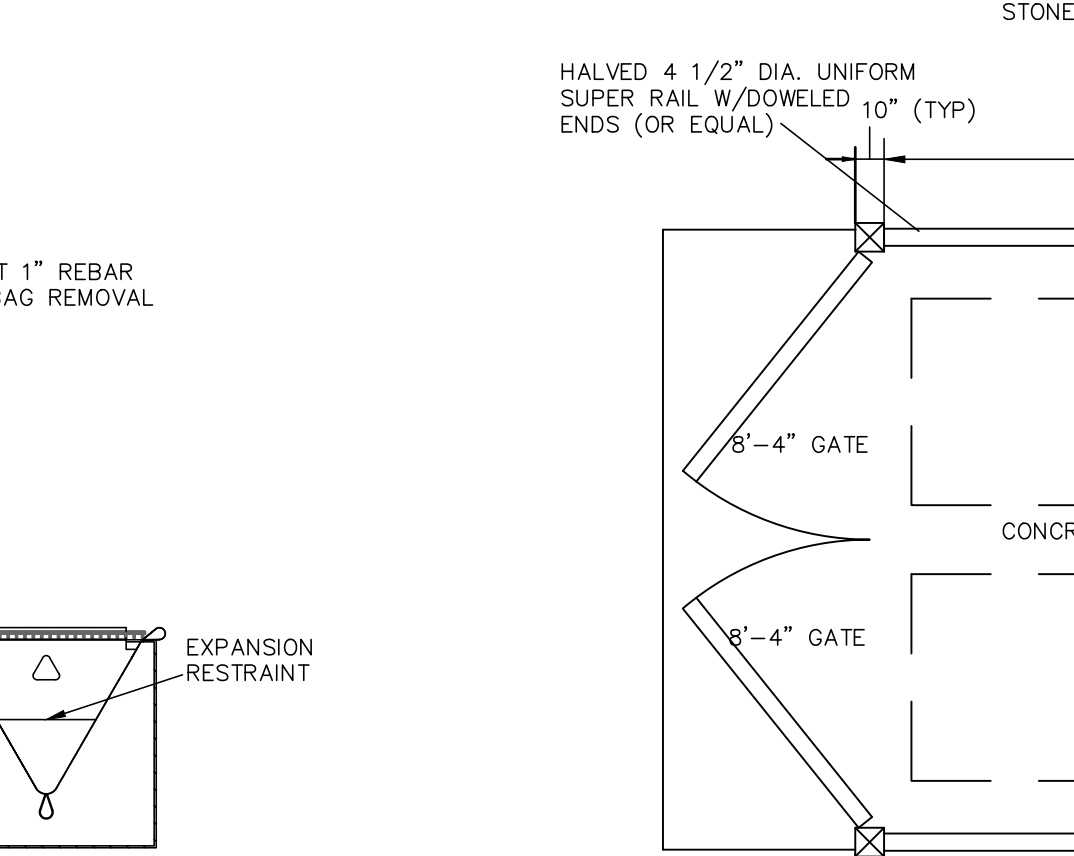
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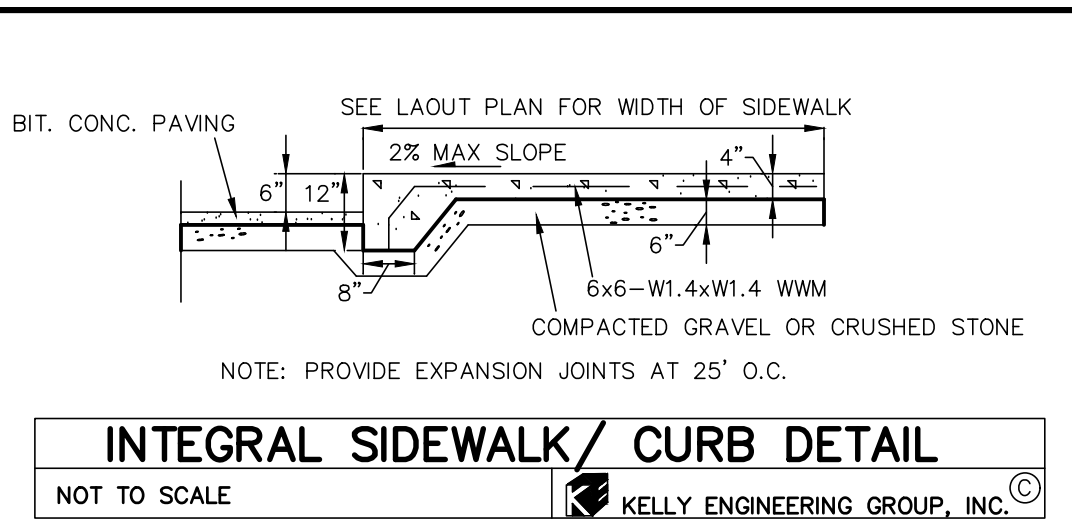


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INTEGRAL SIDEWALK/ CURB DETAIL
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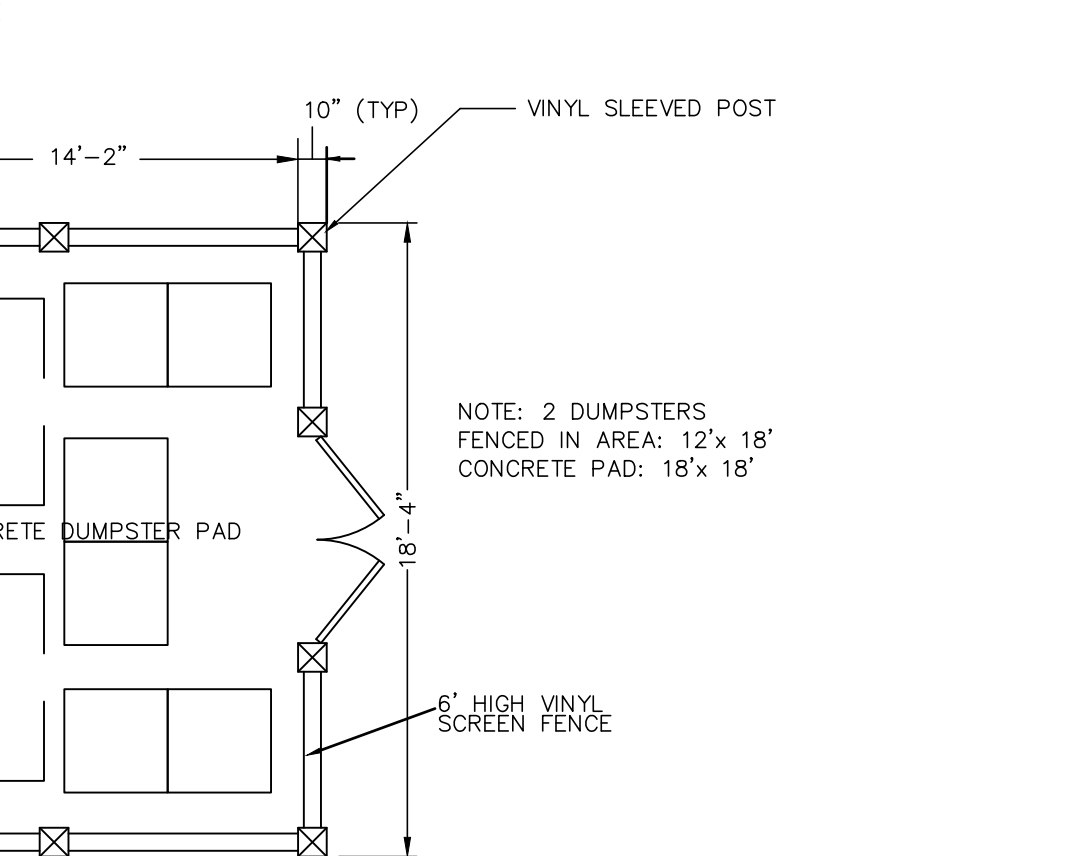
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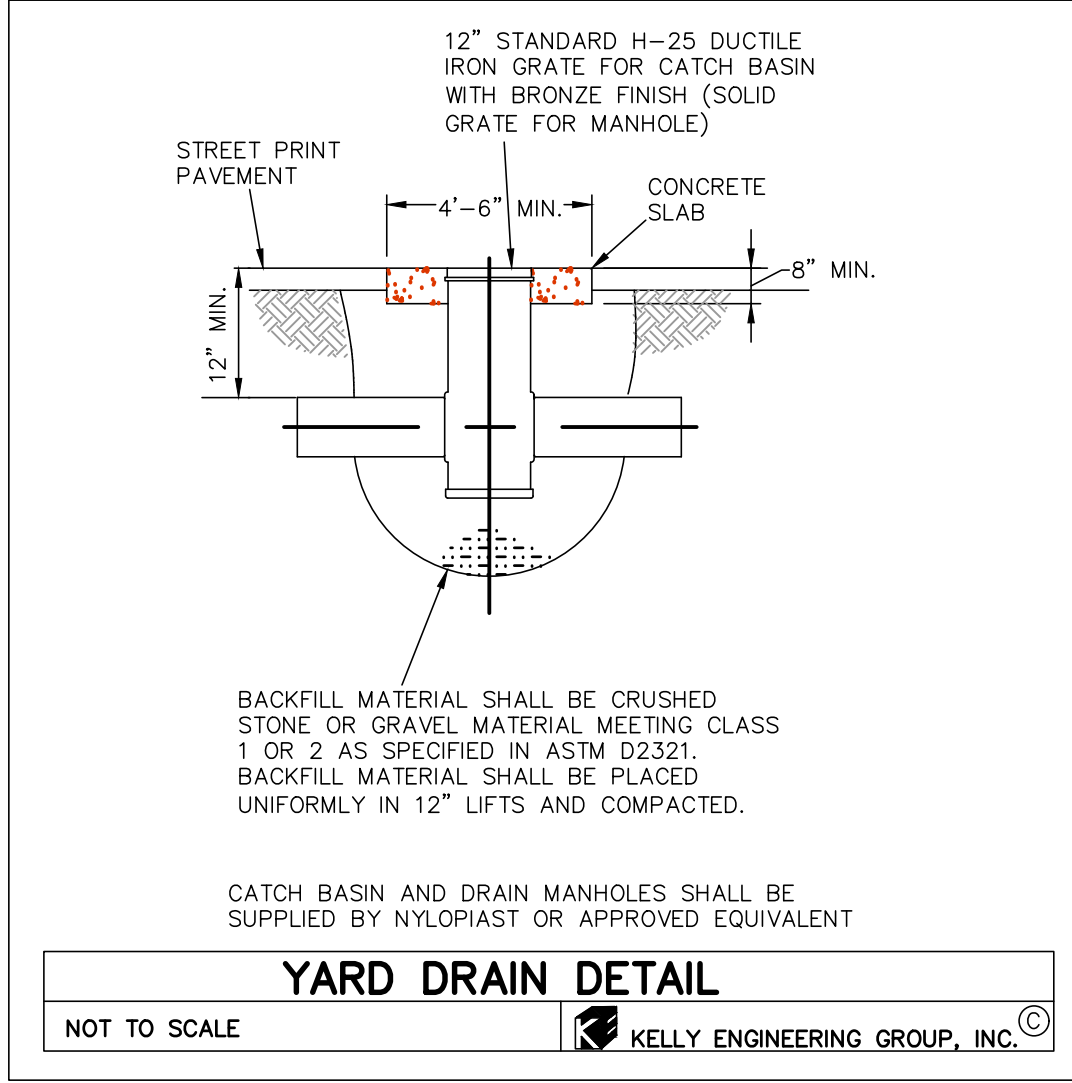
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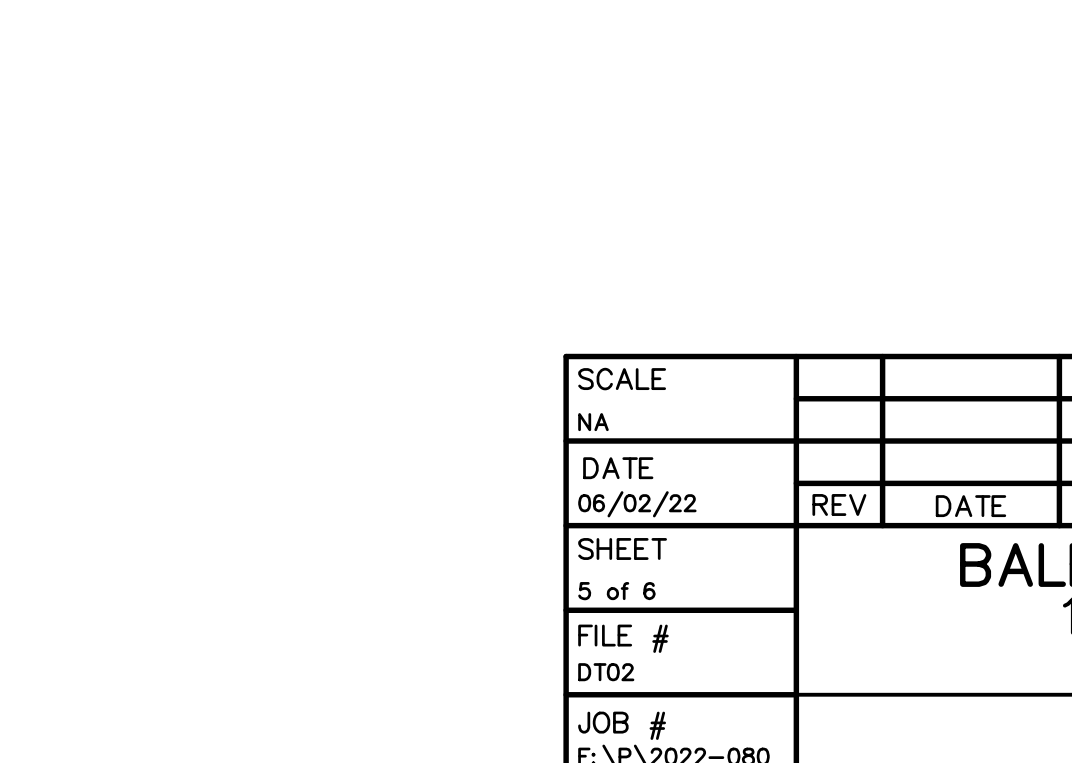
CONSTRUCTION NOTES

- A1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- A2. THE CONTRACTOR SHALL NOTIFY THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- A3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- A4. ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE TOWN OF NEEDHAM.
- A5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLIED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
- A6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- A7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION AND DOOR LOCATIONS.
- A8. ALL PROPOSED SITE GAS, ELECTRIC, TELEPHONE, CATV FEATURES SHOWN ON SITE DEVELOPMENT PLANS ARE INTENDED AS A GUIDE ONLY. FINAL CONFIGURATION TO BE CONFIRMED WITH PROJECT MEP ENGINEER AND UTILITY PROVIDER.
- B1. REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY AND WATER CONNECTIONS.
- B2. REFER TO ELECTRICAL PLANS FOR THE LIGHTING CIRCUITS, FIXTURE DETAIL AND BUILDING CONNECTION LOCATION.
- B3. ALL H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL. SEWER SHALL BE SDR 35 WITH RUBBER RING JOINTS. WATER LINES SHALL BE CL 52 D.I.P. (DUCTILE IRON PIPE), REINFORCED CONCRETE PIPE ROP SHALL BE CLASS III.
- B4. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
- C1. WALKS SHALL BE 4" THICK AND SHALL BE CONSTRUCTED ON 6" OF COMPACTED BANK GRAVEL. CONCRETE FOR WALKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI. WALKS SHALL BE REINFORCED WITH WWM 6x6 W1.4/W1.4 CONFORMING TO ASTM A184.
- C2. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M103.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL. PULVERIZED MATERIAL MAY BE USED AS BASE MATERIAL PROVIDING IT MEETS THIS SPECIFICATIONS. AREAS TO BE REPAVED SHALL BE PULVERIZED AND REGRADED TO PROVIDE POSITIVE FLOW TO DRAINAGE AND AWAY FROM BUILDING. PAVE WITH 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE. ALL VALVES, BOXES, MANHOLES AND OTHER UTILITIES APPEARANCES SHALL BE ADJUSTED TO CONFORM TO FINAL GRADE.
- C3. GENERATOR PAD SHALL BE INSTALLED PER MANUFACTURING SPECIFICATIONS.

CONCRETE CURB DETAIL
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YARD DRAIN DETAIL
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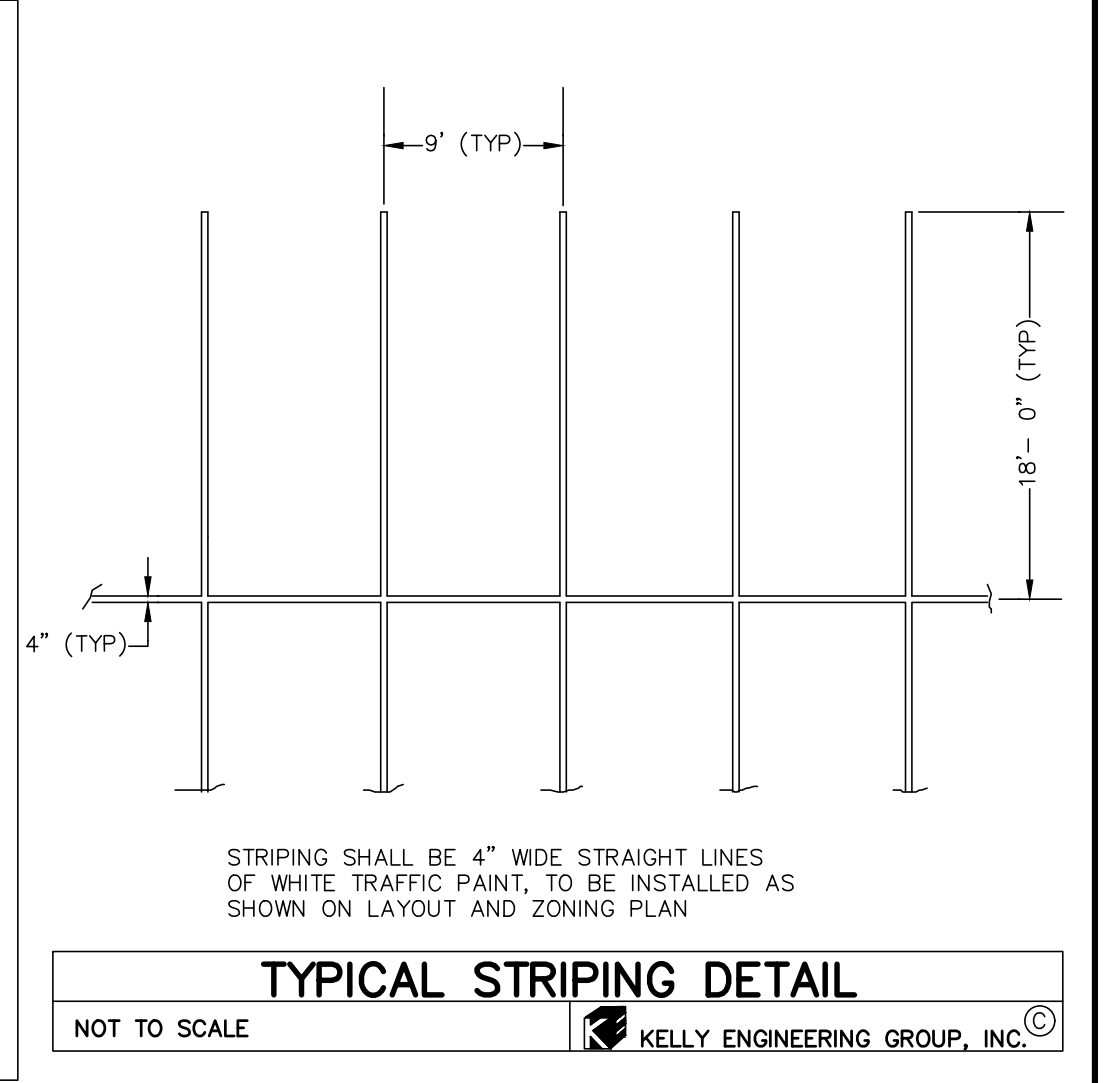
CONSTRUCTION NOTES

- C4. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS 1 BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- C5. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE", 1988 EDITION, SECTION 460 FOR CLASS 1 BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
- C6. DUMPSTER PAD SHALL BE 8" THICK REINFORCED CONCRETE SLAB WITH CONTROL JOINTS EVERY 10'. THE PAD SHALL BE CONSTRUCTED OVER 6" OF GRAVEL BASE, COMPACT TO 95% REINFORCEMENT SHALL BE WWM 6x6- W1.4 x W1.4 PLACED AT THE CENTER OF THE SLAB. THE FRONT END OF COMPACTOR PAD SHALL HAVE EMBEDDED A 6"x 6"x 3/8" STEEL ANGLE.
- C7. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS, BUTT NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN AND TACK COAT THE JOINT.
- C8. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1 1/2" WEARING COURSE OVERLAYING A 1 1/2" BINDER COURSE OVERLAYING A 12" COMPACTED GRAVEL BASE COURSE.
- D1. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIME PER 1,000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE ORGANIC FORM.
- D2. ALL LANDSCAPED AREAS TO BE LOAMED AND SEEDED SHALL HAVE THE FOLLOWING MIX.

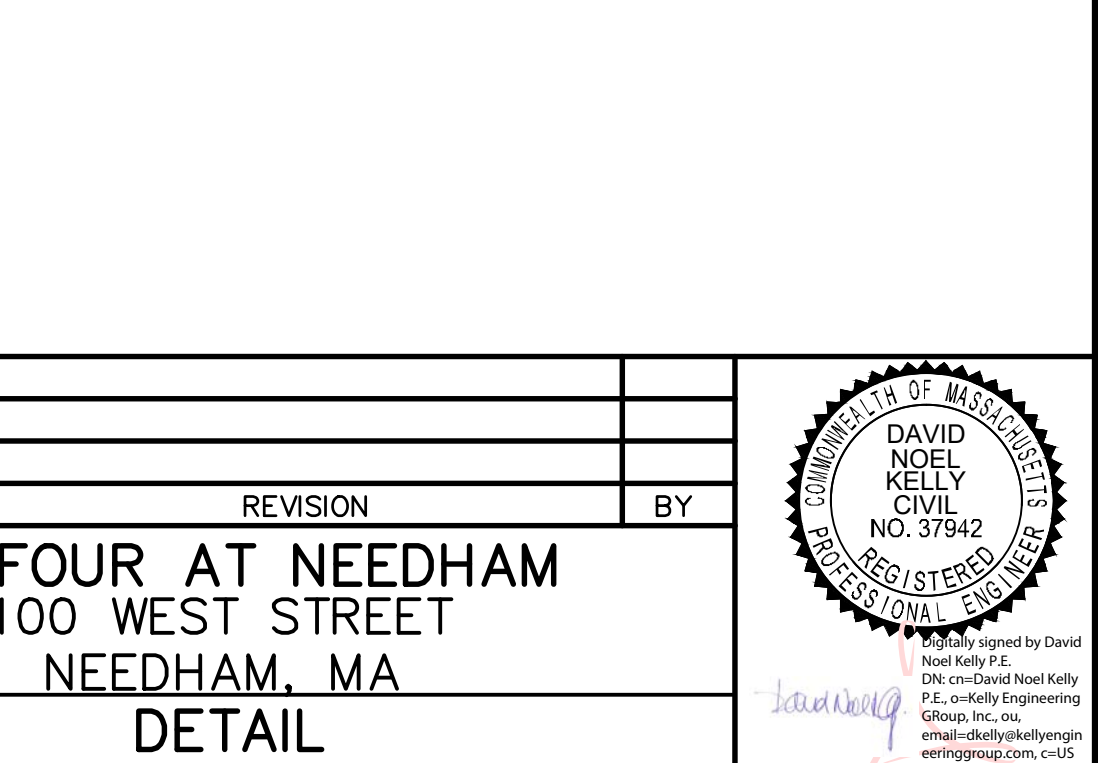
PERENNIAL RYE	25%
KENTUCKY BLUE	25%
CREeping RED FESCUE OR PENNLAwn FESCUE	50%

SEED AT THE RATE OF 5#/1,000 S.F.
- D3. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED. (NOTE: IF THERE IS A CONFLICT BETWEEN THESE PLANS AND LANDSCAPE PLANS THE LANDSCAPE PLANS SHALL DICTATE.
- E1. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEANUP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- E2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE SILT SACKS IN DRAINAGE INLETS, MULCHING AND PLANTING OF DISTURBED AREAS.
- E3. PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- E4. AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- E5. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- E6. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

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YARD DRAIN DETAIL
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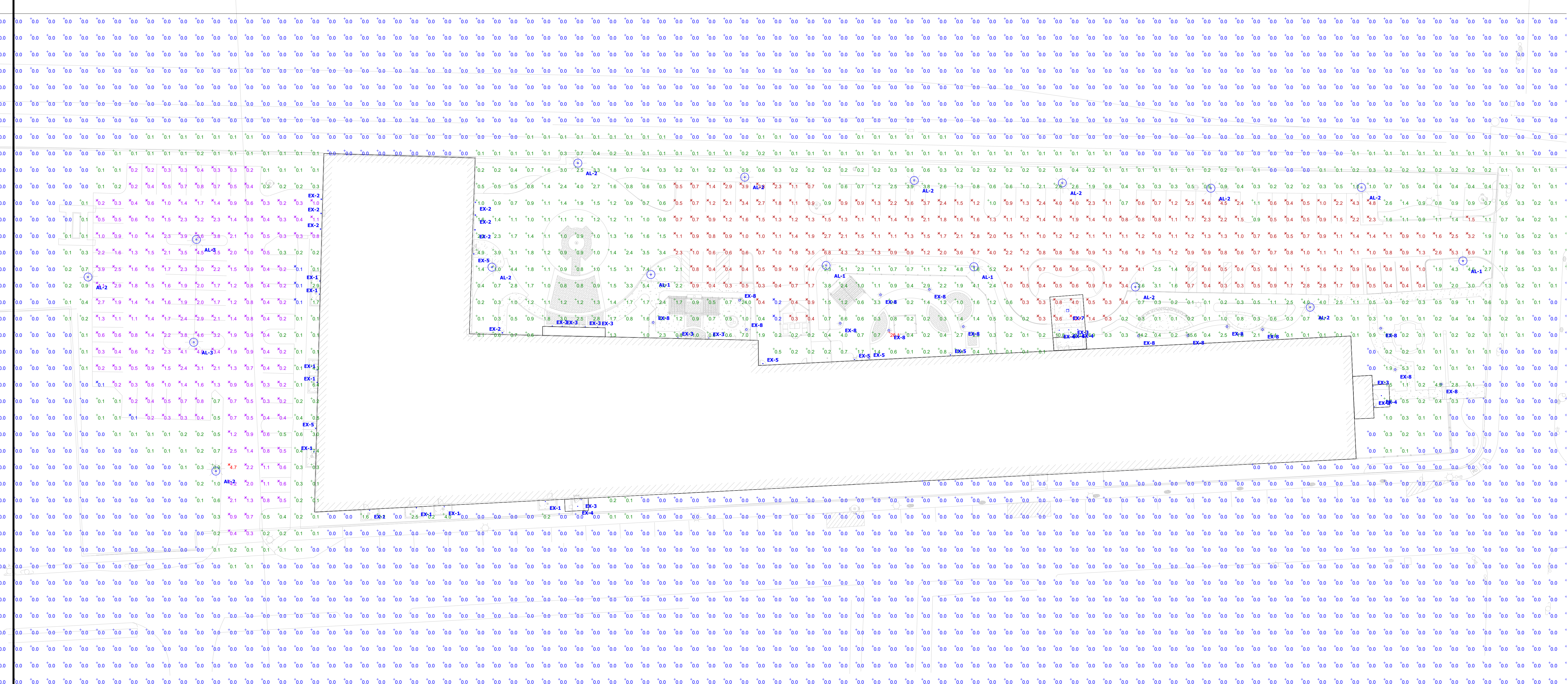
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JOB #	F:\P\2022-080			
DRAWN BY	C.L.			
CHKD BY	BGL			
APPD BY	DNK			

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

BALFOUR AT NEEDHAM
100 WEST STREET
NEEDHAM, MA
DETAIL SHEET

SHEET NO.

5



Plan View
Scale - 1" = 28ft



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	AL-1	4	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 4 BK DIM TN4	Post Mounted Full cutoff with Type IV Distribution on 14' straight Steel Pole	9718	0.9	132
	AL-2	11	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 4BLS BK DIM TN4	Post Mounted Full cutoff with Type IV Distribution with backside shield on 14' straight Steel Pole	5246	0.9	132
	AL-3	2	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 5S BK DIM TN4	Post Mounted Full cutoff with Type V Distribution on 14' straight Steel Pole	10499	0.9	132
	EX-1	9	Lightology	TLG482514 30K	Bowman 4 Series	1653	0.35	39
	EX-2	7	Brownlee	7176 18 AS H08 30K XX	Wall Mounted 18" long vertical exterior sconce	698	0.9	7.88131
	EX-3	10	Brownlee	7176 34 AS H21 30K XX	Wall Mounted 34" long vertical exterior sconce	1946	0.9	20.83
	EX-4	5	Spectrum	SP4ES 20L 30K DX // AR4LED SG MF XX WL	Recessed 4" diameter exterior downlight	1653	0.9	19.5
	EX-5	6	Lightology	TLG749332 30K	Wall Mounted Sconce	140	0.9	11.99
	EX-6	0	Lightology	TLG482515 30K	Wall Mounted Sconce	1653	0.45	24
	EX-7	1	Lightology	TLG748574	Wall Mounted Sconce	2325	0.9	71
	EX-8	15	Lithonia	RADB LED P4 30K SYM DDBXD	Ground Mounted 42" high Type V Full Cutoff Bollard	1335	0.9	18.59

NOTES:

- REFLECTANCES ASSUMED:
 - SURFACE: 50
- MOUNTING HEIGHTS: 14'-0" AFG
 - RECESSED LIGHTS IN CANOPY @ 12'-0" AFG
 - WALL SCONCES @ 6'-0" & 8'-0" AFG
- TASK HEIGHT: AT SURFACE
- CALCULATION POINT SPACING: 7'X7' OC

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Front Parking Lot	✖	1.5 fc	10.7 fc	0.2 fc	53.5:1	7.5:1
Side Parking Lot	✖	1.2 fc	4.7 fc	0.1 fc	47.0:1	12.0:1

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

BALFOUR AT NEEDHAM

100 WEST STREET
NEEDHAM, MASSACHUSETTS

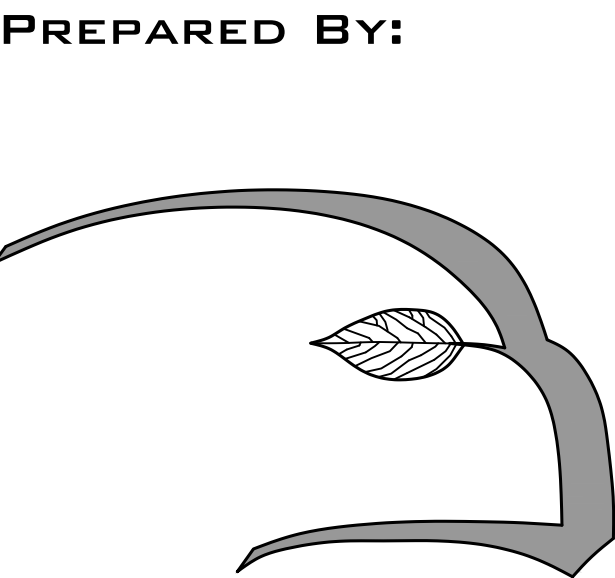
LANDSCAPE PERMIT PLANS

LIST OF DRAWINGS:

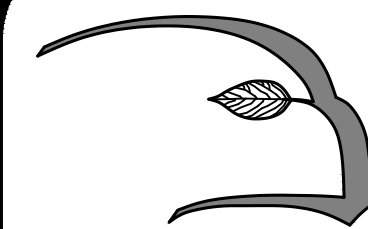
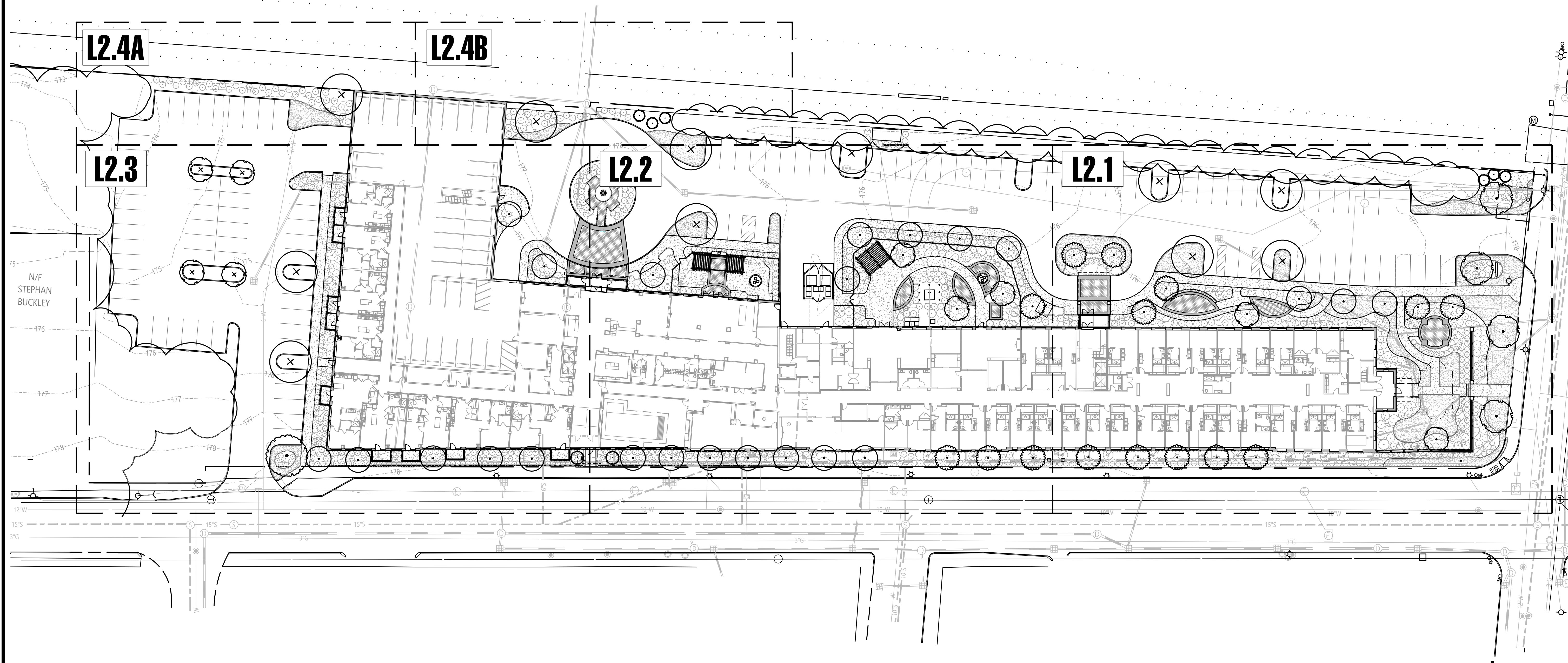
		SET DATE
L1.0	SITE LANDSCAPE MASTER PLAN	6/2/22
L2.1	NORTH PLANTING PLAN	6/2/22
L2.2	CENTRAL PLANTING PLAN	6/2/22
L2.3	SOUTH PLANTING PLAN	6/2/22
L2.4	WEST BUFFER PLANTING PLAN	6/2/22
L3.1	NORTH MATERIALS PLAN	6/2/22
L3.2	BUILDING ARRIVAL & RESIDENT COURTYARD MATERIALS PLAN	6/2/22
L3.3	ASSISTED LIVING ARRIVAL MATERIALS PLAN	6/2/22
LD1	PLANT SCHEDULE & PLANTING DETAILS	6/2/22
LD2	PLANTING NOTES	6/2/22
LD3	CONSTRUCTION DETAILS	6/2/22

APPLICANT:
**WELL Balfour Needham
Landlord LLC**
**4500 Dorr Street
Toledo, OH 43615
Tel: 419-247-2800**

OWNER:
**HCRI Massachusetts
Properties Trust II**
**4500 Dorr Street
Toledo, OH 43615
Tel: 419-247-2800**

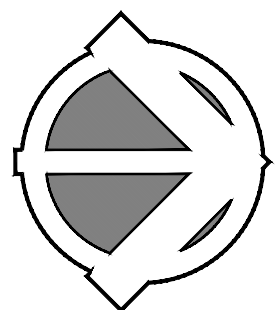


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Revisions:
Num. Date Description



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Drawn By: BNL Checked By: TEM

**Landscape
Master Plan**

Scale: 1" = 30'-0"

Sheet: **L1.0**

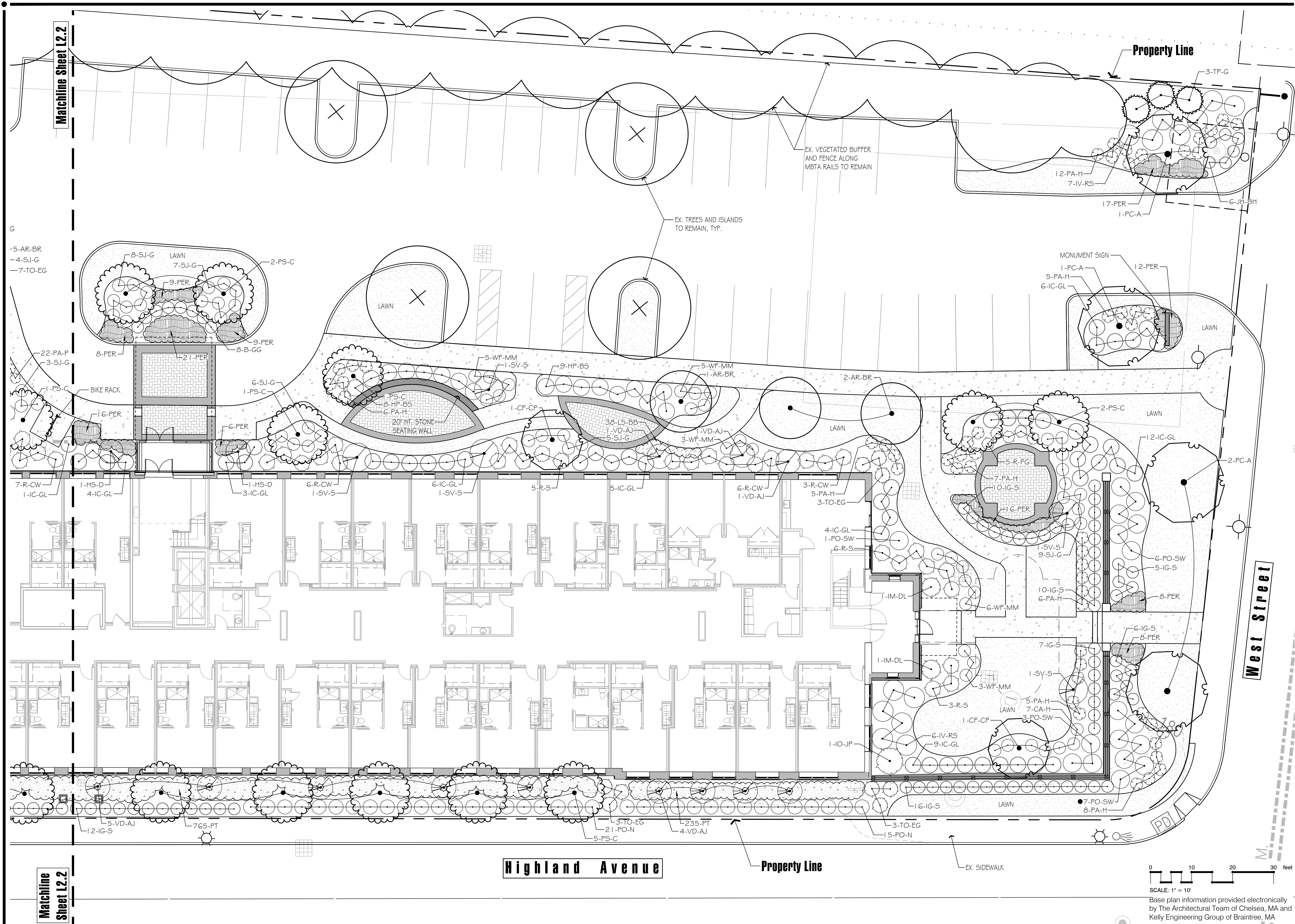
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SCALE: 1" = 30'
Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA

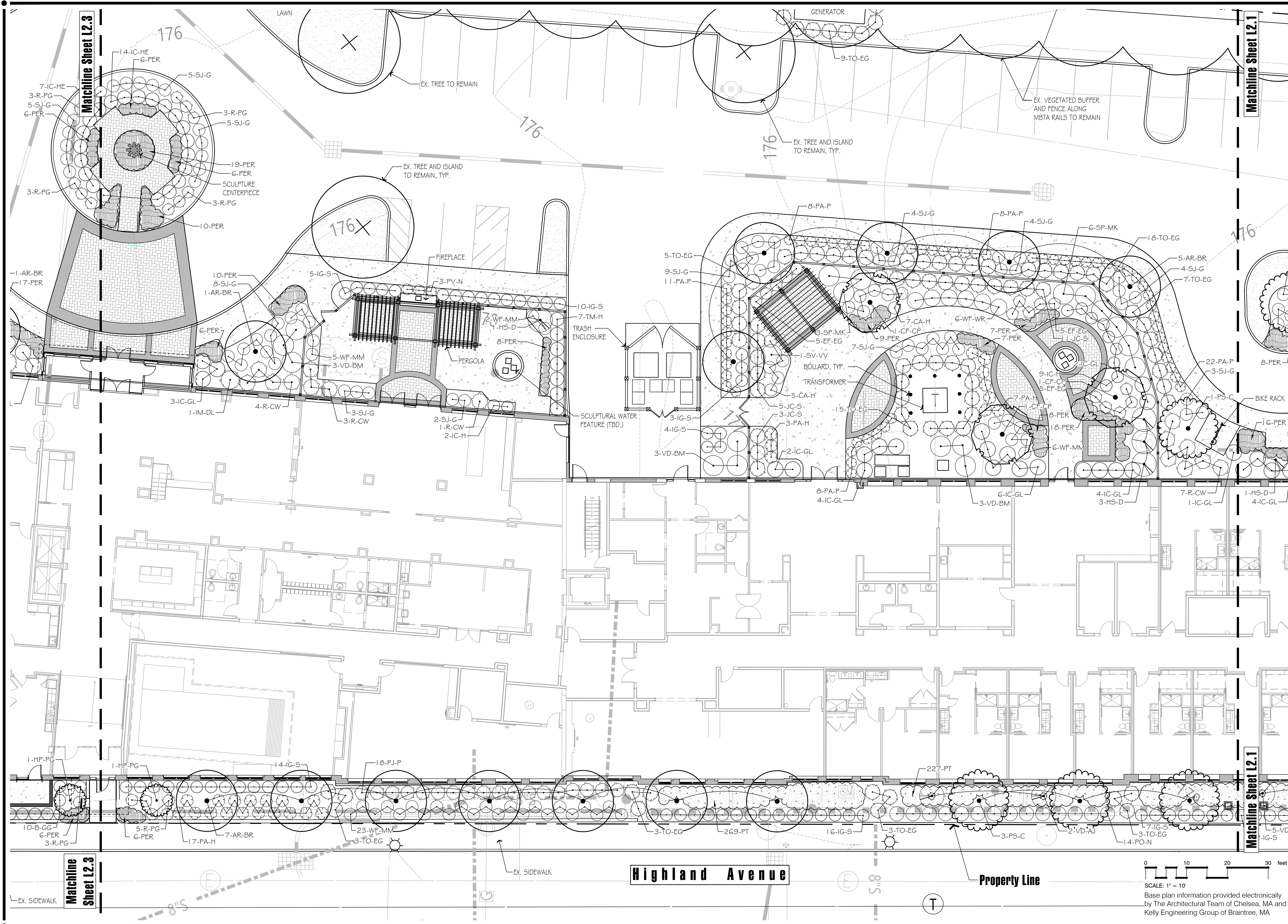


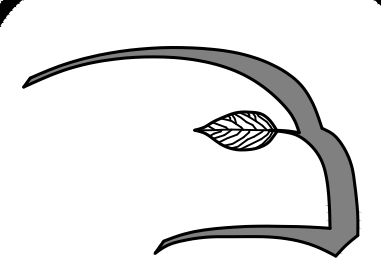
Drawn By: RNI	Checked By: TEM
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Scale: 1" = 10'-0"

Sheet: **L2.1**

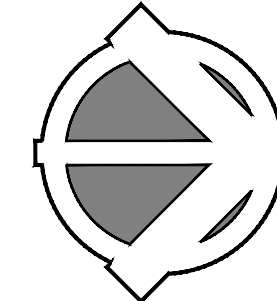






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Date: 6/2/22

Revisions:

Num.	Date	Description
1	6/2/22	Initial Design



6/2/22

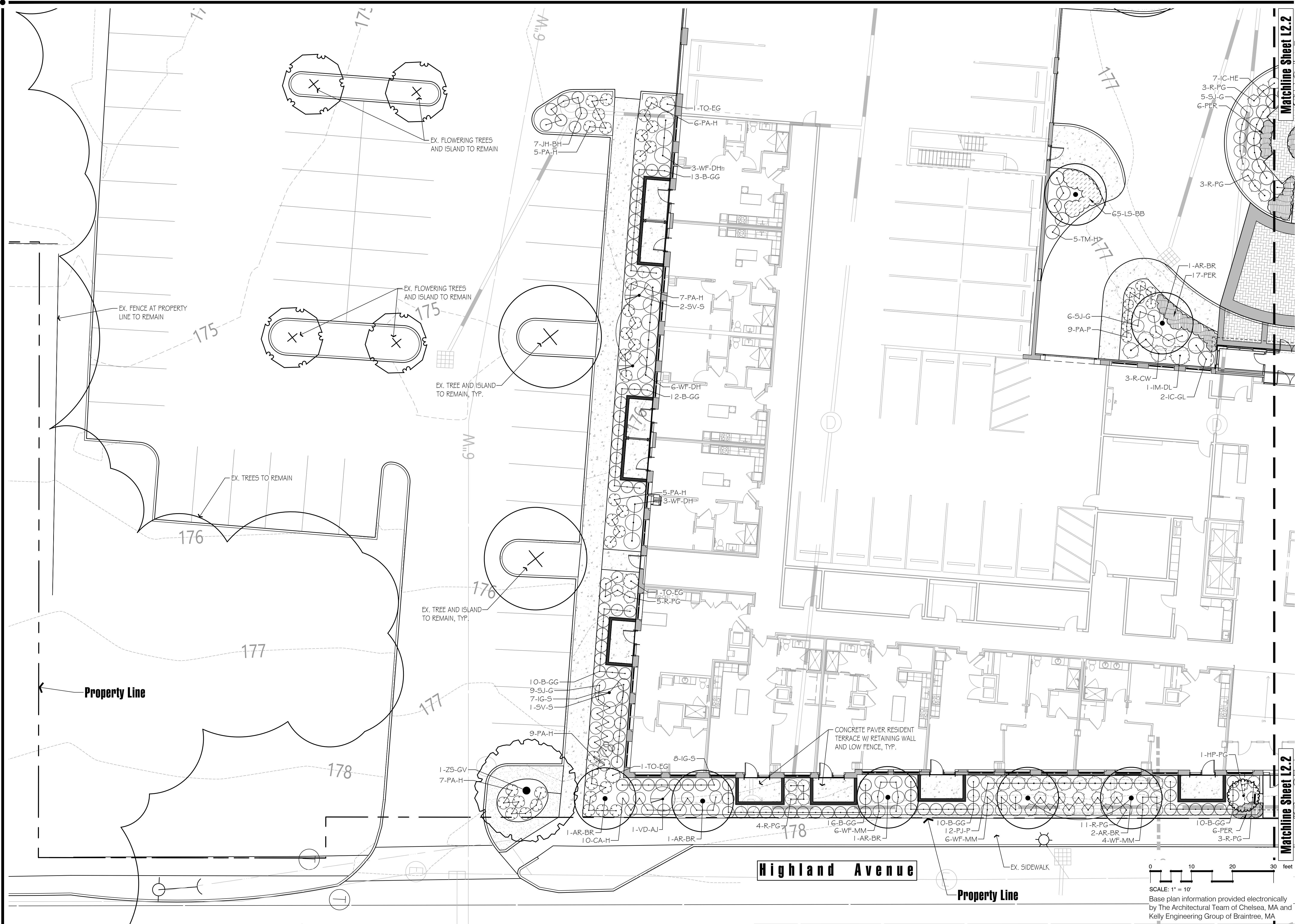
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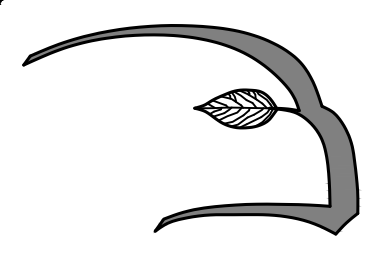
Drawn By: BNL Checked By: TEM

Central Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.2**

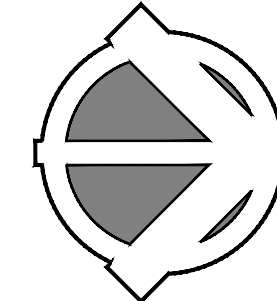




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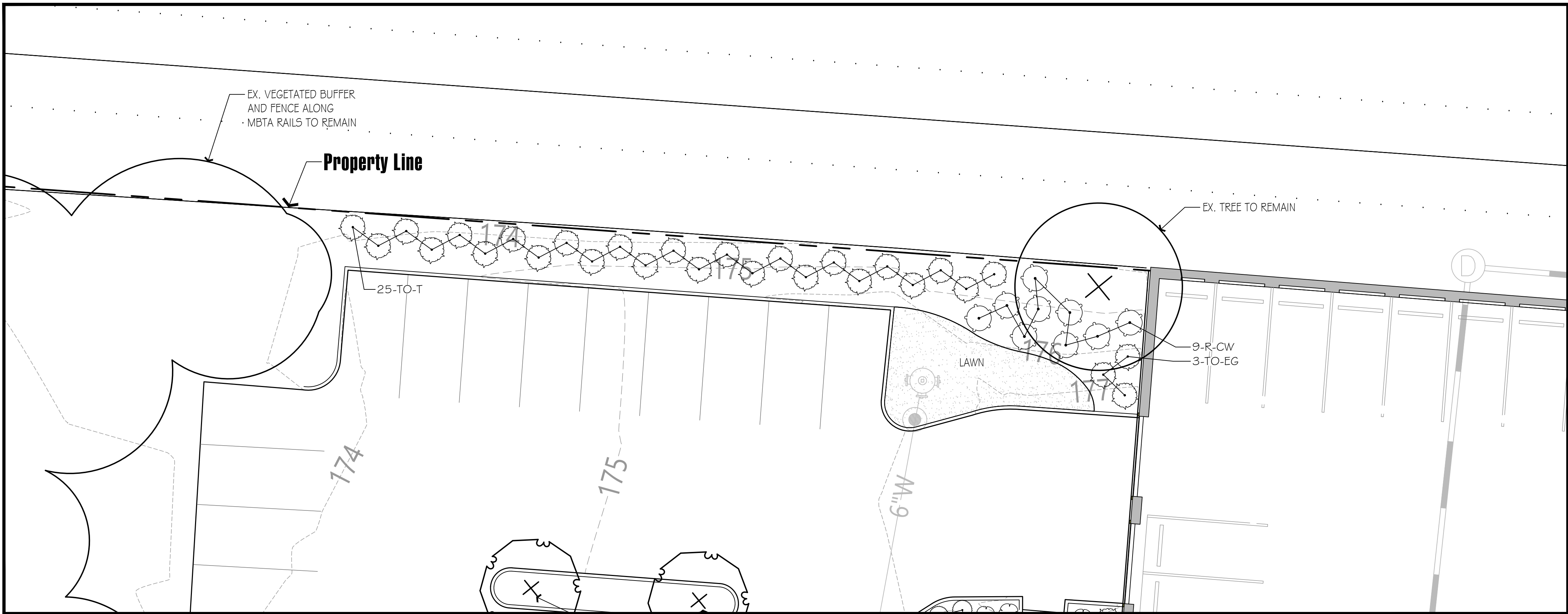
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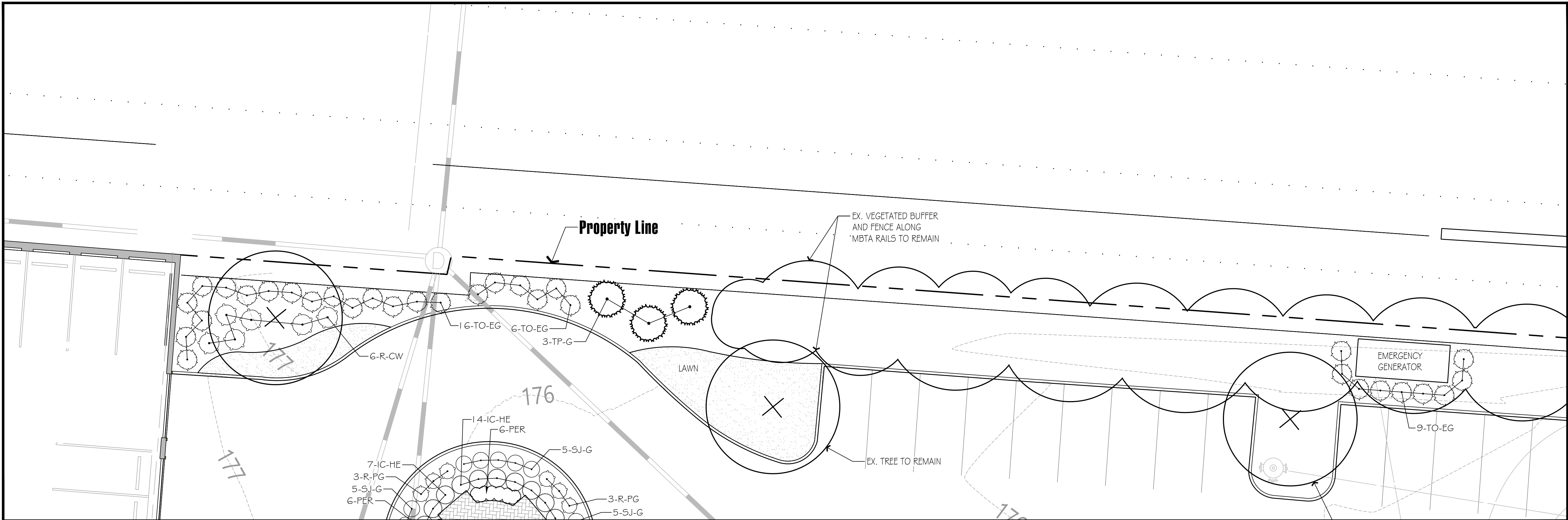
South Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.3**



A Property Line Buffer Planting
Scale: 1" = 10'-0"



B Property Line Buffer Planting
Scale: 1" = 10'-0"

0 10 20 30 feet
SCALE: 1" = 10'
Base plan information provided electronically
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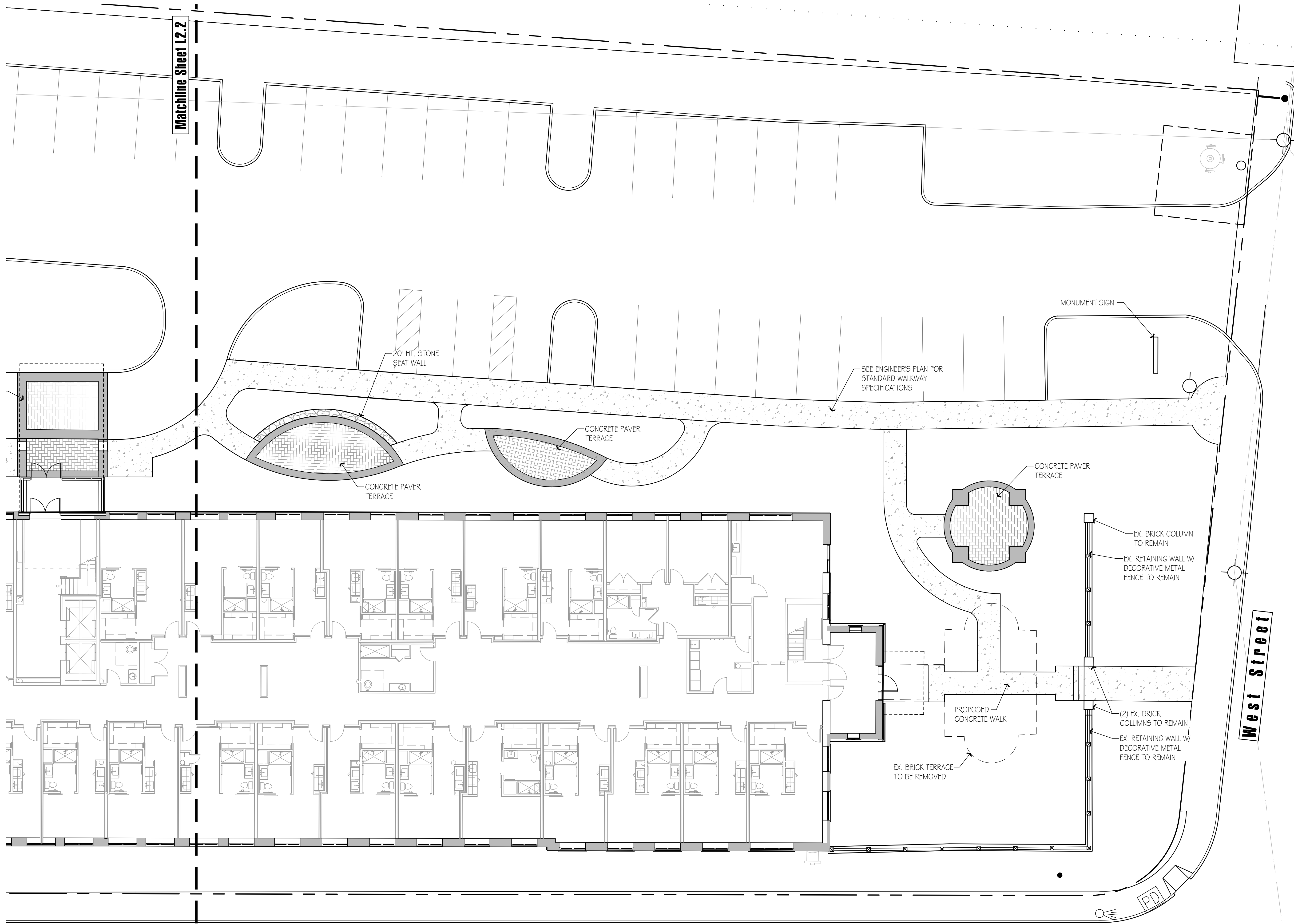
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**West Buffer
Planting Plans**

Scale: 1" = 10'-0"

Sheet: **L2.4**



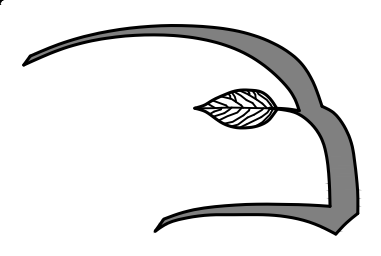
Matchline Sheet 12.2

Matchline Sheet 12.2

Highland Avenue

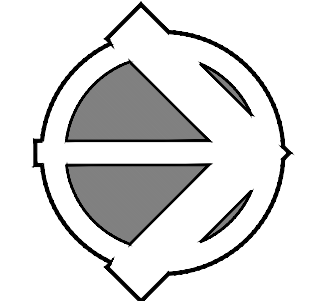
West Street

0 10 20 30 feet
SCALE: 1" = 10'
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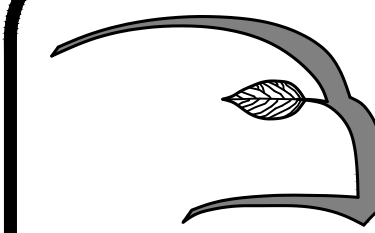
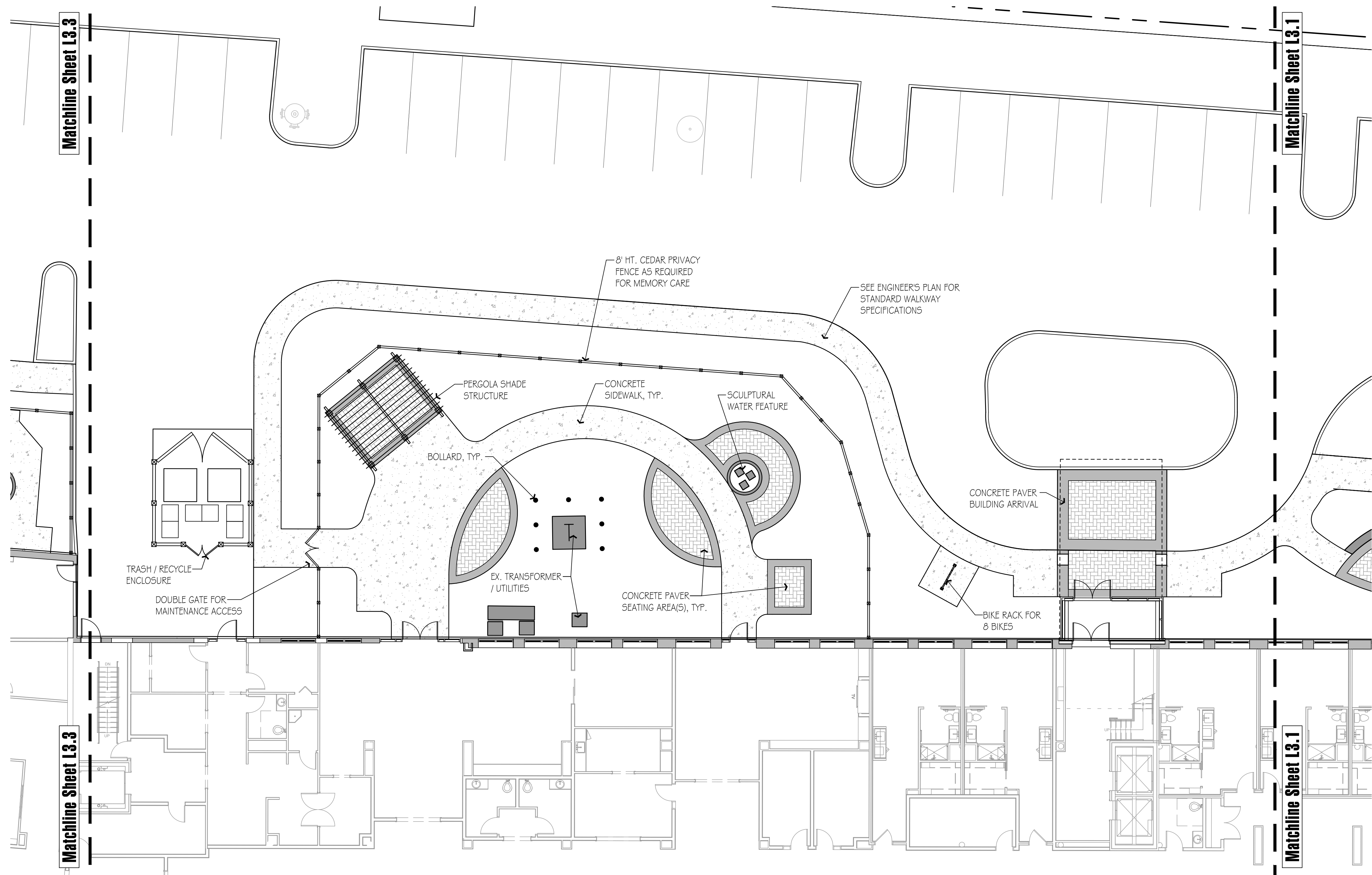
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North Materials Plan

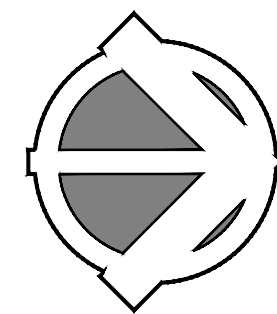
Scale: 1" = 10'-0"

Sheet: **L3.1**



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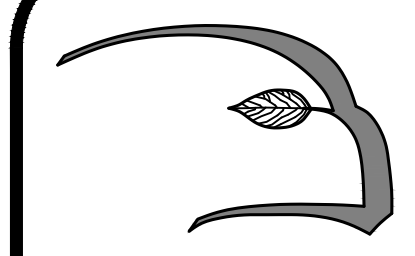
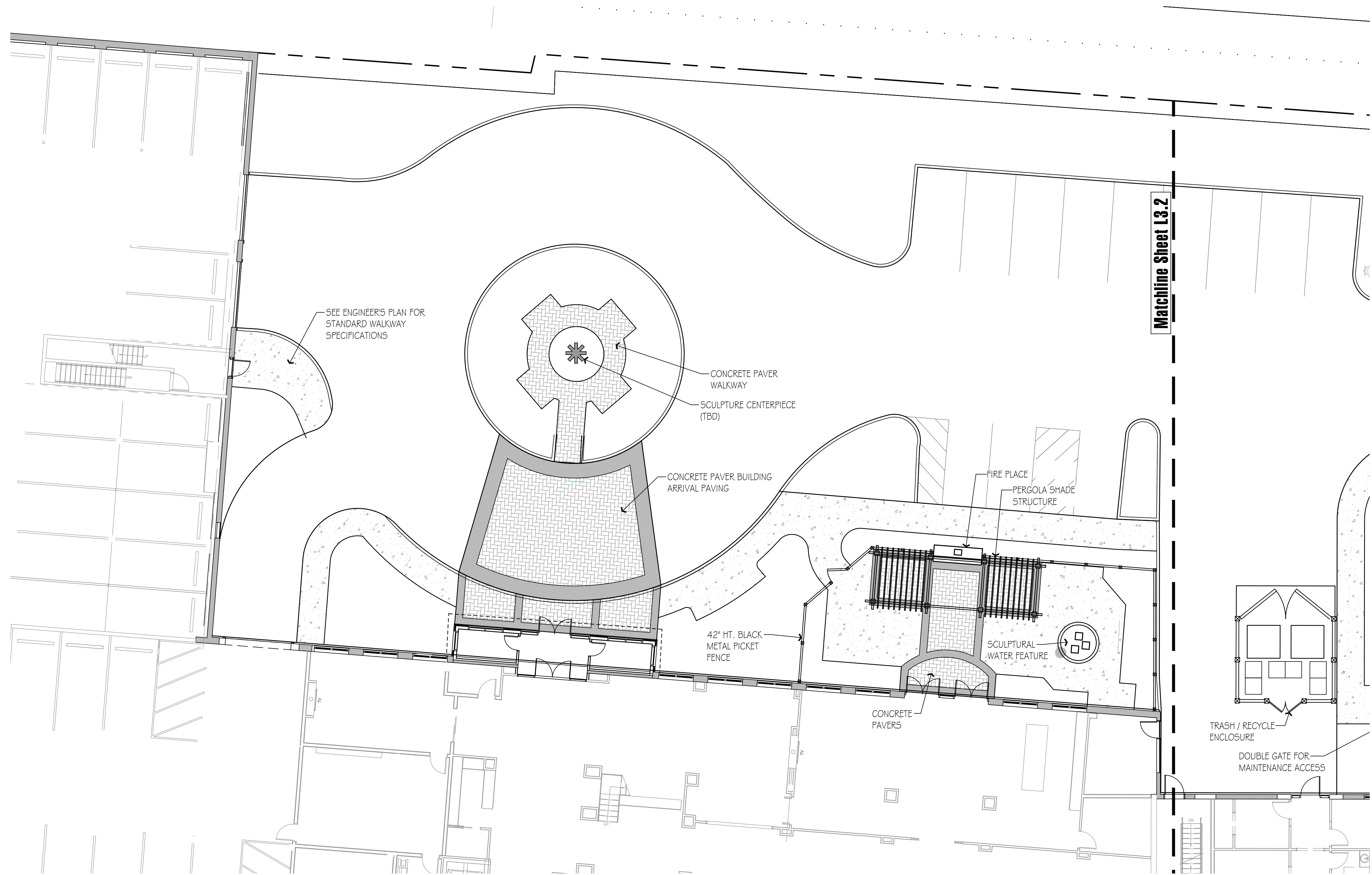
Drawn By: BNL Checked By: TEM

**Building Arrival &
Resident Courtyard
Materials Plan**

Scale: 1" = 10'-0"

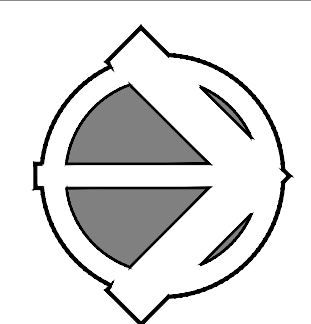
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SCALE: 1" = 10'
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Date: 6/2/22

Revisions:

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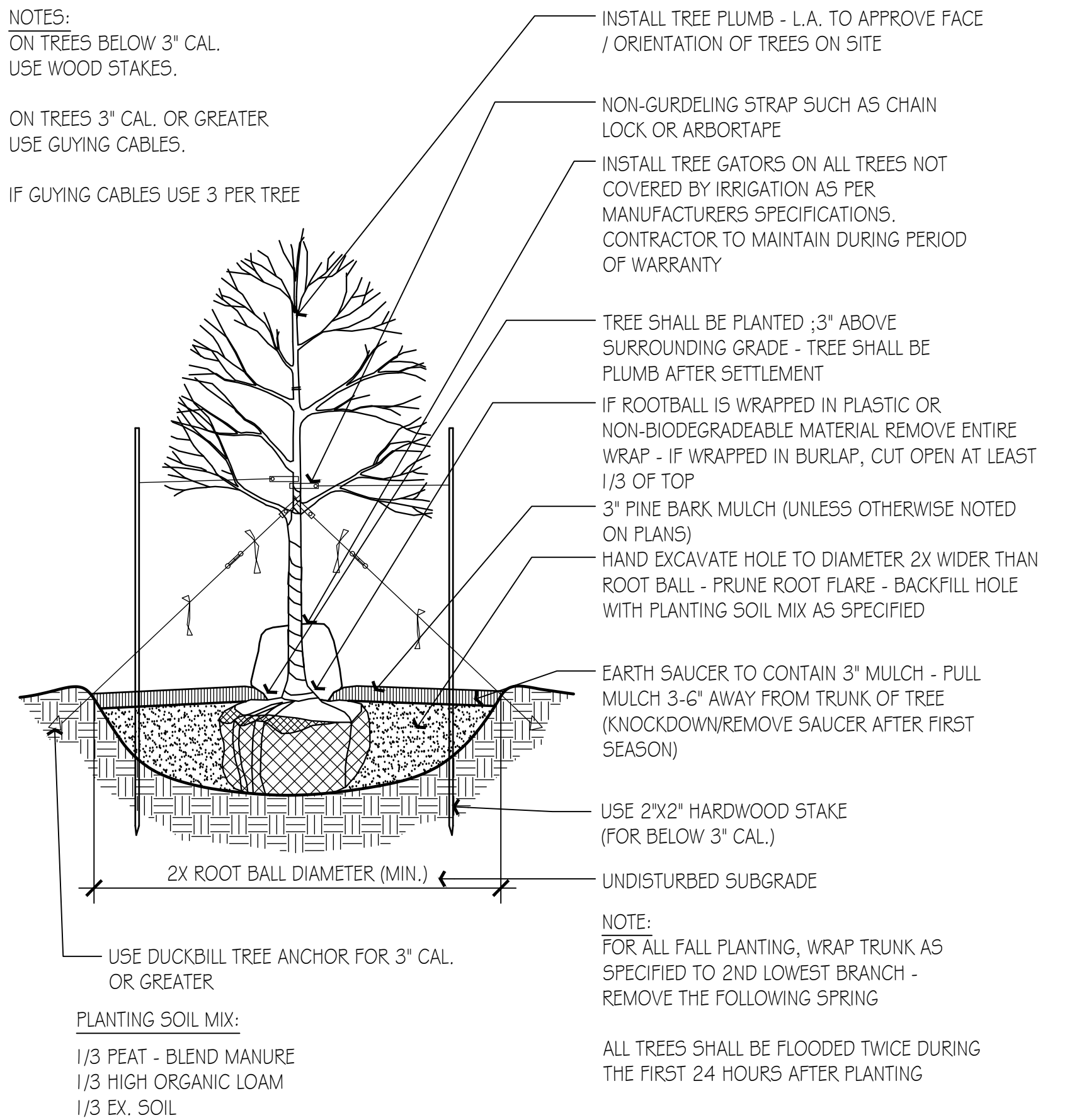
Drawn By: BNL Checked By: TEM

**Assisted Living
Entrance Materials
Plan**

Scale: 1" = 10'-0"

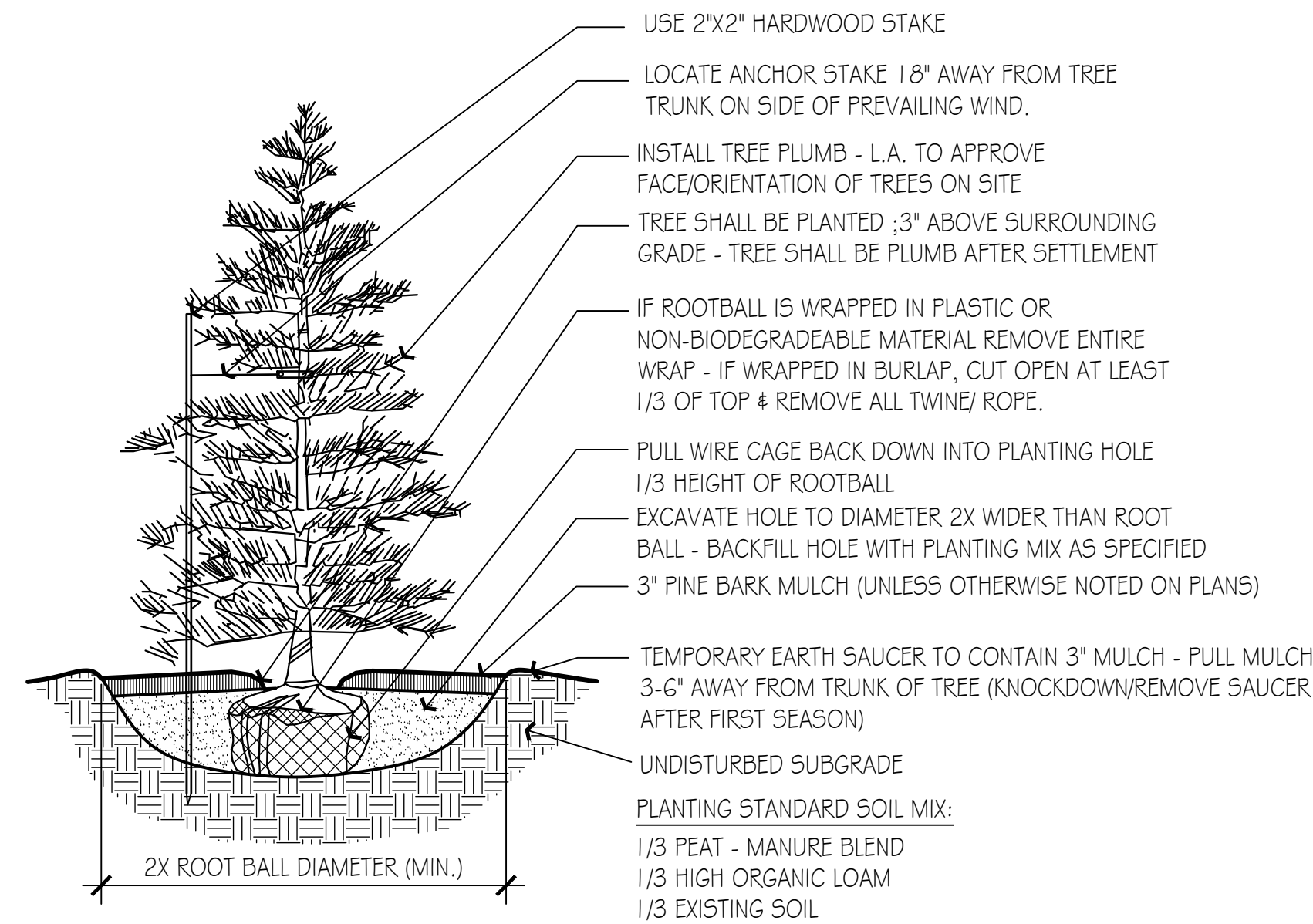
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SCALE: 1" = 10'
Base plan information provided electronically
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Kelly Engineering Group of Braintree, MA



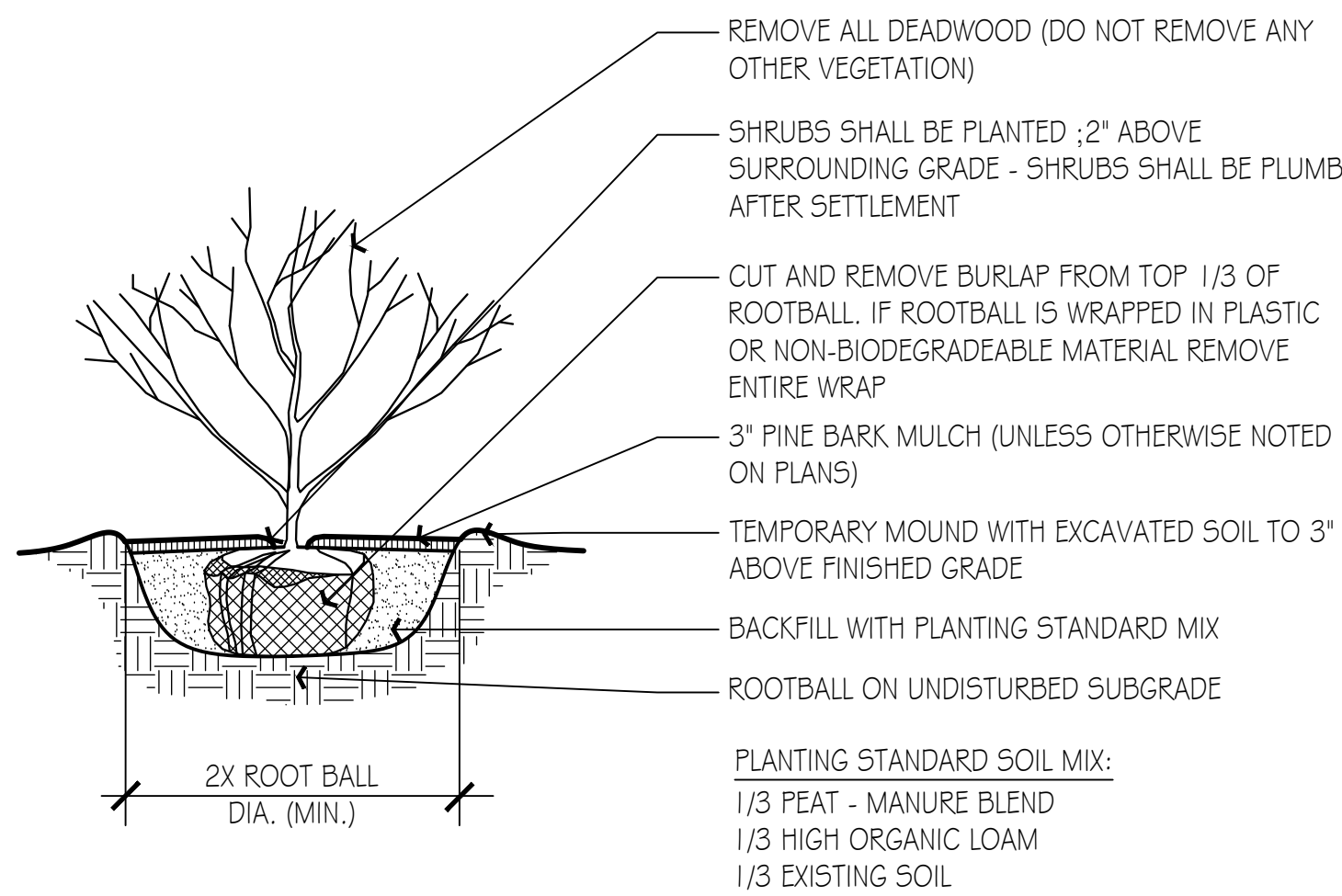
1 Deciduous Tree Planting

Scale: N.T.S.



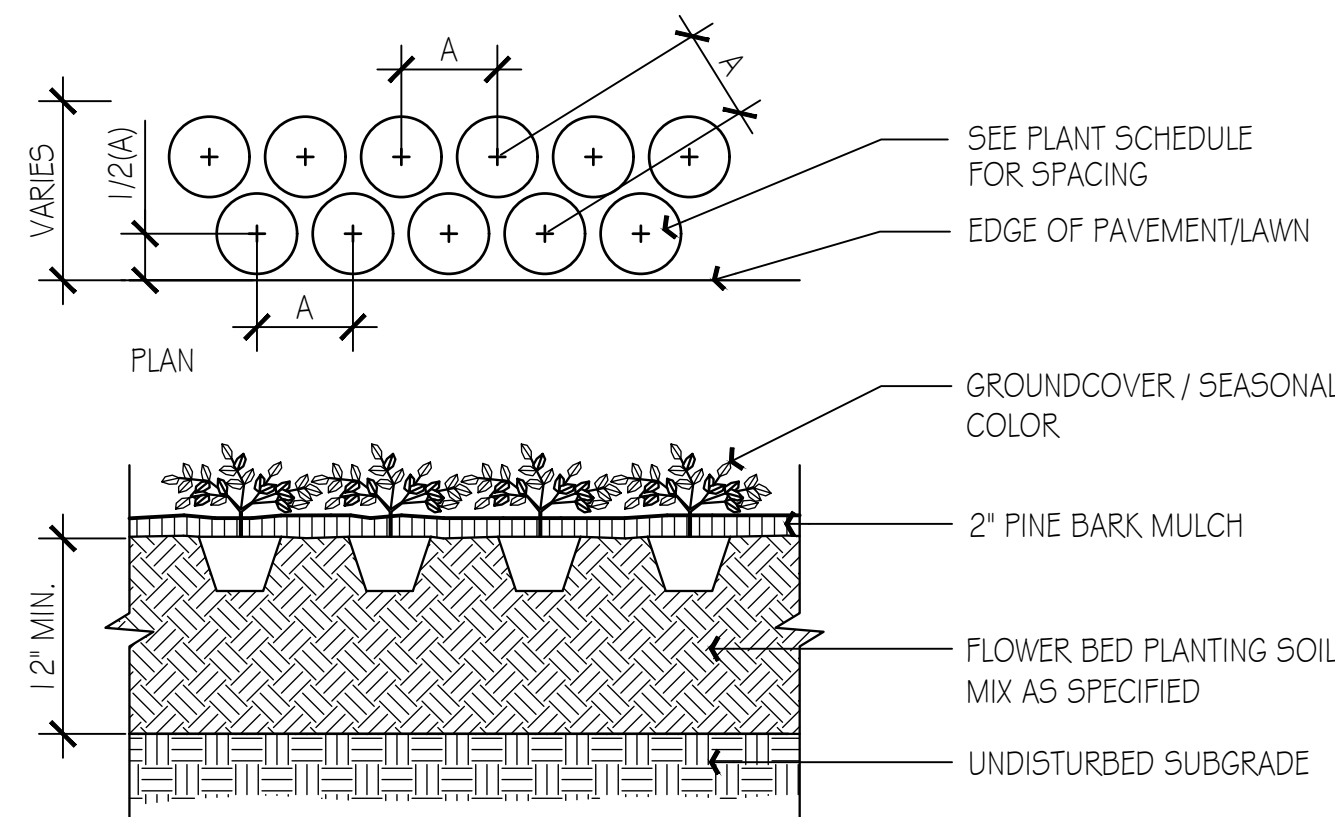
2 Conifer Tree Planting

Scale: N.T.S.



3 Shrub Planting

Scale: N.T.S.



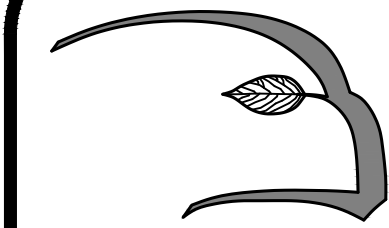
4 Perennial & Groundcover Planting

Scale: N.T.S.

Schedule of Soils

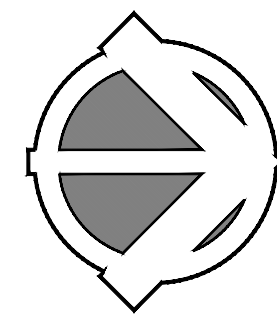
LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	12"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AR-BR	23	Acer rubrum 'Bowhall Red'	Bowhall Columnar Red Maple	B & B	3-3.5" CAL.	
ZS-GV	1	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B & B	3-3.5" CAL.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TP-G	6	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B & B		8-10' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
CF-CP	5	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	3-3.5" CAL.	
HP-PG	2	Hydrangea paniculata 'PeeGee Tree'	Tree Form Pee Gee Tree Hydrangea	B & B	2-2.5" CAL.	
PC-A	4	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	B & B	3-3.5" CAL.	
PS-C	15	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
B-GG	79	Buxus x 'Green Gem'	Green Gem Boxwood	Cont.		2' HT.
CA-H	29	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	B & B		18-24" HT.
EF-EG	15	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	Cont.		18-24" HT.
HP-BS	17	Hydrangea paniculata 'Bombshell'	Bombshell Hydrangea	Cont.		2-2.5' HT.
HS-D	6	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B		5-6' HT.
IC-GL	73	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	B & B		2-2.5' HT.
ICH	11	Ilex crenata 'Helleri'	Heler Japanese Holly	Cont.		18-24" SPD.
IC-HE	21	Ilex crenata 'Hetzli'	Hetzli Japanese Holly	B & B		2-2.5' HT.
IG-S	140	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B		2-2.5' HT.
IM-DL	4	Ilex x meserveae 'Dragon Lady'	Dragon Lady Meserve Holly	B & B		5-6' HT.
IO-JP	1	Ilex opaca 'Jersey Princess'	Jersey Princess Holly	B & B		5-6' HT.
IV-RS	13	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	B & B		2-2.5' HT.
JC-S	19	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B		6-8' HT.
JH-BH	13	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	Cont.		18-24" SPD.
PA-H	119	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL		
PA-P	66	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	2 GAL		
PJ-P	31	Pieris japonica 'Prelude'	Prelude Andromeda	Cont.		2-2.5' HT.
PO-N	50	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	B & B		2-2.5' HT.
PO-SW	17	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	B & B		3-3.5' HT.
PV-N	3	Panicum virgatum 'Northwind'	Northwind Switch Grass	3 GAL		
R-CW	48	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B		2-2.5' HT.
R-PG	45	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.		18-24" HT.
R-S	14	Rhododendron 'Scintillation'	Scintillation Rhododendron	B & B		2-2.5' HT.
SJ-G	109	Spiraea japonica 'Goldflame'	Goldflame Spirea	Cont.		18-24" HT.
SP-MK	9	Syringa patula 'Miss Kim'	Miss Kim Lilac	B & B		4-5' HT.
SV-S	8	Syringa vulgaris 'Sensation'	Sensation Lilac	B & B		5-6' HT.
SV-VV	1	Syringa vulgaris 'Virtual Violet'	Virtual Violet Lilac	B & B		4-4.5' HT.
TM-H	12	Taxus x media 'Hicksii'	Hicks Yew	B & B		3-3.5' HT.
TO-EG	103	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		6-7' HT.
TO-T	25	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B		6-7' HT.
VD-AJ	15	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B		5-6' HT.
VD-BM	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B		5-6' HT.
WF-DH	12	Weigela florida 'Dark Horse'	Dark Horse Weigela	Cont.		2-2.5' HT.
WF-MM	74	Weigela florida 'My Monet'	My Monet Weigela	Cont.		15-18" HT.
WF-WR	6	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	B & B		2-2.5' HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LS-BB	103	Liriope spicata 'Big Blue'	Creeping Lily Turf	4 QT.		
PER	289	Perennials	Assorted Perennials	1 gal		
PT	1,496	Pachysandra terminalis	Japanese Spurge	4"pot		
LAWN	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LAWN	7,498 sf	Lawn	Lawn	seed		



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Date: 6/2/22

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Num. Date Description



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WELL Balfour Needham Landlord LLC
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Drawn By: BNL Checked By: TEM

**Plant Schedule
and Planting
Details**

Scale: As Noted

Sheet: **LD 1**

Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA

General Landscape Notes:

- 1.1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.
- 1.2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.
- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- 1.5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.
- 1.6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- 1.7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- 1.8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- 1.10) MINIMUM SIZES: ALL PLANTS 3" OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.
- 1.11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- 1.12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.
- 1.14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.
- 1.15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.
- 1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

- 2.1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.
- MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.
- MANURE- TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.
- HERBICIDE- A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- FERTILIZER- ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECEIVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- TOPSOIL- ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.
- ANTI-DESICCANT- "WILT PRU" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.
- 2.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
- 2.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.
- 2.4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.
- B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.
- C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.
- 2.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.
- 2.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.
- 2.7) SOIL PERMABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 2.8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.
- B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.
- 2.9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
- B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.
- C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.
- 3.10) BALLED AND BURLAPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.
- B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

- 3.11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.
- 3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.
- 3.13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.
- 3.14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.
- 3.15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.
- 3.16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.
- 3.17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.
- B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.
- C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.
- 3.18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.
- 3.19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.
- 3.20) TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

Seeding and Sodding:

- 4.1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.
- 4.2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.
- 4.3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- 4.4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 - 3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.
- 4.5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.
- 4.6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

- 5.1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.
- 5.2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.
- 5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.
- 5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.
- 5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

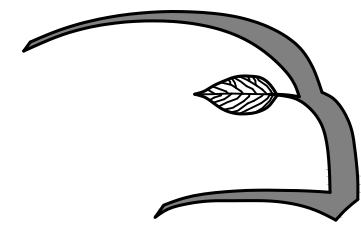
- *CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:
- 6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).
- 6.2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECTS PLANT LIST.
- 6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.
- 6.4) REMOVAL OF TREE'S SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.
- 6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0
- 6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

Site Cleanup:

- 7.1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.
- 7.2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.
- 7.3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.
- 7.4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.

Irrigation Notes:

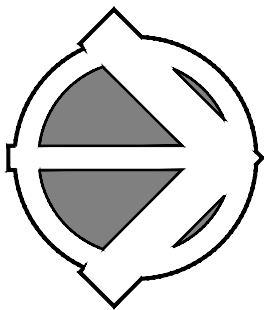
- 8.1) ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE AND OPERATIONS TO CONFORM TO SPECIFICATIONS IN ALL RESPECTS.
- 8.2) THE CONTRACTOR IS TO SUBMIT PLANS PREPARED BY A IRRIGATION SPECIALIST TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 8.3) ALL LINE VOLTAGE TO CONTROLLER AND ASSOCIATED BREAKER, CONDUIT ETC TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- 8.4) ALL WIRES FOR RAIN SENSOR TO BE RUN IN SCHEDULE 40 PVC CONDUIT FOR APPLICATIONS IN EXPOSED AREAS UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 8.5) SLEEVES TO BE COORDINATED, LOCATED AND INSTALLED UNDER ALL HARDSCAPE FEATURES SUCH AS WALKS, WALLS AND DRIVEWAYS. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICT AND DISCREPANCIES.
- 8.6) CONTRACTOR WILL REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM) AND PROVIDE NECESSARY DOCUMENTATION FOR OPERATION OF IRRIGATION SYSTEM.
- 8.7) THE CONTRACTOR IS TO PROVIDE WIRES FOR FUTURE EXPANSION IN 1/2" DIAMETER VALVE BOX AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CLIENT.
- 8.8) UNLESS INDICATED OTHERWISE, ALL PLANT BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY HEADS.



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Land Planning

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HAWK DESIGN, INC. 2022
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Date: 6/2/22

Revisions:

Num. Date Description



Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

Drawn By: BNL Checked By: TEM

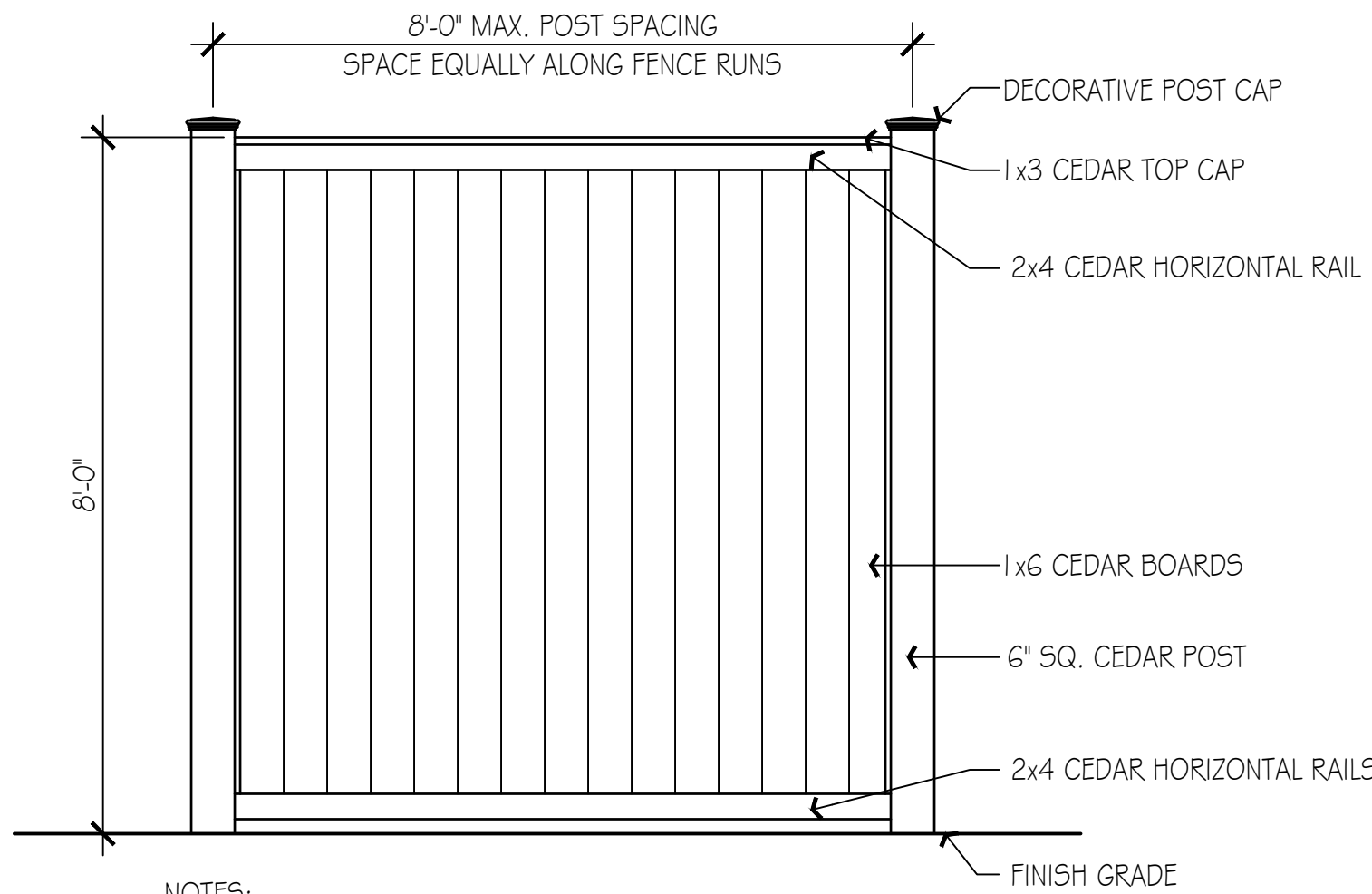
Planting
Notes

Scale: As Noted

Sheet:

LD 2

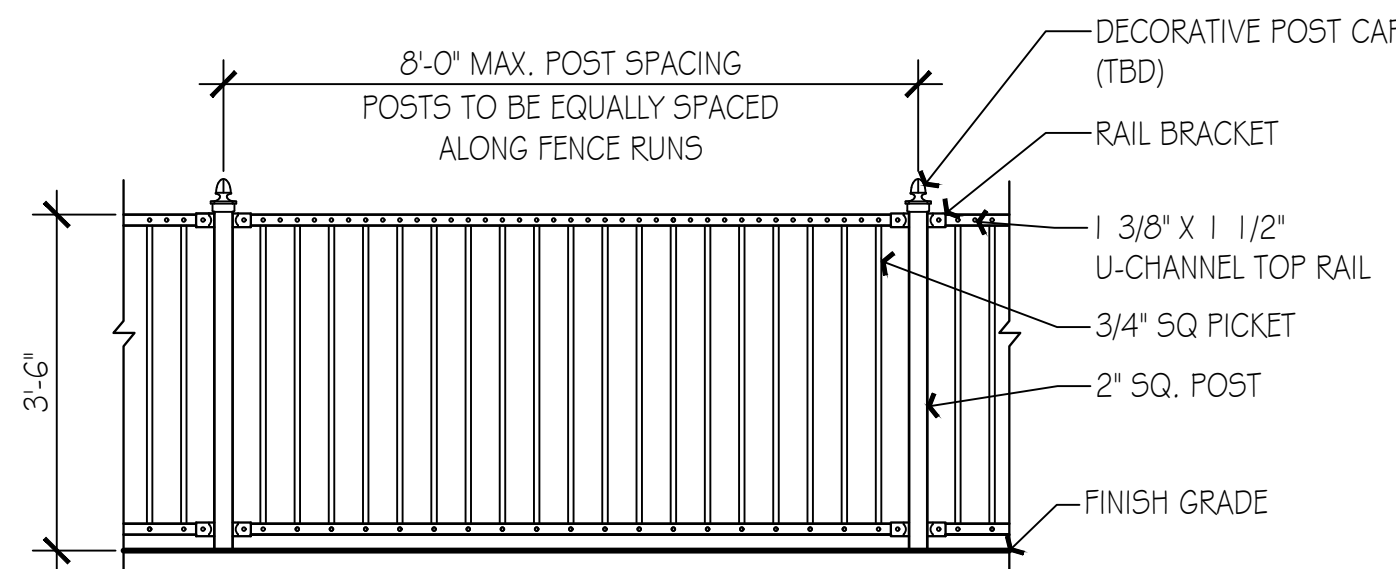
Base plan information provided electronically by The Architectural Team of Chelsea, MA and Kelly Engineering Group of Braintree, MA



- NOTES:
1. TOP CAP TO HAVE 5% WATER SHED
 2. ALL SCREWS AND FASTENERS TO BE STAINLESS STEEL
 3. ALL FASTENERS AND PLUGS SHOULD BE ALIGNED TO FORM A PATTERN AND SANDED SMOOTH

1 8' Height Privacy Fence

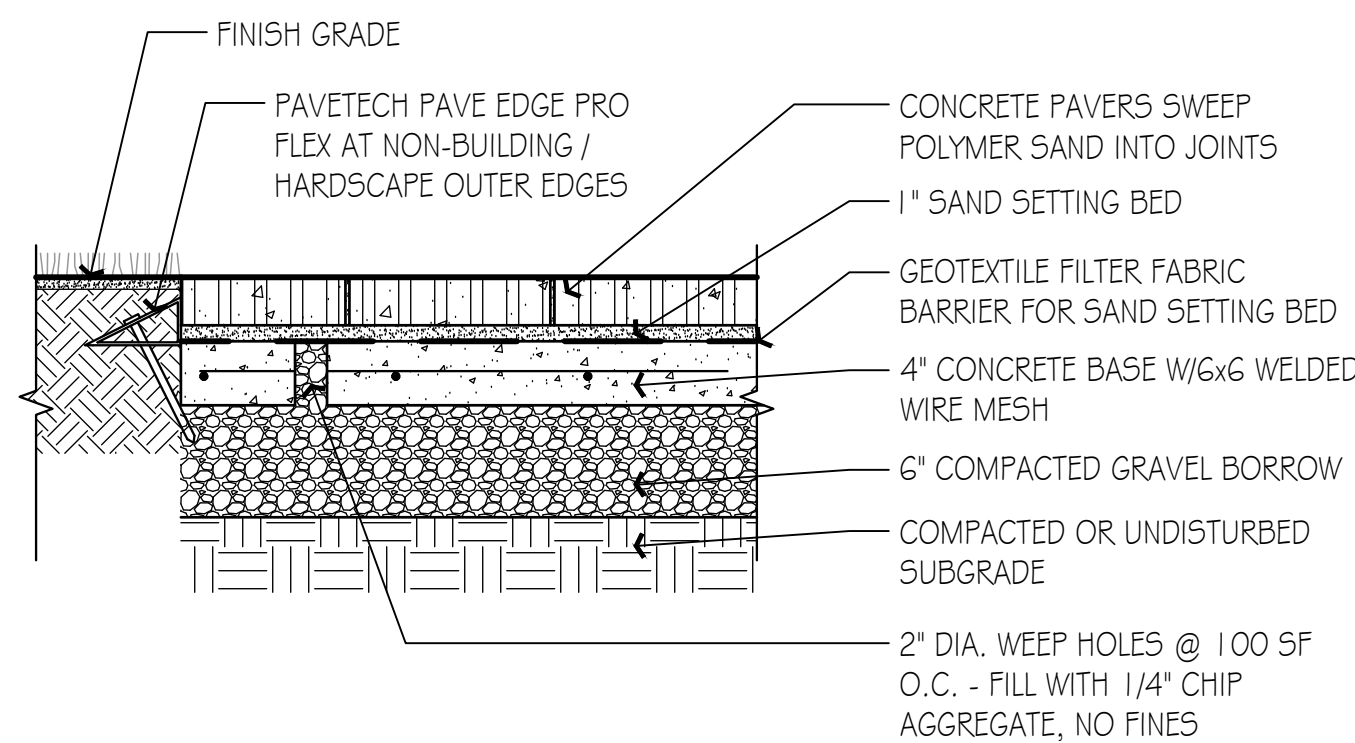
Scale: 1/2" = 1'-0"



- NOTES:
1. ALL FENCE COMPONENTS TO BE POWDER COATED BLACK COLOR

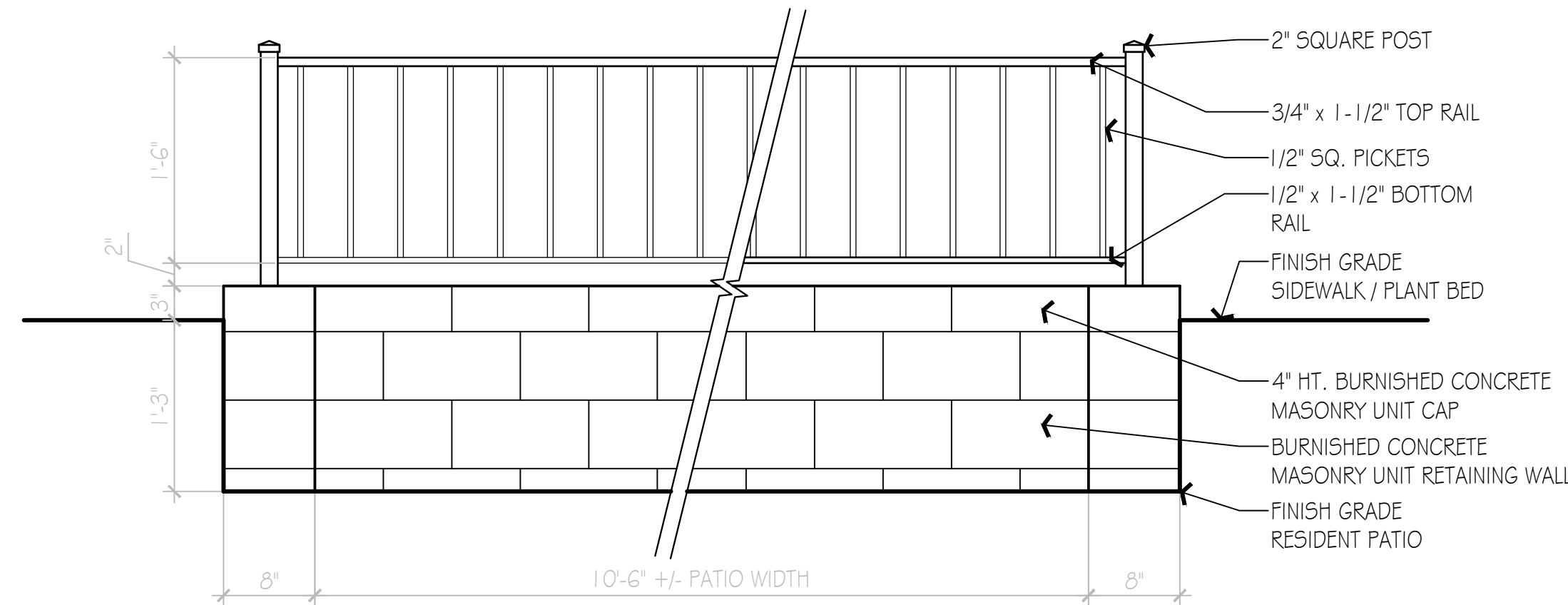
2 42" Height Ornamental Metal Fence

Scale: 1/2" = 1'-0"



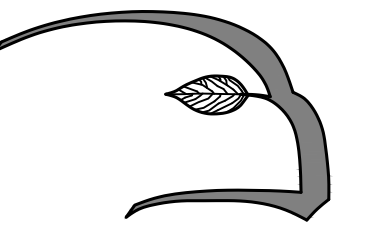
3 Brick Paver

Scale: 1" = 1'-0"



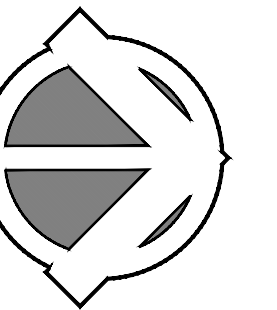
4 Resident Patio Retaining Wall and Fence

Scale: 1" = 1'-0"



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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Date: 6/2/22

Revisions:
Num. Date Description



Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

Drawn By: BNL Checked By: TEM

**Construction
Details**

Scale: As Noted

Sheet: **LD 3**

Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA

MEMORANDUM

TO: Lee Newman, Director of Planning & Community Development
FROM: Erin Fredette, P.E.
DATE: June 2, 2022
RE: Traffic Assessment
Balfour at Needham
100 West Street
Needham, Massachusetts

McMahon has completed a traffic assessment for the proposed Balfour at Needham assisted living redevelopment at 100 West Street in Needham, Massachusetts. The Balfour at Needham proposal would include the redevelopment of the site and building to provide 155 units of senior assisted living and memory care. An assisted and independent senior living development previously proposed for the site by LCB Senior Living, LLC (The Residence at Carter Mill) was granted a Major Project Site Plan Review Special Permit by the Needham Planning Board on May 18, 2021. The previously-approved Residence at Carter Mill project would have converted the existing building at 100 West Street into 83 units of senior assisted living and 72 units of independent senior housing, for a total of 155 senior living units.

The projected transportation impacts to the surrounding roadway network under the Residence at Carter Mill, were documented in a Traffic Impact Study, prepared by McMahon Associates, dated February 2021, and submitted to the Planning Board as part of their site plan review application. The findings of that study indicated that the proposed Residence at Carter Mill redevelopment was not shown to have a significant impact on the overall traffic operations of the study area roadways and was not shown to require improvements to mitigate its limited impacts.

The following memorandum describes the existing conditions of the site and the surrounding roadway network and provides a comparison of the proposed Balfour at Needham development plan to the previously-proposed and approved LCB development plan as it relates to projected traffic and transportation impacts.

Adjacent Roadway Network

The study area for the Traffic Impact Study for the Residence at Carter Mill included the following study area intersections:

- Highland Avenue at West Street
- West Street at Hillside Avenue
- West Street at the Site Driveway/Avery Square
- Highland Avenue at the Site Driveway/Morton Street

Highland Avenue generally runs in the north-south direction and is classified as an urban principal arterial under Town of Needham jurisdiction. Highland Avenue generally provides one travel lane in each direction, each measuring approximately 14 feet in width with 8-foot-wide parking lanes on both sides of the roadway adjacent to the site. A sidewalk is provided on both sides of Highland Avenue and crosswalks are provided

across Highland Avenue at its signalized intersection with West Street. No bicycle facilities are provided. South of the site on Highland Avenue, a speed limit of 30 mph is posted for vehicles travelling in the southbound direction, and a speed limit of 25 mph is posted for vehicles travelling in the northbound direction.

West Street generally runs in the east-west direction and is classified as an urban collector under Town of Needham jurisdiction. West of the site, West Street provides one travel lane in each direction, measuring approximately 16.5 feet wide in the eastbound direction and approximately 12.5 feet wide in the westbound direction. Sidewalks are provided on the north and south side of West Street. At the signalized intersection of West Street and Highland Avenue, crosswalks and left turn lanes are provided on the West Street approaches. No bicycle facilities are provided on West Street. An advisory speed limit of 30 miles per hour (mph) is posted west of the site for vehicles travelling westbound, and an advisory speed limit of 25 mph is posted in both directions of travel to the east of the site.

Hillside Avenue generally runs in the north-south direction through the Town of Needham and is classified as an urban collector under Town of Needham jurisdiction. Hillside Avenue provides one travel lane in each direction, with sidewalks provided on both sides of the roadway north of West Street, and a sidewalk provided on the west side of the roadway south of West Street. A crosswalk is provided across Hillside Avenue on the north side of its intersection with West Street. An advisory speed limit of 30 miles per hour is posted in the southbound direction south of West Street.

Crash Analysis

Crash data for the study area intersections was obtained from the Massachusetts Department of Transportation (MassDOT) for the most recently available five-year period from 2015 through 2019. A summary of the crash data is attached to this memorandum. MassDOT Crash Rate Worksheet calculations were used to determine whether the crash frequencies at the study area intersections were unusually high given the travel demands at each location. The MassDOT Crash Rate Worksheet calculates a crash rate expressed in crashes per million entering vehicles. The calculated rate is then compared to the average rate for signalized and unsignalized intersections statewide and within MassDOT District 6. For signalized intersections, the statewide average crash rate is 0.78 crashes per million entering vehicles and the MassDOT District 6 crash rate is 0.71 crashes per million entering vehicles. For unsignalized intersections, the statewide average crash rate is 0.57 crashes per million entering vehicles and the MassDOT District 6 crash rate is 0.52 crashes per million entering vehicles.

The signalized intersection of West Street at Highland Avenue is reported to have experienced a total of 27 crashes during the five-year period analyzed, resulting in a crash rate of 0.69 crashes per million entering vehicles, which is lower than the statewide and District 6 average crash rates. The intersection is not currently identified as a MassDOT Highway Safety Improvement Project (HSIP) high-crash cluster. Of the 27 reported crashes at the intersection of West Street at Highland Avenue, eight were sideswipe collisions, six were angle collisions, six were rear-end collisions, three were single-vehicle collisions, two crashes involved bicyclists, one was a head-on collision, and the type of the remaining crash was not reported. Two of the reported crashes resulted in personal injury, 24 resulted in property damage only, and the severity of one crash was not reported.

The unsignalized intersection of West Street at Hillside Avenue is reported to have experienced a total of 45 crashes from 2015 to 2019, resulting in a crash rate of 2.16 crashes per million entering vehicles, which is higher than both the statewide and MassDOT District 6 crash rates for unsignalized intersections. Of the 45 crashes, a significant majority (36) were angle collisions. Of the remaining nine crashes, two were rear-end collisions, two were single-vehicle crashes, one was a head-on collision, one crash involved a bicyclist collision, and the type of three of the crashes is unknown. Of the 45 crashes, 29 crashes resulted in property damage only, while 13 resulted in personal injury and three were of unknown severity. The intersection is listed as a MassDOT HSIP high-crash cluster between the years of 2015 and 2019. The highest number of reported crashes during the five-year analysis period occurred in 2015 (12), and the lowest number of crashes was reported during 2019 (6).

The Town of Needham has identified the intersection of West Street and Hillside Avenue for inclusion in their prioritization plan through the MassDOT Complete Streets Funding Program. MassDOT Complete Streets Funding Program provides technical assistance and construction funding to eligible municipalities for safe and accessible improvements for all modes of travel and for people of all ages and abilities. The Town of Needham has requested funding in the amount of \$125,000 for pedestrian improvements at this location.

A total of seven crashes were reported at the intersection of West Street at the site driveway/Avery Square from 2015 to 2019. The resulting in a crash rate of 0.39 crashes per million entering vehicles is lower than the statewide and District 6 average crash rates for unsignalized intersections. Four of the reported crashes were angle collisions. All of the reported crashes at the intersection resulted in property damage only.

At the intersection of Highland Avenue at the site driveway/Morton Street, four crashes were reported during the five-year study period, resulting in a crash rate of 0.17 crashes per million entering vehicles, which is lower than the statewide and District 6 average crash rates. The severity of one crash is unknown, one crash involved a pedestrian, and the other two crashes were angle and sideswipe collisions. Of the four crashes, one crash resulted in property damage only, one resulted in personal injury and two were of unknown severity.

Project Site Generated Trips

As part of this assessment, the trip generating characteristics of the project site were reviewed. To establish the trip generation of the project, the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, 11th Edition* was used as a reference. ITE is a national research organization of transportation professionals, and their publication provides traffic generation information for various land uses compiled from studies conducted by members nationwide.

Vehicle trip generation for the proposed Balfour at Needham project was calculated based on data published for ITE Land Use Code 254 (Assisted Living). The trip generation data contained within ITE for this land use is considered to include all manner of vehicle trips (employee, resident, community, emergency, etc.) and is intended to be considered as an average projection of vehicle trips to/from the project site. Vehicle trip rates were established in trips per number of beds in the proposed facility. The trip estimates associated with Balfour at Needham are summarized in Table 1 below.

Table 1: Project Trip Generation Summary

Description	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
Proposed Assisted Living ¹	180 beds	19	13	32	17	26	43	234	234	468

¹ ITE Land Use Code 254 (Assisted Living), based on 180 beds.

As shown in Table 1, the proposed Balfour at Needham project is estimated to generate approximately 32 vehicle trips (19 entering vehicles and 13 exiting vehicles) during the weekday morning peak hour and 43 vehicle trips (17 entering vehicles and 26 exiting vehicles) during the weekday afternoon peak hour. Over the course of a typical weekday the proposed Balfour at Needham project is estimated to project approximately 468 vehicle trips per day.

To provide a comparative scale of traffic impact relative to the previous on-site operations, the previously-approved Residence at Carter Mill project, and the proposed Balfour at Needham project, Table 2 provides a summary and comparison of the trip generating characteristics of each. Trip generation estimates for the previous project were estimated using ITE data for Land Use Codes 252 (Senior Adult Housing – Attached) and 254 (Assisted Living). Trip generation estimates for the previous on-site land uses were estimated using ITE data for Land Use Codes 254 (Assisted Living), 620 (Nursing Home), and 720 (Medical-Dental Office Building). The trip generation for the previous on-site operations and the previously-approved development was estimated based on the *Trip Generation Manual, 10th Edition*, which was the most current edition of the *Trip Generation Manual* at the time of the Residence at Carter Mill Traffic Impact Study. In order to provide consistency with the February 2021 Traffic Impact Study for the project, the trips in the below table are the previous estimates made using the 10th Edition.

Table 2: Historic Site Trip Generation Comparison

Description	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Previous On-Site Land Uses ¹	48	18	66	27	59	86	463	463	926
Residence at Carter Mill ¹	16	16	32	20	24	44	257	257	514
Balfour at Needham Heights	19	13	32	17	26	43	234	234	468

¹ Based on analysis in the Residence at Carter Mill Traffic Impact Study - February 2021

As seen in Table 2, the previous on-site land uses are estimated to have generated nearly twice as many vehicle trips as the proposed Residence at Carter Mill redevelopment and the Balfour at Needham redevelopment during the weekday morning and weekday afternoon peak hours. The previously-approved Residence at Carter Mill project was estimated to generate approximately 32 vehicle trips (16 entering vehicles and 16 exiting vehicles) during the weekday morning peak hour, the same number of total trips as the current project proposal. During the weekday afternoon peak hour, the previously-approved project was estimated to result in 44 vehicle trips (20 entering vehicles and 24 exiting vehicles), one more than the proposed Balfour at Needham plan. With a lesser number of total trips associated with the Balfour at Needham project than the Residence at Carter Mill project, the impacts to the adjacent roadway network

are expected to be the same or less than those documented in the Traffic Impact Study for the Residence at Carter Mill. The very slight variation in entering trips versus exiting trips would not result in a significant change in the impacts to the adjacent roadway network.

Table 2 also documents the estimated total number of trips over the course of a typical weekday. The proposed Balfour at Needham project is estimated to result in approximately 468 vehicle trips per day which is less than the previously-approved Residence at Carter Mill project and approximately half of the previous on-site land uses.

Parking Supply & Utilization

The project proposes to include a total of 145 parking spaces on-site, including seven disability-accessible spaces and 30 interior garage spaces. In order to estimate the peak parking demand for the proposed assisted living development, parking generation data from the ITE publication *Parking Generation Manual, 5th Edition* was referenced. The *Parking Generation Manual* provides parking generation information for various land uses compiled from studies conducted by members nationwide. Weekday parking demand estimates for the proposed development were developed based on data presented in this publication for Land Use Code 254 (Assisted Living) and are presented in Table 3 below.

Table 3: Estimated Parking Demand

Description	Size	Weekday Peak Parking Demand
Proposed Assisted Living ¹	180 beds	59

¹ ITE Land Use Code 254 (Assisted Living), based on 180 beds.

As shown in Table 3, the proposed Balfour at Needham development is projected to generate an average peak parking demand of 59 vehicles during a typical weekday based on ITE data. The project proposes to include 145 parking spaces: 30 interior garage spaces and 115 exterior spaces. Comparing the projected parking demand to the proposed parking supply shows that the site would have an estimated peak period utilization rate of approximately 41%.

The *Parking Generation Manual* also provides information indicating how much parking is supplied at each of the studies included in the analysis. For an assisted living site that is located within a half mile of rail transit, an average parking supply ratio of 0.4 parking spaces per unit was identified. A parking supply reflective of this average parking rate would result in 62 parking spaces for the proposed 155 units.

The Town of Needham has separate zoning requirements for assisted living communities which include the following parking supply requirements:

- 0.5 parking spaces per bed for the assisted living community (180 beds proposed)
- 1 parking space for every two employees on the largest shift of the assisted living community (68 employees on the largest shift)

Based on the zoning requirements outlined above, the proposed project would require a parking supply of 124 parking spaces. With 145 parking spaces proposed on site, the proposed project is expected to provide a parking supply that exceeds the peak demand and zoning parking requirements of the proposed project.

Site Access and Circulation

Access to the Balfour at Needham project site is proposed to continue to be provided by two full-access driveways, one located on West Street opposite Avery Square, and one located on Highland Avenue opposite Morton Street. The proposed site driveways would not be significantly modified as part of the project and therefore, the safety and operations at the driveways are not expected to be impacted. The driveways are estimated to experience less traffic volume than the previously occupied site, further reducing potential operational issues associated with the site driveways.

Capacity Analysis

The capacity analysis presented in the Traffic Impact Study for the Residence at Carter Mill indicates that the proposed assisted living development was projected to have a limited impact on the operations of the roadway network adjacent to the site. The signalized intersection of Highland Avenue at West Street was projected to operate at overall level-of-service D during the weekday morning and weekday afternoon peak hours under future conditions, with or without the proposed project in place. The intersection was shown to experience an increase of less than one second of additional overall average vehicle delay during the analyzed peak hours as a result of the project.

The northbound and southbound approaches to the intersection of West Street and Hillside Avenue were shown to operate at LOS F under existing conditions during the weekday morning peak hour. Based on the capacity analysis completed for the previous Traffic Impact Study, the proposed project was not shown to have a significant impact on the overall average delay at the intersection. The project was projected to result in a negligible increase in delay on the stop-controlled Avery Square and Morton Street approaches opposite the site driveways. During both the weekday morning and weekday afternoon peak hours, the exiting movements from the site driveway on West Street were projected to operate at LOS B and the exiting movements from the site driveway on Highland Avenue were projected to operate at LOS C.

Findings

The proposed Balfour at Needham project would redevelop the existing building located at 100 West Street in Needham, MA to provide 155 units (with 180 total beds) of senior assisted living and memory care. Access to the site would continue to be provided via existing full-access driveways on West Street and Highland Avenue. Based on the most recent review of the study area and trip generating characteristics of the proposed project, McMahon offers the following findings:

- A review of the most recently available crash data for the study area intersections does not indicate a significant change in safety conditions for the proposed Balfour at Needham project, when compared to those documented in the Traffic Impact Study for the Residence at Carter Mill.
- The proposed Balfour at Needham project is estimated to generate approximately 32 vehicle trips (19 entering vehicles and 13 exiting vehicles) during the weekday morning peak hour and 43 vehicle trips (17 entering vehicles and 26 exiting vehicles) during the weekday afternoon peak hour. These peak hour trip estimates are nearly identical to the estimated trip generation associated with the

previous approved Residence at Carter Mill which were documented in a February 2021 Traffic Impact Study.

- Over the course of a typical weekday the number of daily trips estimated to be entering and exiting the site is shown to be lower than previously documented estimates for the Residence at Carter Mill and considerably lower than the previous land uses on the project site.
- The proposed parking supply for the project (145 parking spaces) is shown to exceed the estimated parking demand based ITE data as well as the parking required by the Town of Needham Zoning Bylaws for the proposed assisted living development.
- With peak hour generating characteristics comparable to the trip generation associated with the previously approved Residence at Carter Mill, the finding of no significant impact to the overall operations of the adjacent roadway network would also apply to the proposed Balfour at Needham redevelopment.

CRASH SUMMARY

Balfour at Needham

Needham, MA

	West Street at Highland Avenue	West Street at Hillside Avenue	West Street at Avery Square/ Site Driveway	Highland Avenue at Morton Street/ Site Driveway
Year				
2015	7	12	1	0
2016	3	9	1	1
2017	5	10	2	1
2018	4	8	3	0
2019	8	6	0	2
Type				
Angle	6	36	4	1
Rear-end	6	2	1	0
Sideswipe	8	0	1	1
Head-on	1	1	0	0
Pedestrian	0	0	0	1
Bicycle	2	1	0	0
Single Vehicle	3	2	1	0
Unknown	1	3	0	1
Severity				
Property Damage	24	29	7	1
Personal Injury	2	13	0	1
Fatality	0	0	0	0
Unknown	1	3	0	2
Weather				
Clear	18	32	7	4
Cloudy	5	10	0	0
Rain	2	2	0	0
Snow	0	1	0	0
Sleet	2	0	0	0
Road Surface				
Dry	22	37	7	4
Wet	3	5	0	0
Ice	1	0	0	0
Other	0	1	0	0
Unknown	1	2	0	0
Time				
7:00 AM to 9:00 AM	4	3	1	0
9:00 AM to 4:00 PM	13	31	4	1
4:00 PM to 6:00 PM	4	6	0	1
6:00 PM to 7:00 AM	6	5	2	2
Total	27	45	7	4
Crash Rate	0.69	2.16	0.39	0.17
State Average	0.78	0.57	0.57	0.57
District 6 Average	0.71	0.52	0.52	0.52

Source: MassDOT

Fiscal Impact Analysis

**Balfour at Needham
100 – 110 West Street
Needham, MA**

**Carter Mill
Assisted Living Community
May 31, 2022**



FOUGERE PLANNING & DEVELOPMENT, Inc.

Mark J. Fougere, AICP

1. Introduction

Fougere Planning and Development, Inc. has been engaged by Balfour Assisted Living to undertake a Fiscal Impact Analysis in order to outline estimated revenues and service demands to the Town of Needham from a proposal to redevelop the former Avery Square nursing home/assisted living complex. The closed facility contained 200 beds and 11,800 square feet of medical office space. The proposed 155 unit assisted living program will consist of 127 assisted living units and 28 memory care units. This Report updates findings from the August 4th. 2020 analysis prepared for LCB Senior Living. The proposed project will be located at 100 West Street and will occupy an existing three story vacant building on a 4.29 acre site. Existing surface parking and garage parking will be available. Numerous on site amenities are proposed including full meal service, an indoor pool, gym, transportation, outdoor gathering areas; along with support services to those who are in need. Construction is anticipated to take 20 months to complete with an estimated opening in the fourth quarter 2024.

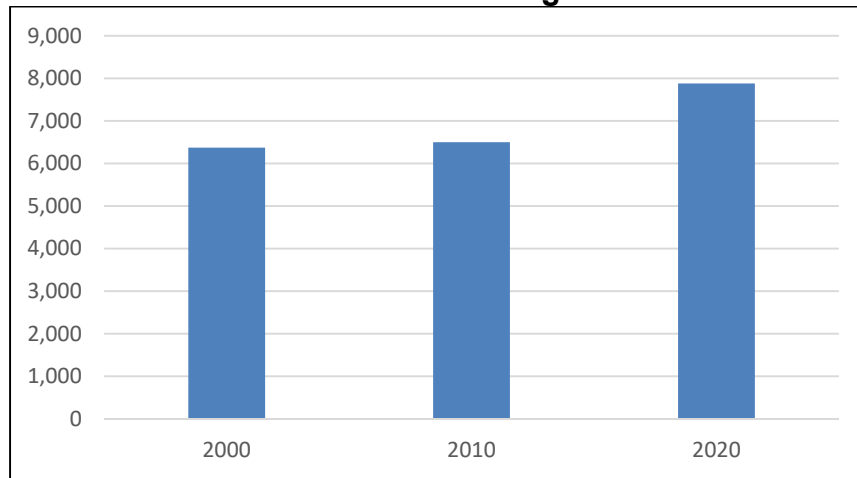
2. Local Trends

Population

Needham's population has seen modest growth over the last 10 years, with new residential development attracting young families along with the sale of existing housing units. Census figures report that from 2010 to 2020 Needham's population increased from 28,886 to 32,091 representing an 11% growth rate over the 10-year census period. During this same timeframe school enrollments have increased 3.8%, rising from 5,311 to 5,515. Even with the migration of young families, Needham has aged, with those over the age of 60 increasing from 6,371 to 7,880 (a 23.6% increase) since 2000, Figure One. Balfour will be

serving this aging population, as it is estimated that 35% - 40% of their residents will be from Needham.

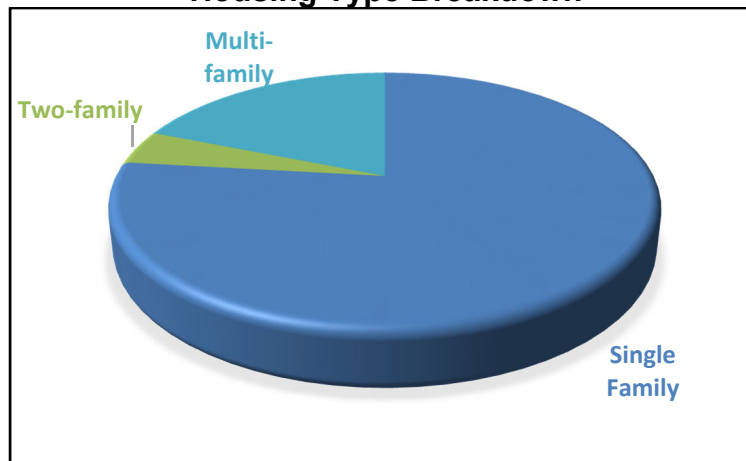
Figure One
Residents Over the Age of 60



Housing

The majority of Needham's housing stock consists of single family homes, with Census data¹ showing 8,420 units (76.8%) out of a total housing stock of 10,963 as detailed in Figure Two.

Figure Two
Housing Type Breakdown

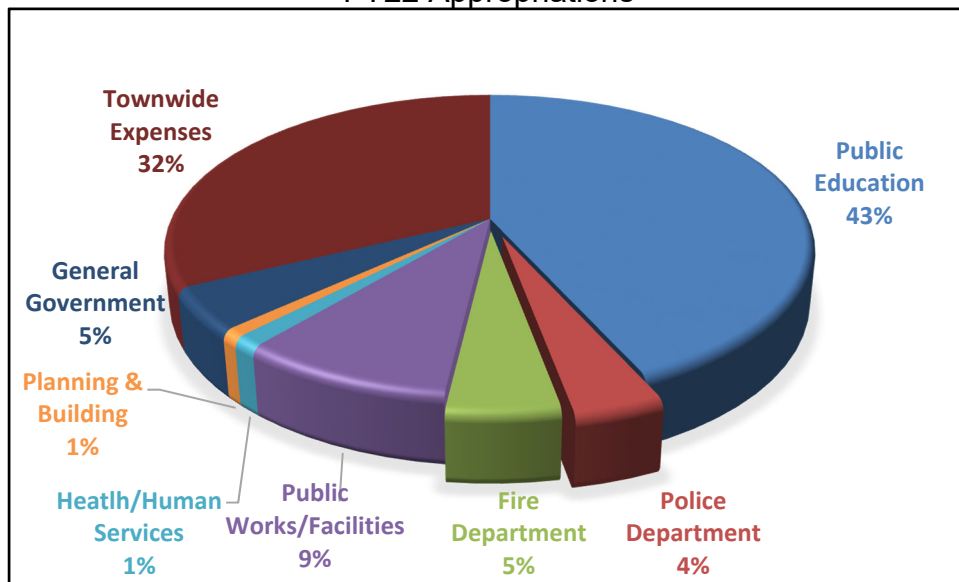


¹ American Community Survey 2017

Budget History

Needham' total operating budget for 2023 is \$205,137,150 with Education and Public Safety Departments having some of the largest budgets as outlined in Figure Two. The Education Department has seen the largest dollar increase over the last three years, escalating by 9.4%. Debt accounts for 9.8% of total costs, with FY2023 forecast estimated to be \$20,198,294.

Figure Two
FY22 Appropriations



3. Fiscal Methodology

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic “average” costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for a new development. The basic premise of this method is that current revenue/cost ratios per person and per unit are a potential indicator of future revenue/cost impacts occasioned by growth. New capital expenditures required for provision of services to a development are not added to current costs; instead, the present debt service for previous improvements is included to represent ongoing capital projects. The advantage of this approach is its

simplicity of implementation and its wide acceptance by both consultants and local officials. The downside of this approach is that the methodology calculates the “average” cost as being the expected cost, which is often not the case and costs are exaggerated - significantly in some instances. (For example, if one student is added to a school system, limited cost impacts will occur; however based on an “average” cost to educate one student the cost could be noted as \$18,000/year, which includes such costs as existing debt, building maintenance, administrative and other factors, all of which will be minimally impacted by the addition of one student. The “true cost” could be significantly less, especially in those communities with declining enrollment.)

The Marginal Cost Approach is a more realistic methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, a “level of service” exists in Needham to serve the community. This existing service level, for the most part, addresses the needs of the community through existing tax collections. As new development occurs, pressures are placed on some departments to address increased demands, while other departments experience negligible, if any impacts. In reviewing the potentially impacted town departments specifically, a truer picture of anticipated cost impacts can be determined. Both fiscal models will be applied in this analysis.

Given the nature of the contemplated redevelopment of the 100 West Street property, as will be shown by the analysis below, measurable impacts will be limited to a few Town departments. Any required off-site traffic and roadway improvements are expected to be addressed during the approval processes with the Town. Also, a very similar use existed on the property for many years with little traffic impact. Solid waste generated by the proposed use will be removed by a private hauler, consistent with existing practices. Any ongoing sewer and water expenses associated with potable water use and sewage generated by the proposed use will be offset through user fees. All on-site property improvements will be private and all maintenance expenses will be paid for by this project owner. This report does not intend to imply that no costs will occur as a result of

this project. Measurable impacts of the redevelopment are expected to result to a few Town departments, most notably the Police and Fire Departments. Other Town agencies are projected to experience little or no measurable impacts from the project redevelopment proposal.

4. Local Revenues

Property Tax Revenue

Local property taxes provide the bulk of General Fund Revenues² for Needham, with 2021 figures showing that 81.7% are generated from this source, with remaining income being derived from state aid and other receipts. The 2021 Real Estate Tax Rate for residential uses is \$13.37 and \$26.43 for Commercial/Industrial uses and Personal Property.

The income approach is traditional used to estimate project values. After speaking to local assessing officials, reviewing the Needham marketplace for comparable properties along with preliminary data on projected revenues and expenses, we have estimated a project assessed value of \$38,750,000, generating \$518,087 in annual revenues to the General Fund as outlined in Table One. This major investment will increase the value of the site by over \$29,000,000 compared to the existing site's assessment³.

**Table One
Anticipated Yearly Property Tax Revenue**

Site	Units	Assessed Value
Balfour Assisted Living	155 Units	\$38,750,000
Estimated Property Taxes @ \$13.37		\$518,087

Personal Property

Another source of income will be from Personal Property, which Balfour estimates will be worth \$3,000,000. These assets are taxed at the Commercial rate of \$26.43 and will generate **\$79,290** in yearly revenue.

² FY2020 Recommended Budget.

³ Existing property assessed for \$9,636,300.

Community Preservation Surcharge

The Town of Needham has adopted the Community Preservation Act allowing the community to impose a 2% surcharge on property taxes. Based upon the projected taxes outlined in Table One, an estimated CPA surcharge of **\$10,361** was calculated as outlined in Table Three.

Table Three
Community Preservation Surcharge

Property Taxes	CPA Surcharge	Surcharge
\$518,087	2%	\$10,361

Total Estimated Yearly Project Revenues

The proposed West Street development is estimated to generate \$604,329 in annual revenues from property taxes, personal property taxes, and CPA surcharge as outlined in Table Four.

Table Four
Estimated Yearly Revenue

Property Taxes	\$518,087
Personal Property	\$79,290
Total Taxes	\$597,377
CPA Surcharge	\$10,361
Total Revenues	\$604,329

Additional one-time payment revenues will also be realized as part of the development, these will be detailed further below.

5. Department Impacts

Public Safety

The Police and Fire Departments are projected to have the most measurable operational influences from the proposed project. To assess the degree of impact this project may have on these departments, emergency calls from similar uses in other communities and from a Needham comparable facility were analyzed. The call data was averaged to determine the numbers of annual calls per unit. Table Five and Six summarizes these findings.

Table Five
Emergency Police Service Calls

Project	Units	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Assisted Living Projects ⁴	300	101	0.3367	
Avita Needham	62	10	0.1613	
Total Average	362	111	0.3066	
Projected Balfour - Assisted	155			48
Avery Square - closed Nursing Home/Assisted living	200	17	0.0675	

Table Six
Emergency Fire/EMS Service Calls

Project	Units	Avg. Fire Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
Assisted Living Projects	300	185	0.337	
Avita Needham	62	2	0.032	
Total Average	362	187		0.517
Projected Balfour Assisted	155			80
Avery Square - closed Nursing Home/Assisted living	200	10	0.050	
Project	Units	Avg. EMS Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
Assisted Living Projects	300	250	0.833	
Avita Needham	62	31	0.500	
Total Average	362	281	0.776	
Projected Balfour Assisted	155			120
Avery Square - closed Nursing Home/Assisted living	200	68	0.340	

⁴ Waltham Crossings, Bridges Westford & Whitney Place Natick.

Extrapolating from the comparable call data, increases are projected to the Town's Police and Fire Departments. Annual police calls are projected to increase by 48 calls; annual fire/EMS calls are projected to increase by 200 calls. It should also be noted that the former Avery Square nursing home use generated⁵ 17 police calls and 78 fire/EMS calls annually.

Balfour regularly undertakes census audits of its existing communities and typically finds that between 35% and 40% of the residents who reside in a facility are from the town where the community is located. For the West Street development it is anticipated that 67+/- residents will be from Needham. As existing residents of the community they may already be placing demands on Public Safety services and therefore are not creating any "new" demand. Although estimated emergency calls will not be discounted to account for these existing demands, they should be taken into consideration when evaluating police and fire impacts.

Police Department

The Police Department presently has a staff of 47 police officers along with supporting staff. The Department's FY2023 budget was \$7,901,280. Over the last three years calls for service to the Department ranged from 48,098 to 49,027.

To assign some cost as a result of this estimated demand for service, a number of options were reviewed including cost per call and cost per capita. Since calls for service provides a clear measure of impact on the Department, this approach was used and results in an estimated annual impact of \$10,368 as outlined in Table Eight.

Table Seven Police Department Costs					
Department	FY 2023 Budget	Calls⁶	Cost/call	Est. Calls	Annual Cost
Police	\$7,901,280	36,697	\$216	48	\$10,368

⁵ Historical call data obtained from the Police and Fire Departments.

⁶ Town Reports call data, Police call discounted by 25% to account for minor calls.

The estimated police calls for the proposed assisted living use is significantly less than the former LCB program which estimated a total of 102 annual calls. The proposed independent units in the LCB program generated a majority of these police calls (77), as these types of units tend to create greater internal personal conflicts than assisted living units.

Taking into consideration the former nursing home use (17 calls), actual “new” site calls are estimated to be 31 calls annually (48 – 17 police calls) for the proposed assisted living community. The full budget cost of a Needham police officer salary is approximately \$110,000. To be extremely conservative, we will allocate the cost of ½ an officer’s salary (**\$55,000**), as we accounted for with the LCB program, for this project.

Fire Department

The 2023 Fire Department gross budget was \$9,413,465. In FY2021 the Department responded to 4,073 calls (78 per week), consisting of 1,975 fire related calls and 2,098 EMS calls. The Fire Department will realize a greater impact from the proposed facility, with an estimated 80 fire calls and 120 EMS calls (total estimated calls 200 annually). Taking into consideration the former Avery nursing home’s demands on the Department, 78 calls a year, results in an increased demand of service of 122 new calls (2.3 per week).

EMS calls generates revenues for the Town of Needham. In 2021 \$1,046,564 in ambulance revenue was collected, an average of \$498 a call. An estimated 120 EMS calls will be generated by the proposed use, generating \$59,760 in new ambulance revenue. Given the high levels of income in the community and the expectation that most of the residents will have adequate health care coverage, it is anticipated that estimated ambulance revenue will be higher than noted.

Balfour’s operational standards are very proactive which will reduce impacts to Needham’s emergency service providers. Balfour will have on site 24/7 nursing staff to limit the number of 911 calls generated by the facility. Based upon actual

experience of Balfour operated facilities, EMS calls are expected to average of one call per week. This low call impact is the result of having nursing staff on site (not just on call) 24/7 leading to the demand for EMS services that are significantly below that of other senior housing companies. In the true medical emergency Balfour will call 911. The benefit to this management model and 24 hour nurse staffing is that Balfour will have a nurse who can respond to medical emergencies and assess the situation prior to calling 911. This model limits the number of calls to 911 and the expense to the community. In addition, Balfour's staff have the ability to assist a resident off the ground after a fall.

Balfour's management model includes the following attributes:

Staff trained and educated on protocols and importance of prevent re-hospitalization;

- Work with local hospitals and coalitions to learn protocols/expectations
- Balfour staff and provider training on SBAR

24-hour licensed nurse staff:

- Ability to complete clinical assessment after fall or other injury
- Trained on transfers and lifting residents up after fall
- Staff trained on changes in condition and signs

Hoyer/Lift system available in Balfour communities:

- Enables staff to be able to assist residents after a fall, instead of calling EMS

Partnership with Physician Rounding Service:

- 24-hour access to physician services and urgent line.
- Balfour nurse and care team works closely with physician or physician extender to follow-up after fall, injury or change of condition. Limits used of EMS. If resident needs follow-up care, such services can often be obtained in community and/or via non-urgent transport.

Ancillary Services: To assist with early identification of changes in condition and help residents maintain their highest level of independence:

- Therapy – PT, OT, ST
- Home health
- Physiatry – pain doctor
- Audiology

- Optometrist
- Podiatrist
- Dentist
- Pharmacy
- Lab
- X-ray

Based upon Balfour's proactive care program, it is estimated that the assisted living community will generate, on average, 1 EMS call per week. To be conservative, we have assumed a higher level of demand for services as outlined above.

We discussed the revised program, estimated calls and Balfour's operational details with Fire Chief Dennis Condon. The Chief noted that although this one project will not significantly impact his Department, general growth in the community is straining operations. He did note that the estimated calls may be higher than indicated, but realizes the data is from like facilities. He did not believe that additional staff would have to be hired in order to address the increase demand for services. The average cost of a Needham firefighter, including benefits, is approximately \$120,000 annually. As the estimated calls to the proposed facility is slightly higher than the previous use (total calls increasing from 186 to 200), we will account for this cost in this analysis.

In addition, the Chief noted that the Department has implemented a new policy of charging operators \$499 per lift assist if calls should come in for this service. The Department had to implement this charge several years ago, as facilities were instructing their personnel not help residents back to a chair or bed. Balfour's operational program, which includes proper training and equipment, will address these incidents internally and such request for services are not envisioned.

5. Health Department

Given the proposed use, it is estimated that two to three inspections are anticipated per year of the new facility. The kitchen area, along with other spaces will be inspected to ensure all relevant standards are being adhered to.

Determining cost impacts is challenging and required annual fees will cover most costs. To account for unexpected expenses, we will carry a **\$1,000** cost impact for this Department.

6. Other Departments

In reviewing other Town department, no other measurable impacts were seen. Building permit costs, \$10/\$1000 will more than offset any costs in the Building Department. Based upon the estimated construction costs of \$59,000,000 it is anticipated that \$590,000 will be generated in buildings permit fees. Additional fees will be paid for plumbing and electrical work.

7. Other Benefits

Other economic benefits are projected as a result of the proposed residential community, including additional meals taxes, local economic growth, and new construction jobs. The single phase construction lasting approximately 20 months will infuse a significant economic boost into the local and regional economy, with dozens of tradesmen involved in building the project and millions of dollars spent on construction supplies and materials.

8. Summary

Table Eight summarizes the estimated revenues and expenses associated with the proposed assisted living development. Gross revenues are anticipated to be \$607,738 a year with a net positive yearly benefit of \$431,739. This cost estimate is not inferring the Needham's budget will increase as a result of the proposed development, but assigns a "cost" to account for this new land use in the community. Appropriate discussions with key decision makers within the community will determine if budgets need to be adjusted to address demands estimated in the Report. It is anticipated that these total costs will not actually be realized.

Table Eight
Revenue & Expense Summary

Projected Tax Revenue	\$607,738
Projected Municipal Costs	
Police	-\$55,000
Fire	-\$120,000
Board of Health	-\$1,000
Total Costs	-\$176,000
Net Positive Fiscal Impact	+\$431,739

Summary of Findings

Given the following facts and the nature of the proposed Balfour Assisted Living project few impacts will be felt by town departments:

- All on site improvements will be private and all maintenance expenses will be paid for by this project owner.
- No school related impacts will occur.
- Solid waste generated by this project will be removed by a private hauler.
- Any water/sewer expenses will be offset through user fees.
- Measureable financial impacts upon non-Public Safety departments will be minimal.

This is not to infer that no costs will occur as a result of this project. Measurable demands for services will be felt by the Police and Fire Departments.

Key findings of the assisted living analysis include:

- Reflective of New England wide trends, Needham is aging with those individuals over the age of 60 increasing 23.6% since 2000.
- The proposed community will generate approximately \$607,738 in gross revenue per year. Taking into consideration estimated municipal costs of \$176,000, the proposed project will yield approximately **\$431,739** in net positive yearly revenue annually.
- The existing property assessment is anticipated to increase from \$9,636,300 to \$38,500,000, an increase of over \$29,000,000. Property taxes are estimated to increase from \$128,833 to \$518,087.
- Annual calls to the Police Department are projected to increase by 48 calls, a marked decrease from the LCB program which estimated 102 calls annually. The Departments annual call volume is over 49,000. The former nursing home/office use generated approximately 17 calls annually.

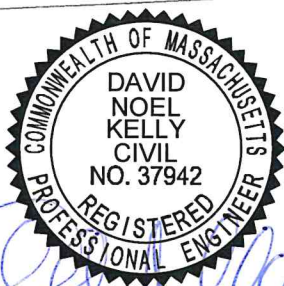
- The Fire Department is projected to receive approximately 200 fire calls annually from the proposed use. Ambulance calls are to generate \$59,760 annual revenue for the community. The former nursing home use generated 78 yearly calls.
- All onsite maintenance will be private; along with all trash collection. No projected impact to the DPW Department is anticipated.

STORMWATER MANAGEMENT REPORT

06/02/2022

BALFOUR AT NEEDHAM
100-110 WEST STREET
NEEDHAM, MA

WELL BALFOUR NEEDHAM LANDLORD LLC
4500 DORR ST.
TOLEDO, OH 43615



Digitally signed by David
Noel Kelly P.E.
DN: cn=David Noel Kelly P.E.,
o=Kelly Engineering Group,
Inc., ou,
email=dkelly@kellyengineeri
nggroup.com, c=US
Date: 2022.06.07 12:19:57
-04'00'



PREPARED BY:

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

TABLE OF CONTENTS

Stormwater Letter

Stormwater Maintenance System Operation and Maintenance Plan & Long Term Pollution Prevention Plan

NPDES Requirements for Public Outreach Letter



June 2, 2022

Town of Needham Planning Board
500 Dedham Ave.
Needham MA 02492
Attn: Lee Newman

Cc: Michael K. Schonbrun – Balfour Senior Living
Thomas Ryder – Department of Public Works

Re: **Stormwater**
Special Permit & Site Plan Review
Balfour at Needham
100-110 West St.
Needham, MA

Dear Members of the Board:

The existing site is serviced by a fully developed storm drainage system as shown on the existing conditions plan provided with this application. We have consulted with site maintenance personnel and town staff and are not aware of any drainage issues on the property. The applicant and our office has met with the Town of Needham Engineering Department and agreed the Needham Stormwater Bylaw Article 7 is not applicable to the proposed project. There is no increase to the existing building footprint. The renovations and floor areas in the garage and penthouse are not increasing the footprint of the building and are not considered an Addition. There is no change in impervious parking areas. The impervious area from the proposed 5 new parking spaces is balanced by removal of the existing garage entrance. There are 1,000 s.f. of additional sidewalks, patios, and other pedestrian areas which are not considered parking areas and therefore exempt from the Needham Stormwater Bylaw. Façade treatments, interior renovations, and less than 1,500 s.f. increase in parking area are exempt under section 7.4.2 of the Stormwater Bylaw.

As part of the Town of Needham DPW NPDES requirements, the applicant will comply with the Public Outreach & Education and Public Participation & Involvement control measures. Attached is 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.

We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly
Engineering Group, Inc., ou,
email=dkelly@kellyengineeringgroup.co
m, c=US
Date: 2022.06.07 12:19:37 -04'00'

David N. Kelly, P.E. President

0 Campanelli Drive – Braintree – MA 02184
Phone 781 843 4333 www.kellyengineeringgroup.com

**BALFOUR AT NEEDHAM
100-110 WEST STREET NEEDHAM, MA**

**STORMWATER MANAGEMENT SYSTEM
OPERATION AND MAINTENANCE PLAN
&
LONG-TERM POLLUTION PREVENTION PLAN**

06/02/2022

Prepared by:

KELLY ENGINEERING GROUP, INC.
Zero Campanelli Drive
Braintree, Massachusetts 02184

OWNER:
HRCI Massachusetts Properties Trust II
4500 Dorr St.
Toledo, OH 43615

APPLICANT AND RESPONSIBLE PARTY:
WELL Balfour Needham Landlord LLC
4500 Dorr St.
Toledo, OH 43615

WELL Balfour Needham Landlord LLC

Note: If ownership of this property changes then the new owner becomes the responsible party.
The Owner may assign responsibility to a tenant on the property.

Introduction

The stormwater management system consists of a number of Best Management Practices (BMP's). These BMP's combine to ensure that storm runoff from the site will not damage the sensitive environmental resources surrounding the site. In order to ensure that these BMP's operate as designed it is very important that the procedures in this operation and maintenance plan be followed. Most of these operation procedures require observation and measurement; however, at certain times more extensive maintenance measures may be needed. The following is an itemization of each of these BMP's and their maintenance needs.

The party responsible for maintenance should contract with a maintenance organization capable of performing the more extensive measures such as pumping of catch basin sumps, etc.

BMP No. 1 – Paved Road Surface:

- Regularly pick up and remove litter from the paved road surface and landscaped areas.
- The paved area is to be swept on a quarterly average, with sweeping scheduled primarily in spring and fall with a high efficiency vacuum sweeper or a regenerative air sweeper. If a mechanical sweeper is used, the paved area is to be swept on a monthly average.

BMP No. 2 - Deep Sump Catch Basins:

- Basins are to be inspected 4 times per year.
 1. Verify that tees are secure and free-flowing.
 2. Measure depth of sediment below water line.
- Basins are to be cleaned whenever sediment and hydrocarbons are observed. Basins are to be cleaned a minimum of twice per year. One of these cleanings shall occur before April 15th of each year and one shall occur before September 15th of each year. Basins may be cleaned either using a clamshell or a vacuum pump.
- All liquid shall be pumped from the sump of each basin at least once per year.
- All sediments and hydrocarbons should be properly handled and disposed of, in accordance with local, state and federal guidelines and regulations.

Note: See catch basin detail for explanation of terms.

Snow Removal:

- Road salts and de-icing materials shall be stored on impervious pads and covered to protect from wind and precipitation.
- There shall be no plowing or stock piling of snow within any resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- No de-icing materials shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.

Storage and Use of Chemicals:

- No pesticides, herbicides, nor insecticides shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- Chemical storage on site shall be limited. Any chemicals that must be stored shall be stored in a secure area in accordance with Local and State regulations.

Hazardous Waste:

- Containment – In the event of a discharge or spill of oil or another hazardous material, outlets to stormwater management ponds shall be plugged so that hazardous material do not enter resource areas.
- Reporting - In the event of a discharge or spill of oil or another hazardous material, responsible facility personnel, oil spill and/or hazardous material removal organizations, federal, state, and local regulatory agencies, the Town of Needham Department of Public Works, and the EPA National Response Center 1-800-424-8802 shall be rapidly notified.
- Hazardous Waste – All hazardous waste materials will be disposed of in the manner specified by local, state and/or federal regulations and by the manufacturer of such products.
- There shall be no illicit discharges to the stormwater management system.

Training for Long Term Pollution Prevention Plan:

- All staff or personnel involved and responsible for implementing the Stormwater Management System Operations and Maintenance Plan and the Long-Term Pollution Prevention Plan shall be properly trained as required under the DEP Stormwater Management Regulations. Training shall be documented with records kept with other stormwater maintenance records.

Pet Waste Management:

- Pooper-scooper laws for pets shall be followed.
- Never dump pet waste into storm drains, catch basins, or the drainage system.
- Pet waste shall be scooped up and disposed of properly in the garbage.

Lawn and Garden activities:

- No pesticides, herbicides, nor insecticides shall be stored nor used within any resource areas its buffers, and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- Fertilizers and pesticides shall be applied properly, sparingly, and outside any resource areas and its buffers.

To reduce the impact of fertilizers, consider the following tips;

- Don't fertilize before a rain storm.
- Consider using organic fertilizers. They release nutrients more slowly.
- Test soils before applying fertilizers. Some soils may not need fertilizers. A standard soil test costs \$9.00. (Call the UMass Extension Soil Testing Lab at 413-545-2311 or download a soil test order form at <http://www.umass.edu/plsoils/soiltest/>.)

June 2, 2022

Needham Planning Board
Needham Town Hall
500 Dedham Avenue
Needham, MA 02492
Attention: Lee Newman

RE: NPDES requirements
Balfour at Needham
100-110 West St.
Needham, MA

Dear Members of the Board,

As part of the NPDES requirement for Control Measure #1: Public Education and Outreach, the applicant will place an advertisement in the local newspaper to encourage environmental awareness. This advertisement will be published prior to occupancy of the building.

As part of the NPDES requirement for Control Measure #2: Public Participation and Involvement, the catch basins will include a plaque with the words "NO DUMPING - DRAINS TO RIVER" by Almetek. These plaques will be installed at prior to occupancy of the building.

If you have any questions, please contact me.

Sincerely,

Balfour at Needham

Copy: Thomas Ryder, Town Engineer

From: [David Roche](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham Bank
Date: Friday, July 15, 2022 11:25:14 AM

Alex,

I reviewed the plan and any questions I had were answered or corrected after our first meeting, I am OK with the plan.

Dave

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Tuesday, July 12, 2022 4:51 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - Needham Bank

Dear all,

We have received an application materials for a proposed amendment to Needham Bank. The proposal is a request to convert the existing bank mezzanine into executive offices, as well as demolish the existing drive-thru free-standing ATM and construct 321 SF drive-up teller building with ATM.

More information can be found in the attached application.

The Planning Board has scheduled this matter for August 16, 2022. Please send your comments by Wednesday August 10, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for an Amendment to Major Project Special Permit No. 2012-04, with Addendum.
2. Letter from Evans Huber, Attorney, dated June 10, 2022.
3. Plans entitled "Needham Bank, Renovation and New Accessory Drive-Thru," prepared by Highpoint Engineering, Inc., 980 Washington Street, Suite 216, Dedham, MA 02026, Studio Q Architecture, 301 Highland Ave, Waterbury, CT, 06708, Field Resources, 281 Chestnut Street, Needham, MA, consisting of 15 sheets: Sheet 1, Sheet G100, entitled "Title Sheet," dated June 14, 2022; Sheet 2, entitled "Existing Conditions Plan, 1052 Great Plain Avenue" dated June 13, 2022; Sheet 3, Sheet C100, entitled "Site Preparation & Erosion Control Plan," dated June 14, 2022; Sheet 4, Sheet C200, entitled "Layout Plan," dated June 14, 2022; Sheet 5, Sheet C300, entitled "Grading, Drainage and Utility Plan," dated June 14, 2022; Sheet 6, Sheet C400,

entitled "Construction Details," dated June 14, 2022; Sheet 7, Sheet C401, entitled "Construction Details," dated June 14, 2022; Sheet 8, Sheet L100, entitled "Landscape Plan," dated June 14, 2022; Sheet 9, Sheet L101, entitled "Landscape Plan," dated June 14, 2022; Sheet 10, Sheet A1.01, entitled "Main Level Floor Plan," dated June 1, 2022; Sheet 11, Sheet A2.01, entitled "Site Area," dated June 1, 2022; Sheet 12, Sheet A3.01, entitled "Materials," dated June 1, 2022; Sheet 13, Sheet A4.01, entitled "Elevation," dated June 1, 2022; Sheet 14, Sheet A5.01, entitled "3D Views," dated June 1, 2022; Sheet 15, Sheet A6.01, entitled "Wall Section," dated June 1, 2022.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov



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

August 10, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Major Project Site Plan Special Permit No. 2022-03
Balfour at Needham-100-110 West Street

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced site plan. The proposed Major Project Site Plan Special Permit at the corner of Highland Ave and West Street will redevelop the previous 60-unit assisted living/memory care facility, and 155-Assisted Living Facility including 28 Alzheimer's/Memory Care Units. The existing building footprint will remain and well as the parking lot with exception of a partial fourth story addition and new landscape features.

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

1. Application for Major Project Special Permit No. 2022-03, with Exhibit A.
2. Letter from Evans Huber, Attorney, dated June 10, 2022.
3. Memorandum from Erin Fredette, McMahon Associates, 120 Water Street, 4th Floor, Boston, MA 02109, dated June 2, 2022, regarding Traffic Assessment.
4. Stormwater Management report, prepared by Kelley Engineering Group, 0 Campanelli Drive, Braintree, MA, dated June 2, 2022.
5. Fiscal Impact Analysis, prepared by Fougere Planning and Development, dated Jay 31, 2022.
6. Architectural Plans prepared by The Architectural Team, consisting of 11 sheets: Sheet 1, entitled "Proposed Aerial View," dated June 2, 2022; Sheet 2, entitled "First Floor Plan," dated June 2, 2022; Sheet 3, entitled "Second Floor Plan," dated June 2, 2022; Sheet 4, entitled "Third Floor Plan," dated June 2, 2022; Sheet 5, entitled "Fourth Floor Plan," dated June 2, 2022; Sheet 6, entitled "East Elevation (Highland Avenue)," dated June 2, 2022; Sheet 7, entitled "North Elevation / A&B (West

- Street & from West Parking Lot),” dated June 2, 2022; Sheet 8, entitled “West Elevation,” dated June 2, 2022; Sheet 9, entitled “South Elevation,” dated June 2, 2022; Sheet 10, entitled “Building Sections,” dated June 2, 2022; Sheet 11, entitled “Proposed Elevation Materials,” dated June 2, 2022.
7. Landscape Plans, prepared by Hawk Design Inc., Sagamore, MA, consisting of 12 sheets: Sheet 1, Cover Sheet, undated (stamped 6/2/22); Sheet 2, Sheet L1.0, entitled “Landscape Master Plan,” dated June 2, 2022; Sheet 3, Sheet L2.1, entitled “North Planting Plan,” dated June 2, 2022; Sheet 4, Sheet L2.2, entitled “Central Planting Plan,” dated June 2, 2022; Sheet 5, Sheet L2.3, entitled “South Planting Plan,” dated June 2, 2022; Sheet 6, Sheet L2.4, entitled “West Buffer Planting Plans,” dated June 2, 2022; Sheet 7, Sheet L3.1, entitled “North Materials Plan,” dated June 2, 2022; Sheet 8, Sheet L3.2, entitled “Building Arrival & Resident Courtyard Materials Plan,” dated June 2, 2022; Sheet 9, Sheet L3.3, entitled “Assisted Living Entrance Materials Plan,” dated June 2, 2022; Sheet 10, Sheet LD1, entitled “Plant Schedule and Planting Details,” dated June 2, 2022; Sheet 11, Sheet LD2, entitled “Planting Notes,” dated June 2, 2022; Sheet 12, Sheet LD3, entitled “Construction Details,” dated June 2, 2022.
 8. Plan set entitled “Site Development Plan for Belfour at Needham, 100 West Street, Needham, MA,” prepared by Kelley Engineering Group, 0 Campanelli Drive, Braintree, MA, consisting of 6 sheets: Sheet 1, Cover Sheet, dated June 2, 2022; Sheet 2, entitled “Existing Conditions Plan,” dated June 2, 2022; Sheet 3, entitled “Layout and Zoning Plan,” dated June 2, 2022; Sheet 4, entitled “Site Plan,” dated June 2, 2022; Sheet 5, entitled “Detail Sheet,” dated June 2, 2022; Sheet 6, no title, showing photometrics, dated June 3, 2022.

Our comments and recommendations are as follows:

- As part of the NPDES requirements, the applicant has submitted a letter proposing Public Out Reach & Education and Public Participation & Involvement control measures to be incorporated into the Planning Board’s Decision to be completed prior to Certificate of Occupancy.
- The Engineering Division suggests that the applicant provide some stormwater recharge onsite in order to minimize future disruptions if EPA subjects properties greater 1-acre in size of this requirement. A stormwater recharge proposal is not a requirement at this time as the project does not trigger new construction standards. However, it may be advantageous to add while the site is under construction.

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

Truly yours,

Thomas Ryder
Town Engineer

From: [Tara Gurge](#)
To: [Alexandra Clee](#)
Cc: [Timothy McDonald](#)
Subject: RE: Request for comment from Public Health for proposed project at 100 West Street
Date: Wednesday, August 10, 2022 4:37:26 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex –

Here are the Public Health Division comments for the proposed project at 100 West Street. See below:

- Any kitchen/cafeteria areas or any retail stores (e.g. 'Grab and Go' store) or coffee areas proposed in these newly proposed/renovated facilities, would need a valid food permit and these food permit plan review applications/design plans will also need to be submitted and reviewed and approved by the Public Health Division prior to start of construction. Here is the direct link to the online Food Plan Review Permit application - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006516> .
- Please keep in mind, prior to the issuance of a food service or retail store permit, sufficient space must be made available in the parking lot for both a solid waste (trash) dumpster and a separate recycling dumpster, along with kitchen waste oil/grease containment (if applicable.) These dumpsters must be placed in an easily accessible area, close to the main kitchen area(s).
- We see that there is a proposed Swimming Pool on the plan. A proper pool permit plan review would need to be conducted by the Public Health Division, prior to construction of the pool. Here is the direct link to the online Pool Permit Plan Review application - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006506> .
- Since this area has been vacant for a long period of time and since there is a history of pests being present in this area, along with pest complaints received by Public Health, we must have the owner contract with an ongoing pest control service throughout the duration of construction/building renovations. (PLEASE NOTE: If there are any potential breaches in the buildings where wildlife may have gained access, a wildlife pest service may also need to be contracted.)
- No public health nuisance issues (i.e. odors, noise, dust, light migration, etc.), to neighboring properties, shall develop on site during or after construction.

Please let us know if you need additional information or have any follow-up questions on those requirements.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street

Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



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From: Alexandra Clee <aclee@needhamma.gov>
Sent: Friday, July 8, 2022 10:31 AM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - 100 West Street

Dear all,

We have received an application materials for the proposal at 100 West Street. The proposal is to permit the Petitioner to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted living apartments and 28 Alzheimer's/Memory Care units. The existing 3 story brick building will remain. The existing footprint will not change and a partial fourth story is proposed to be added.

More information can be found in the application. The application and materials were too large to attach – so please find the materials at this link: <https://www.needhamma.gov/Archive.aspx?ADID=9754>

The Planning Board has scheduled this matter for August 16, 2022. Please send your comments by Wednesday August 10, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for Major Project Special Permit No. 2022-03, with Exhibit A.
2. Letter from Evans Huber, Attorney, dated June 10, 2022.
3. Memorandum from Erin Fredette, McMahon Associates, 120 Water Street, 4th Floor, Boston, MA 02109, dated June 2, 2022, regarding Traffic Assessment.
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Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Tom Conroy](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - 100 West Street
Date: Thursday, August 11, 2022 11:21:13 AM

No issues with fire dept.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, August 11, 2022 11:00 AM
To: Tom Conroy <TConroy@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - 100 West Street

Hi Chiefs,

I don't think I heard from either of you on this proposal. Let me know if you have any comments.

THanks!

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: Alexandra Clee
Sent: Friday, July 8, 2022 10:31 AM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>
Subject: Request for comment - 100 West Street

Dear all,

We have received an application materials for the proposal at 100 West Street. The proposal is to permit the Petitioner to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted living apartments and 28 Alzheimer's/Memory Care units. The existing 3 story brick building will remain. The existing footprint will not change and a partial fourth story is proposed to be added.

More information can be found in the application. The application and materials were too large to attach – so please find the materials at this link: <https://www.needhamma.gov/Archive.aspx?ADID=9754>

The Planning Board has scheduled this matter for August 16, 2022. Please send your comments by Wednesday August 10, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for Major Project Special Permit No. 2022-03, with Exhibit A.
2. Letter from Evans Huber, Attorney, dated June 10, 2022.
3. Memorandum from Erin Fredette, McMahon Associates, 120 Water Street, 4th Floor, Boston, MA 02109, dated June 2, 2022, regarding Traffic Assessment.
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2, 2022; Sheet 6, no title, showing photometrics, dated June 3, 2022.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - 100 West Street
Date: Friday, August 12, 2022 3:26:35 PM

Police does not have an issue with this project

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, August 11, 2022 11:00 AM
To: Tom Conroy <TConroy@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - 100 West Street

Hi Chiefs,

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Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov



TOWN OF NEEDHAM

TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

Memo: Project review, 100 West Street, Assisted Living Facility

June 27, 2022

The Board reviewed the design drawings for the development at 100 West Street.

The DRB reviewed the project in 2021, now a new development company has proposed some modifications of that original proposal. The original proposal was approved by the DRB.

The applicant presented the overall design, with a focus on the changes from the original application.

The units added on the roof of the existing building were revised. There are fewer units, and a slight relocation of the other units. The Board discussed the roofing material with the applicant. They are designing the building to achieve a LEED rating, so the membrane roof color is planned to be white. While the Board supports the LEED efforts, we have some concern about sunlight glare on a white surface next to the living units. The applicant will review the color options. The Board would not make a color change a requirement, as the biggest impact is to the penthouse units, not public. The Board approves of the material selection and design for the penthouse units

They are replacing all the windows for the living units on the building with a casement window with a double hung aesthetic. The Board approved this window design. On the west, entry side of the building, they propose some larger glazed areas on the first floor, and a portion of the second floor, with aluminum storefront windows. These windows are in more public areas, or entry areas, and the DRB approve of this contrasting window design option.

The DRB had previously approved the other architectural design elements of the building.

Some site plan organization and landscape elements were revised in this proposal. The memory care courtyard has been relocated to the west side of the building. The previous location, on the corner of West and Highland, will become an exterior courtyard for the other residents. This will allow the applicant to retain the existing wrought iron and brick pier fencing instead of the 8' solid fencing required for the memory care area. The Board agreed this is an improvement to the previous plan. The more open fencing at the corner creates a good public connection.

The memory care area contains the electric transformer for the building. The applicant is in the process of relocating the transformer to an area between the dumpster and the memory care area. While they are working with the power company on this and expect it to be completed, until the change is approved by the power company they are showing a full plant screen around the transformer, which is currently located within the memory care courtyard. There was some discussion about the timing of dumpster emptying given the adjacent courtyard. The

applicant stated they will look to manage that so it doesn't disturb residents using the courtyard.

Site lighting fixture scale has been slightly reduced, and the quantity has also been reduced from the first application. The fixtures will be dark sky compliant. The DRB approved of the site lighting and building lighting design.

Some of the outdoor patios proposed on the Highland Avenue side have been eliminated. They will be landscaped in the same manner as the rest of the planting beds on that side of the building.

The Board approves of the general plant selection and planting layout for the site. This had been reviewed and approved in the first submission. They had sought input from the DRB on some specific questions at that time, and that DRB feedback has been incorporated into this submission.

End of Notes.

August 8, 2022

Dear Members of the Needham Select Board and
Dear Members of the Needham Planning Board,

Thank you for the work that you do representing and serving the Town of Needham. I recognize that there often are challenging matters handled by your respective Boards, and I appreciate your willingness to consider perspectives from the Needham community.

I am writing to you to express significant concerns with the proposed **Memorandum of Agreement – 100 West Street**. This item is on the Select Board's meeting agenda on Tuesday, August 9 and will be voted on.

As you know, the consortium of owners/developers/operators of 100 West Street were granted a zoning amendment, approved by Town Meeting members in 2020. The amendment provided an overlay district in the area of 100 West Street with the clear understanding and agreement that the development of the property would include:

- Senior Independent Living Apartments
- 9 Affordable Senior Independent Living Apartments
- Assisted Living Apartments
- Memory Care Apartments

Senior Independent Living and Affordable Housing have been and continue to be important priorities for the Town. The zoning change was granted to the developer expressly because this project would deliver on these goals.

However, the consortium recently decided that Senior Independent Living and Affordable Housing are no longer beneficial to them or this project. As such, they proposed an agreement to buy out this requirement. Specifically, they offer to pay Needham \$1,900,000 in exchange for:

- Elimination of the requirement to build Senior Independent Living Apartments
- Elimination of the requirement to build any Affordable Housing Apartments
- The Select Board's full commitment and support for the revised project
- The Select Board to directly encourage the project be approved by the Planning Board, Conservation Commission, Department of Public Works, and all other Town Boards, Commissions, and Departments

I'm a Town Meeting Member, and my fellow residents and I cannot fathom that the Town is considering accepting a payment and allowing this.

Residents in Needham are passionate about creating options for seniors to stay in the town and live independently. They are equally passionate about creating affordable housing opportunities, especially

in light of the increasing cost of real estate. This project is a great opportunity to make progress on both fronts in a prime part of town.

This passion drove Town Meeting members to approve the zoning amendment, based on the fact that the project would explicitly include independent living and affordable housing. If these were not going to be part of the project, the vote would have been entirely different.

The buy-out leaves our Town with no additional senior independent living and no increase to affordable housing options. Why should we allow WELL Balfour Needham Landlord, LLC to abandon these promises and build something else?

If 100 West Street with its existing agreement has become undesirable for WELL Balfour Needham Landlord, LLC, they can sell the property.

More critically, it is a poor choice for our town government to accept a payment in exchange for what is effectively modifying a previous agreement. While I am not suggesting the exchange is illegal as currently constructed, it sends several undesirable messages.

Town Meeting Members who voted on the original amendment perceive this as a bait-and-switch. Worse, they don't have say or a vote on the switch.

It also sends a message to developers that decisions, conditions, and amendments that are not desirable for them can be changed or eliminated by offering a cash payment.

It also sends a message to residents, Town Meeting Members, and other Town Boards that their votes and decisions are not meaningful nor binding.

I urge you to consider these effects and not accept the Memorandum of Agreement nor the \$1,900,000 payment. I also urge you to continue to hold developers accountable to their commitments to create actual senior independent living and affordable housing units.

Stepping back, how did we get in this situation to begin with? Why is the zoning amendment being re-positioned and manipulated by the developer? Why is Needham in a corner where it feels it must negotiate and accept a buy-out agreement?

Town Counsel drafted the 2020 zoning change. It would seem that if zoning bylaws were being changed for a specific project, Town Counsel would have structured the matter such that it would not be possible for a developer to change such critical aspects of the project yet still enjoy the benefits of the new zoning.

There seems to be a trend over the past two years of developers taking advantage of Needham. It is Town Counsel's job to anticipate potential pitfalls, to use good negotiation tactics, strong contract writing, clear and effective bylaw writing, and smart legal positions to prevent developers from besting Needham with sly tactics.

On Tuesday, August 9, the Select Board will listen to Town Council's self-evaluation of his performance. However, the Select Board needs to take a deeper look at who it hires for the Town Counsel position

going forward. We need strong representation that positions the Town more effectively and allows Needham to stand behind its decisions, goals, and objectives.

Thank you for your time and attention to this matter.

Regards,

A handwritten signature in blue ink, appearing to read 'Joe Abruzese', with a long horizontal flourish extending to the right.

Joe Abruzese, Town Meeting Member
30 Bridle Trail Road

From: [Andrea Okerholm Huttlin](#)
To: [Planning](#)
Subject: Avery Manor
Date: Tuesday, August 9, 2022 6:07:48 PM

TBH I have only browsed the post that Maggie made on Facebook, so I'm probably missing a lot of context, but I would prefer that we push the developer to use that prime public transit real estate for some people who can actually use the public transit. Memory care residents can't get on the train or the bus - although their families may use public transportation to visit them. It would be ideal if the property housed at least some people who are going about town, be they independent living seniors, lower income neighbors, or even market-rate neighbors.

From: [The Village Club](#)
To: [Planning](#)
Subject: Balfour Senior Living at Carter Mill Building
Date: Friday, August 12, 2022 5:11:25 PM

To the Planning Board:

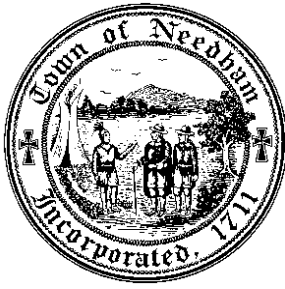
Recently the Welltower Balfour representatives visited and spoke to some of the Village Club members. As close neighbors to our facility, we were very interested in their plans for the old Carter building. During the presentation, we were pleased to learn that the building will be used for 155 assisted living units. We understand that the apartments will include high-quality finishes and that the residents will have a wide range of amenities and support.

This building is a perfect location for seniors with all of the stores and restaurants in the area as well as the senior center. When families come to visit, there are lots of options for places to take their loved ones. The new facility will be a nice option for seniors who want to sell their home in Needham but stay in Needham close to friends, familiar medical care and church/temple.

We support their efforts and plans going forward

Sincerely,

The Village Club
Board of Directors



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Sections 7.4, 3.2.2, 5.1.1.5, 5.1.1.6, 5.1.2, 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, August 16, 2022 at 7:45 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, MA, as well as by Zoom Web ID Number 826-5899-3198 (further instructions for accessing by zoom are below), regarding the application of Needham Bank, 1063 Great Plain Avenue, Needham, MA, for a Major Project Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1063 Great Plain Avenue, Needham, MA, located in the Center Business and Chestnut Street Business Zoning Districts. The property is shown on Assessors Plan No. 51 as Parcel 86 containing a total of 44,978 square feet. The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to convert the existing bank building mezzanine space into 1,325 square feet of floor area for executive offices, as well as demolish the existing drive-thru free-standing automatic teller machine (ATM) and to construct a 321square foot drive-up teller building with an ATM.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required, for off-street parking for vehicles associated with a principal use, located on a separate lot owned or leased by the owner of the land in which the principal use is located, within a zoning district in which the principal use is permitted. In accordance with the Zoning By-Law, Sections 5.1.1.5 and 5.1.1.6, a Special Permit is required to waive strict adherence to the off-street parking requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-Law.

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

**Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or
+1 253 215 8782 Then enter ID: 826-5899-3198**

Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

The application may be viewed at this link:

<https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID=> . Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association’s (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, July 28, 2022 and August 4, 2022.

2022 JUL 28 PM 3: 58

**TOWN OF NEEDHAM
MASSACHUSETTS**



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 1063 Great Plain Avenue/O Garden Street
Name of Applicant Needham Bank
Applicant's Address 1063 Great Plain Avenue, Needham, MA 02492
Phone Number 781-474-5848

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

Property Owner's Name Needham Bank
Property Owner's Address 1063 Great Plain Avenue, Needham, MA 02492
Telephone Number 781-474-5898

Characteristics of Property: Lot Area 44978 Present Use Bank with drive-through ATM
Map # 31 Parcel # 36 Zoning District CR/C5B

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

Conversion of existing mezzanine in Bank building into 1,365 square feet of floor area for executive offices and demolition of existing drive-through free-standing automatic teller machine (ATM) and construction of a 321 square foot drive-up teller building with an ATM.

Signature of Applicant (or representative) Joseph P. Conolly President & CEO

Address if not applicant _____

Telephone # 781-474-5548

Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

**TOWN OF NEEDHAM
MASSACHUSETTS**



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

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Map # 51 Parcel # 86 Zoning District CB/CSB

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Signature of Applicant (or representative) _____

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant _____

[Handwritten Signature]
VP - Facilities Director
Needham Bank

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

ADDENDUM TO
APPLICATION FOR SITE PLAN REVIEW

APPLICANT: NEEDHAM BANK

PROPERTY: 1063 GREAT PLAIN AVENUE AND 0 GARDEN STREET

Needham Bank (the “Bank”) respectfully submits this Addendum in support of and in furtherance of its Application for Site Plan Review and for the waivers and special permits enumerated herein.

I. INTRODUCTION AND OVERVIEW OF PROJECT

The Bank is the owner of the real estate known and numbered as numbered as 1063 Great Plain Avenue (the “Subject Property”) and shown on Needham Assessors Map 51, Lot 86¹. The Subject Property contains approximately 44,978 square feet of land with frontage on Great Plain Avenue and Garden Street and is currently occupied by an approximate 34,580 square foot bank building as well as a free-standing drive-up automatic teller machine (ATM). The Subject Property is currently served by 62 parking spaces (described further below). The Subject Property is located in the Center Business (CB) Zoning District and the Chestnut Street Business (CSB) Zoning District.

As described in further detail in this Addendum, this Project involves an increase of approximately 1,686 square feet of floor area at the “Subject Property” consisting of the following: (a) an existing mezzanine area in the Bank building will be converted to executive offices by adding approximately 1,365 square feet of floor area, and (b) the existing drive-up free-standing automatic teller machine (“ATM”) will be removed and an approximate 321 square foot drive-up teller building with a new drive up ATM will be constructed. Upon completion of the Project, the Subject Property will be served by 57 parking spaces.

The Bank has been an institution in the Town of Needham since 1892. In 1922 it commenced occupancy of its current location at 1063 Great Plain Avenue. In 1997, it purchased a lot on Garden Street for use as an ancillary parking lot. This was approved by the Planning Board on May 19, 1997. (*See, Major Project Site Plan Review Special Permit No. 1997-03*) In November 1997, the Bank purchased the adjacent building at 1055 Great Plain Avenue. On July 20, 2006, the Planning Board authorized the Bank to renovate and connect the buildings at 1055 and 1063 Great Plain Avenue. (*See, Major*

¹ The Bank is also the owner of the real estate known and numbered as 0 Garden Street and shown on Needham Assessors Map 51, Lot 22. This property contains approximately 10,019 square feet of land and is currently utilized as a satellite parking lot for the Bank. With this Project, this property will continue to be so utilized. This property is sometimes referred to herein as the Garden Street Parking Lot.

Project Site Plan Review Special Permit No. 2006-02, as amended) The decision also authorized a new common entrance, an ATM enclosure, an increase in floor space, and various waivers and/or special permits including a reduction in the required number of parking spaces. In April 2007, the Bank purchased the adjacent building at 10 Eaton Square. On September 8, 2008, the Planning Board authorized the Bank to renovate and expand and connect this building to the buildings at 1055 and 1063 Great Plain Avenue. (See, *Major Project Site Plan Review Special Permit No. 2008-07*²) The decision also authorized various waivers and/or special permits for an increase in floor area ratio and reduction in the required number of parking spaces.

On October 22, 2010, the Bank purchased the property at 232 and 244 Garden Street containing of approximately 18,800 square feet (.4037 acres) of land upon and which was then occupied by two dwellings. At that time, this property was physically separated from the remaining Bank property by Eaton Square. However, on or about November 7, 2011, the Town of Needham abandoned and discontinued Eaton Square as a public way. With the abandonment and discontinuance of Eaton Square that portion of the roadway formerly separating the various Bank land is now in Bank ownership (and the entire property is now known as 1063 Great Plain Avenue). On June 12, 2012, the Planning Board authorized the Bank to construct an approximately 11,696 square foot addition to the Bank building and to construct a drive-up free-standing ATM. In connection with that project, the Bank expanded its parking facilities to encompass the former 232 and 244 Garden Street parcels and to redevelop the Town owned parking lot abutting the Bank property. (See, *Major Project Site Plan Review Special Permit No. 2012-04*). That project required 94 parking spaces. However, the decision approved 62 parking spaces (i.e., a waiver of 32 parking spaces) of which 35 parking spaces at located in the Bank lot at 1063 Great Plain Avenue and 27 parking spaces (including tandem spaces) are located at 0 Garden Street.

As a result of the COVID pandemic and technological improvements, there have been significant changes to the manner in which people conduct their banking activities. Specifically, Applicant has noticed a dramatic increase in the utilization of on-line and electronic banking with a corresponding decrease in the customers physically coming to the Bank itself. Furthermore, it is Applicant's experience that when customers do need to come to the Bank, it is a preference to utilize drive-through tellers and ATMs. The exception is when a customer needs to meet privately with Bank personnel (as opposed to simple deposits and withdrawals). In addition, during the COVID pandemic a majority of the Bank employees were required and able to work remotely. It is the Bank's intention to maintain this type of remote work for these employees at least a couple of days per week. To address the above, Applicant proposes to convert an existing mezzanine area in the Bank building to executive offices by adding approximately 1,365 square feet of floor area (thus freeing up other office space for use for private customer conferences). In addition, Applicant proposes to demolish the existing drive-up free-standing ATM, and replace the same with an approximate 321 square foot drive-up teller building with a

² On January 5, 2010, this Decision was amended to allow a design change for an archway over an entrance through an existing stone wall.

drive-up ATM. The new drive through building will be located in entirely in the CSB Zoning District.

As discussed further below, the Project requires 99 parking spaces. Upon completion of the Project, the Bank will be served by 57 parking spaces (a waiver of 42 parking spaces) of which 30 parking spaces will be located in the Bank lot at 1063 Great Plain Avenue and 27 parking spaces (including tandem spaces) are located at 0 Garden Street. (It is noteworthy that the Bank has and will continue to “lease” a substantial number of parking spaces in the Town owned lot.) For the reasons cited above, Applicant submits that 57 parking spaces are more than sufficient to accommodate the Applicant’s parking demand.

II. ZONING ANALYSIS

The subject property is located in the CB and CBS Zoning Districts. The Project is a construction project which creates or adds gross floor area, changes an exterior façade, and adds parking spaces. Pursuant to Section 7.4.2 of the Needham Zoning By-Law such projects in the CB or CBS Zoning District are considered a Major Project. Under Section 7.4.3 of the Needham Zoning By-Law, a Major Project requires a site plan review special permit from the Planning Board. Said Section 7.4.2 further provides that the Planning Board shall be the special permit granting authority for all permits the issuance of which is necessary for construction of use of a Major Project.

The Zoning By-Law for the Town of Needham prescribes the uses which are permitted as of right, the uses permitted only upon issuance of a special permit, and the uses not permitted in the CB and CSB Zoning Districts. Per the schedule of use regulations sets forth in Section 3.2.2 of the Needham Zoning By-Law, “banks” are allowed as of right in the CB and CSB Zoning Districts. The Needham Zoning By-Law is silent as to teller windows. However, the schedule of use regulations in said Section 3.2.2 provides that “other accessory uses incidental to lawful principle uses” are allowed in the CSB Zoning Districts by special permit. Section 1.3 (Definitions) of the Needham Zoning By-Law defines an “accessory building” as a “building devoted exclusively to a use subordinate to and customarily incidental to the principal use” and defines an “accessory use” as “a use subordinate to and customarily incidental to the principal use”. The proposed drive-up teller building with a drive-up ATM is an “accessory use” to the bank use and is therefore allowed by special permit in the CSB Zoning District.

Upon completion of the Project, the total floor area at the Subject will increase from the current 34,580 square feet to 36,266 square feet (i.e., an increase of 1,365 square feet). Currently, 24,007 square feet is dedicated to office use and 10,573 square feet is dedicated to utility/storage space. Upon completion of the Project there will be 25,693 square feet of office use and 10,573 square feet dedicated to utility/storage space. Per Section 5.1.2 of the Needham Zoning By-Law, banks require 1 parking space per 250 square feet of floor area and utility/storage requires 1 space per 850 square feet of floor area. Accordingly, the Bank currently requires 94 parking spaces. In accordance with the

2012 site plan approval, a waiver of 32 parking spaces was granted and the Bank is currently served by 62 parking spaces. Upon completion of this Project, the Bank will require 99 parking spaces and is providing 57 parking spaces. Therefore, a waiver of 42 parking spaces is required. As stated above, with the change in consumer banking practices as well as Applicant's own business practices (i.e., remote workers, etc.), Applicant submits that 57 parking spaces are more than sufficient. In addition, Applicant has and will continue to lease spaces in the abutting municipal lot.

The Needham Zoning By-Law prescribes dimensional requirements (lot area, frontage, setbacks, etc.) for the buildings and structures in the CB and CSB Zoning Districts. As shown on the submitted plans, the Project satisfies these dimensional requirements. All of the "changes" to the Bank building are internal to the same (and therefore there are no modifications to the same in terms of any required setbacks). The only "new" structure/building involved in the Project is the proposed drive-up teller building with the drive-up ATM and same has been setback at minimum of 10 feet from Garden Street.

As detailed further below, in addition to the site plan review and accessory use special permits, the Bank requires and requests the following relief:

- a. a special permit under Sections 5.1.1.5 and 5.1.1.6 of the Needham Zoning By-Law to waive strict adherence to the requirements of Section 5.1.2 and 5.1.3 of the Needham Zoning By-Law (required parking and parking plan and design requirements, respectively);
- b. a special permit under Section 3.2.2 of the Needham Zoning By-Law ("Schedule of Use Regulations") for "off-street parking for vehicles associated with a principle use, located on a separate lot owned or leased by the owner of the land in which the principle use is located, within a zoning district in which the principle use is permitted";
- c. A special permit to waive the landscape specifications set forth in Section 4.4.8.5 of the Needham Zoning By-Law
- d. a waiver under Section 7.4.4 of the Needham Zoning By-Law of the submission of certain supporting material and documentation with the application for Site Plan Review.

It is noteworthy the most (if not all) of the above have been previously granted to some extent to Applicant for previous developments at the Subject Property

III. NEED FOR VARIANCE

As required under Section 7.4.4 of the Needham Zoning By-Law, the Bank hereby certifies that the Project can be constructed and the proposed use thereof may commence without the need for the issuance of a variance from any provisions of the Needham Zoning By-Law by the Zoning Board of Appeals.

IV. REQUIRED SPECIAL PERMIT AND WAIVER RELIEF

As required by Section 7.4.4 of the Needham Zoning By-Law, the Bank submits the following itemized list of the sections of the Needham Zoning By-Law under which relief by special permit is or may be required for the construction or use of the Project:

A. PARKING: As indicated above, under the Needham Zoning By-Law the Project requires 99 parking spaces. The Bank proposes to provide 57 parking spaces with 30 such spaces parking spaces adjacent to the Bank building and 27 parking spaces (including 4 tandem spaces) at 0 Garden Street. This will require relief from the following:

Section 5.1.2 - Required Parking: There are 57 parking spaces (including 4 tandem spaces in the Garden Street Parking Lot) available to serve the Subject Property. The Bank requires 99 parking spaces. Therefore, the Bank requires and requests a waiver of 42 parking spaces. As reported above, the Bank currently has been granted a 32 parking space waiver (and is leasing spaces in the municipal lot).

Section 5.1.3(b) - Loading Requirements: The Bank requests relief from the requirement of providing off-street loading facilities. There are currently no such facilities at the subject property and this has not been problematic for Bank activity.

Section 5.1.3(h) – Parking Space Layout: The Bank requests relief from the parking space layout requirement to the extent necessary for the proposed tandem spaces in the Garden Street Parking Lot and the parking spaces located on both Bank and Town property

Sections 5.1.3(i), (j), (k), (l) and (m) – Aisle, Parking Setbacks, Landscaped Areas, Trees, and Location: The Bank requests relief from the requirements of parking setbacks, landscaped areas, and trees. Strict compliance with these requirements will reduce the number of parking spaces available on the site. This will allow the utilization of the Bank and Town lots as an integrated parking lot.

Section 3.2.2 – Location of Parking: The Bank proposes parking in separate lots including the Bank owned Garden Street Parking Lot. In addition, there are parking spaces proposed to traverse both Bank property and Town property. This will allow the maximization of parking spaces available to both the Bank and the Town.

B. DRIVE-UP TELLER BUILDING WITH DRIVE-UP ATM: As indicated above, the Project includes construction of a free-standing drive through teller building with a drive-up ATM. Recognizing the prohibition within the CB Zoning District, this building has been located within the CSB Zoning District. Under Section 3.2.2 of the Needham Zoning By-Law, the same are allowed in the CSB Zoning District by special permit either as “other accessory uses allowed incidental to lawful principle uses”

C. SITE PLAN REVIEW: The Bank requests that the Planning Board waive the submission of materials pertaining to the following:

Section 7.4.4(i) – Drainage: Given the relative small (321 sf) proposed new building (which is replacing an existing drive-up ATM), the Bank proposes to utilize the existing drainage.

Section 7.4.4(l) – Lighting: Given the relative small (321 sf) proposed new building (which is replacing an existing drive-up ATM), the Bank proposes to utilize current lighting of the parking lot which has been sufficient to date.

Section 7.4.4(m) – Loading and unloading facilities: There are no off-street loading facilities. The Bank has minimal needs for loading and unloading facilities and has experienced no problems to date.

Section 7.4.4(n) – Provisions for refuse removal: For security reasons, trash is removed from the Bank building after every business day and is not store in dumpsters or other external containers. Refuse removal will remain as currently in place.

Section 7.4.4(o) – Project traffic volumes: Applicant believes that the Project will make the Bank more efficient and addresses consumer banking habits. However, it is not anticipated that the Project will increase business or traffic generation. Simply stated, customers who now come into the Bank will be able to utilize the drive-up teller.

V. APPROVAL STANDARDS

Sections 5.1.1.5 and 5.1.1.6 of the Needham Zoning By-Law sets forth conditions which must be satisfied for issuance of a special permit to waive strict compliance with the above referenced Sections 5.1.2. and 5.1.3. The Bank respectfully submits that it satisfies these requirements as follows:

Replaces or substantially improves an existing building or site: The addition to the Bank will dramatically improve the Bank efficiency and functioning. The new drive-up building has been designed of an appropriate scale (i.e., it is only 321 square feet) and to blend with the existing building.

Promotes the goal of preserving and enhancing the CBD as a pedestrian – oriented local shopping and business district: It is noteworthy that a “bank” is a use allowed as of right in the CB and CSB Zoning Districts. The previous enhancements to the parking in the area and development of the pedestrian plaza a directly related to the Town’s goals and objectives for this area. This will not change by this Project

Incorporates the recommendations of the Design Review Board: The Project is simultaneously being submitted to and will be reviewed by the Design Review Board. The Bank is committed to continuing this working relationship with the Town as it meets with and considers the recommendations of the Design Review Board.

Demonstrates that it is providing the maximum number of off-street parking spaces practicable: Parking is a major and important aspect of this Project. Working cooperatively with the Town had previously resulted in the discontinuance of Eaton Square and has allowed for enhanced parking for the Bank and the Town. Again, this is not impacted by the Project.

IX. SITE PLAN REVIEW CRITERIA

Section 7.4.6 of the Needham Zoning By-Law sets forth the criteria the Town shall consider in conducting site plan review. The Bank respectfully submits that it satisfies the criteria as follows:

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

The Project is minimal in terms of any new impacts. The major renovation is inside an existing building. The proposed new drive-up teller building is only 321 square feet. The existing drainage and landscaping will remain.

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

As stated above, in light of the changes in consumer banking habits as well as the Applicant's allowance of workers to work remotely, no increase in traffic volumes is anticipated. Furthermore, the new drive-up teller building is small (321 square feet) and has been designed to allow easy access.

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

The Bank does not require loading facilities. The site layout has been arranged to optimize the parking configuration.

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

The Bank does not require exterior storage of refuse for removal. The Bank maintains contracts for proper handling, shredding, removal, and disposal of all waster materials.

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

The existing site is fully developed. The Project does not require destruction of existing undeveloped sites and is a sustainable design practice. Setbacks to other existing buildings and community assets are being maintained.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets; and may require when acting as the Special Permit Granting Authority or recommend in the case of minor projects, when the Board of Appeals is acting as the Special Permit Granting Authority, such appropriate conditions, limitations, and safeguards necessary to assure the project meets the criteria of a through f.

The Project consists of a small (321 square foot) drive-up building replacing an existing drive-up ATM as well as expansion of floor area interior to the Bank building. As such, the Project does not constitute a new significant strain on the Town's resources. The grant of (or modification to existing) Special Permits will allow the Bank to continue to provide service to the community in more efficient and effective manner. The Bank is an established community business, a considerate neighbor, and will comply with all state and local conditions, limitations, and safeguards.

NEEDHAM BANK

RENOVATION AND NEW ACCESSORY DRIVE-THRU

**1063 GREAT PLAIN AVE
NEEDHAM, MA 02492**



LOCUS MAP

(NOT TO SCALE)



OWNER/APPLICANT:

NEEDHAM BANK, JIM WHITE
1063 GREAT PLAIN AVENUE
NEEDHAM, MA 02492

ASSESSOR'S ID:

MAP 51
PARCEL 86
BOOK 28389
PAGE 388

ISSUED FOR:

SUBMITTAL DATE: 06/14/22
REVISED DATE:

PROJECT TEAM:

CIVIL ENGINEER:
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LAND SURVEYOR:

FIELD RESOURCES, INC.
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NEEDHAM, MA 02492
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ARCHITECT:

STUDIO Q
301 HIGHLAND AVE
WATERBURY, CT 06708
TEL: (203) 725-6335
ATTN: RON QUICQUARO



CLIENT:

CONSULTANT:

SEAL



NEEDHAM BANK
RENOVATION & NEW ACCESSORY DRIVE-THRU
1063 GREAT PLAIN AVE
NEEDHAM, MA

OWNER/APPLICANT: NEEDHAM BANK

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ISSUE TYPE:
PERMIT

ISSUE DATE:
06/14/22

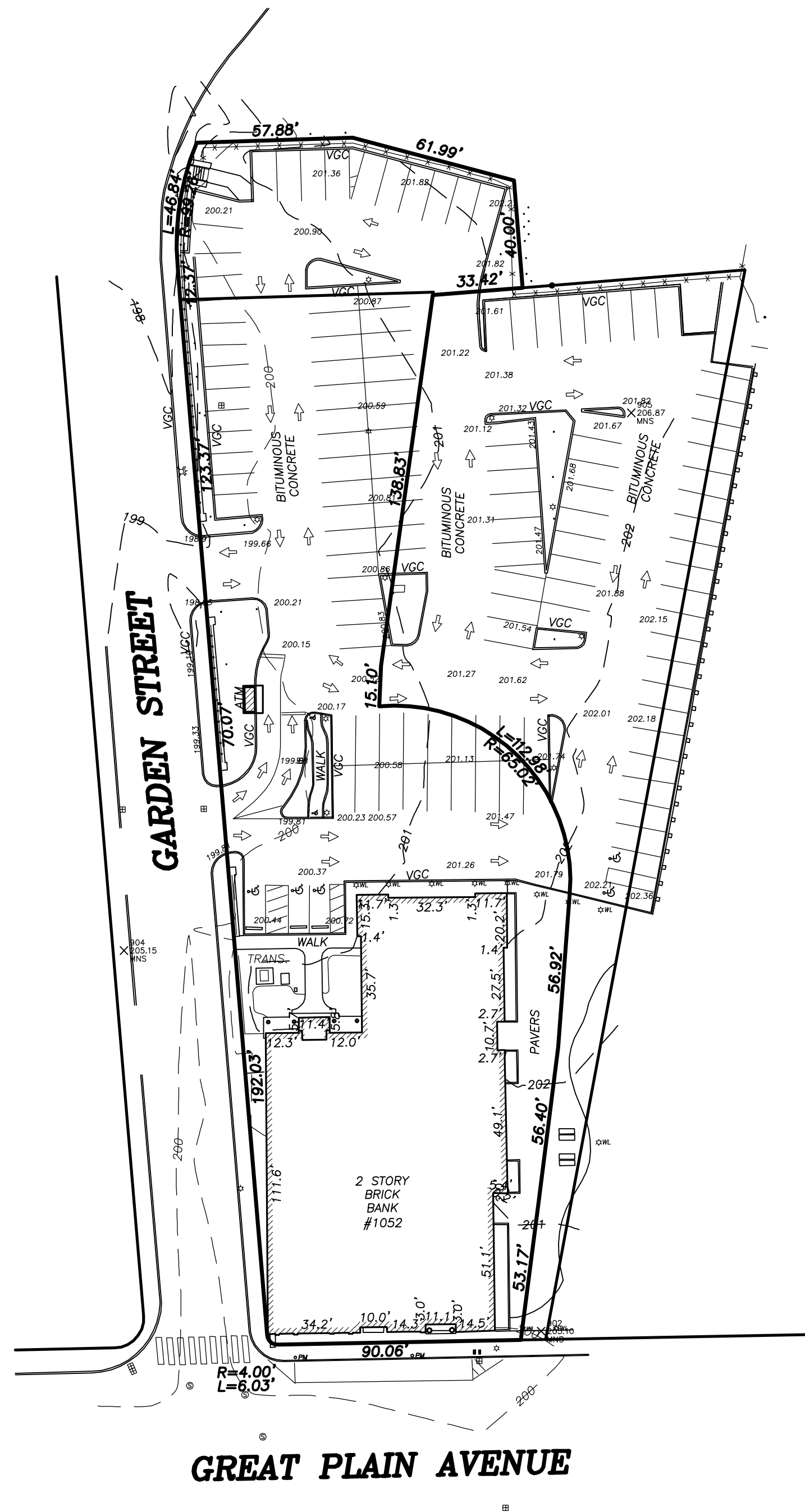
PROJECT NUMBER:
22021

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TITLE SHEET

SHEET NUMBER:
G100

ISSUED FOR :



EXISTING CONDITIONS
1052 GREAT PLAIN AVENUE
NEEDHAM, MASS.

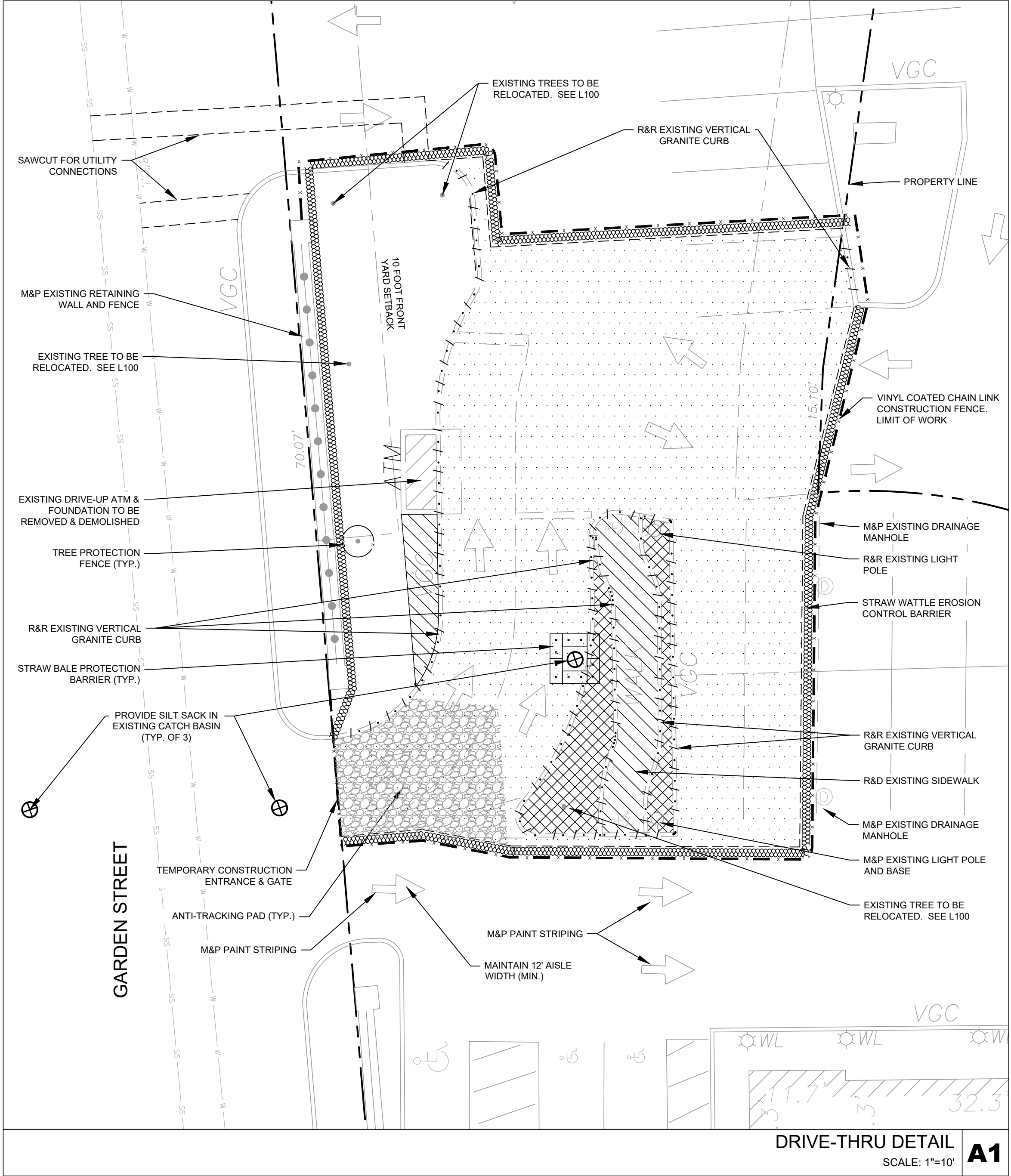
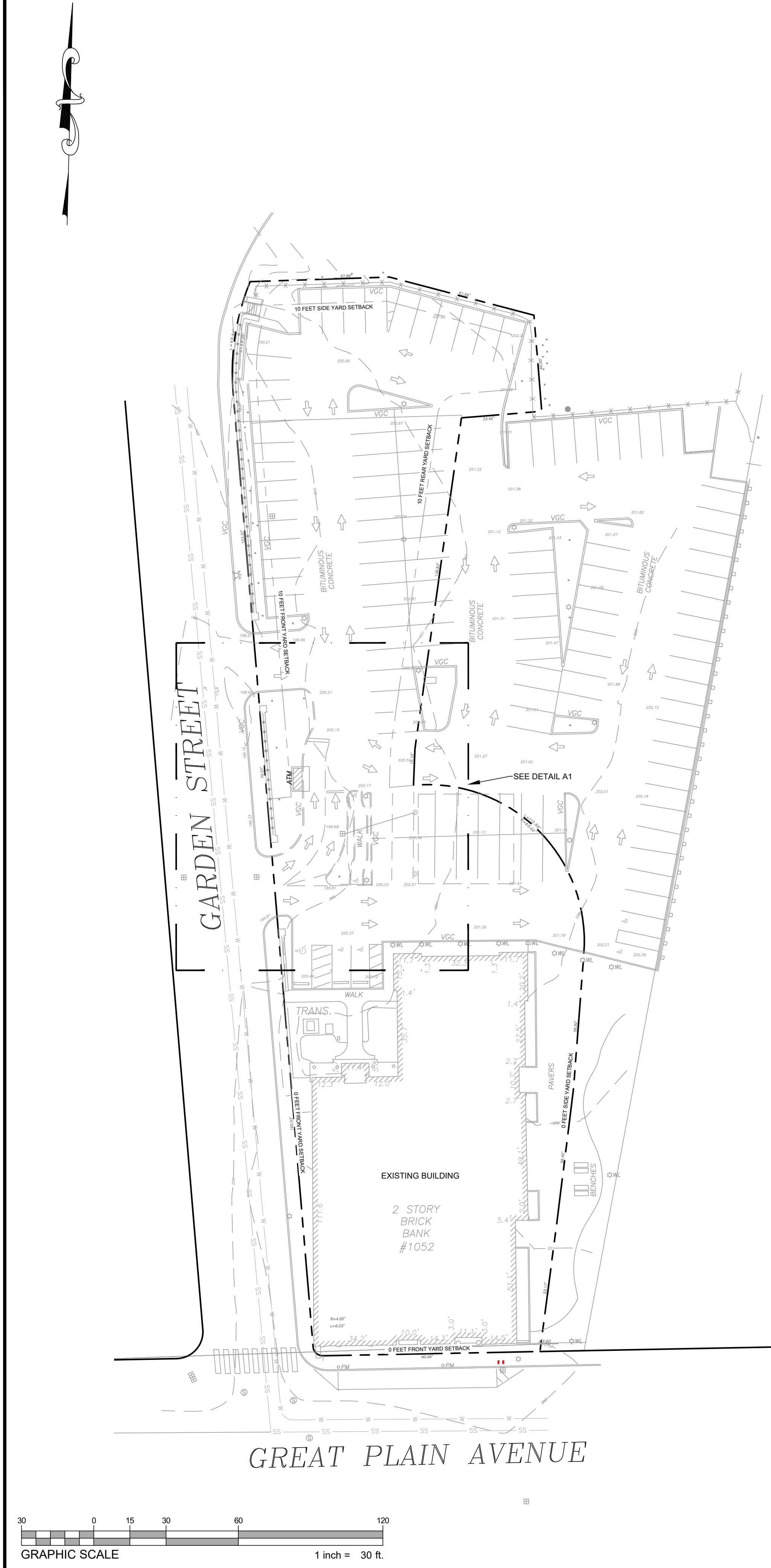
Field Resources, Inc.
LAND SURVEYORS

JOB NO. 057-22

JUNE 13, 2022 SCALE 1"=40'
P.O. BOX 324 281 CHESTNUT ST.
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508 832 4332 781 444 5936
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REVISED

057-22



EROSION AND SEDIMENTATION CONTROL NOTES

1. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE LOCATION OF EROSION CONTROL BARRIERS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION TO ADJACENT PROPERTY. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED AT A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
3. PRIOR TO STARTING ANY WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE STRAW BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
5. AN EROSION CONTROL BARRIER IS TO BE INSTALLED AT THE PROPOSED DOWN GRADIENT TOE OF SLOPE AT ALL LOCATIONS WHERE EARTHWORK IS PROPOSED.
6. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/4" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY, TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.
7. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
8. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ANY DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
9. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO STRAW BALE CORRALS OR SEDIMENTATION BAGS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT SPECIFIED FOR PAVEMENT OR NOT LEFT IN A NATURAL CONDITION SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.
11. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. CARE SHALL BE TAKEN TO PRESERVE EXISTING TREES, GROUND COVER AND OTHER NATURAL FEATURES WHENEVER POSSIBLE.
12. ANY DAMAGE OR DISTURBANCE OF EXISTING INFRASTRUCTURE CAUSED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE TO ITS ORIGINAL CONDITION.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR STABILIZATION REQUIREMENTS.
15. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
16. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
17. ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON-SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
18. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
19. LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
20. STRAW WATTLES, STRAW BALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
21. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR OWNER'S REPRESENTATIVE.
22. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS. EROSION CONTROL BARRIERS ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE TO LOCAL REQUIREMENTS.

SYMBOL LEGEND	
	FILTER SOCK EROSION CONTROL BARRIER
	SILTSACK CATCH BASIN INSERT
	VINYL COATED CHAIN LINK CONSTRUCTION FENCE
	R&D EXISTING CONCRETE PAD
	R&D PAVEMENT
	TOP SOIL REMOVAL
	REMOVE & DISPOSE EXISTING OBJECT
	MAINTAIN AND PROTECT
	REMOVE AND DISPOSE
	REMOVE AND RESET

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CLIENT:

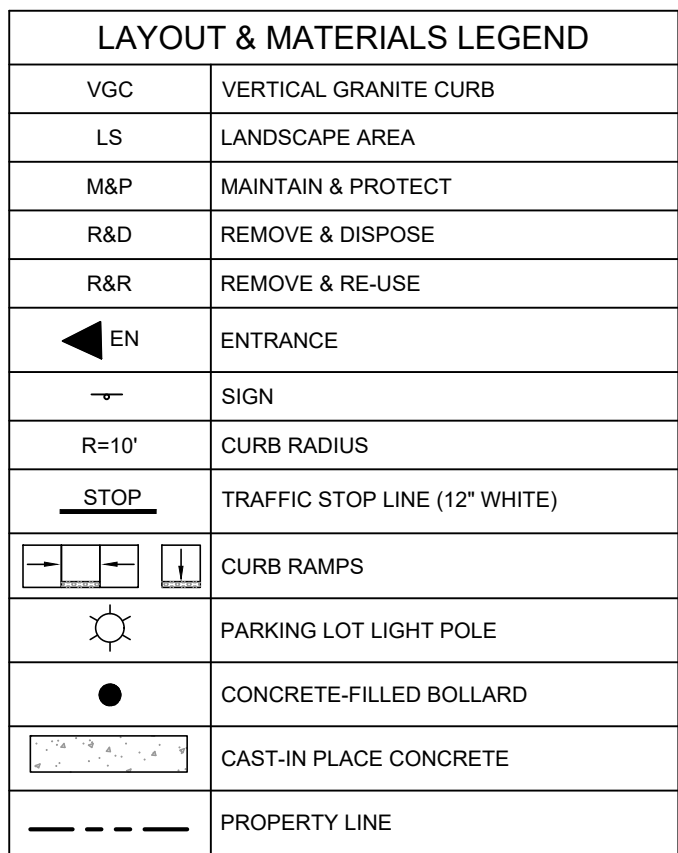
CONSULTANT:

SEAL

NEEDHAM BANK
RENOVATION & NEW ACCESSORY DRIVE-THRU
1063 GREAT PLAIN AVE
NEEDHAM, MA
OWNER/APPLICANT: NEEDHAM BANK

REV	DATE	DESCRIPTION
1	06/14/22	ISSUE TYPE: PERMIT
2	06/14/22	ISSUE DATE: 06/14/22
3	22021	PROJECT NUMBER: 22021
4		DRAWN BY: NCK
5		CHECKED BY: DBR
6		Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.
7		SHEET TITLE: SITE PREPARATION & EROSION CONTROL PLAN
8		SHEET NUMBER: C100

ISSUED FOR:



ZONING ORDINANCE DIMENSIONAL SUMMARY - 1063 GREAT PLAIN AVE				
ZONING DISTRICT: CHESTNUT STREET BUSINESS				
BUILDING DIMENSIONAL REQUIREMENTS				
CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	10,000 SF	44,978 SF	NO CHANGE	YES
LOT FRONTAGE (MIN.)	80 FT	540.77 FT	NO CHANGE	YES
FAR (MAX.)	0.7	N/A	0.01	YES
BUILDING HEIGHT (MAX)	2 ½ STORIES (35 FT)	N/A	1 STORY	YES
BUILDING SETBACKS				
FRONT YARD ⁽¹⁾ (MIN)	10 FT	N/A	10 FT	YES
SIDE YARD ⁽²⁾ (MIN)	10 FT	N/A	182.96 FT	YES
REAR YARD ⁽²⁾ (MIN)	10 FT	N/A	NO CHANGE	YES
PARKING SETBACKS				
FRONT YARD (MIN)	20 FT	N/A ⁽³⁾	NO CHANGE	YES
SIDE YARD (MIN)	4 FT	N/A ⁽³⁾	NO CHANGE	YES
REAR YARD (MIN)	4 FT	N/A ⁽³⁾	NO CHANGE	YES

NOTES:

1. IN THE GARDEN STREET OVERLAY DISTRICT, THE MINIMUM FRONT SETBACK SHALL BE THE LESSER OF 10 FEET FROM THE PROPERTY LINE OR THE AVERAGE SETBACK OF ABUTTING BUILDINGS WITHIN 100 FEET ON THE SAME SIDE OF THE STREET.
2. MINIMUM SIDE AND REAR SETBACK IN THE GARDEN STREET OVERLAY DISTRICT IS 10 FEET, WHERE A LOT ADJOINS A RESIDENTIAL DISTRICT. NO BUILDING OR STRUCTURE SHALL BE PLACED OR CONSTRUCTED WITHIN (50) FEET OF A CORNER LOT OR AN INTERSECTION OF TWO STREETS. THE REMAINDER OF THE LOT, EXCEPT FOR THE BOUNDARY SHALL BE SUITABLY LANDSCAPED AS SPECIFIED AT SECTION 4.4.8.5. THE REMAINDER OF THE SETBACK MAY BE USED FOR AN ACCESSORY USE NOT INCLUDING A BUILDING OR STRUCTURE, WHERE A LOT IN THE CHESTNUT DISTRICT BUSINESS ZONING DISTRICT ADJACENT TO A LOT IN THE GARDEN STREET OVERLAY DISTRICT, THE 50-FOOT BUFFER REQUIREMENT SHALL NOT APPLY; HOWEVER, THERE SHALL BE A 10-FOOT LANDSCAPE BUFFER.
3. WAIVER FOR PARKING SETBACKS REQUIREMENTS APPROVED AS PART OF SPECIAL PERMIT ON SEPTEMBER 10, 2008, DEED

ZONING ORDINANCE DIMENSIONAL SUMMARY - 1063 GREAT PLAIN AVE				
ZONING DISTRICT: CENTER BUSINESS				
USE: BANK				
BUILDING DIMENSIONAL REQUIREMENTS				
CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	10,000 SF	44,978 SF	NO CHANGE	YES
LOT FRONTAGE (MIN.)	80 FT	540.77 FT	NO CHANGE	YES
FAR (MAX.)	1.0	0.769	0.806	YES
BUILDING HEIGHT (MAX)	2 ½ STORIES (35 FT)	2 ½ STORIES	NO CHANGE	YES
BUILDING SETBACKS				
FRONT YARD (MIN)	0 FT ⁽¹⁾	0 FT	NO CHANGE	YES
FRONT YARD (MAX)	3 FT OR AVG. ⁽²⁾	AVG.	NO CHANGE	YES
SIDE YARD ⁽³⁾ (MIN)	-	N/A	NO CHANGE	YES
REAR YARD ⁽³⁾ (MIN)	-	N/A	NO CHANGE	YES
PARKING SETBACKS				
FRONT YARD (MIN)	20 FT	N/A ⁽⁴⁾	NO CHANGE	YES
SIDE YARD (MIN)	4 FT	N/A ⁽⁴⁾	NO CHANGE	YES
REAR YARD (MIN)	4 FT	N/A ⁽⁴⁾	NO CHANGE	YES

NOTES:

1. MINIMUM FRONT SETBACK IN THE NEEDHAM CENTER OVERLAY DISTRICT IS 3 FEET FROM THE PROPERTY LINE.
2. IN THE CENTER BUSINESS DISTRICT, THERE SHALL BE A FRONT SETBACK OF THREE (3) FEET OR A SETBACK CONSISTENT WITH THE AVERAGE OF THE SETBACKS OF THE TWO ADJACENT BUILDINGS, WHICHEVER IS SMALLER.
3. WHERE A LOT ADJOINS A RESIDENTIAL DISTRICT, NO BUILDING OR STRUCTURE SHALL BE PLACED OR CONSTRUCTED WITHIN (50) FEET OF A RESIDENTIAL DISTRICT BOUNDARY, AND WITHIN SAID STRIP, THE TWENTY-FIVE (25) FEET CLOSEST TO DISTRICT BOUNDARY SHALL BE SUITABLY LANDSCAPED AS SPECIFIED AT SECTION 4.4.5. THE REMAINDER OF THE STRIP MAY BE USED FOR AN ACCESSORY USE NOT INCLUDING A BUILDING OR STRUCTURE.
4. WAIVER FOR PARKING SETBACK REQUIREMENTS APPLICABLE AS PART OF SPECIAL PERMIT ON SEPTEMBER 10, 2008, DEED BOOK 26076 PAGE 564.

OFF STREET PARKING SUMMARY					
PARKING ALLOTMENT REQUIREMENTS					
	PARKING RATE	EXISTING	PROPOSED	REQUIRED	PROVIDED
BUILDING USE	REQUIRED	SIZE	SIZE	SPACES	SPACES
BANK & ACCESSORY	1 SP / 300 SF FLOOR AREA	24,007 SF	25,693 SF	86	57 ⁽¹⁾⁽²⁾
UTILITY/STORAGE	1 SP / 850 SF FLOOR AREA	10,573 SF	10,573 SF	13	57 ⁽¹⁾⁽²⁾
TOTAL				99	57 ⁽⁴⁾

NOTES:

1. WAIVER FOR REDUCTION IN PARKING APPROVED AS PART OF SPECIAL PERMIT ON JUNE 12, 2012 FROM 94 SPACES TO 62 SPACES.
2. WAIVER FOR REDUCTION IN PARKING SPACES FROM 62 TO 57 REQUIRED AS PART OF SPECIAL PERMIT FILING.
3. ADDITIONAL PARKING FOR BANK EMPLOYEES PROVIDED AT A GARDEN STREET.
4. 30 SPACES WILL BE LOCATED AT 1063 GREAT PLAIN AVE AND 27 SPACES WILL BE LOCATED AT 168 GARDEN STREET.

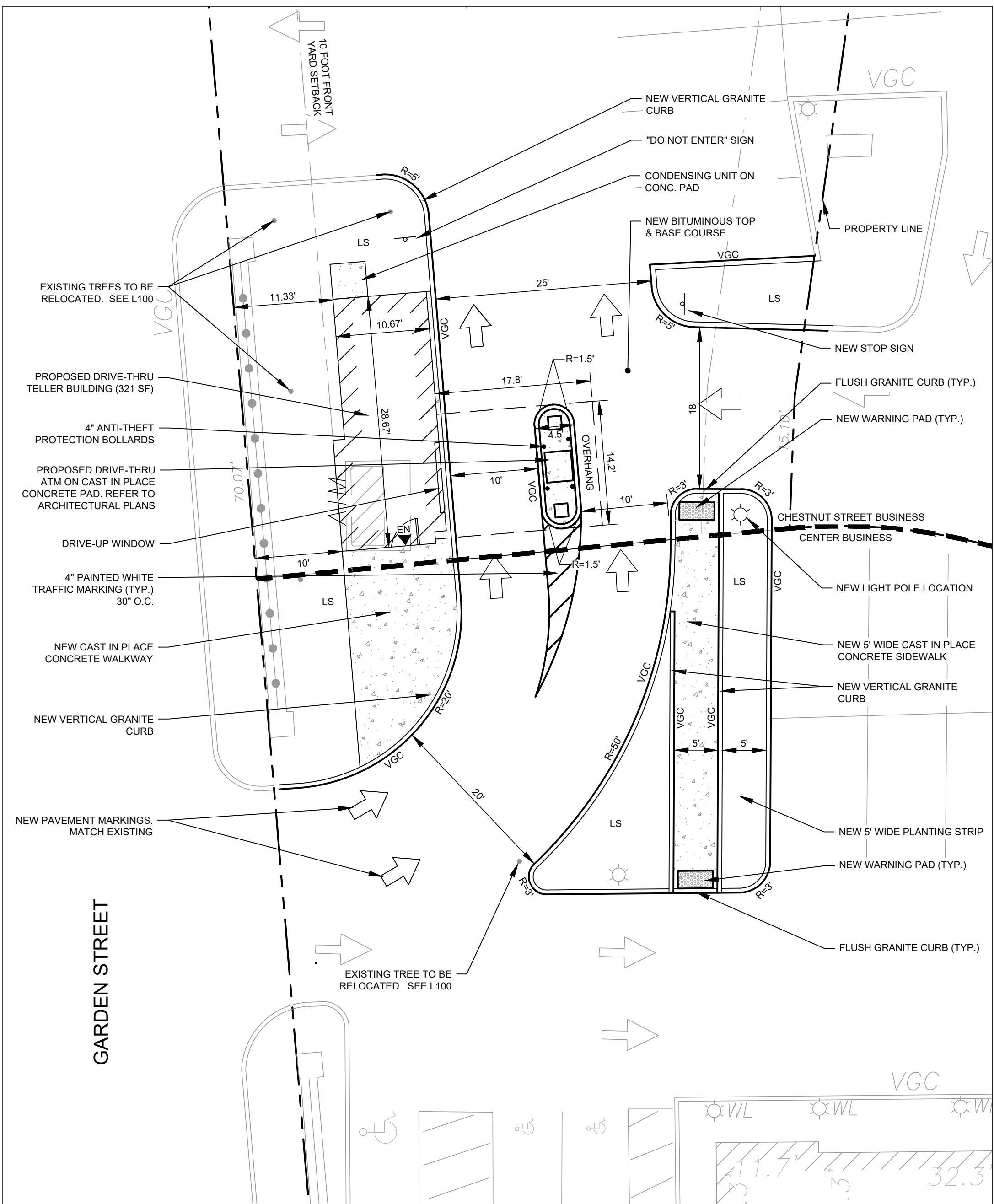
OFF STREET PARKING DIMENSIONAL SUMMARY			
CRITERIA	REQUIRED	EXISTING	ZONING COMPLIANCE
STANDARD STALL WIDTH	9'	9'	YES
STANDARD STALL DEPTH	18'	18'	YES
DRIVEWAY WIDTH (TWO-WAY)	24'	30'	YES
DRIVEWAY WIDTH (ONE-WAY)	15'	N/A	YES

NOTES:

1. PROPOSED PARKING REDUCES ON-SITE PARKING BY 5 SPACES.

SITE LAYOUT AND MATERIALS NOTES

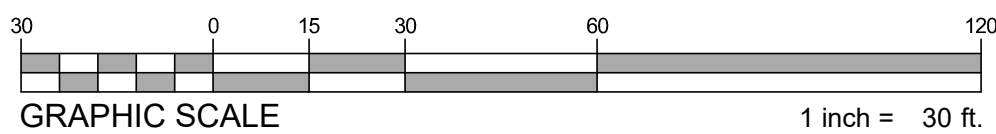
1. CONTRACTOR SHALL REPORT PLAN DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF NEEDHAM DESIGN STANDARDS.
4. EXISTING CURBS TO REMAIN AS SHOWN ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
5. ALL VERTICAL GRANITE CURB TO BE REMOVED AND RESET, SHALL BE SET IN ONE GENERAL LOCATION AND NOT RANDOMLY MIXED WITH NEW CURB.
6. INSTALL EXPANSION AND CONTRACTION JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROOM FINISH IN TRANSVERSE DIRECTION ON ALL WALKS.
7. SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF SIDEWALK. 6" WIDTH OF CURBS NOT INCLUDED.
8. ALL CURB RADIUS DIMENSIONS SHOWN ARE MEASURED ALONG FACE OF CURB.
9. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE TOWN OF NEEDHAM SPECIFICATIONS.
10. THE FOLLOWING UTILITY CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
 - DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
 - DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
 - DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
11. ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
13. ALL CONCRETE WORK SHALL COMPLY WITH AC301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND AC318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSIS "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCING. COMPLY WITH AC 308R FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN AC 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH AC 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
14. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF ADJACENT EXISTING PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
15. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
16. CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.



DRIVE-THRU DETAIL

SCALE: 1"=10'

A1



DEDHAM EXECUTIVE CENTER
980 WASHINGTON ST., SUITE 210
DEDHAM, MA 02026

www.HighpointEng.com

CLIENT:

CONSULTANT:

SEAI



NEEDHAM BANK
RENOVATION & NEW ACCESSORY DRIVE-THRU
1063 GREAT PLAIN AVE
NEEDHAM, MA

OWNER/APPLICANT: NEEDHAM BANK

[illegible]

REV	DATE	DESCRIPTION
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ISSUE TYPE:

PERMIT

ISSUE DATE:

06/14/22

PROJECT NUMBER:

PROJECT NO
22021

DRAWN BY: NCK

CHECKED BY: DRP

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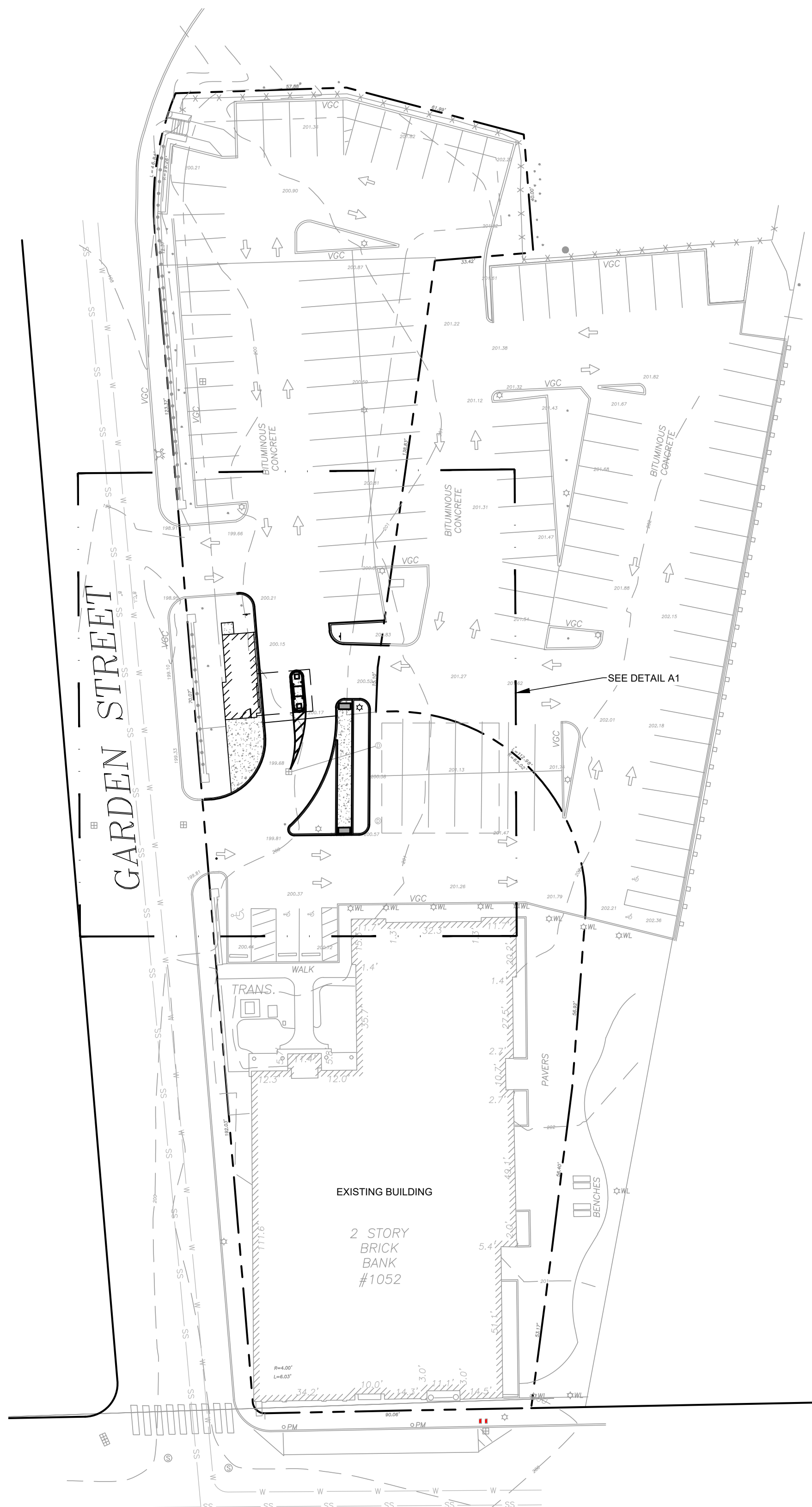
SHEET TITLE:

LAYOUT PLAN

SHEET NUMBER:

C200

ISSUED FOR:



30 0 15 30 60 120

GRAPHIC SCALE 1 inch = 30 ft.

UTILITY NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON EXISTING CONDITIONS PLANS AND INFORMATION AVAILABLE FROM THE TOWN OF NEEDHAM. ADDITIONAL INFORMATION MAY BE SUPPLEMENTED BY FIELD INVESTIGATIONS WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAVE.
2. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED.
3. ALL PVC GRAVITY SANITARY SEWER PIPE SHALL BE SDR 35 WITH RUBBER RING JOINTS.
4. REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY CONNECTIONS.
5. THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPAL DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
6. UNDERGROUND INFRASTRUCTURE LOCATED IN THE PUBLIC WAY SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS.
7. NO LEDGE, Boulders, OR OTHER UNYIELDING MATERIALS SHALL BE LEFT WITHIN 6" OF THE WATER AND SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING ANY CROSSING OR EXTENDING THEM. IF THE CROSS WORK REQUIRES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
9. ALL MATERIALS FOR INSTALLATION OF ELECTRIC, GAS, AND DATA/TELECOM SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
10. ALL WATER STRUCTURES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH THE TOWN OF NEEDHAM WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
11. ALL SANITARY STRUCTURES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH THE TOWN OF NEEDHAM STANDARDS AND SPECIFICATIONS.
12. UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL, NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPES. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.
13. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
14. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
15. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES, SUCH AS MANHOLE, CULVERT, AND BOXES TO REGULAR, FLAT WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
16. CONTRACTOR SHALL NOTIFY DIG-SAFE AT 8-11 AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THESE PLANS AND OBSERVED EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
17. ASPHALT TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH OF GRAVEL BASE UNLESS OTHERWISE INDICATED HEREON.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TEMPORARY ADJUSTMENTS TO PEDESTRIAN AND VEHICULAR CIRCULATION IN ALL PUBLIC WAYS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, REDIRECTING PEDESTRIAN AND VEHICULAR CORRIDORS, JERSEY BARRIERS, AND THE LIKE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF NEEDHAM ASSOCIATED WITH ALL WORK IN THE PUBLIC WAYS.
19. EXISTING CONDITIONS AND EXISTING SEWER INVERTS PROVIDED BY FIELD RESOURCES, INC.

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
3. AT ALL LOCATIONS WHERE EXISTING CURB OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW CURBS, RAMP, AND EARTHWORK TO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
5. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
6. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
7. ACCESSIBLE CURB RAMPS, RAMP, LANDINGS, WALKWAYS, CROWSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CROWSWALK ALONG ACCESSIBLE ROUTE(S) SHALL HAVE 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE. LANDINGS, PATIOS/ PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMPS SHALL BE 1:12 MAXIMUM.
8. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
9. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
10. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
11. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
12. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
13. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
14. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.

EXISTING IMPERVIOUS AREA WITHIN LIMIT OF WORK	=3,210 SF
PROPOSED IMPERVIOUS AREA WITHIN LIMIT OF WORK	=3,136 SF
CHANGE IN IMPERVIOUS AREA WITHIN LIMIT OF WORK	=74 SF (DECREASE)

PER SECTION 7.4.2 OF NEEDHAM'S STORM WATER MANAGEMENT POLICY, "APPLICATIONS FOR ADDITION TO A COMMERCIAL STRUCTURE, PARKING LOT, OR ROADWAY THAT IS LESS THAN 1,500 S.F." DO NOT REQUIRE A STORM WATER MANAGEMENT & EROSION CONTROL PLAN WHEN PROPOSED IN AN AREA OUT IN THE JURISDICTION OF THE CONSERVATION COMMISSION.

[illegible]

ISSUE TYPE:
PERMIT

ISSUE DATE:
06/14/22

PROJECT NUMBER:
22021

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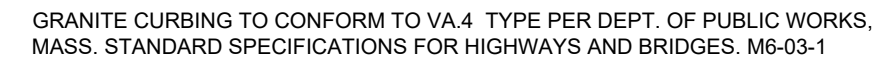
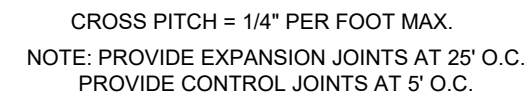
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GRADING, DRAINAGE AND UTILITY PLAN

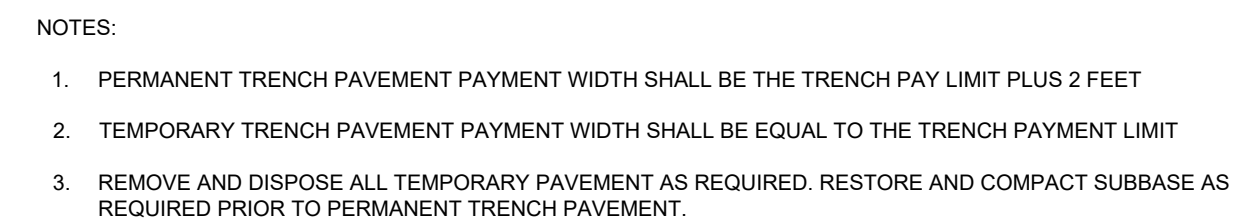
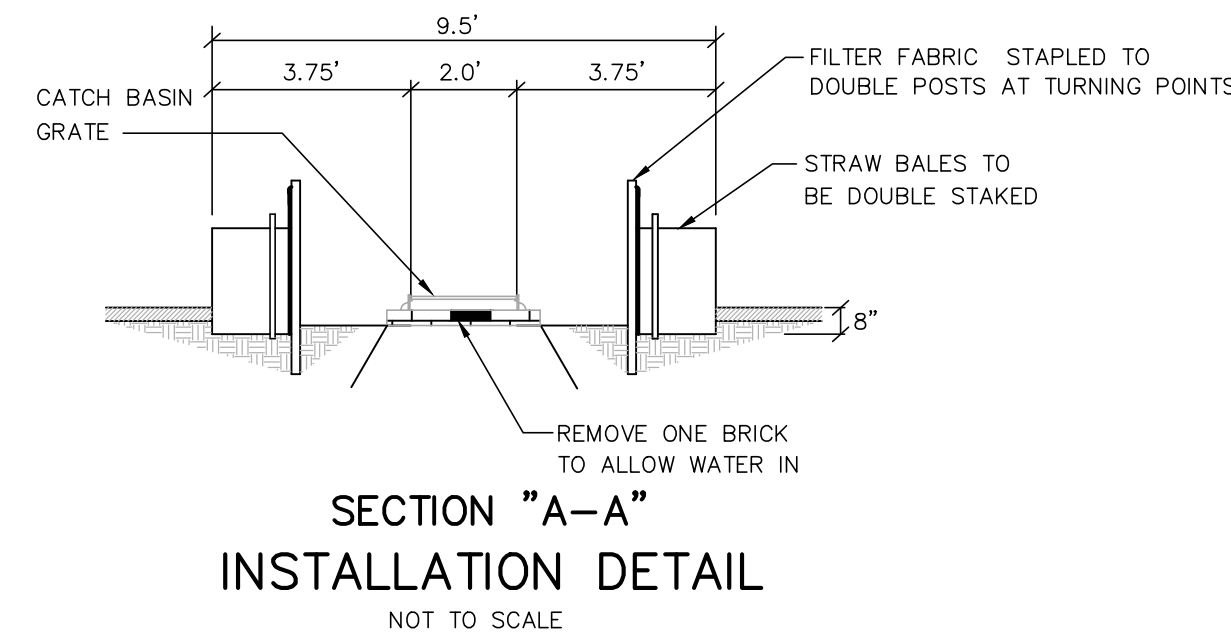
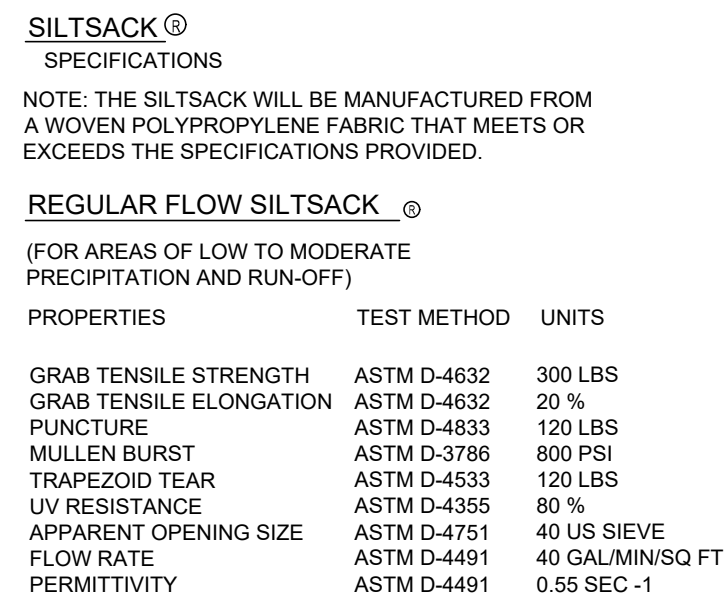
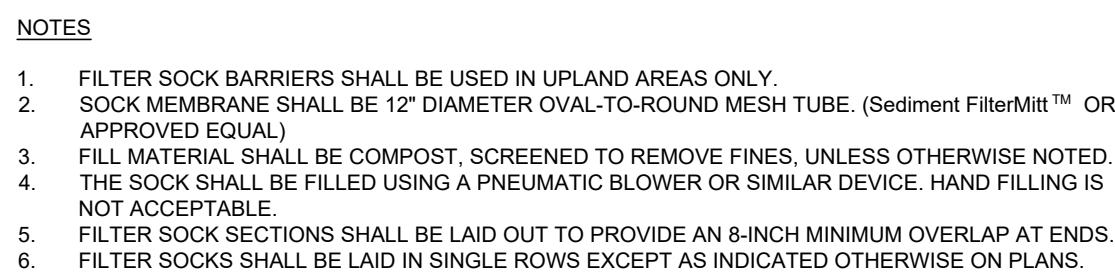
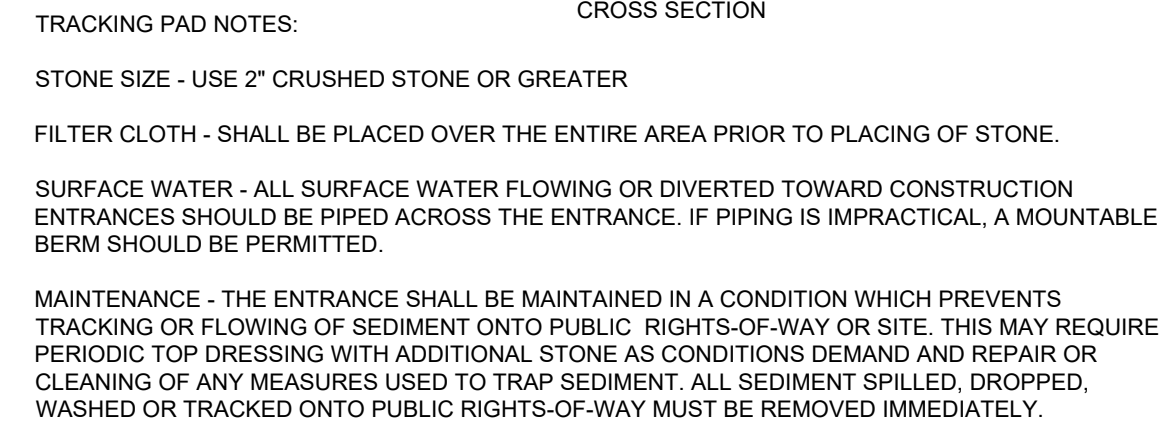
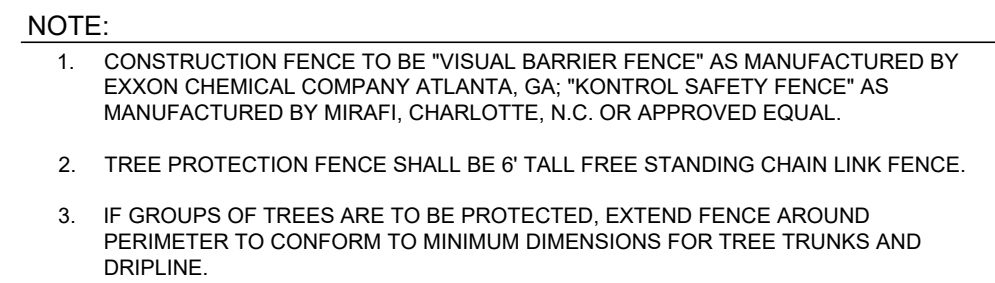
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C300

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OWNER/APPLICANT: NEEDHAM BANK



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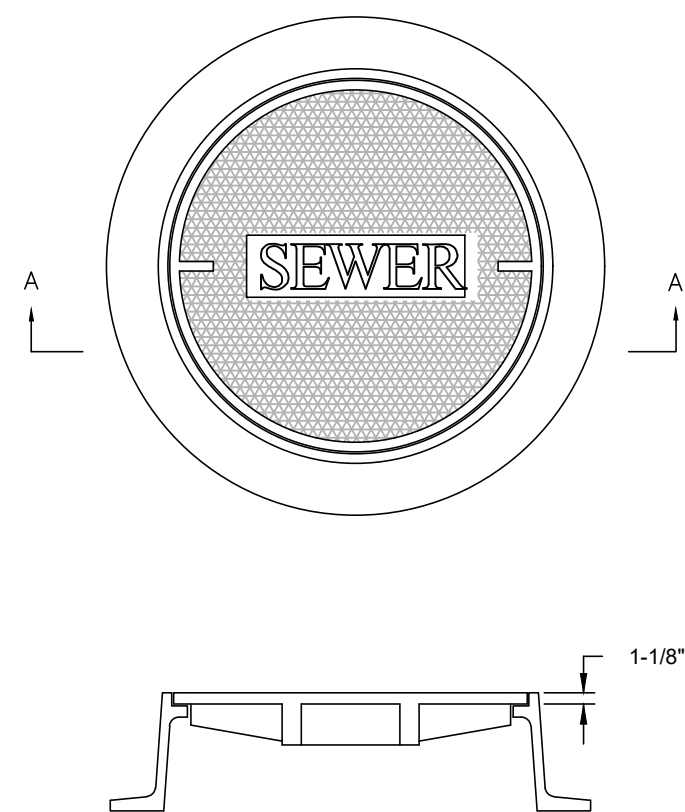
CONSULTANT:

SEAL

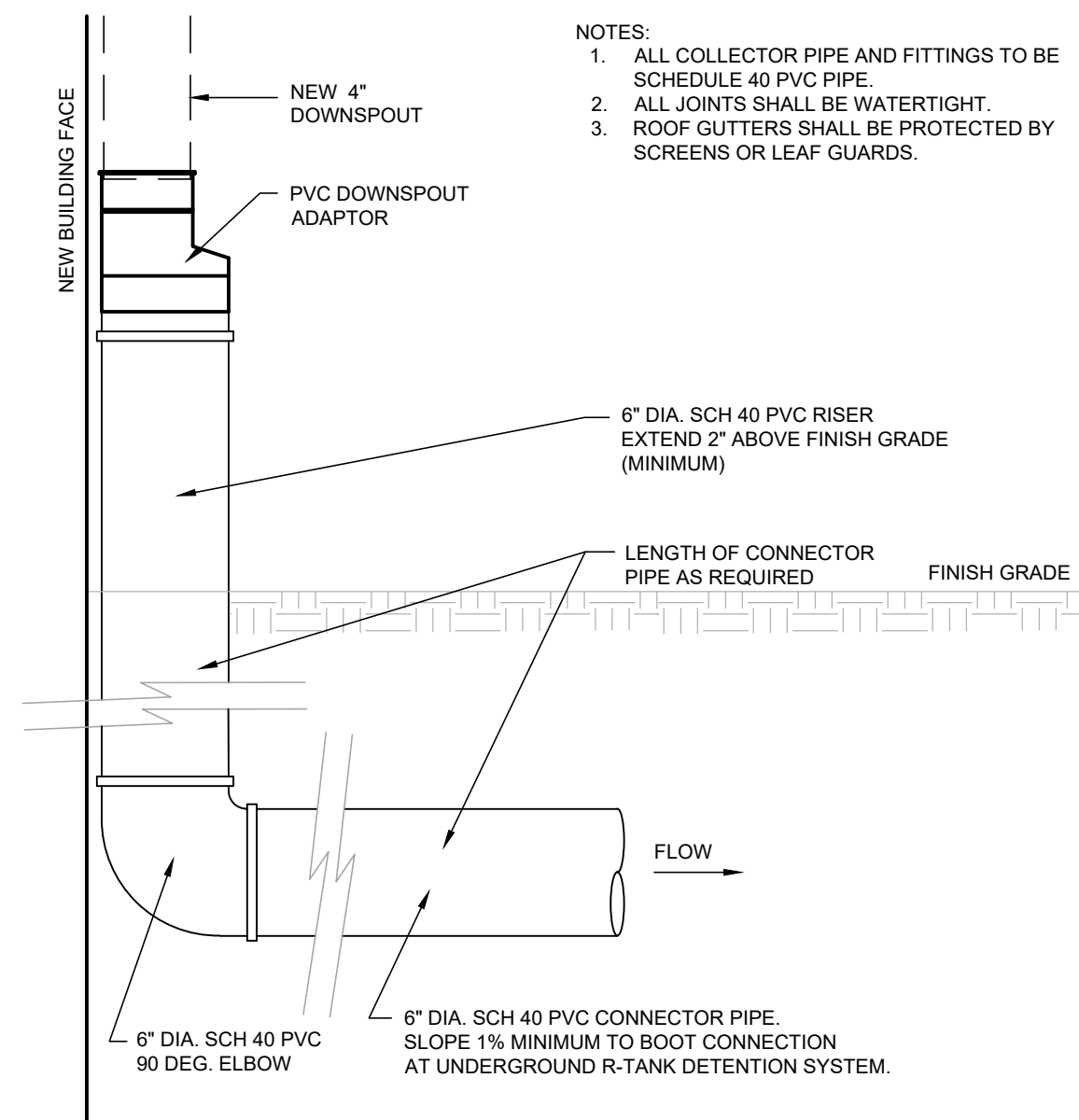
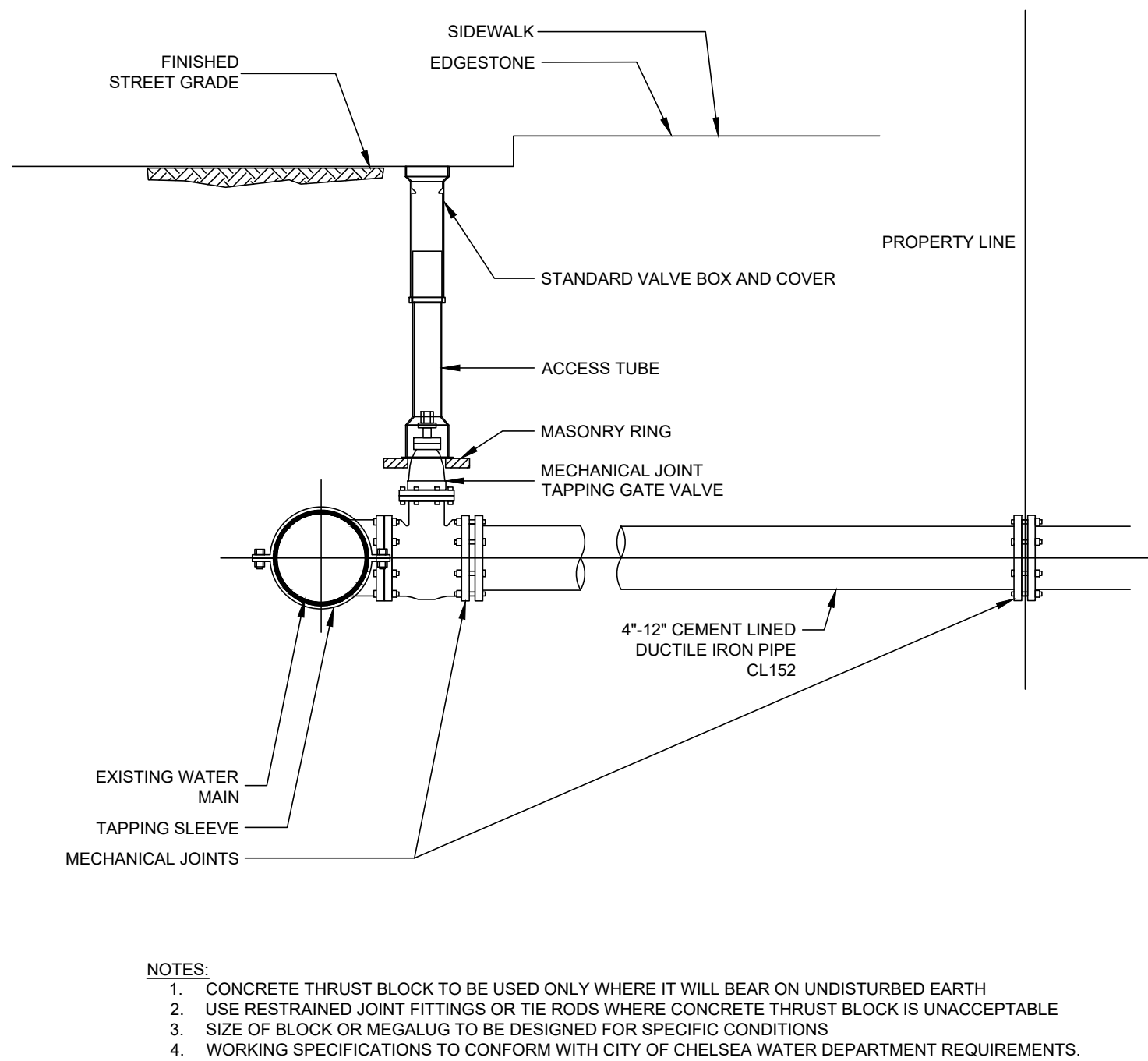
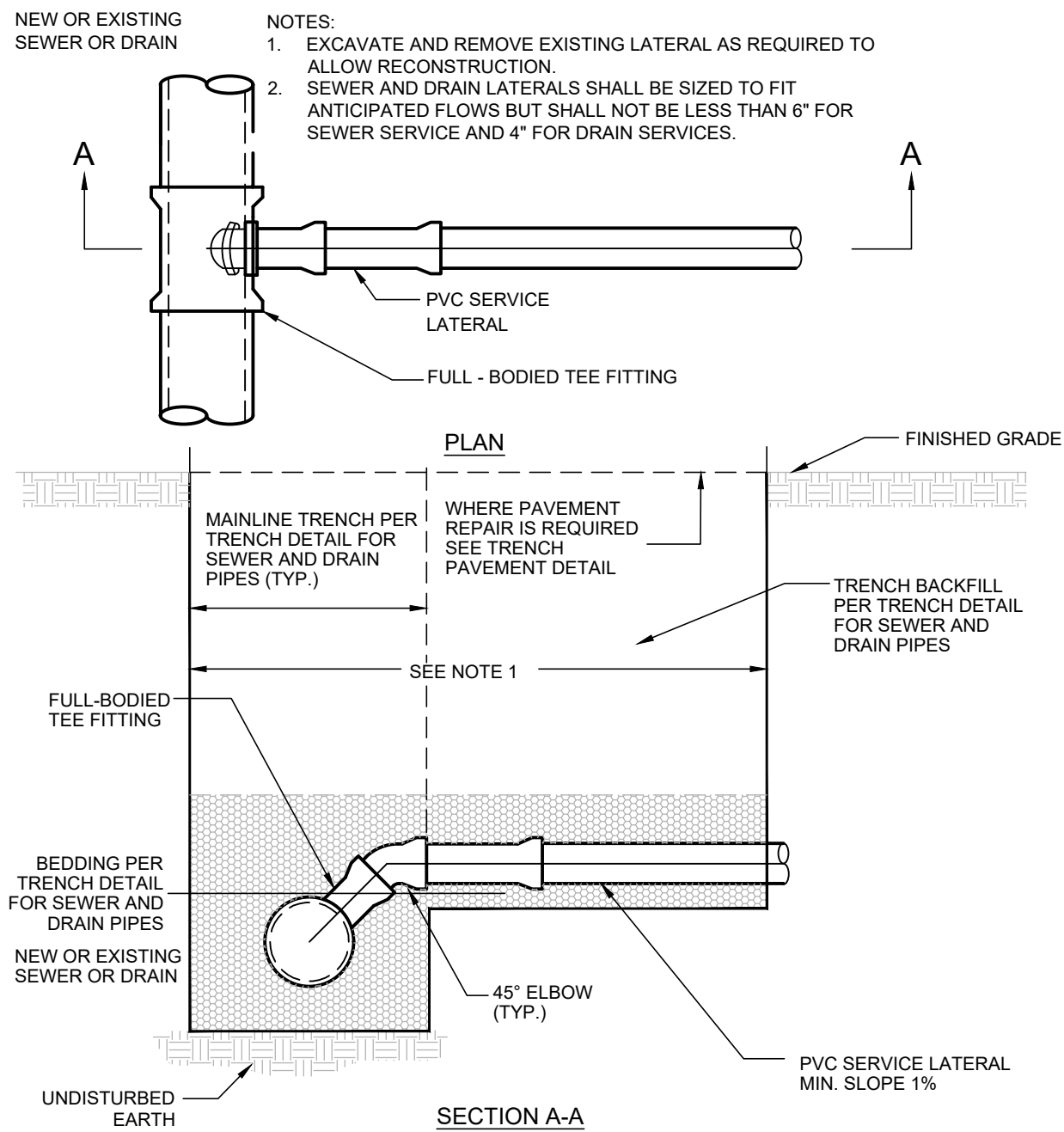


NEEDHAM BANK
RENOVATION & NEW ACCESSORY DRIVE-THRU
1063 GREAT PLAIN AVE
NEEDHAM, MA

OWNER/APPLICANT: NEEDHAM BANK



NOTE:
FRAME AND COVER SHALL BE EAST JORDAN IRON WORKS CATALOG NOS. 2110A & 2114Z MARKED "SEWER", OR APPROVED EQUAL.



SEWER MANHOLE FRAME & COVER
NOT TO SCALE

B4

SEWER SERVICE CONNECTION < 12' DEEP
NOT TO SCALE

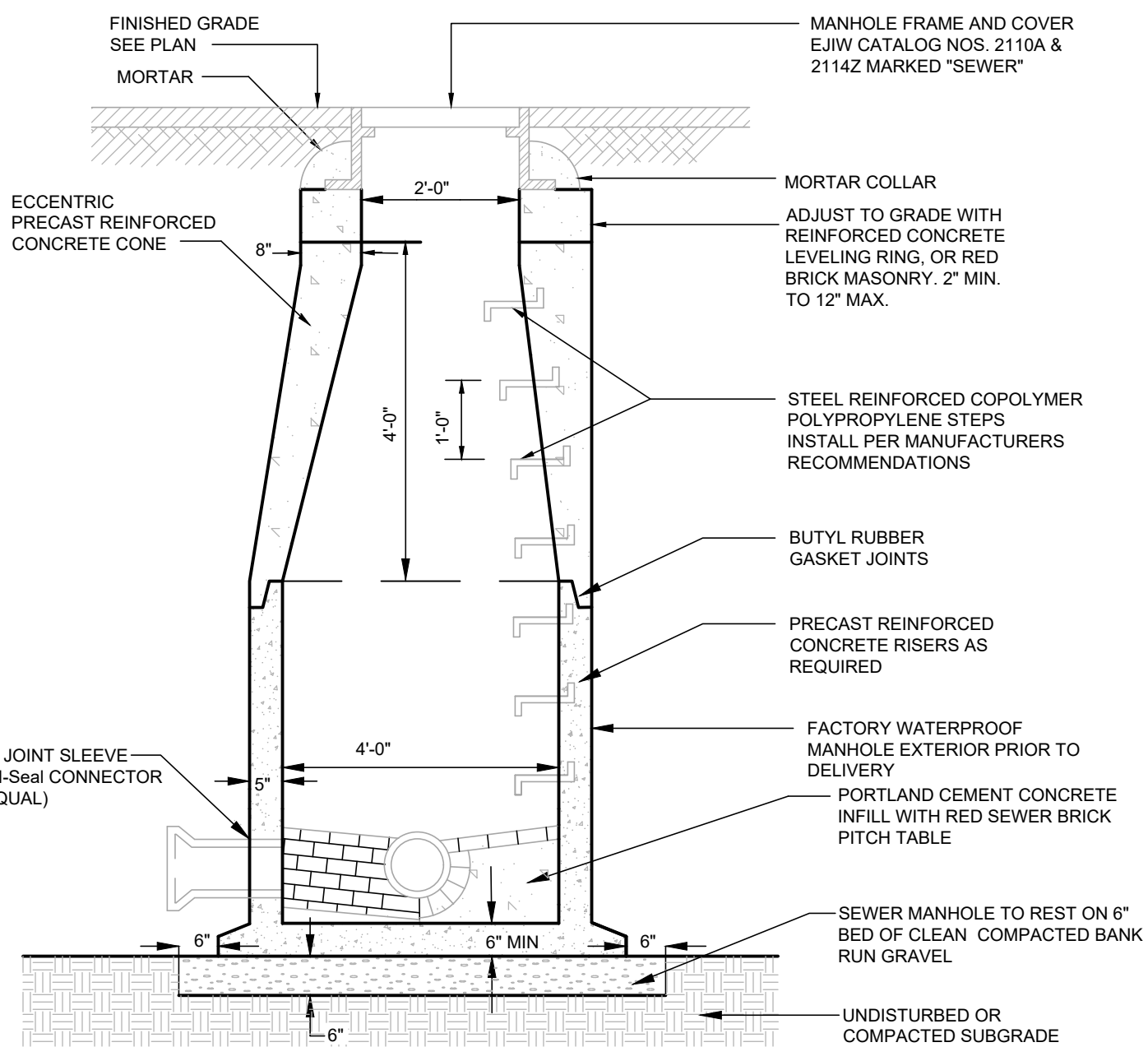
B3

WATER PIPE CONNECTION TAPPING SLEEVE & GATE VALVE
NOT TO SCALE

B2

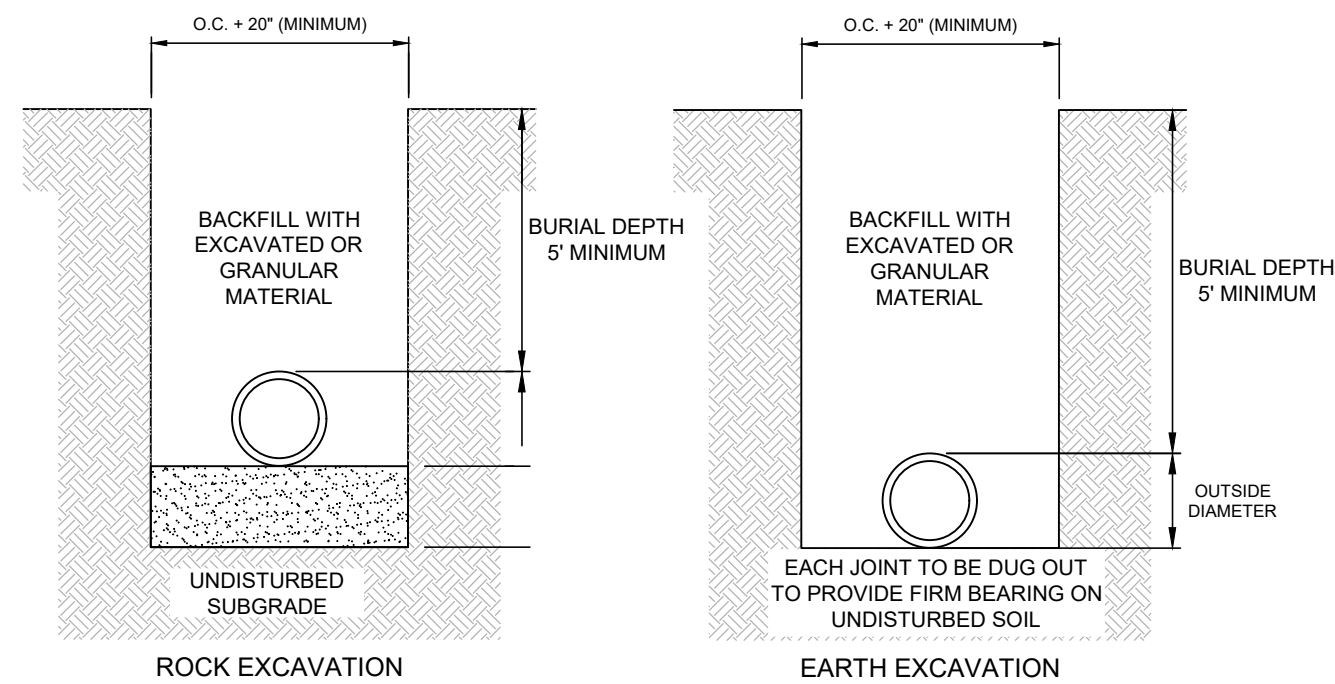
ROOF DRAINAGE DOWNSPOUT CONNECTION
NOT TO SCALE

B1



SEWER MANHOLE
NOT TO SCALE

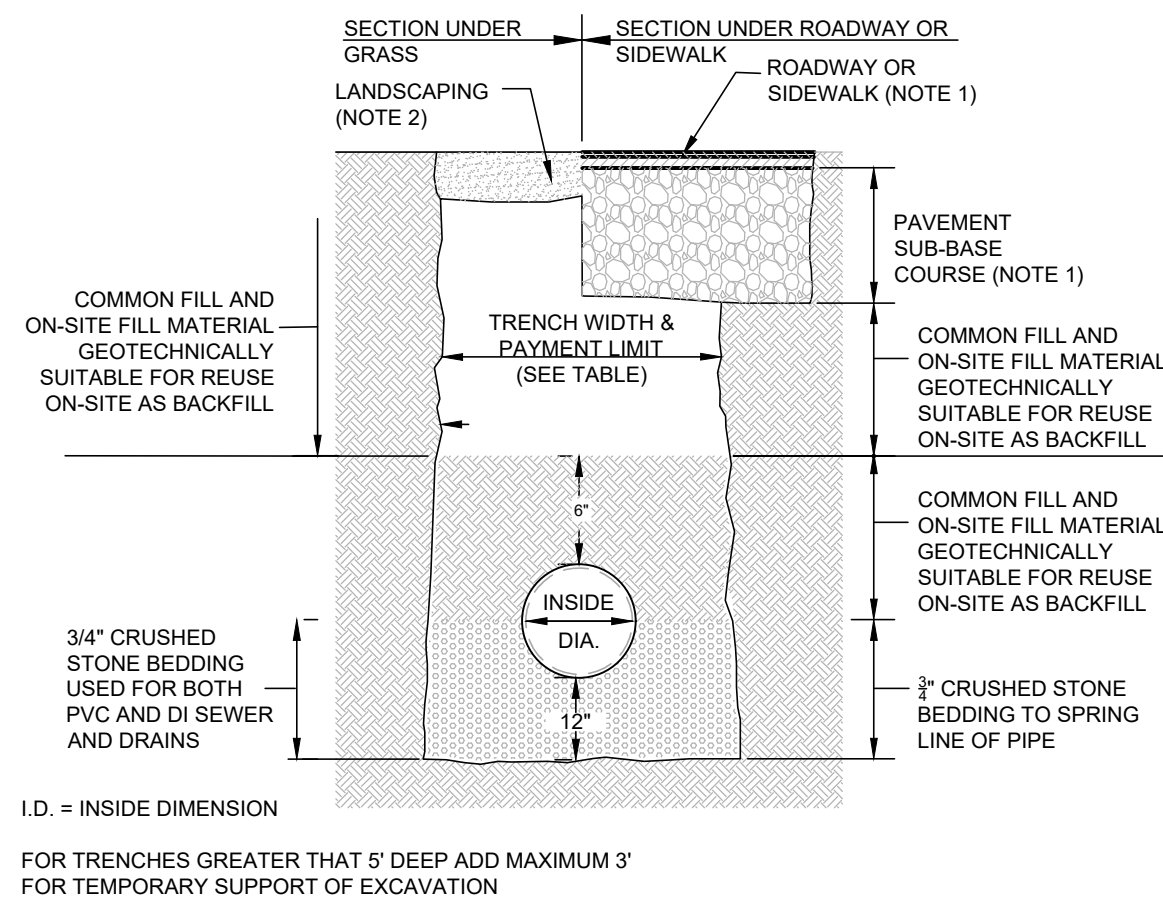
A4



NOTE:
1. TRENCHING, BACKFILLING, COMPACTION, AND GRANULAR FILL MATERIALS SHALL CONFORM TO PLYMOUTH DPW STANDARD SPECIFICATIONS FOR EXCAVATION WITHIN PUBLIC RIGHT OF WAY BACKFILL TRENCH WITH EXCAVATEABLE CONTROLLED DENSITY FILL

WATER TRENCH
NOT TO SCALE

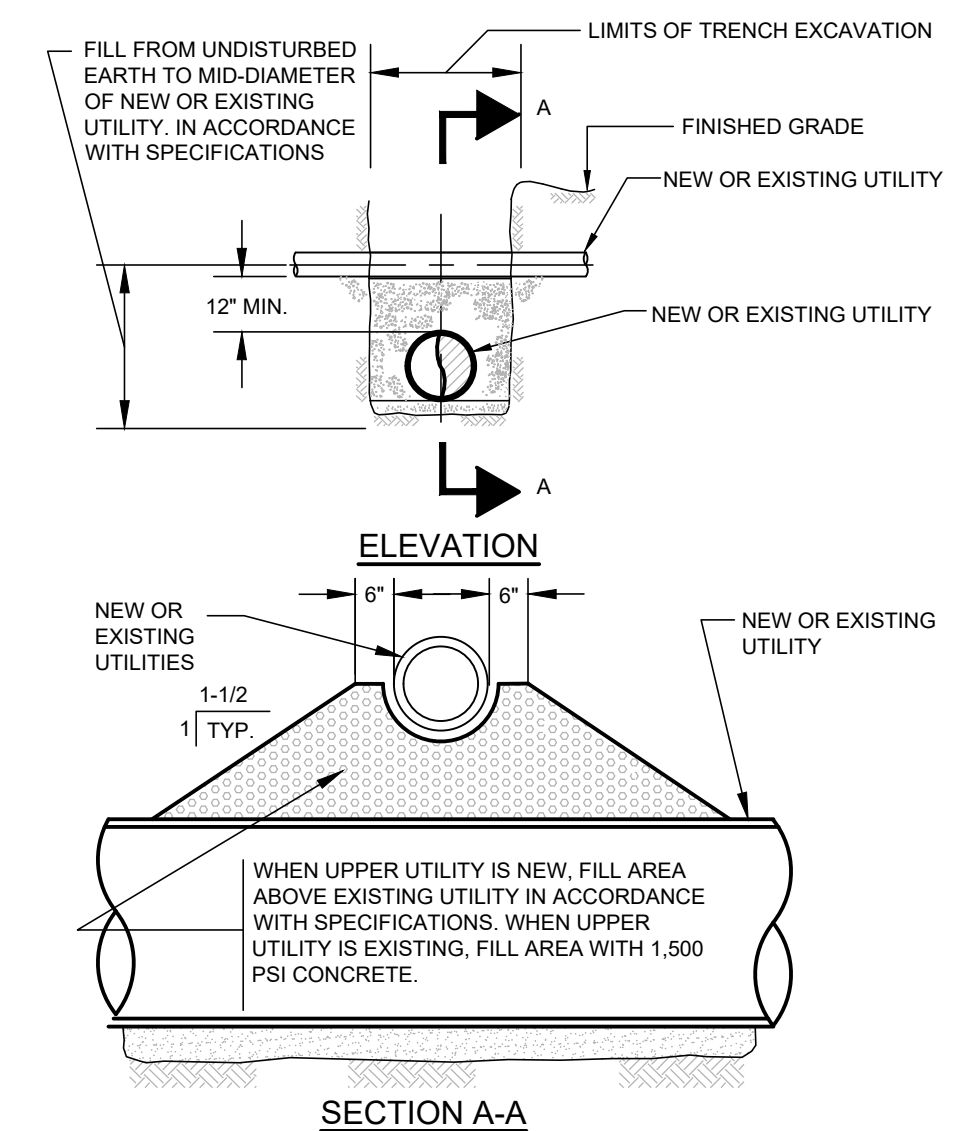
A3



NOTES:
1. REFER TO PAVING AND SURFACING, AND CURBS, WALKS AND DRIVEWAYS REQUIREMENTS.
2. REFER TO LANDSCAPING REQUIREMENTS
3. REFER TO "TRENCH PAY LIMIT TABLE FOR PIPES" FOR PAYMENT OF ALL ITEMS IN WHICH PAY TRENCH WIDTH IS A VARIABLE FOR CALCULATIONS OF QUANTITIES EXCEPT FOR TRENCH PAVEMENT
4. REFER TO TRENCH PAVEMENT DETAIL FOR PAVEMENT PAYMENT WIDTHS

SEWER & DRAINAGE TRENCH DETAIL
NOT TO SCALE

A2



UTILITY CROSSING
NOT TO SCALE

A1

REV DATE DESCRIPTION

ISSUE TYPE:

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ISSUE DATE:

06/14/22

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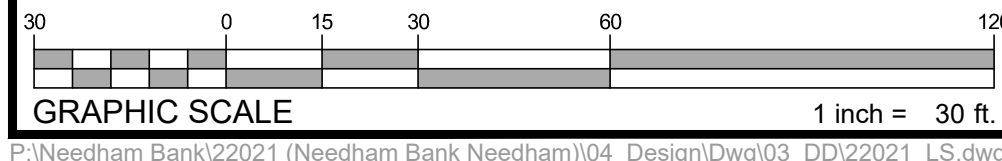
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CONSTRUCTION
DETAILS

SHEET NUMBER:

C401

ISSUED FOR :

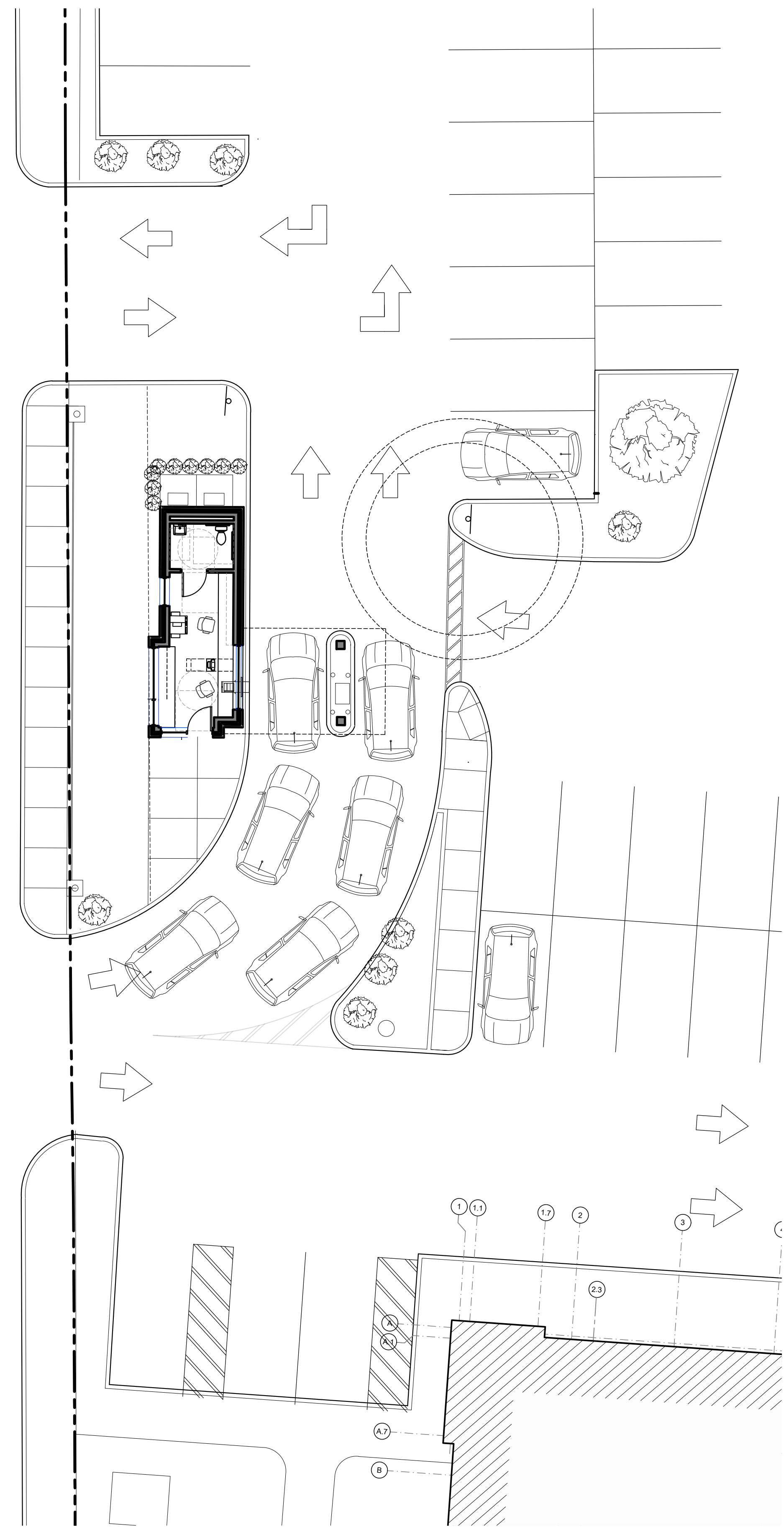
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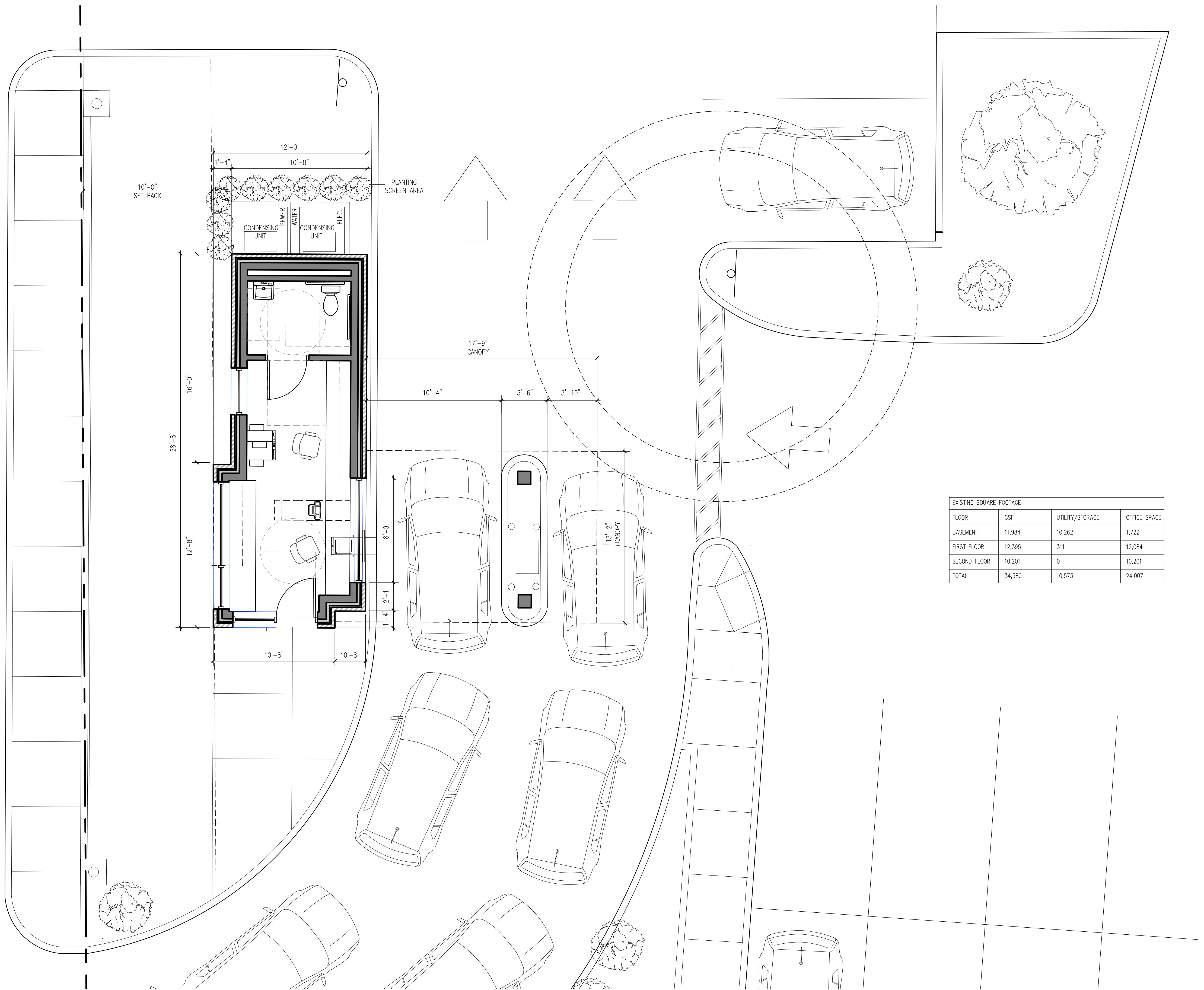
OWNER/APPLICANT: NEEDHAM BANK



SHEET NUMBER:
L101



2 SITE PLAN
SCALE: 1/20



EXISTING SQUARE FOOTAGE			
FLOOR	GSF	UTILITY/STORAGE	OFFICE SPACE
BASEMENT	11,984	10,262	1,722
FIRST FLOOR	12,395	311	12,084
SECOND FLOOR	10,201	0	10,201
TOTAL	34,580	10,573	24,007

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

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T (203) 725-6335
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Waterbury, CT 06708



INTERIOR & EXTERIOR RENOVATIONS FOR:

NB Needham Bank
Build something.

1063 GREAT PLAIN AVE.

NEEDHAM, MA.

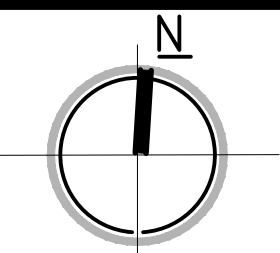
Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022

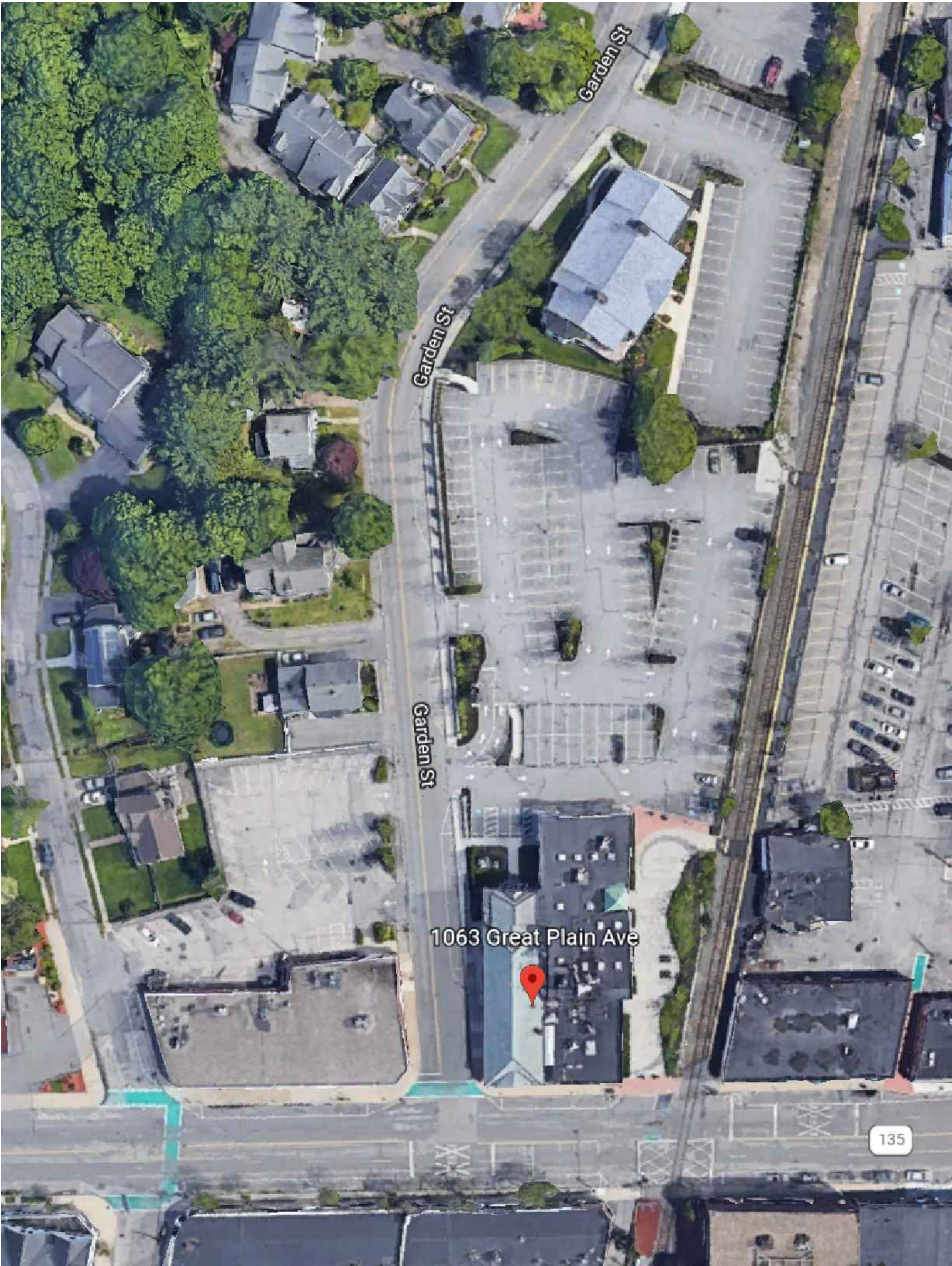
Scale: 1/4" = 1'-0"

Drawn by:

Project No.
2K22.003



A1.01
Main Level
Floor Plan



3 EXISTING SITE AREA



2 GARDEN ST. VIEW LOOKING EAST

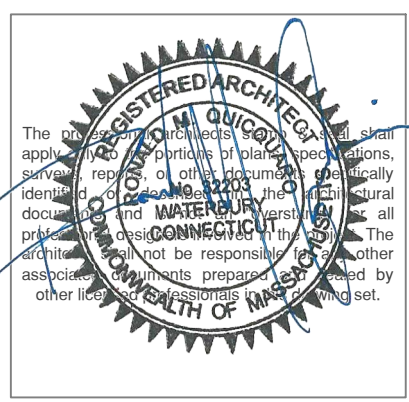


1 GARDEN ST. VIEW LOOKING WEST

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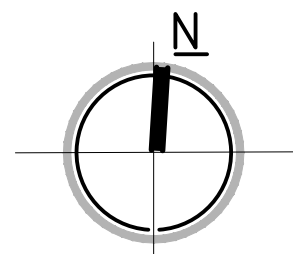
Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022

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

Drawn by:

Project No.
2K22.003



A2.01
SITE AREA



NEW BRICK VENEER TO MATCH
EXISTING BUILDING ON SITE

NEW PRE-CAST UNIT MASONRY TO
MATCH EXISTING

NEW BRICK VENEER TO MATCH
EXISTING BUILDING ON SITE

NEW PRE-CAST UNIT MASONRY TO
MATCH EXISTING

NEW PRE-CAST UNIT MASONRY TO
MATCH EXISTING



NEW PRE-CAST UNIT MASONRY TO
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NEW BRICK VENEER TO MATCH
EXISTING BUILDING ON SITE

NEW PRE-CAST UNIT MASONRY TO
MATCH EXISTING

NEW BRICK VENEER TO MATCH
EXISTING BUILDING ON SITE

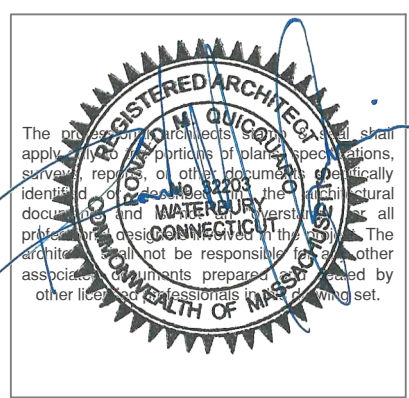
2 MATERIAL - MAJOR BUILDING ELEMENTS

1 MATERIAL - MAJOR BUILDING ELEMENTS

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INTERIOR & EXTERIOR RENOVATIONS FOR:

NB Needham Bank
Build something.

1063 GREAT PLAIN AVE.

NEEDHAM, MA.

Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022

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

Drawn by:

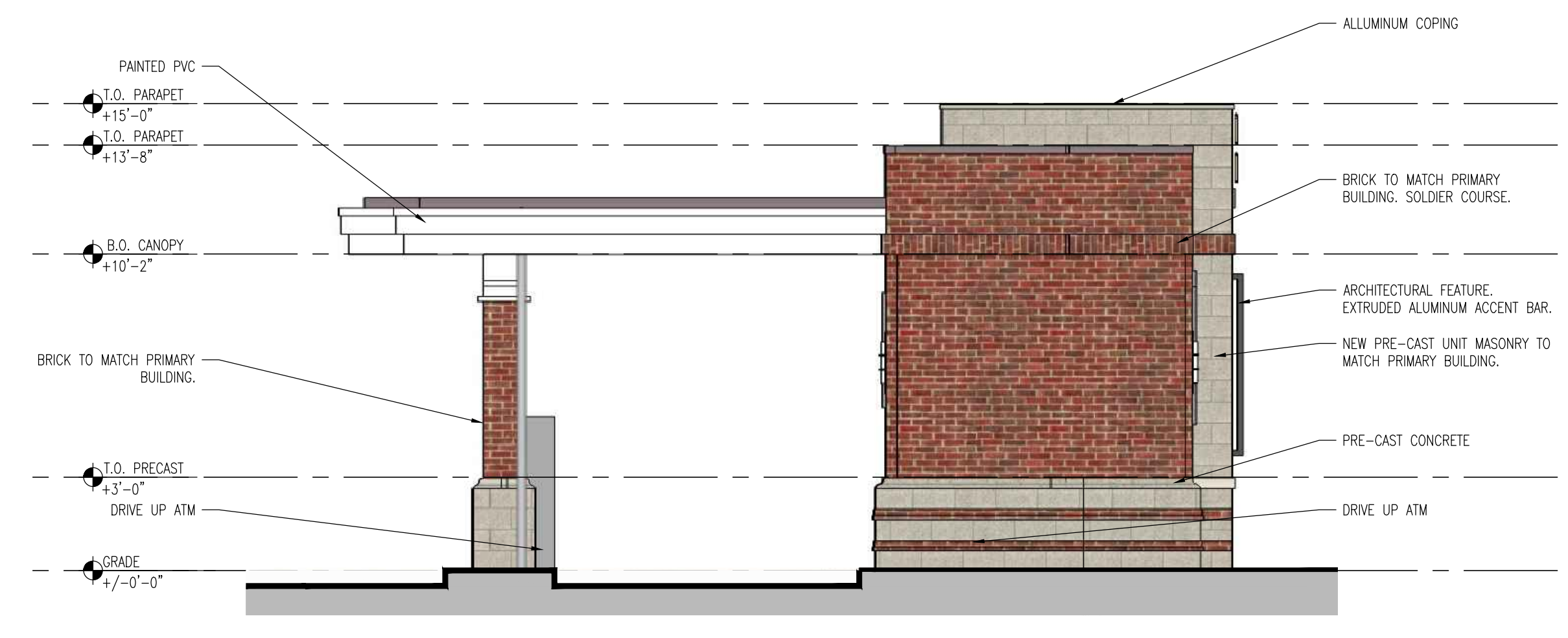
Project No.
2K22.003

A3.01
MATERIALS



4 WEST ELEVATION

SCALE: 1/4"=1'



3 NORTH ELEVATION

SCALE: 1/4"=1'



2 EAST ELEVATION

SCALE: 1/4"=1'



1 SOUTH ELEVATION

SCALE: 1/4"=1'



4 VIEW FROM GARDEN STREET
SCALE: N.T.S.



3 VIEW FROM GARDEN STREET
SCALE: N.T.S.



2 VIEW FROM PARKING LOT
SCALE: N.T.S.

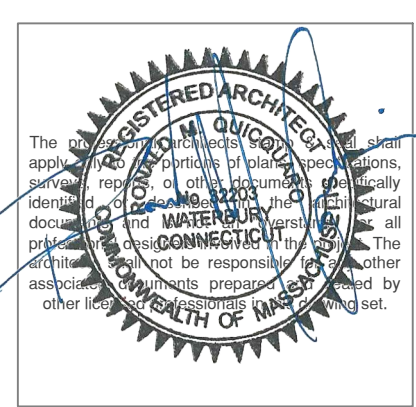


1 VIEW FROM EXISTING BUILDING REAR ENTRY
SCALE: N.T.S.

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INTERIOR & EXTERIOR RENOVATIONS FOR:

NB Needham Bank
Build something.
1063 GREAT PLAIN AVE. NEEDHAM, MA.

Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022

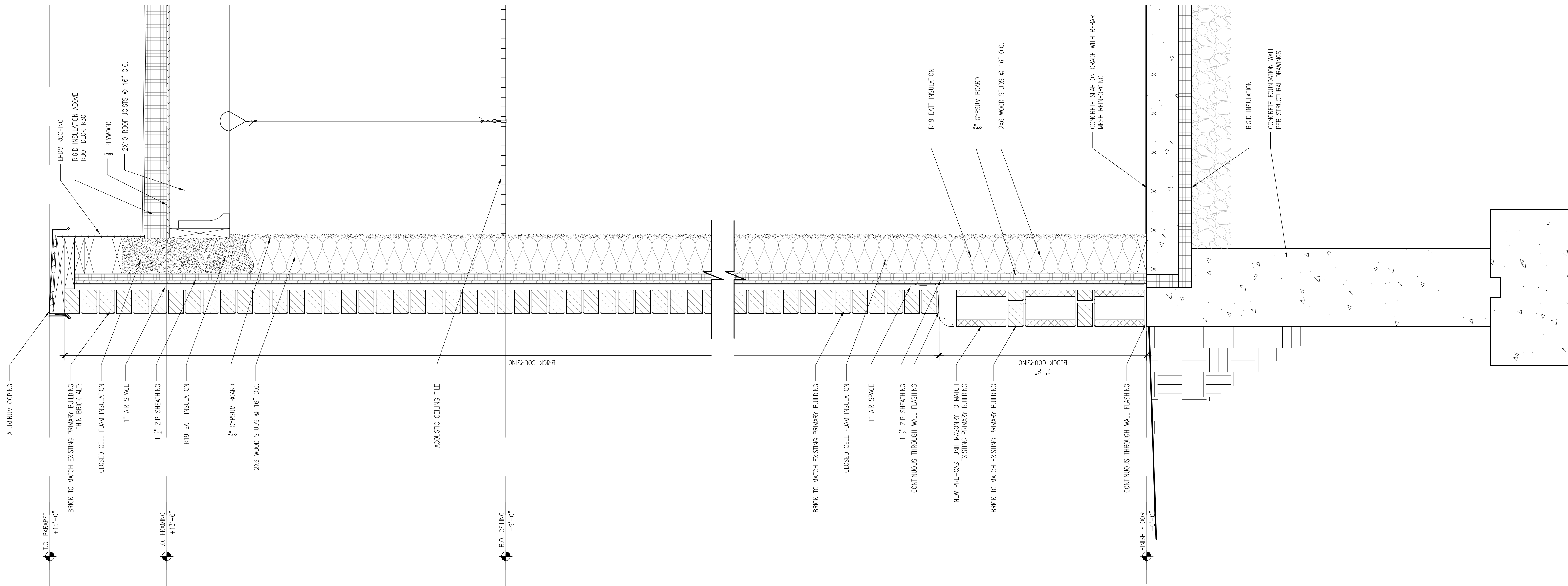
Scale: 1/4" = 1'-0"

Drawn by:

Project No.
2K22.003

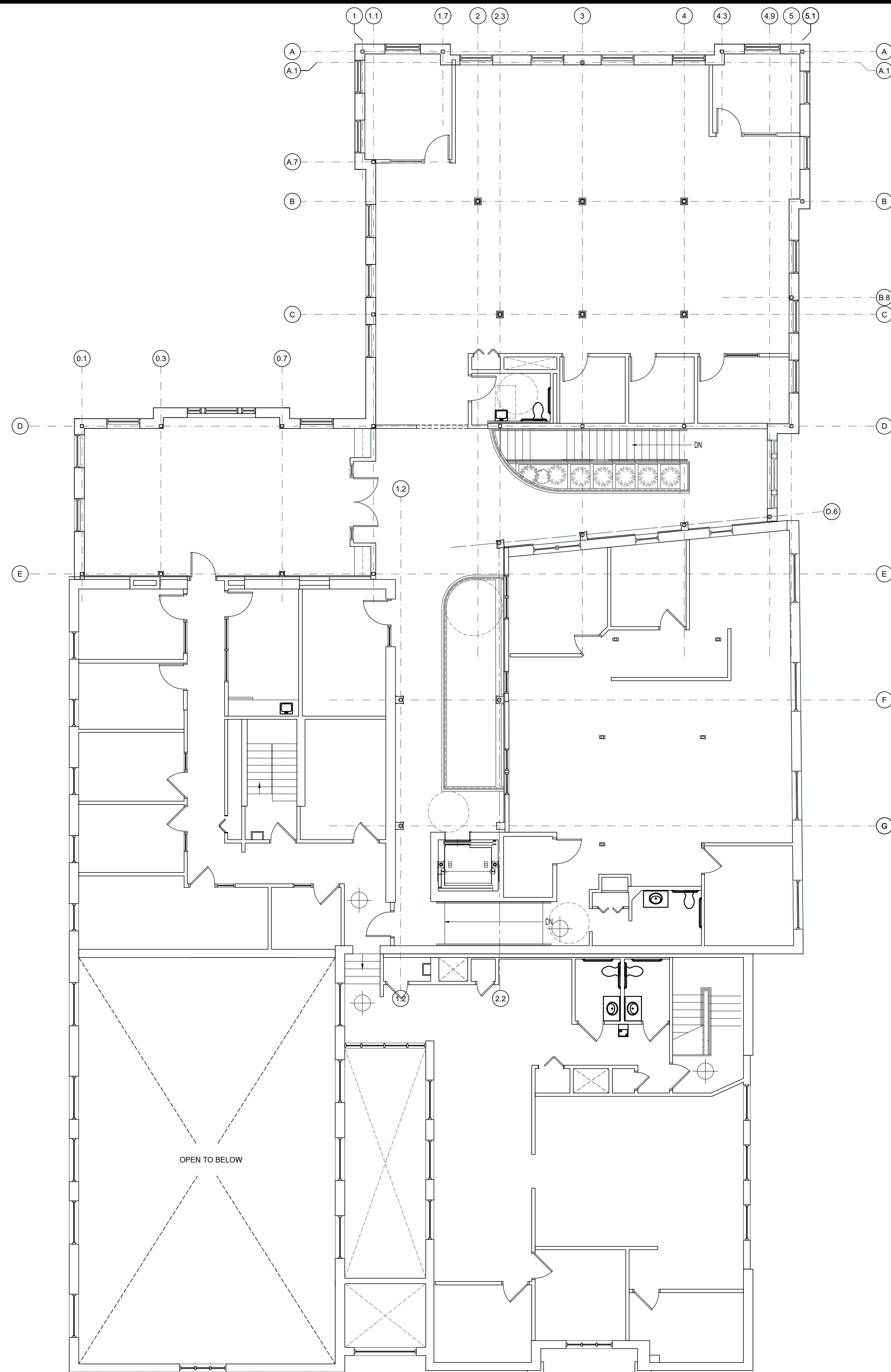
A5.01

3D VIEWS

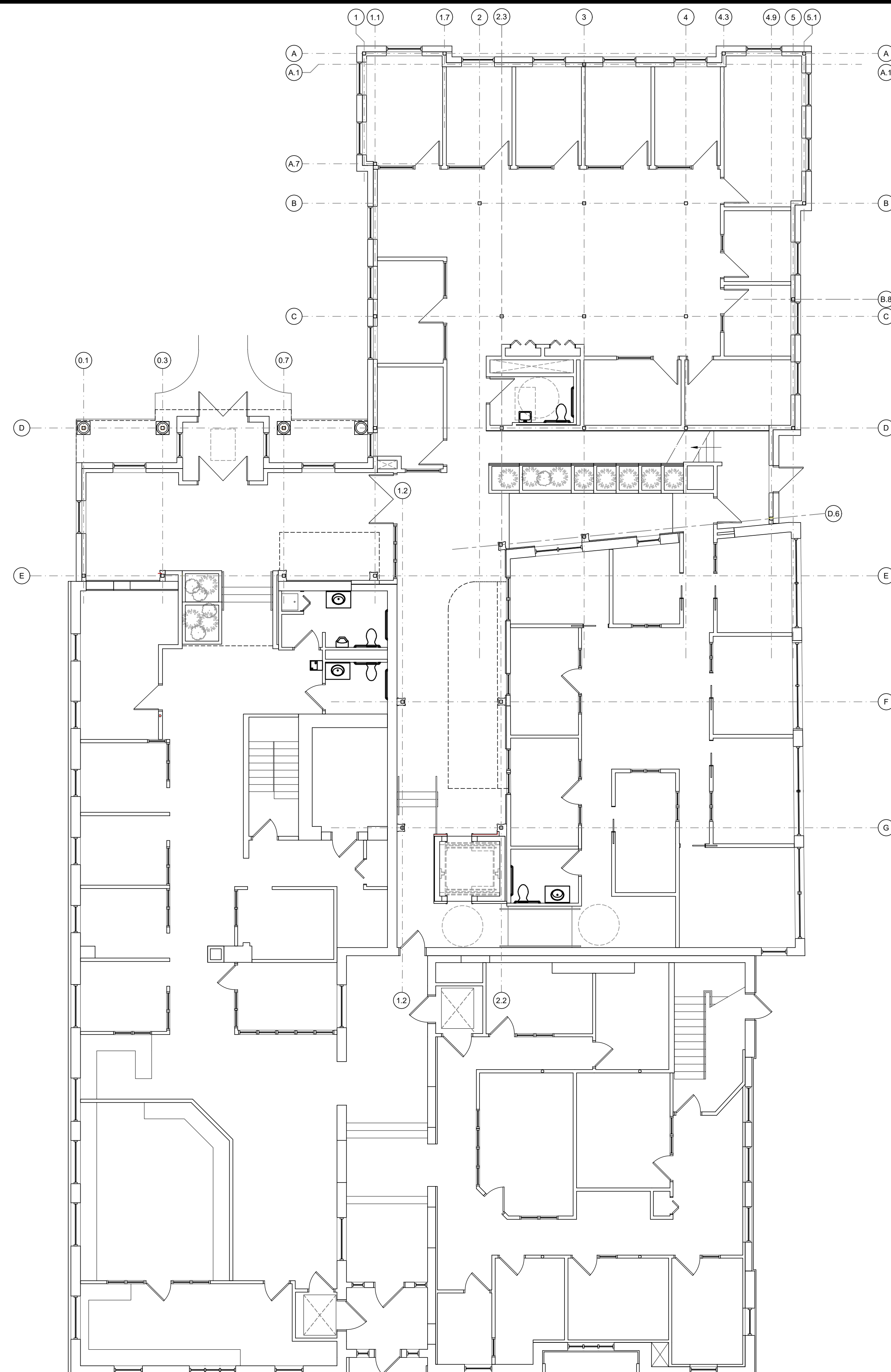


PRELIMINARY
THIS WALL SECTION IS SHOWN FOR PROCESS ONLY
AND IS NOT INTENDED FOR CONSTRUCTION

1 WALL SECTION
SCALE: 3/4" = 1'



2 SECOND FLOOR EXISTING PLAN
SCALE: NTS



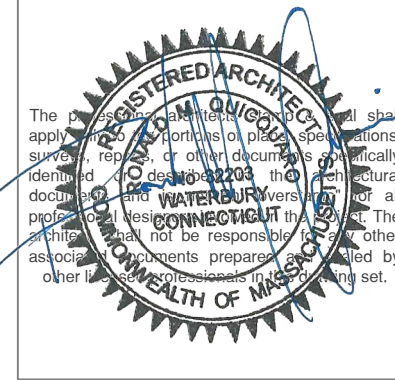
1 FIRST FLOOR EXISTING PLAN
SCALE: NTS

FOR REFERENCE ONLY

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INTERIOR & EXTERIOR RENOVATIONS FOR:

NB Needham Bank
Build something.
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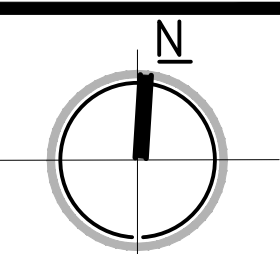
Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022

Scale: 1/8" = 1'-0"

Drawn by:

Project No.
2K22.003



A1.00
Existing
Floor Plan

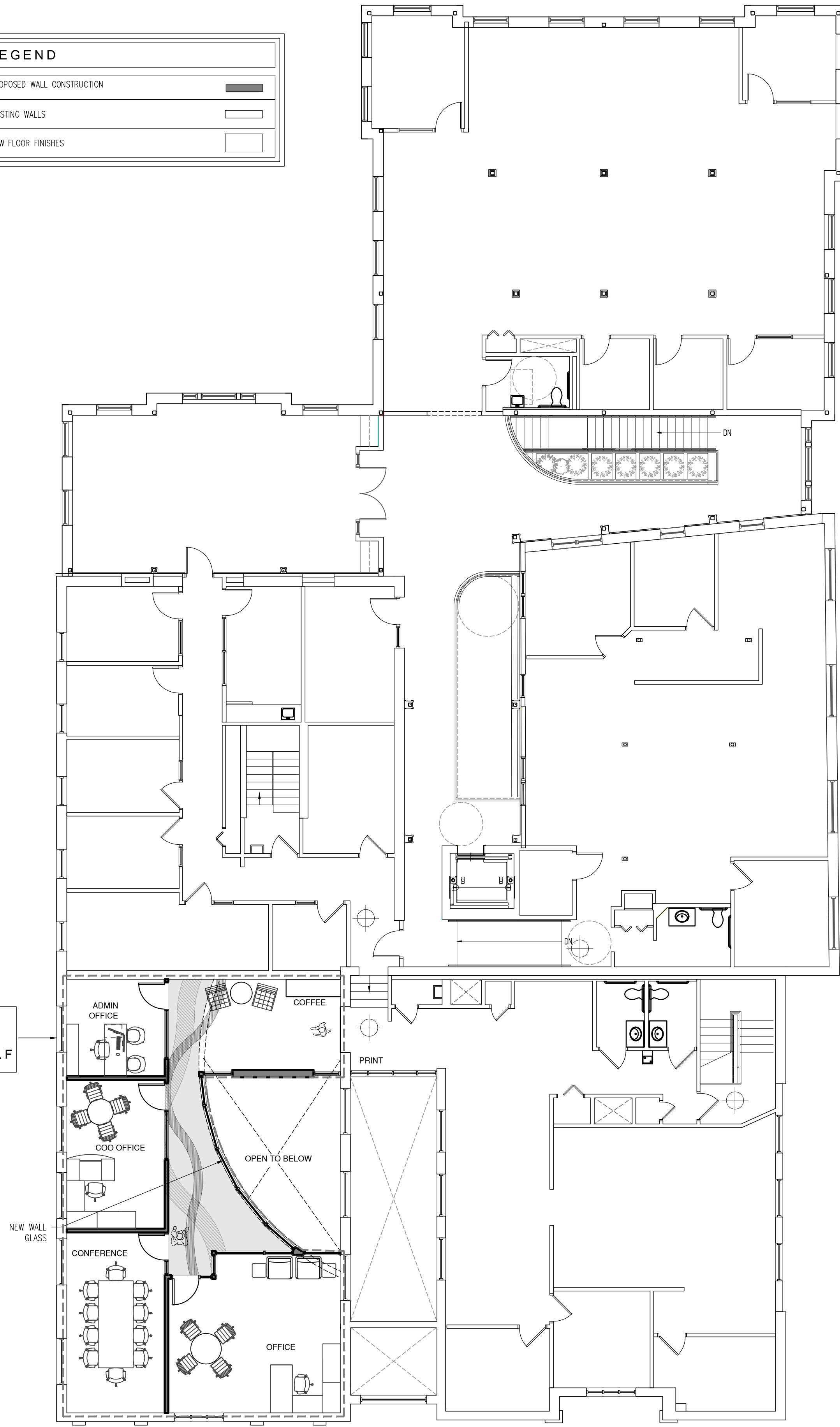
LEGEND

PROPOSED WALL CONSTRUCTION

EXISTING WALLS

NEW FLOOR FINISHES

NOTE:
NEW MEZZANINE
NET SQUARE
FOOTAGE 1,365 S.F.



2

SECOND FLOOR PLAN

SCALE: NTS

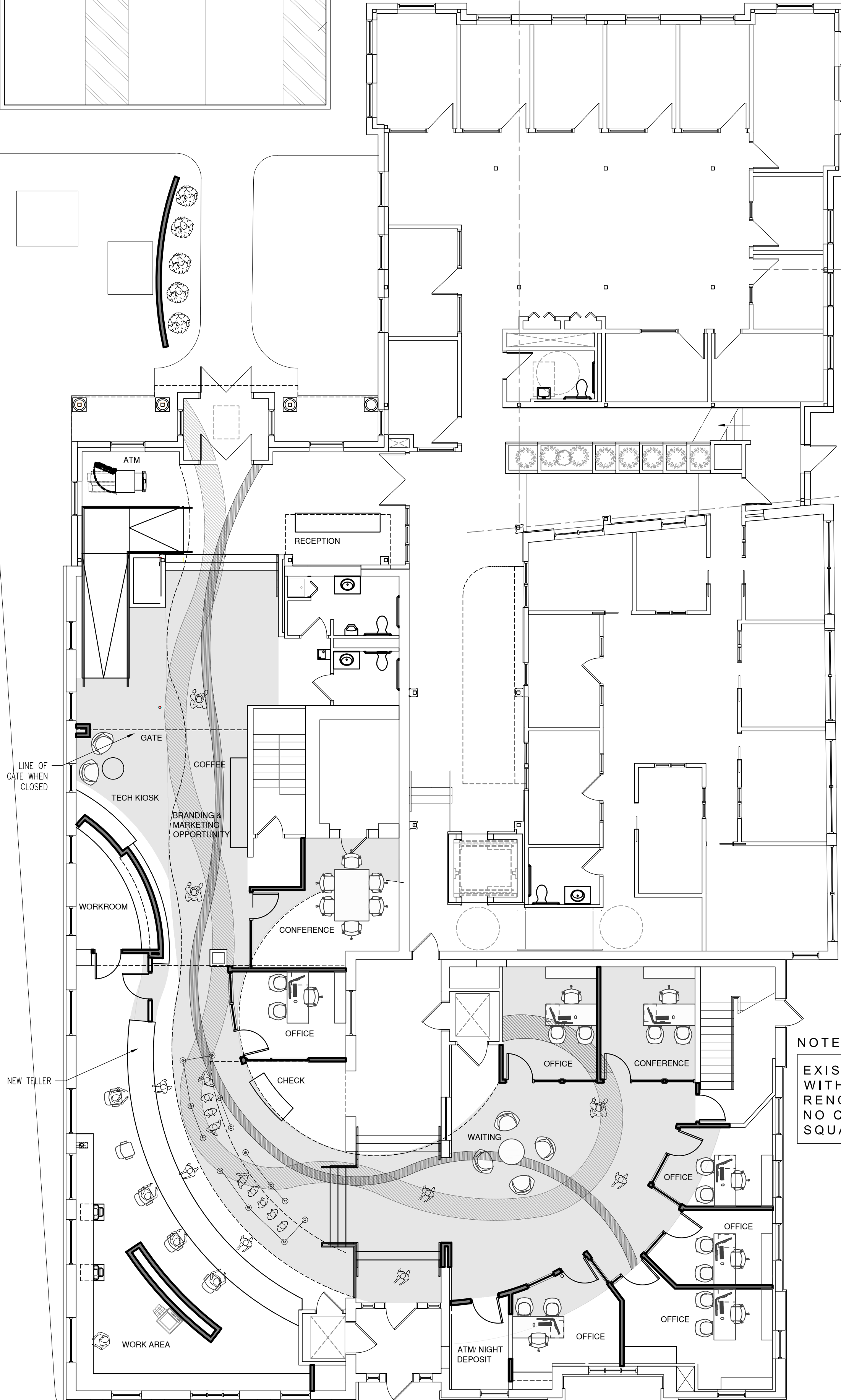
LEGEND

PROPOSED WALL CONSTRUCTION

EXISTING WALLS

NEW FLOOR FINISHES

NOTE:
EXISTING FIRST FLOOR
WITH PROPOSED
RENOVATIONS.
NO CHANGE TO
SQUARE FOOTAGE



1

FIRST FLOOR PLAN

SCALE: NTS

FOR REFERENCE ONLY

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East Hartford, CT 06108

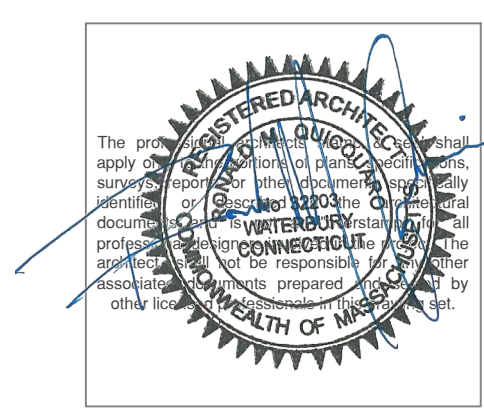
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T (203) 725-6335
786 Chase Parkway
Waterbury, CT 06708



INTERIOR & EXTERIOR RENOVATIONS FOR:

NB

Needham BankSM

Build something.

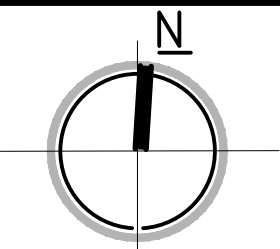
1063 GREAT PLAIN AVE.

NEEDHAM, MA.

Issuances: 6.1.22 SITE PLAN SUBMISSION

Date: JUNE 1, 2022
Scale: 1/8" = 1'-0"

Drawn by:
Project No.
2K22.003



A1.01

Main Level
Floor Plan

From: [Tom Conroy](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham Bank
Date: Tuesday, August 2, 2022 3:11:22 PM

No issues with Fire dept.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Tuesday, August 2, 2022 2:37 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcDonald@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>
Subject: RE: Request for comment - Needham Bank

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The full application can be found here: <https://www.needhamma.gov/Archive.aspx?ADID=9792>

Thanks, alex.

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

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-Alexandra Clee

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Subject: Request for comment - Needham Bank

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2. Plans entitled "Needham Bank, Renovation and New Accessory Drive-Thru," prepared by Highpoint Engineering, Inc., 980 Washington Street, Suite 216, Dedham, MA 02026, Studio Q Architecture, 301 Highland Ave, Waterbury, CT, 06708, Field Resources, 281 Chestnut Street, Needham, MA, consisting of 15 sheets: Sheet 1, Sheet G100, entitled "Title Sheet," dated June 14, 2022; Sheet 2, entitled "Existing Conditions Plan, 1052 Great Plain Avenue" dated June 13, 2022; Sheet 3, Sheet C100, entitled "Site Preparation & Erosion Control Plan," dated June 14, 2022; Sheet 4, Sheet C200, entitled "Layout Plan," dated June 14, 2022; Sheet 5, Sheet C300, entitled "Grading, Drainage and Utility Plan," dated June 14, 2022; Sheet 6, Sheet C400, entitled "Construction Details," dated June 14, 2022; Sheet 7, Sheet C401, entitled "Construction Details," dated June 14, 2022; Sheet 8, Sheet L100, entitled "Landscape Plan," dated June 14, 2022; Sheet 9, Sheet L101, entitled "Landscape Plan," dated June 14, 2022; Sheet 10, Sheet A1.01, entitled "Main Level Floor Plan," dated June 1, 2022; Sheet 11, Sheet A2.01, entitled "Site Area," dated June 1, 2022; Sheet 12, Sheet A3.01, entitled "Materials," dated June 1, 2022; Sheet 13, Sheet A4.01, entitled "Elevation," dated June 1, 2022; Sheet 14, Sheet A5.01, entitled "3D Views," dated June 1, 2022; Sheet 15, Sheet A6.01, entitled "Wall Section," dated June 1, 2022.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Tara Gurge](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham Bank
Date: Wednesday, August 10, 2022 4:49:45 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex –

The Public Health Division conducted the review for the proposed project for Needham Bank and we have no comments to share at this time.

Please let me know if you need any additional information from us on that.

Thanks,



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



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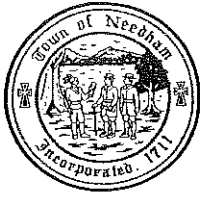
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Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov



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

August 10, 2022

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

RE: Amendment Major Project Site Plan Special Permit No. 2005-02
1063 Great Plain Avenue – Needham Bank

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced amendment to the Major Project Site Plan Special Permit. The applicant proposes to convert the existing mezzanine into executive offices and demolish the drive-thru ATM and construct a drive up teller building with associated utilities.

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

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2. Plans entitled "Needham Bank, Renovation and New Accessory Drive-Thru," prepared by Highpoint Engineering, dated June 14, 2022 consisting of 15 sheets.
3. Plan entitled "Needham Bank," prepared by Studio Q Architecture, consisting of 2 sheets dated June 1, 2022.

Our comments and recommendations are as follows:

- No comment or objections to the proposed plan

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

Truly yours,

Thomas Ryder
Town Engineer

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham Bank
Date: Friday, August 12, 2022 3:24:26 PM

Police has no issue with this project

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Thursday, August 11, 2022 10:59 AM
To: John Schlittler <JSchlittler@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - Needham Bank

Hi Chief,

Do you have any comments on this project?

THanks, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

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The documents attached for your review are as follows:

1. Application for an Amendment to Major Project Special Permit No. 2012-04, with Addendum.
2. Plans entitled "Needham Bank, Renovation and New Accessory Drive-Thru," prepared by Highpoint Engineering, Inc., 980 Washington Street, Suite 216, Dedham, MA 02026, Studio Q Architecture, 301 Highland Ave, Waterbury, CT, 06708, Field Resources, 281 Chestnut Street, Needham, MA, consisting of 15 sheets: Sheet 1, Sheet G100, entitled "Title Sheet," dated June 14, 2022; Sheet 2, entitled "Existing Conditions Plan, 1052 Great Plain Avenue" dated June 13, 2022; Sheet 3, Sheet C100, entitled "Site Preparation & Erosion Control Plan," dated June 14, 2022; Sheet 4, Sheet C200, entitled "Layout Plan," dated June 14, 2022; Sheet 5, Sheet C300, entitled "Grading, Drainage and Utility Plan," dated June 14, 2022; Sheet 6, Sheet C400, entitled "Construction Details," dated June 14, 2022; Sheet 7, Sheet C401, entitled "Construction Details," dated June 14, 2022; Sheet 8, Sheet L100, entitled "Landscape Plan," dated June 14, 2022; Sheet 9, Sheet L101, entitled "Landscape Plan," dated June 14, 2022; Sheet 10, Sheet A1.01, entitled "Main Level Floor Plan," dated June 1, 2022; Sheet 11, Sheet A2.01, entitled "Site Area," dated June 1, 2022; Sheet 12, Sheet A3.01, entitled "Materials," dated June 1, 2022; Sheet 13, Sheet A4.01, entitled "Elevation," dated June 1, 2022; Sheet 14, Sheet A5.01, entitled "3D Views," dated June 1, 2022; Sheet 15, Sheet A6.01, entitled "Wall Section," dated June 1, 2022.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov



TOWN OF NEEDHAM

**TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669**

Design Review Board

Memo: Project Review

1063 Great Plain Avenue drive thru teller and ATM

August 8, 2022

The Board reviewed the design drawings for the change from an ATM only structure to a two lane drive thru with a teller and drive thru ATM.

The applicant presented the design. It is a small structure for a teller, office equipment, and bathroom. with a canopy over one full driving lane and a portion of a second. It is sited in approximately the same area as the current ATM. The building materials are taken from the existing bank and most recent addition. The use of cast stone, brick, soldier coursing, rusticated wall base, and other detailing create a complementary structure to the existing buildings.

There was a brief discussion of the designer's alternative concepts not utilized. The Board approved the choices made of a flat roofed structure vs. sloped roof. The massing and detailing of the building are well done. The applicant stated the building walls are slightly higher than functionally required and the Board agreed it improved the proportions of the structure and was appropriate.

The Board discussed some of the accent panels which may contain graphic elements. They cautioned the applicant to consider the differences between signs and graphics.

The lighting was reviewed. The building has a modest amount of accent lighting. The drive through ATM requires 24 hr lighting and will be lit with recessed lights in the canopy. There is minimal light spread from this approach. The Board approved of this lighting approach.

Mechanical equipment will be screened by planting to the street side. While two mechanical units are shown, it is likely only one will be required.

The Board approves of the general plant selection and planting layout for the site. They recognize that the sidewalk is lower in that area than the building and drives. Appropriate screening of the mechanical unit is planned.

The Board approves of the siting and design of the Teller/ATM building.

End of Notes.



28 State Street
Boston, MA 02109-1775

p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

John P. Connelly
jconnelly@hinckleyallen.com

July 25, 2022

BY ELECTRONIC MAIL
lnewman@needham.ma.gov

Lee Newman, Director of Planning and
Community Development
Town of Needham
Public Services Administration Building
500 Dedham Avenue, Suite 118
Needham, MA 02492

Re: **Hutter Ridge Road**

Dear Lee:

As you know, our client Petrini Corporation has successfully completed the process of having Hutter Ridge Road (HRR) accepted by the Town of Needham as a public way. Accordingly, we now request that the Town release to our client the final \$10,000 that it is holding as a bond for the road construction.

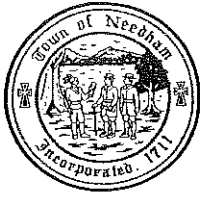
Please let us know if you have any questions, or if you need anything further from us at this time. Otherwise, we look forward to hearing back from you as soon as possible as to when the funds will be released to our client.

Thank you, and best regards,

John P. Connelly

JPC/cz

cc: Alexander Clee *(by email)*
Thomas Ryder *(by email)*
Gregory Petrini *(by email)*
Curtis Petrini *(by email)*



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

August 10, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Hutter Ridge Road- Definitive Subdivision
Construction and Maintenance Bond-Release of Bond

Dear Members of the Board,

Per your request, the Engineering Division has completed its review of the subdivision. The subdivision work is complete and is now accepted as a Town Road.

We do not object to the release of the remaining \$10,000 bond that is currently being held for maintenance. If you have any questions regarding the above, please contact our office at 781-455-7550.

Sincerely,

Thomas Ryder
Town Engineer



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

April 5, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Hutter Ridge Road- Definitive Subdivision
Construction and Maintenance Bond-Release of Bond

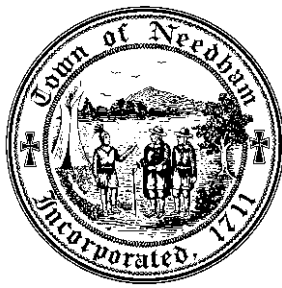
Dear Members of the Board,

The Engineering Division per your request conducted final inspections of the subdivision. The subdivision work is complete, and we are anticipating a Town Meeting Article for the acceptance of the way.

We do not object to the release of the bond with the exception of \$10,000 in case of street maintenance needs. If you have any questions regarding the above, please contact our office at 781-455-7550.

Sincerely,

Thomas Ryder
Town Engineer



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

April 6, 2022

Ms. Evelyn Poness, Town Treasurer
Town of Needham
Town Hall
Needham, MA 02492

Ms. Theodora K. Eaton, Town Clerk
Town of Needham
Town Hall
Needham, MA 02492

Re : Surety – 1135 Webster Street (Hutter Ridge Road) - Definitive Subdivision

Dear Ms. Poness and Ms. Eaton:

Please be advised that the Planning Board at its meeting of April 5, 2022 voted to reduce the surety being held for the above-named project by \$125,500.00 from \$160,000 to \$34,500.00 exclusive of interest accrued to date. The funds being released were held as a performance surety for the completion of Hutter Ridge Road in accordance with the recommendations of the Department of Public Works. The \$34,500.00 plus interest accrued to date, which is to remain in the account, is to be held in the amount of \$24,500.00 for off-street drainage improvements on Lots 1-7, inclusive and \$10,000.00 for street maintenance purposes.

The project was secured through surety items as follows, transmitted to your office on March 4, 2014: (1) Walpole Cooperative Bank Treasurer's Check No. 109746 in the amount of \$160,000.00 made payable to the Town of Needham; and (2) Agreement, dated February 14, 2014, entered into between the Town of Needham Planning Board and Southfield Associates.

Accordingly, please release \$125,500.00 to Southfield Associates, c/o Mr. Greg Petrini, 187 Rosemary Street, Needham, MA 02494.

Should you have any questions regarding this matter, please feel free to contact me directly.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Planning Director

cc: John Connelly
Tara Gurge, Board of Health
Tom Ryder, Town Engineer
Gregory Petrini

NEEDHAM PLANNING BOARD MINUTES

June 7, 2022

The Needham Planning Board Hybrid Meeting at Powers Hall, Needham Town Hall and using Zoom, was remotely called to order by Adam Block, Chairman, on Tuesday, June 7, 2022, at 7:00 p.m. with Messrs. Alpert and Crocker and Ms. McKnight, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee. Ms. Espada arrived at 8:40 p.m.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in a hybrid model per state guidelines. He reviewed the rules of conduct for ~~z~~oom meetings. He noted this meeting does include one public hearing and there will be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

Minutes

Ms. McKnight noted on the minutes of 4/12/22, page 2, 6th line, add "is" so it reads "is only sufficient..."

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a roll call vote of the four members present unanimously:

VOTED: to accept the minutes of 4/12/22 as red lined with the one change mentioned.

Heather Lane Definitive Subdivision and Heather Lane Extension Definitive Subdivision/Residential Compound Special Permit Bond Reduction.

Mr. Block noted letters from Town Engineer Thomas Ryder dated 6/6/22 and 6/7/22, noting bond amounts to be retained for work to be completed. Ms. Newman noted the requests are for reductions on 2 subdivisions. For the Heather Lane Extension the Town holds \$34,500 and recommends the bond be reduced to \$28,000. For the Heather Lane Definitive Subdivision, the Town holds \$122,500 and recommends a reduction to \$95,000.

Upon a motion made by Mr. Alpert, and seconded by Mr. Crocker, it was by a roll call vote of the four members present unanimously:

VOTED: with regards to the bond being held for the Heather Lane Definitive Subdivision, reduce the bond from \$122,500 down to \$95,000 and with regards to the bond being held for the Heather Lane Extension Definitive Subdivision, reduce the bond from \$34,500 down to \$28,000.

Board of Appeals – June 6, 2022

68 Wilshire Park – Adam Pase, applicant.

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:

VOTED: "No comment."

35 Highland Circle – Zdorovie ADH Needham

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:

VOTED: "No comment."

Report from Planning Director and Board members

Ms. Newman asked Ms. McKnight to give an update on the Housing Plan Working Group. Ms. McKnight stated there are 3 subgroups. She, Oscar Mertz and Heidi Frail, constituting the Zoning Subgroup, are considering what steps the Town

should take to comply with the MBTA Communities Law and ~~DHCD g~~Guidelines and other zoning they would like to put out for discussion. This will be presented by Mr. Mertz on Thursday evening. ~~There is also a Housing Development and Preservation Subgroup and a Capacity Building Subgroup as the subgroup for preservation. It is likely that the Preservation Subgroup~~ He will discuss historic preservation and small homes and make recommendations relative to those subjects. The ~~Preservataion SubG~~group is concerned with the capacity of the Town when new projects are presented. All 3 reports will be given on Thursday evening. They will be starting with a report from Reg Foster of the Housing Authority. He will bring everyone up to date with the status of public housing in town, funding they are seeking and ideas for improvements.

Mr. Block asked if there will be written reports. Ms. McKnight assumes each group will do a written report. Ms. Newman is hoping the ~~DHCD guidelines~~Guidelines will be out and the ~~Housing Plan Working Groupe~~committee can look at them to get a strategy for an appropriate plan. She is hoping ~~to prepare~~ a draft plan ~~will be prepared with~~will goals and objectives.

Public Hearing:

7:20 p.m. – Major Project Site Plan Special Permit No. 2022-02: 557 Highland, LLC, an affiliate of The Bulfinch Companies, Inc., 116 Huntington Avenue, Suite 600, Boston, MA, Petitioner (Property located at 557 Highland Avenue, Needham, MA). Regarding proposal to redevelop the Property with approximately 496,694 square feet of office, laboratory and research and development uses (see legal notice and application for more details).

Upon a motion made by Mr. Alpert, and seconded by Ms. McKnight, it was by a roll call vote of the four members present unanimously:

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

Mr. Block stated the meeting will focus on the site plan and landscape. The next hearing will focus on traffic and parking. Robert Schlager, Principle of Bulfinch Co., noted this is a redevelopment of the former Muzi site. ~~He said T~~this will be a world class facility and he gave an overview of the project. He noted Bulfinch was founded in 1936 and is the owner and manager of approximately 1,000,000 square feet of space in town. He stated Bulfinch understands the importance of developing something special in the Highway Commercial 1 District. The Highland Innovative Center will have 496,694 square feet of office, laboratory, research and development uses with retail.

Mr. Schlager noted there have been 7 neighborhood meetings in April, May and June to gather public input. He noted this is a special project with a world class state of the art life science building. This will be the new gateway to Needham. He showed a brief video and gave an overview. This is 9 acres of land that was the site of the former Muzi Car Dealership and body shop. Demolition was completed in February 2022. The hazardous materials on site were remediated. He noted the land was used in the 30s and 40s as a gravel pit and gravel and fill was transported via rail to Boston and also used as a radar missile anti-aircraft system site through the 1950s.

Eric Weyant, Architect with Stantec Architecture and Engineering P.C., gave an overview of the architecture. He showed a 3D maximum zoning envelope. He noted this is allowed by special permit. The proposal has an FAR of 1.25. There is a 50-foot landscape buffer down to a 20-foot setback along the highway ramp right of way. The building can go to 40 feet in height and 70 feet in height if set back 200 feet ~~back~~. He showed a rendering of what was submitted in April. He noted there have been updates made. There are 3 key components. The south building is 3 stories and 42 feet tall and the north building is 5 stories and 70 feet tall with a 2-story atrium space connecting the 2 buildings. The parking garage is 55 feet tall and a jogging, half mile walking path with exercise stations ~~is proposed~~has been created. There will be a retail plaza with 10,000 square feet of retail and restaurant and an outdoor retail plaza with a water feature at the corner. He noted there will be 1,408 parking spaces which is a reduction of what ~~is was~~ required by zoning.

Mr. Weyant stated there was a lot of input from the community and the town departments with a lot of great feedback. The landscaping and screening along Highland Avenue have been increased and there is more diversity of plantings. The setback of the walking path from Highland Avenue has been increased ~~to Highland Avenue~~. A Gould Street amenity space has been added, 2 pickle ball courts, ice skating, an expanded lawn space and pergola. They have reduced the number of loading docks and added windows and active use spaces. The massing has been updated at Gould and Highland to soften the corner and 5,500 square feet of open space has been added. The visual length of the Highland Avenue has been reduced by 35

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feet. [not clear] Retail is preferred to be family friendly and not a brewery. The electric vehicle commitment is 25%. He noted the laboratories are not to exceed BSL Level 1 or 2. The project is interested in pursuing, above the footprint of the garage, a PV solar array. The building will step down from 3 stories to one story retail to the retail plaza. The new design pulls back the massing and they have doubled the amount of trees and screening. He showed the changes made with the input received.

Eric Joseph, Landscape Architect with Paul Finger Associates, stated a variety of different spaces for a public--park--like setting have been created with a fitness path meandering throughout the site with 4-inch trees. Pin oaks, lindens [lindens?] and locus [locust?] would be a secondary buffer line. He noted there are 3 levels of buffer from Gould Street. It is mainly park space with a water feature in the back. The fitness path allows different plantings to the retention pond. There will be a number of fitness stations on the half mile path. The amount of lawn has been reduced due to comments. There will be a segment of no--mow lawn and the number of trees has gone from 80 trees to 140 trees with a great variety along Gould and Highland. There will be a tree every 40 to 50 feet.

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The fitness path has been moved closer to the building and a solid hedge barrier has been created with plantings on either side of it to soften it. Lavender, salvia and day lilies will bloom early spring throughout the summer. The 2 pickle ball courts have been widened and the lawn is artificial turf so it could be covered with a skating rink. There will be a pavilion for a gathering area. There is more potential for the neighborhood to come gather. The plantings have been increased.

Mr. Joseph noted there have been improvements to the north loading docks and loading dock locations. The docks have been reduced from 4 bays to 2 bays. The internal café space has been expanded and there are more windows. The south building loading docks have been reduced from 4 bays to 2 bays. There has been an internal bike room and repair shop added. They have added pickle ball, lawn space and a shade structure. He showed the rooftop layout with the mechanical equipment. The project is fully compliant with the roof top height at 58 feet with 25% roof top coverage with both mechanical equipment and equipment itself. The roof screen maximum height is 15 feet. There are 4 pairs of air handlers evenly distributed. The façade will be earth--tone terracotta coloration, glass fiber (GFRC) and reinforced concrete panels. The project will be a series of modulares, with a curtain wall and charcoal metal panels. He noted GFRC is very flexible material.

Mr. Joseph noted the parking garage will have a structural precast façade with some glass curtain wall material at the stairs and elevator. A series of fabric screens will be installed around the perimeter of the property. This has been done before and he showed an example of what was done in Cambridge. He stated it helps to screen the garage during the day and cuts down on the light at night. The retail wraps the corners at Gould and Highland with a retail plaza. There will be retail of 10,000 square feet with smaller retail shops. It will be community focused retail. There will be a family friendly retention basin with an overlook bridge over the water feature and a PV solar array above the garage.

Adam Jennings, Energy and Sustainability Department Manager, gave an overview of the impacts of the project and reviewed the sustainability and resiliency strategies. There will be high efficiency chillers and high-density boilers. A hybrid electric heating system will minimize gas usage and there will be 500 kw solar canopies on the roof tops. There will be rainwater capture for the north and south buildings and the water will be reused for flushing toilets and such. This will save about 70%. There was a whole building lifestyle assessment. The project finds alternatives to concrete and steel to reduce carbon building materials. He reviewed the LEED certification checklist and noted 3 different certifications. They are focused on making the building as efficient as possible and will be committed to LEED gold certification.

Mr. Jennings noted the Wellness Strategies will be Fitwell and Well. The health and wellness of the occupants of the building is important to them. There will be a fitness path around the building and quarterly air and water monitoring.

Betsy Gilman-Dwayne, of Environmental Health and Engineering, gave a life science overview. This project may include life science labs such as Pfizer and Moderna. She discussed life science labs. There are smaller amounts and types of biomedical and chemicals when compared to other uses such as hospitals and auto body shops. This will be biosafety Levels 1 and 2. Level 1 is low to no risk and level 2 poses a risk to individuals within the lab, but not to the community such as blood, salmonella and gene therapy. The employees work in bio safety cabinets for safety.

Sean Manning, of GPI, gave a transportation update. He noted GPI was commissioned to study and determine traffic impacts and improvements. He worked with the Town Departments and Massachusetts Department of Transportation (DOT). He discussed the Transportation Demand Management (TDM). This is to encourage transit use and other transportation alternatives. He noted there will be new traffic signals at Gould and Central and signage to alleviate cut throughs on Noanett Road. He showed the Gould Street proposed improvements. There will be a left turn from Highland to Gould Street. The Highland Avenue interchange will be rebuilt by DOT. Along with these other improvements, it will help. There will be bike lanes. The community is urging separate bike lanes at the same elevation as the sidewalks. They are working to see if that can be done safely.

Mr. Manning noted the volumes at 5 TV Place need to be managed. It is more challenging after 5 TV Place as Gould Street becomes narrower and it is more difficult to manage bike lanes there. They may go to sharrows at that point with share-the-road signs and symbols. The applicant got feedback regarding an issue at Hunting Road. He noted they may have to consider radar and speed signs. There were comments regarding sidewalks from the Noanett people. The sidewalks will be rebuilt from the Gould/Highland intersection? to Noanett.

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Tim Sullivan, of Goulston & Storrs, spoke about the zoning relief requested. There is an FAR of 1.25 for the project under the Highway Commercial 1 District. The north building will be 70 feet and 5 stories. The south building will be 42 feet and 3 stories. The parking garage structure is 55 feet in height. The restaurant and retail uses will be complementary to the lab uses. He noted there needs to be a special permit for restaurant use and if a single retail goes between 5,750 square feet and 10,000 square feet; a major project under Section 7.4; 1,689 parking spaces are required and 1,408 are being proposed and a waiver is also requested from design requirements for retaining wall deviations.

Mr. Block noted a number of updates to the plans have been received. He asked if any Board members had questions. Mr. Alpert stated this is a large project and he would like to hear from the neighbors. He wanted to note for the record some of the zoning relief being requested seems to be the maximum allowed. He stated it looks like a great project and the developer seems to have listened to the public. Mr. Crocker agreed with Mr. Alpert and would like to hear from the public first. Ms. McKnight stated she attended one community meeting and came away with a few concerns. She is glad to see some have been addressed like the long length of the building along the Highland Avenue frontage. She was concerned with the 5 loading dock stations, but the number has been reduced to 3. She asked if the 2 loading docks on the north building could come from the north drive off TV Place and go into the north facing façade of the building rather than the front of the building. She would like to see if that can be improved.

Ms. McKnight stated she sees a jogging path all the way around, which is allowed, but does not see a driveway sufficient for emergency vehicles, which the Fire Department wants, all around the south building. She asked if the paving material could be block pavers that allow the grass to grow through. She would like to see if that can be addressed. She is pleased to see a reference to the TDM Plan. In Newton they are asking for post occupancy parking and traffic checks. She will be looking for that. She asked if TV Place is a public way. Ms. Newman will check the Assessor's map. Mr. Block noted the application from Mr. Sullivan dated 4/5/22. He is requesting an allowance for square footage reallocation internally not to require a return to the Board if the parking requirements do not change. Mr. Block is not sure if the Board needs to require some standard, but he understands the request. The applicant also is requesting an allowance to complete the project in phases with an Occupancy Permit for one building if the other is not done. This is to be considered.

Mr. Block noted Town Manager Kate Fitzpatrick's letter dated 4/26/22 and asked if the setback for Gould and Highland is measured from the current layout of Gould and Highland. Mr. Joseph stated it is measured from the current property lines. Mr. Block assumes the Board will discuss how to revise the plans to measure from the new property lines with the project that may have changed due to state highway takings and layout alterations. He asked what time the lights inside the building and garage will be turned off. Mr. Schlager noted the energy management system controls the lighting. Sensors will go off 15 minutes after the last motion is sensed. He noted the office hours will be 7:00 a.m. to 7:00 p.m. If this fails, a backup sweeps all the sensors and shuts all the lights off at 11:00 p.m. The time can be adjusted to be sensitive to the neighbors. Mr. Block asked if any lights would remain on overnight and was informed no. Minimal lights will be set at 10% for the garage.

Mr. Block asked if the applicant is committed to the Gold Standard and was informed they are. Mr. Block noted the environmental impacts on page 16 of Mr. Sullivan's letter. He would like to see an itemized list of strategies at the next meeting. He asked if the solar canopies on the garage would increase the height. Ms. Newman will discuss that with the Building Commissioner. Ms. Espada arrived at the meeting at 8:40 p.m.

Mr. Block noted some details in the original plans in the 3/30/22 letter that reflects the impact of the parking with calculations of 1,408 spaces and with a ratio of 1:300 and it may be reduced further. He would like to know what the net total would be if further reduced and the impact. He asked if they could remove one level of the structured parking. Ms. Espada commented she is impressed with the community outreach, the way the project has developed and the green amenities on Gould Street. In general, the project is next to residential. The scale of the building is better off Highland but the building on Gould is still larger. The parking garage also. She is a little concerned with the loading docks and the one next to the driveway and the other screened wall. She noted the greenbelt across the site but there is a small site off TV Place. She stated it would be nice to connect it to make a larger greenway.

Ms. Espada stated she looked at transportation and the bus line. The MBTA does not go through this area. It could be an opportunity to bring transportation to this area. She asked about the acoustics for the HVAC units on top and signage. Mr. Sullivan stated there are no specific signs yet. Ms. Newman informed the Board TV Place is a private way. Mr. Alpert stated there is a small section of land on the other side of TV Place. He asked if the parcel is part of the Muzi site. He does not see it as part of the project. He asked if 555 owns that and if there are any plans for it. Mr. Schlager stated it is 7,000 square feet of land. There are no plans to develop it at this time. It abuts directly to the Channel 5 building and is fully occupied by Channel 5.

Mr. Block noted the following correspondence for the record: an email from the Fire Department with comments; an email from the Police, dated 6/3/22, with comments regarding signage in surrounding areas; a letter from the Building Commissioner, dated 5/25/22, with comments; a letter from the Town Engineer, dated 6/2/22, seeking clarification on the water supply and measurements and the new layout on Gould Street with other comments; an email from the Assistant Health Director, dated 5/27/22, with comments regarding food establishments, trash dumpsters, grease traps, DEP approval for waste water and other comments; a memo from the Design Review Board, dated 5/16/22, asking for more detail on the landscape plan with comments regarding landscaping, additional screening and site lighting with approval for building design and massing and a letter from the Bay Colony Rail Trail Foundation asking for a commitment to develop the MBTA right of way to connect to Needham Heights. He thanked the members of the public for their comments. He opened the meeting for public comment but noted traffic and parking would be discussed at the next meeting.

Lois Sockol noted the applicant stated no lab would be built above Level 2. She asked if that was a binding statement. Mr. Block stated that is what the applicant represented, and it will be in the decision. Joni Schockett, of 174 Evelyn Road, asked if there is a square foot difference between the newly designed building and the old, designed building. Mr. Schlager stated it is the same square footage. Ms. Schockett asked if there is a possibility of building a second level of parking underground in each of the 2 parking garages to eliminate one or 2 stories of the parking garage to alleviate the height of the garages. Mr. Schlager stated he does not believe so at this time based on environmental conditions.

Marianne Cooley, of 85 High Street, asked if there will be minority and women owned businesses participating in the project and how does the applicant think about business as a whole and any commitments they will make to engaging those kinds of businesses in the overall project. Mr. Schlager stated they will, as a company, follow ESG goals that are strictly adhered to and constantly monitored but have not begun any marketing efforts yet. Ms. Cooley asked about within the project itself. Mr. Schlager stated they are committed to ESG goals with respect to diversity.

Ben Daniels, of 5 Sachem Road, lives directly across from the project. He asked how tall the Trip Advisor building is for comparison. Mr. Schlager stated Trip Advisor has 2 additional stories. It is 6 stories and 6 levels at 85 feet and 98 feet to the peak. Mr. Daniels stated what he heard tonight sounded like parking and fantasy land. People will not bike here. There is a lot of traffic cutting through Sachem Road. He hopes he hears something more thought through at the next meeting on how to reduce parking. He would like to hear the turnover of the cars at the next meeting. Mr. Alpert stated the gentleman had a question of cut through traffic and Police Chief Schlittler also had the same question. He stated a question for Ms.

Newman is if the Planning Board has the authority to do something about that or is it another authority in town. Mr. Block will have the Planning Director look at that.

Ms. McKnight stated Mr. Daniels brought up the Trip Advisor building. The lighting was terrible at Trip Advisor. The Board complained about it and it was turned down. She wants to make sure controls are in place for this project.

Rod Dangel, of 28 Hewitt Circle off Noanett Road, has an appreciation for the proposal but there is a massive issue. They need to have compassion for the neighborhoods. He appreciates Bulfinch working with the neighborhood. He noted Highland Avenue is owned by the state but he has not heard a proposal to take land from the Muzi site to widen the street. Has the Board talked to anyone at the state to work on approvals? Mr. Block will ask the Planning Director to reach out to the Town Manager's office to see the status. Mr. Dangel gave cudos to all members of the Bulfinch team for electric vehicles and photo-voltaic.

Karen Quigley, of 22 Yale Road, appreciated Ms. McKnight's suggestion regarding post occupancy checks and there be some accountability. She noted there is an illusion as to how impervious the site was previously. She would like to know how impervious the site would be now and if it is an improvement. Is there a plan beyond signage and a temporary police presence to prevent cut-through traffic? She would like to hear more. David Mindlin, of 74 Hampton Avenue, stated he agrees with the previous speakers regarding cut-through traffic. He is not sure what kind of mitigation can be done. He lives across from Mills Field with kids and the playground area. He also thinks post permitting checks is a great idea.

Maggie Flanagan, of 53 Sachem Road, worries with restaurants and retail the lights would not go off at 7:00 p.m. What would the cut off times be? The idea of putting signs for no cut through is ok but her getting out of the neighborhood would be a major issue.

Holly Charbonnier, of 94 Sachem Road, is concern with density of the project. They were pushing for a lower FAR previously. Parking is not included in the FAR. This is 1.1 million square feet of development in a partial residential district. The applicant has the ability to make the project smaller. She estimates 5,980 car trips per day. It is already difficult to get out of the neighborhood. Adding 550 cars an hour will be significantly worse. She appreciates the efforts Bulfinch has made so far but she wants to see if it can be made smaller.

Emily Pick, of 12 Mills Road, echoes Mr. Daniels and Ms. Charbonnier's comments concerning density. The biggest concern is traffic. Getting out of Mills Road is nearly impossible. They need to make sure traffic is closely monitored for the long-term. There are approximately 30 young children in the neighborhood and traffic is a big concern.

Doug Fox, of Marked Tree Road, stated the Board needs to make meetings more efficient. The proposal is beautiful. He thinks it should be a lot smaller. He does not see a need for more office or lab space. He feels they should start at .7 FAR? and see what they can get. This is not a lot of benefit for residents. He urges the applicant to think a lot smaller.

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Deb Whitney, of 36 Hunting Road, thanked the Bulfinch Group for all the public meetings and openness. She is concerned with the size, the neighbors who are overlooking the new buildings, light and noise pollution. Her primary concern is the traffic. It is hard to get across Hunting Road at any time. The applicant needs to remember the playground, Mills Field and tennis courts. People send their kids out biking and it is very dangerous. A lot of people turn around in her driveway. It is very busy, and she is concerned with the size of the project.

Ashley Schiefly, of 52 Greendale Avenue, noted she is 1,200 feet away from 557 Highland Avenue. She thanked Bulfinch for the community meetings. She stated the applicant is not entitled to a special permit. The Board has discretion to deny the permit. She asked if the existing infrastructure can support this. The Board needs to consider pedestrians and bicyclists and make sure the sidewalks are adequate. She noted the abutters will bear the brunt of the construction noise. She feels the raised bike paths should be continued through Gould Street so families can use them. She asked if the project is compatible with surrounding communities. There needs to be additional green space and park space and there should be a connection made between the unused rail bed and the Bulfinch green space. The Board can get creative with the permitting process. The Heights is being paved over at an alarming rate. She wants the Board it get it right and make it compatible with residential uses. Ms. Schiefly noted there will be restaurant and retail uses. She requests the Board listen to the

neighbors. These could be amenities, but they need to be open to the public. The public is relying on the Planning Board to incorporate into the decision what Bulfinch has said.

Mr. Crocker echoed what the DRB said about screening on the roof tops. He has questions about EV charging. He would like clarity on where it will be and will it be Level 2 or Level 3. Are there any location outside the parking garage for EV stations? Mr. Schlager stated approximately 25% of each designated area would be equipped with Level 2 charging stations. There are about a dozen Level 3 stations throughout the garages. They are about 4 years away from completion of the build out. He feels there may be some Level 4 charging in the future. Mr. Crocker noted infiltration within the project and asked if there is any leading up to the property. Mr. Schlager stated each drive aisle will have an infiltration system and there is a detention basin by the overlook bridge.

Mr. Crocker stated there needs to be more green space. The town is losing a lot of ~~hit~~, and he does not feel there is enough green space. Commuter bicyclists already bike on roadways with cars. He feels there should be a family aspect of bike lanes. He commented the more the project complements the community the more the community will embrace it. He understands they are doing a fantastic job of getting to the LEED standard. Along with that comes light but he does not see the lights shutting off at 7:00 p.m. Mr. Schlager stated the auto lights will not be for the first floor retail. There would be 5 or 8 retail tenancies. Mr. Crocker stated the community is looking for a project they can embrace. He expects what is said is what is followed through with. Mr. Schlager stated he has published 4 volumes of FAQs and it is on their website for everyone to look at. He stated Bulfinch has always followed through with commitments and will continue to.

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

VOTED: to continue the hearing to 7/7/22 at 7:15 p.m.

Correspondence

Ms. Newman noted an insignificant change on the Farmers Market. There is a slight revision on how they will set the tables up.

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

VOTED: to adjourn the meeting at 9:52 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne S. McKnight, Vice-Chair and Clerk

NEEDHAM PLANNING BOARD MINUTES

June 21, 2022

The Needham Planning Board Virtual meeting using Zoom, was remotely called to order by Adam Block, Chairman, on Tuesday, June 21, 2022, at 7:00 p.m. with Messrs. Alpert and Crocker and Mmes. McKnight and Espada, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee.

Mr. Block took a roll call attendance of the Board members and staff. He noted this is an open meeting that is being held in a hybrid model per state guidelines. He reviewed the rules of conduct for zoom meetings. He noted this meeting does include one public hearing and there will be public comment allowed. If any votes are taken at the meeting the vote will be conducted by roll call. All supporting materials, including the agenda, are posted on the town's website.

De Minimus Change: 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 proposal for outdoor roof deck.

Frederick DeAngelis, Senior Counsel for Boston Properties, noted the original project was permitted in 1999. This is a minor modification to create a rooftop deck on a low-rise building. The applicant went to the Design Review Board (DRB) and received approval with some constructive comments they found helpful. The Building Commissioner had one question on whether there were 2 means of egress. He had a deadline to write his comments and did not have an answer to his question. Mr. DeAngelis noted there is a second means of egress, and it complies with all requirements.

Brett Lambert, architect for Stantec Architecture and Engineering P.C., noted this is at the corner of Kendrick Street and 95 with the pond. The roof deck will be between Building A, a three-story building, and the new curved building. It will be on the second level of the building accessed by Building A. At 40 feet by 40 feet the whole roof will become the new terrace. Two new doors will be added into Building A, a distance apart to support the overall terrace. Mr. Block asked if it would be accessible from the other building and was informed it would only serve Building A. The entire roof will be black locust pavers grown domestically. The existing brick parapet will have a glass rail system 42 inches above the roof surface to act as a guard rail and stainless-steel rail. Two gates will be in the design. The gates will be locked for occupants and will only be for maintenance. The terrace will have furniture by tenant. They are trying to make sure there is not a lot of visual effect.

Mr. Block noted the following correspondence for the record: an email from the Building Commission with the comment he was unclear on 2 means of egress and a memo from the Design Review Board with approval without conditions. The Building Commissioner has confirmed there are 2 means of egress and noted his satisfaction. Ms. Espada asked what the occupancy limit was. Mr. Lambert noted it can be over 50 with 2 means of egress. The doors are roughly 50 feet apart. Ms. Espada noted there is only one stair inside the building and asked if the Building Commissioner was ok with that. Mr. Lambert stated there are 2 stairs existing in the building. Ms. Espada noted both doors go to one stairway. She asked if the Fire had any comments. Ms. Newman has not heard from the Fire Department.

Ms. Espada asked if the wood would age naturally or if they will be staining it. She also asked about the lighting and hours. Mr. Lambert stated it could be stained but they will let it age naturally. There will be lights to light the egress doors and exit signs. Ellesse Lunde, of Stantec Architecture and Engineering, stated there are no hours right now. She can ask the tenant what they plan. She does not foresee usage during the nighttime hours. Ms. McKnight stated the plans do not clearly show the 2 doors. Mr. Block noted on page 6 in the packet the red outline shows the doors. He could ask the applicant to revise the sheet of plan and mark in yellow where the outline of the doors are for the files. Ms. Newman will add as a condition to clean up the plans.

Ms. Lunde noted the applicant has a building permit. Mr. Alpert noted there needs to be something from the DRB or revised plans in the file. Mr. Lambert showed pages of the plan that show the doors with a dashed line.

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

VOTED: to determine this is a de minimus change.

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

VOTED: to approve this with updated revised plans as discussed.

ANR Plan – Four Forty-Four Group, Inc., Petitioner, (Property located at 444 Hillside Avenue, Needham, MA).

George Giunta Jr., representative for the applicant, noted this is a minor revision to the site plan. There was an inadequate lot width on the 422 parcel. The second survey results came in after the hearing and it determined there was sufficient lot width to carve off as a separate piece. There is an ANR plan to create a stand-alone lot. He noted the tenant wants a lot with parking in front and back. The piece cut off will be added to the 444 property. If the Board votes in favor of the ANR it will make the other application moot and the applicant will withdraw it. Adam Dash, representative for Gentle Giant, explained the survey discrepancy. Mr. Block noted the line going through the building shows 115 feet. Mr. Dash stated it only shows the worst case scenario.

Ms. McKnight stated she is concerned with the lack of maintenance of the landscaping. She asked how that will be addressed. Mr. Dash noted it will be the same as was discussed at the last meeting. It will still be what was proposed before. Ms. McKnight asked if they would need a modification of the original permit as there is a different arrangement for parking through an easement. Mr. Giunta Jr. stated they will need to come back with respect to the 444 building to add parking. Ms. McKnight noted the 422 parking is changing also. Mr. Giunta Jr. noted it is, but does not require a special permit. The landscaping was approved through a minor project review. He noted the landscaping was there and has died off over the years. Ms. Espada asked if there was a landscape plan or if they are replacing with the same kind. Mr. Giunta Jr. stated there will be limited landscaping put in to begin with. He feels it was rhododendrums and other shrubs. Ms. McKnight commented this is across the street from a residential district. She wants it to be nice. Mr. Giunta Jr. showed the As-Built with the original. Mr. Block stated the applicant has committed to refreshing the landscaping now.

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

VOTED: to endorse the proposed ANR plan.

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

VOTED: to accept the request to withdraw the previous special permit without prejudice.

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

VOTED: to approve a waiver of the filing fee seeking endorsement of ANR.

Public Hearing:

7:20 p.m. – Major Project Site Plan Special Permit No. 2005-02: Babson College, 231 Forest Street, Needham, MA, Petitioner (Property located at 0 Olin Way, Needham, MA, Assessors Plan No. 309, Parcel 17). Regarding request to construct a baseball batting building to be located at Govoni Field.

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

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

Jonathan Charwick, Landscape Architect with Activitas, noted this is Govoni Field at 0 Olin Way. It is the northwest corner of the existing baseball field. The Sudbury Aqueduct goes through the field and this will be north of that. There are 2 existing outdoor batting tunnels in this location. This is to enclose the 2 batting cages and make adjustments in the layout. There will be an exterior building with 2 batting tunnels, men's and women's bathrooms, storage room and utility closet. There is a 25-foot side yard setback from the northern property line and the aqueduct. They also have a drainage easement

on the northwest corner. They have rotated the building slightly. A permit with the MWRA has been filed as they are crossing the aqueduct, the Conservation Commission has reviewed and approved and the DRB has approved with comments. The DPW comment is there needs to be one inch capacity for recharging. The area needs to be revised as there is only ½ inch proposed. He believes they will be adding a leeching basin to meet that requirement.

Thomas Scarlotti, architect, note the batting cages are covered but will be open and will be 90 feet by 40 feet. There will be netted batting cages. The toilets have outside doors. This will be a pre-engineered structure with a metal roof and corrugated metal siding. It will be open but enclosed on the bottom. Doors lead into the space for security. There will be emergency lighting but it will basically be a daytime use. Mr. Charwick stated there will be electric and water. The sewer system will be tied to the system on the Olin property as there is an agreement between Babson and Olin.

Mr. Block stated this was a creative use of the space. He noted the following correspondence for the record: correspondence from the Design Review Board approving the design; a memo from Fire Chief Dennis Condon, dated 5/25/22, with no objections; a memo from Police Chief John Schlittler, dated 5/25/22, with no issues; approval from the Conservation Commission and a letter from Town Engineer Thomas Ryder commenting about the capacity change from a ½ inch pipe to a 1-inch pipe. Mr. Block thanked the applicant for their proactivity to the town comments. Ms. McKnight clarified all construction is on land that is already hardscaped or impervious so the ground cover is not changing. Mr. Charwick stated the ground cover is changing slightly. A small amount of lawn may be removed. It is mostly impervious now.

Ms. Espada commented it is open air and was informed it will have small, heated spaces for the rest rooms. Ms. Espada asked if there are any mechanicals with acoustic implications and was informed there were no acoustic implications. Mr. Alpert stated the Board needs a copy of the agreement with Olin in the file. Sharon Daly, of 30 Curtis Road, asked if the facility will be locked during off hours. Mr. Charwick assumes so, but it has not been discussed. It is for the college use only although they may allow the rest rooms for when there are activities.

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

VOTED: to close the hearing.

Ms. Newman stated she will prepare a decision that can be voted at the next meeting. She would like some direction. Mr. Block stated it should be approved with a condition regarding the agreement with Olin College as discussed and plan modifications on the impervious calculation as requested by Engineering. Mr. Alpert suggested there be a condition the building be locked when not in use. Ms. McKnight agreed with that. Ms. Newman will draft the decision with these and the other usual comments.

De Minimus Change: Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner (Property located at 1471 Highland Avenue, Needham, MA). Regarding minor design changes to the proposed renovation of the Town Common.

Christopher Heep, Town Counsel, noted this is a site plan approval for the Town Common. He stated there are 2 proposed changes. The project will shift from exposed aggregate concrete to concrete pavers and there will be a reduction in the caliper of some trees on the planting plan. This is intended to keep the project within the appropriation by Town Meeting and the reduced caliper is what is available. Mr. Block commented the DRB approved the plan. Ms. McKnight stated the applicant shows a change in the way the crescent shape of the sidewalk will meet the other pavement. She asked what the change is as it is not clear. Mr. Heep stated the walking path meets the entrance path from Garrity Way. The prior joiner was square. At the request of the DRB the path was extended in a curved shape to continue the oval path.

Mr. Crocker asked about the longevity of the new pavers and the longevity of the 2 materials. Mr. Heep stated, with the substitution, it remains fully accessible. He noted the new material is easier to repair and maintain. Mr. Crocker stated the question was longevity. The pavers are on the subsurface. DeFazio needed repair after 10 years. The original pathway had a life expectancy and so does this new one. He asked what the life expectancy is. Justin Savignano, Project Manager, noted this material will be used for the high impact area. All concrete will inevitably crack. The original material cracks and never goes back to original. Mr. Crocker asked what the life expectancy was of the substrate system if installed correctly and maintained. Will it exceed the life expectancy of the previous?

Ms. Espada asked what the substrate is. It says 4-inch concrete that is continuous. She asked if concrete pavers were going to be on the concrete base. Mr. Savignano does not think there will be 4 inches throughout the walking path. It will be a compacted gravel base. The curved inner walkway will have concrete pavers. It will be cast in place along Garrity Way. They will not have concrete subsurface under the walking path. Only under the furniture. Mr. Crocker asked what was under the walking path and was informed compacted gravel and pea stone. Ms. Espada commented her concern is things will start shifting and there will be a lot of tripping hazards. She does not feel it has the same longevity as pavers with concrete substrate has. Mr. Savignano stated the entire perimeter of the entire walkway will have a set border course set in concrete. Mr. Crocker noted the walkway does not have it but just the border. He asked if it was fair to say it will have minimal effect on the structure of the walkway. Mr. Savignano stated, if prepared by specifications, there should not be any issue with movement of pavers.

Mr. Block asked if the Town will recognize any liability due to movement and tripping hazards and replace quickly. Mr. Heep stated this is an important piece of public property. The Board can expect the Town will move quickly to address any issues. Mr. Block asked if these 2 changes reflect de minimus changes. Mr. Crocker stated the changes are being made for financial reasons and no other reason. He appreciates why it is being done. He does not know if the changes are de minimus but part of him says no. Ms. McKnight explained the difference between a de minimus change and the alternate. She recalls the comments made by the public at the public hearing and feels it is unnecessary to go through the process again.

Mr. Alpert stated he would like to hear from Ms. Espada. The caliper of the trees change is de minimus, but he is not sure about the paving. Ms. Espada agrees with the trees but has a concern with a right type of substrate. This is a public bidding process. She is worried with something that would need repair sooner rather than later. It seems more significant than the trees. Mr. Heep stated the layout of the walkway is staying and the overall layout is the same. There was no real discussion during the hearing about materials used for the walkway. There could be a condition it is to be installed to the manufacturer's specification. He can attest the Town has a strong desire to keep it walkable in the future. Mr. Crocker stated there were no comments about the walkway because it was solid concrete. There may have been comments with pavers. The odds of issues increases with the change.

Mr. Block asked what the recourse is if there are issues. He asked if the Board could register comments formally with the Select Board. Ms. Newman noted it could be addressed in the decision the Board drafts. Ms. Espada stated she is not concerned with pavers but the installation and substrate part of it. It is a less expensive installation but what is the warranty of it. She noted many towns require concrete substrates. A lot of things will make it move and it is a durability issues. She asked if the savings was enough to warrant it. Mr. Savignano stated the DPW has no concerns. Cataldo will be installing the project but it is not the cheapest alternative. They could have gone with broom swept concrete, but it is not a good product. Mr. Crocker asked the cost difference between them. Mr. Savignano stated the savings on pavers rather than concrete is roughly \$23,000.

Ms. McKnight clarified there are 2 ways to go – deny the request or allow the applicant to use one of 2 approaches. They can either do the original proposed material or concrete pavers with a concrete base that would preserve the walkway. Mr. Heep stated they would be maintained to the manufacturer's specifications. He is concerned with the idea of reengineering the installation and is struggling to see what the concern is. Mr. Crocker feels it is a legitimate concern with the extended use of the walkway. Ms. Espada understands it would be built to specifications, but the issue is things start shifting after a period of time unless it is on something solid. It needs to be built well so it lasts a long time. Her recommendation is to do concrete with aggregate that would last longer for the Town. She respects they are trying to save money but does not want to lose the integrity of the project. Mr. Heep stated the Town will maintain the walkway. The Board could include a condition it needs to be maintained in good repair at all times. Ms. Espada is comfortable with that but it is short money for longevity.

Mr. Alpert stated \$23,000 is not a lot of money. He understands time constraints but feels there may be a way to get that money from the Finance Committee. Towns have problems getting money for repairs all the time. He feels the applicants are being penny wise and pound foolish. Mr. Heep stated he has not heard objections to pavers themselves. The sub material on the long-term runs a higher risk of needing maintenance. Mr. Alpert commented a lot in Town is in disrepair as they defer maintenance all the time. Mr. Heep does not believe a change in material runs afoul of any site plan review By-Laws. Mr. Crocker agrees with Mr. Alpert. There is a visual difference and a longevity issue. Mr. Alpert asked the Planning

Director if the Board is going beyond their authority under Site Plan Review if the issue is cost and maintenance. He stated pavers may look better. Ms. Espada stated pavers are nicer but need a concrete substrate.

Ms. McKnight clarified the 3 issues are the caliper of trees, the shape of the oval walkway where it meets the other walkway and a change in material. The Board needs to determine if all 3 are de minimus changes and treat each request separately. Mr. Heep stated there is no purview in the Special Permit Review criteria that would allow the Planning Board to deny the request as the applicant has stated it will be maintained in good condition. He appreciates Ms. Espada's comments how other towns are handling their substrates. He listened to that comment and will think about it. It does not change the request. The applicant needs to get moving on this. They will comply with all By-Laws and regulations they need to. He noted the applicant has come to the Board after considering all options. The DPW has given this a lot of thought and come up with this solution.

Mr. Alpert stated the project cannot wait until a Special Town Meeting. He would appreciate if the Town considers Ms. Espada's comments and see if they can do a different substrate for the base and save money elsewhere. Ms. Espada stated if the DPW is ok making sure they repair it she is fine. If there is enough budget to make it stronger the applicant should go that route. This needs to be universally used by the entire town. Mr. Savignano stated the Town will maintain the front yard of the Town to the highest standards possible. As the Project Manager he intends to ensure all products are installed to the Manufacturer's specifications.

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

VOTED: the changes proposed by the Town as applicable to the Site Plan approved by the Planning Board for the renovation of the Town Common, as provided in the Special Permit Amendment granted, are determined to be de minimus.

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

VOTED: the proposed change in caliper of trees to be a smaller caliper as compared to those approved in the Site Plan, which was part of the Special Permit Amendment, be approved by this Board.

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

VOTED: to approve a minor change to the dimensions of the oval shaped walkway where it meets the walkway from Garrity Way, as compared to what was shown on the Site Plan approved with this Special Permit Amendment, be approved by this Board.

A motion was made that the changes proposed by the applicant in the composition of the paving material for the oval walkway from exposed aggregate concrete to concrete pavers be approved by this Board with the condition the concrete pavers will be installed to manufacturer's specifications and maintained in good repair in safe, passable, walkable condition at all times. Mr. Crocker stated he appreciates what the Town is trying to do but does not think it will hold much weight with what could happen over time. The Board always wants thing to be maintained. Mr. Alpert stated when there is a condition that is not met it carries a lot of weight. Ms. Espada suggested an amendment to the motion to add "to meet the standards of universal design. The amendment was accepted.

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

VOTED: to accept the amendment to the motion.

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a roll call vote of four of the five members present (Mr. Crocker voted in the negative):

VOTED: the changes proposed by the applicant in the composition of the paving material for the oval walkway from exposed aggregate concrete to concrete pavers be approved by this Board with the condition the concrete pavers will be installed to manufacturer's specifications to meet the standards of universal design and be maintained in good repair in safe, passable, walkable condition at all times.

Parking Determination—Sira Naturals, Inc., dba Ayr, formerly Sage Naturals (Property located at 29-37 Franklin Street).

Scott Thornton, of Sira Naturals, prepared a letter dated 6/7/22 with the changes he would like to implement and Town Engineer Thomas Ryder sent a letter dated 6/16/22 that summarizes the changes. Mr. Block stated there is a parking determination as a result of changes from 5 to 7 sales stations, it will no longer be by appointment only, it will offer other products and to allow for vans to be parked overnight in a locked indoor facility. He feels there is enough on and off-site parking available. The Town Engineer concurred there is sufficient parking.

Mr. Alpert would like a condition included that no product can be stored in the vans overnight. Ms. Newman clarified this is just establishing parking for this use. There will be a hearing for the other changes in August. The purpose is to set the parking requirement for the medical marijuana use and selling other items. Engineering has gone along with the 18 spaces recommended by the applicant. Mr. Thornton stated he will be requesting a hearing. Ms. Newman noted there is no parking standard for the use and she is asking the Board to set a standard for the use as has been described.

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

VOTED: to determine the Board finds 18 spaces sufficient for the proposed uses.

Discussion and Comment on Select Board Goals for FY 2023.

Mr. Block stated the Select Board has identified a number of goals that include: making Needham livable with 8 initiatives within that goal; economically vital with 5 initiatives; accessible and connected with 5 initiatives; to propose a healthy and socially thriving community with 13 initiatives; ensure public safety with 2 initiatives; for the Town to be responsibly governed with 10 initiatives; and ensure environmental sustainability with 4 initiatives. He noted a lot of these initiatives intersect. Ms. McKnight likes what has been listed in Goal 1 particularly bullets 2, 4 and 5. She would like the Board to continue those goals. She hopes initiative 1.4 will continue. Mr. Block stated he support each initiative. He asked, for the Planning Board goals, should exempting municipal buildings from the site plan process be considered. Ms. McKnight stated it is common for Zoning By-Laws to exempt municipal buildings and is something to be considered.

Mr. Crocker stated, as a Planning Board, environmental impacts are important. Mr. Block stated the Board can propose certain standards for municipal buildings administered internally. They will deal more substantively when dealing with the Planning Board goals. For the second goal, he asked the Council of Economic Advisors (CEA) to focus on 3 components – the community, the district focused subcommittee and a third component is cluster based economic development strategy, to build an inventory of the retail in town to better understand the composition of economy, to ensure a diverse workforce and a diverse mix of businesses in Town. The CEA subcommittee is focused on the Chestnut Street area and the center of town. They will still meet to determine if any action the subcommittee would make would be for the CEA or the whole town. Chestnut Street remains a vital opportunity for the town to increase housing and affordable housing stock. People can walk to town and it is close to transportation.

Ms. McKnight stated she has language she wants to put in. She asked if the Board wants to include it in the list of initiatives that the Select Board is encouraging and then list the initiatives. She feels, in the goals somewhere, there should be a statement the Town intends to respond to the MBTA Communities Act requirements. She is not sure where it belongs, but it should be said. She thinks the Select Board should make a statement that it intends to respond. She noted for Initiative 1.2 this is what she was thinking for Chestnut Street – evaluate zoning for Mixed- Use buildings in the town center, Chestnut Street and Avery Square to encourage such development pursuit of sites. She noted the Board needs to revisit that zoning. Mr. Block agreed with the suggestion. Mr. Alpert stated that is a Planning Board goal. The Board is looking at the Select Board goals. They are all laudable goals but are all part of the Planning Board's charge. He does not want the Select Board evaluating Planning Board goals.

Ms. Espada asked if there was something in the Select Board goals missing that the Planning Board would like to include. She stated it is imperative the Planning Board set goals for themselves as well. She asked if there is anything that should be global as opposed to Planning Board specific goals. Mr. Block noted there is specific action he feels the Board should

take. He would like to see the Planning Board modify the applications to take on more information like minority or women owned businesses. Ms. Espada asked what their equitable goals are. She noted they appoint committees and asked what are the goals for the appointed committees. The Board may want to talk about policies for different things.

Mr. Crocker stated the Board needs to have what their goals are, then look at the goals from the Select Board and other committees to see how their goals fit with the Planning Board's. The Board may want to reframe their goals. Does the Planning Board have some unnecessary regulations? What can the Board do to make it easier to be a developer in town but still meet the regulations? Mr. Alpert agreed with Ms. Espada and Mr. Crocker. The goals they are raising, such as diversity, climate, environmental, are all goals for both Board's. These should be brought up as goals that should be at the forefront of the Select Board list and the Planning Board list. It is appropriate for this Board to have conditions when a site plan use comes up and where there is diversity.

Mr. Block stated he is looking to build a framework for the Board, so they set aside dedicated time to set goals and set aside time going forward to peruse each of the initiatives. He met with Green Needham regarding some of their initiatives and will be meeting with Climate Action tomorrow. Mr. Alpert stated the Board had special meetings beginning a few years ago quarterly for planning purposes and they should consider starting that again. Ms. McKnight noted Select Board Goal 6.1(b). The Select Board acknowledged the Tree Strategy needs to be discussed. It also needs to mention "and housing plan strategies implementation." She feels it should include those words. These goals should also mention responding to the MBTA Communities Act requirements and insert in 6.1(b) the housing plan strategies implementation. The Select Board talks about amending the Accessory Dwelling Unit (ADU) By-Laws.

Mr. Alpert likes the first part but does not want to include ADUs. The Select Board did not put that in but it is encompassed in the generality of housing. He is not sure he wants to invite the Select Board to focus in on that. He likes the housing plan strategies and responding to the MBTA Act. It makes sense to include it. Mr. Block thanked Ms. McKnight for her thorough review of the goals.

Minutes

Ms. McKnight noted in the 3/28/22 minutes, page 2, 3rd paragraph, "He stated they are open until 9:00 p.m." It is not clear who "He" is. It will be deleted. On page 3, it references "decorate dumpsters." Mr. Block noted it was jersey barriers. The reference to dumpsters will be deleted. Ms. McKnight noted on page 5, it notes seat limits and dates, which are different from above. Mr. Block stated it is relating to different service hours. It should be left as is. Ms. McKnight noted on page 7, there are 214 commercial breweries. Is that in Massachusetts? Mr. Block stated it was and Massachusetts should be added. Ms. McKnight asked on page 8, state regulations, is it ok to make the change the way she suggested and was informed it was.

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):

VOTED: to accept the minutes of 3/28/22 with the red line changes as shown and the additional changes discussed.

Ms. McKnight noted in the minutes of 4/5/22, page 3, 2nd paragraph, the reference to the opinion by Foley and Lardner is not clear. Mr. Block stated there were varying opinions. It relates to the Panera Bread complex. It was dealing with the technical question of what is regarded as a medical clinic. It was their opinion the applicants are not required to apply for a license as a clinic as a whole. Ms. McKnight stated it could be deleted or left alone. Mr. Block stated it should be left in. Ms. McKnight noted on page 4, 3rd paragraph, Jill Kahn did not give an address. Ms. Newman stated it will be looked up in the list of residents. In the 5th paragraph, it should be "more" rather than "less." That was agreed. On page 7, 1st paragraph, "the amendment to the Zoning By-Law should be made." She feels the word "carefully" should be added. This was agreed.

Upon a motion made by Ms. McKnight, and seconded by Mr. Alpert, it was by a roll call vote of four of the five members present (Mr. Crocker abstained):

VOTED: to accept the minutes of 4/5/22 with the red line changes as shown and the changes discussed tonight.

Report from Planning Director and Board members.

Ms. McKnight noted at the last meeting of the Housing Working Group, the zoning subgroup had a presentation given by Oscar Mertz on his ideas for rezoning, particularly to respond to the MBTA Communities Act requirements, although the guidelines are still in draft form, and to suggest some other zones for multi-family housing. There are just a couple of areas along the Highland Avenue spine but mostly he had suggestions for responding to the MBTA Communities Act guidelines.

Ms. Espada noted there are 3 subgroups – preservation, zoning and then Ms. Espada’s housing capacity subgroup. They talked about racial equity and diversity, Needham Housing Authority, town owned land, school capacity and the capacity of the town for zoning, ADUs, new neighborhood development, communication and transportation. She noted they will implicate the first draft of the housing plan. By the end of the summer there should be a first draft for members to review. Then there will be a community meeting and a final draft by October. Ms. Newman stated this will be on the agenda for the meeting at the end of July. Strategic action items will be looked at. Ms. McKnight stated the Preservation Committee also focused on the Large House By-Law as a restudy is needed. The Zoning Committee mentioned 3 or 4 areas like Hunting Avenue in the Single Residence A Zone with smaller lots.

Ms. McKnight stated the zoning for breweries. The goal is to have a zoning article on an agenda in July regarding brewery zoning. There are 2 things – the definition of tasting room and what zoning districts to allow the brew pub and brewery uses in. She will get the materials to the Board members.

Correspondence

Mr. Block noted there was correspondence from The DeWolfe’s at 242 Dedham Avenue, regarding the streetscape project and an email from Rob Petitt regarding the same.

Minutes (Continued)

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

VOTED: to accept the minutes of 4/19/22 with the red line changes as shown.

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

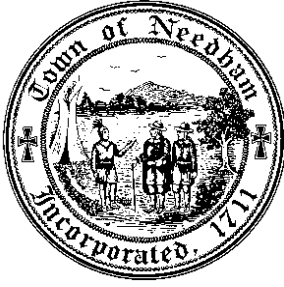
VOTED: to accept the minutes of 4/25/22 with the red line changes as shown.

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

VOTED: to adjourn the meeting at 10:35 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Jeanne S. McKnight, Vice-Chairman and Clerk



PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

July 1, 2022

Ms. Kate Fitzpatrick
Town Manager
Town Hall
Needham, MA 02492

Re: Select Board Goals Review

Dear Kate:

The Planning Board at its meeting of June 21, 2022 discussed the Select Board's goals and offers the following feedback.

The Planning Board offers that the Select Board goals should additionally include responding to the MBTA Communities Act requirements as well as to the Housing Plan strategies and implementation protocol as developed by Housing Plan Working Group.

The Planning Board endorses the goals of the Select Board, recognizing that there are certain intersections of the goals of the Select Board and the initiatives of the Planning Board. The Planning Board looks forward to playing an active part in those areas of overlapping interest. The Planning Board looks forward to sharing its goals with the Select Board and working collaboratively to improve the Town.

Thank you for the opportunity to respond. Should you have any questions regarding this matter, please feel free to contact me directly.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development

cc: Planning Board

From: [David G. Lazarus](#)
To: [Marianne Cooley](#); [Marcus Nelson](#); [Kevin Keane](#); [Heidi Frail](#); [Selectboard](#); [Planning](#)
Cc: wkettyl@verizon.net; [Julie M. Lazarus](#)
Subject: Agenda Setting: Acquisition of Open Space
Date: Monday, August 1, 2022 4:21:01 PM

Dear Members of the Select Board:

I urge the Board to add the acquisition of the massive open space on the Charles River to its agenda for the coming year.

I live on Oxbow Road in Needham and am writing to express my sincere hope that the town will acquire the now-available beautiful open space at 484 Charles River Street. This parcel is huge and open and amazing. Although the open land appeared to be briefly off the market, it has come back on. The Town should strongly pursue this open space – it is one of a kind and important to the community now and forever. I believe efforts may have been made to pursue the property and encourage the Town to try again and again until successful. This space is rare and unique.

I have trail cameras setup in the area and regularly capture bobcat, deer, coyote, bald eagles, foxes, beavers, fisher cats, and more. I post many of the videos on Instagram (@needham_trail_cams_by_laz) so that the community can share in the excitement of seeing the many, many animals in the wild. Here is a link to a bobcat that frequents the area (there are at least 2).

<https://www.instagram.com/p/COaJTEyAikF/?igshid=YmMyMTA2M2Y=>

The parcel has a residence but the vast majority is open land connected to the Ridge Hill trails. The community uses the space daily. Another amazing feature of the parcel is that it has a tremendous amount of Charles River frontage -- this parcel would give the town a gorgeous river access.

I hope the town will purchase the property and keep it forever green. My neighbors have been texting and emailing about this new listing and are all expressing concern that it will not be preserved.

In addition to writing to encourage the town to purchase the land, I am also writing to offer my assistance in any way possible I am happy to help rally the community if it would be helpful. Thanks for all you do for Needham and please let me know if you want to discuss further. The listing

is: <https://www.landvest.com/land/int/72965455/484-charles-river-street-needham-ma-02492>

Best,
Dave Lazarus
115 Oxbow Road
917-334-7728

From: wkettyle@verizon.net
To: [Marianne Cooley](#); "[Linda Polach](#)"; [Marcus Nelson](#); [conservation](#); [Planning](#); [Kevin Keane](#); [Heidi Frail](#); [Matt Borrelli](#); [Selectboard](#); [Kate Fitzpatrick](#)
Cc: "[Cynthia Kettyle](#)"
Subject: RE: Preserving Open Space in Needham
Date: Tuesday, August 2, 2022 11:03:39 AM

Hello Members of the Town of Needham Select Board, Members of the Planning Board, Members of the Conservation Commission, Ms. Polach, Ms. Fitzpatrick,

As you may already know the Castle Farm/Foster property located at 484 Charles River Street in Needham has now (as of 7/29/2022) be relisted for sale and relisted at a reduced price. Here are links to the most recent listings:

<https://www.landvest.com/single-family/pin/72965455/484-charles-river-st-needham-ma-02492>

https://www.zillow.com/homedetails/484-Charles-River-St-Needham-MA-02492/57481402_zpid/

The email chain below provides some additional information – please see our May 8, 2022 email and Ms. Cooley's thoughtful response.

We write again to be sure that Town of Needham leadership is aware of the current status of the property and to underscore what we think is an important opportunity to preserve open space in Needham. We hope that the Town is considering ways of conserving this unique property. As the Board considers goals for FY 2022-23 we want to underscore the importance of preservation of open space.

Thank you for what we hope is your continued interest in this important matter.

Best,

Cindy and Bill Kettyle
478 Charles River Street
781 449 0974
wkettyle@verizon.net
cynthia_kettyle@hms.harvard.edu

From: Marianne Cooley <>
Sent: Sunday, May 8, 2022 9:21 PM
To: wkettyle@verizon.net; 'Linda Polach' <polach.linda@gmail.com>; Marcus Nelson <mnelson@needhamma.gov>; [conservation](#) <conservation@needhamma.gov>
Cc: Cynthia Kettyle <cynthia_kettyle@hms.harvard.edu>
Subject: Re: Preserving Open Space in Needham

Thank you for your note Dr. Kettyle. We do understand that the properties are entwined in complicated ways in a stunning place. Thank you for your ongoing care of the meadow.

Best,
Marianne

From: wkettyle@verizon.net <wkettyle@verizon.net>

Sent: Sunday, May 8, 2022 9:04 PM

To: Marianne Cooley <mcooley@needhamma.gov>; 'Linda Polach' <polach.linda@gmail.com>;

Marcus Nelson <mnelson@needhamma.gov>; conservation <conservation@needhamma.gov>

Cc: Cynthia Kettyle <cynthia_kettyle@hms.harvard.edu>

Subject: RE: Preserving Open Space in Needham

Hello Ms. Cooley, Mr. Nelson, Members of the Conservation Commission, and Ms. Polach,

Ms. Cooley, thank you for including us on your response to Ms. Polach's thoughtful email.

All, we are heartened to hear that the Town is actively engaged in discussions regarding the Foster property. We know that several members of town leadership visited the property this winter with representatives of LandVest. We are not aware of what has happened since then with regard to the potential participation of the Town in the purchase of some or all of the property.

Our property is encircled by the Foster property and Ridge Hill conservation land. In addition to extensive abutment, we have deeded rights to several aspects of the Foster property – our shared driveway meanders through our property and Foster property. Water and utilities are also supplied to our houses via lines that crisscross the properties.

Shortly after moving into our house in 1979, we began working with Henry Foster (C. H. W. Foster) on the maintenance and curation of the portions of the Foster property to our East and South - Sugar's Field and the Foster Meadow. These areas directly abut Ridge Hill. Since Henry's death in 2012, we have continued caring for this land – using Henry's tractor to maintain paths and access to the River bank.

Since there are no fences and no signage that separate the Foster land and our property from Ridge Hill, it is understandable that walkers (often with dogs), hikers, trail runners, birders, cross-country skiers, and snowshoers frequently come on the property. Much of the Foster property is indeed a natural extension of Ridge Hill – providing meadow and significant frontage on the Charles River.

We would be very interested in working with the Town to develop an opportunity to commit a significant portion of the property to conservation. If development of the property is the ultimate result of the offering process, we hope that the Town will actively manage the development process -- with a focus on preserving wetlands and the species supported by this biome. Extending Ridge Hill, providing enhanced access to the Charles River and enhancing open space in the Town of Needham, we hope, would also be goals.

Acquiring the Foster property is an opportunity that we feel should be actively pursued. Please let us know if you have any questions, or comments and let us know how we can be of help in this process.

William and Cynthia Kettyle
478 Charles River Street

wkettyle@verizon.net

From: Marianne Cooley <>
Sent: Sunday, May 8, 2022 6:02 PM
To: Linda Polach <polach.linda@gmail.com>; Marcus Nelson <mnelson@needhamma.gov>; conservation <conservation@needhamma.gov>
Cc: wkettyle@verizon.net
Subject: Re: Preserving Open Space in Needham

Hello Linda (and Dr. Kettyle),

The Town is actively engaged in discussions about this property. We very much hope that the sellers will see the merits of our proposal.

Thank you for your note. It is an area we would love to see preserved.

Best,
Marianne

From: Linda Polach <polach.linda@gmail.com>
Sent: Sunday, May 8, 2022 11:43 AM
To: Marianne Cooley <mcooley@needhamma.gov>; Marcus Nelson <mnelson@needhamma.gov>; conservation <conservation@needhamma.gov>
Cc: wkettyle@verizon.net <wkettyle@verizon.net>
Subject: Preserving Open Space in Needham

Hi Marianne, Marcus and Janet,

First of all, i am only writing to people i know and respect. Marianne, we have been friends for years and i applaud your service to Needham. Marcus, I may not have met you yet but i voted for you and I believe you are representing Needham well. Janet, we go way back because of our connection to the Needham Community Council and, of course, our kids.

I am very interested in trying to preserve the many acres of land in my neighborhood (Oxbow Road area) that may soon be sold. It is beautiful property...gorgeous fields...and i fear it will go to developers to build more mcmansions in our town. Wildlife will definitely be impacted and i have concerns about how nearby water sources may be polluted. I love living in this part of town...and know it is a privilege to own a home in this beautiful part of our community. I would so much like it

preserved in a way that will enhance the quality of the environment...not line the pockets of developers. Of course, i do respect those who build housing but our town already has so many high end properties. My own daughter cannot afford to live here.

I hope you will hear from many people in town, not just those who live nearby this property because the quality of life affects all of us...and the environment around us. Please encourage our town to consider investing in this property. Thank you for considering,

Linda Polach

62 Oxbow road

From: [Randy Hammer](#)
To: mcolley@needhamma.gov; [Marcus Nelson](#); [Kevin Keane](#); [Heidi Frail](#); [Selectboard](#); [Planning](#); [Julie/David Lazarus](#)
[115 Oxbow](#); [Marybeth\(neighbor\)](#) & [Bernie Mcfarland](#)
Cc: [conservation](#)
Subject: 484 Charles River Rd/ Request to be on agenda
Date: Wednesday, August 3, 2022 6:08:01 PM

o: <mcooley@needhamma.gov>, <mnelson@needhamma.gov>, Kevin Keane
<KKeane@needhamma.gov>, <hfrail@needhamma.gov>,
<selectboard@needhamma.gov>, Planning <planning@needhamma.gov>
Cc: <wketty@verizon.net>,

Dear Members of the Select Board<

In light of the agenda which is to be set tonight, for the coming year, I am writing the Select Board to add to their agenda the parcel of land that is 484 Charles River Street.

My property abuts this land, so I am intimately familiar with it. If this property does not remain open space, I feel it would be a travesty, on several levels. In addition to climate change, the more our town is developed the more nature's creatures have to adapt, frequently losing their homes. This property is home to many beautiful animals such as deer, bobcat, fisher cat, to name a few. I am a bird watcher and this property also serves as a migratory area for birds traveling through, and is home to many other birds. Eagles have visited this property as well. Most significant, is the grassland that has been established on this property to encourage the return of the Bobolink, which is in decline. I have observed several Bobolinks, just this summer.

I believe it would be a benefit to man and nature alike, if we can protect this land. Therefore I am asking the Select Board to put the acquisition of this property on their agenda, for further discussion. I personally plan to set up a Go-Fund-Me page to help with the sale of this land to our town.

Thank you for taking this into consideration.

Randy Hammer
89 Oxbow Rd
Needham