

NEEDHAM PLANNING BOARD
Monday, October 3, 2022
7:00 p.m.

Powers Hall
Needham Town Hall, 1471 Highland Avenue
AND
Virtual Meeting using Zoom
Meeting ID: **880 4672 5264**
(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: **880 4672 5264**

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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: **880 4672 5264**

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

1. Public Hearings:

7:05 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, Massachusetts). Regarding proposal to redevelop the Property with approximately 496,694 square feet of office, laboratory and research and development uses. The proposal also includes construction of one-level of below grade parking under each building and a separate stand-alone parking garage, as well as approximately 10,000 square feet of retail and restaurant uses. (See legal notice and application for more details). *Please note: this hearing has been continued from the June 7, 2022, July 7, 2022 and September 7, 2022 meetings of the Planning Board.*

8:30 p.m. Amendment to Major Project Site Plan Special Permit No. 94-5: Coca Cola Beverages Northeast, Inc., 1 Executive Park Drive, Bedford, NH, 03110, Petitioner. (Property located at 9 B Street, Needham, Massachusetts). Regarding proposal to renovate the existing building by removing the existing 14,500 sf office wing, removal of 44,985 sf of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 sf attached new single-story Fleet Services wing and addition of 14 loading docks (see legal notice and application for more details).

2. Deliberation: Special Permit Amendment No. 2017-01: Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, Petitioner. (Property located at 29-37 Franklin Street, Needham, MA). Regarding proposal to make certain changes to the approved permit, including a request to eliminate the “appointment-only” operational requirement for the facility.
3. Request to extend Belle Lane Subdivision Tripartite Agreement.
4. Board of Appeals – October 20, 2022
5. Minutes.
6. Report from Planning Director and Board members.
7. Correspondence.

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

Planning Board Meeting #4, October 3, 2022

Meeting #1 June 7, 2022

Meeting #2 July 7, 2022

Meeting #3 Sept 7, 2022

Meeting #4 October 3, 2022

557highland.com

557 Highland Ave, Needham MA

Submitted: September 29, 2022

Bulfinch

 **HIGHLAND**
INNOVATION CENTER

 **Stantec**

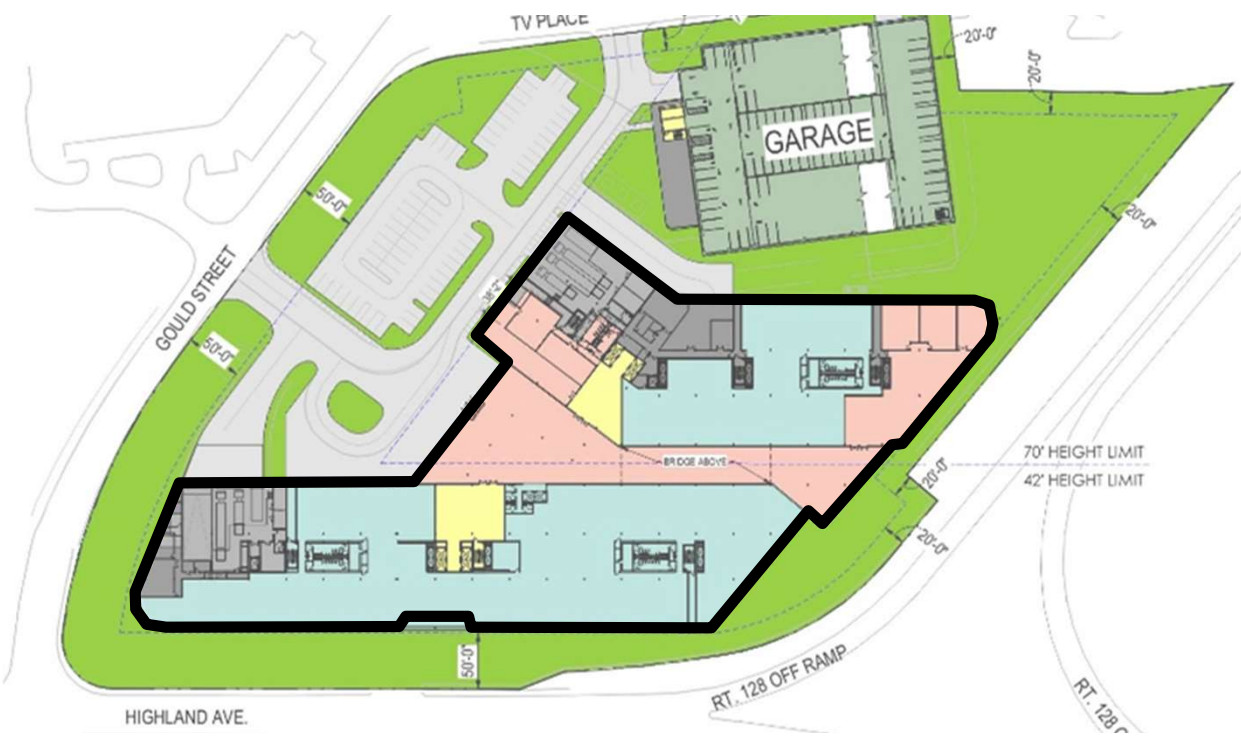
Design Response to 9/7/2022 Planning Board Mtg

- Updated elevation at Highland Ave
 - Created 3rd floor setback to emphasize 2-story punch-window articulation
 - Created “notch” at mid-block of Highland façade & added outdoor balcony space
 - Articulated roof screen with materiality to “transition to sky”
- Adjusted glass on Gould Elevation North Building to align with bump out
- Consolidated massing of atrium between North & South Building facing Highland / 128

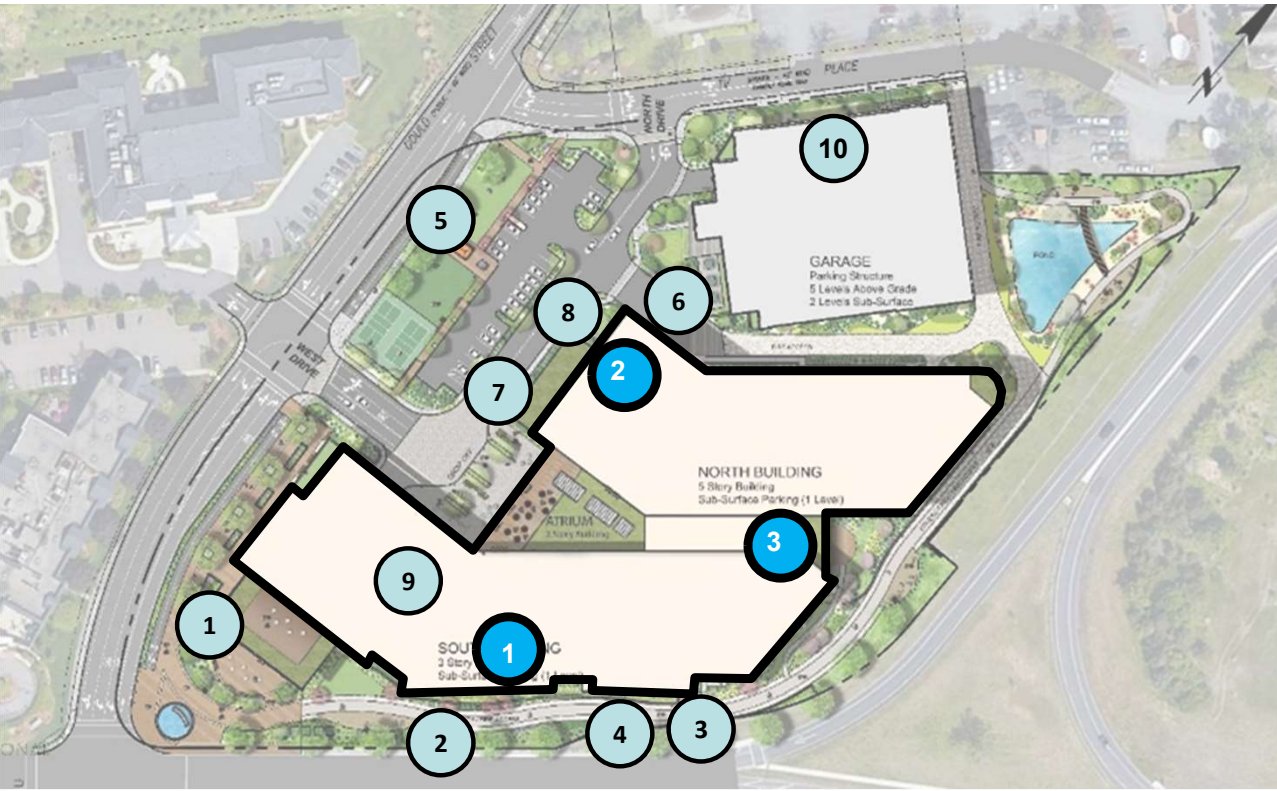
Major changes we’ve made since the April 5th Special Permit Application

- Softened massing at Highland & Gould; added 5,500 SF Open Space “Retail Plaza”
- Increased landscaping / screening / vegetation along Highland Ave
- Created diversity of plantings to ensure visual interest throughout the seasons
- Relocated multi-use path further back from Highland
- Created seasonal public amenity lawn space / pergola / 2 pickleball courts / ice-skating
- Shifted loading dock / added windows & active use to Gould St. elevation
- Coordinated new setback line based on Gould St road widening
- Modified Gould St. transition at North Building
- Electric Vehicle charging station minimal commitment 25%
- Overall reduction in SF from 531,000; 1.31 FAR to 475,000; 1.21 FAR

4/5/22 Special Permit Application



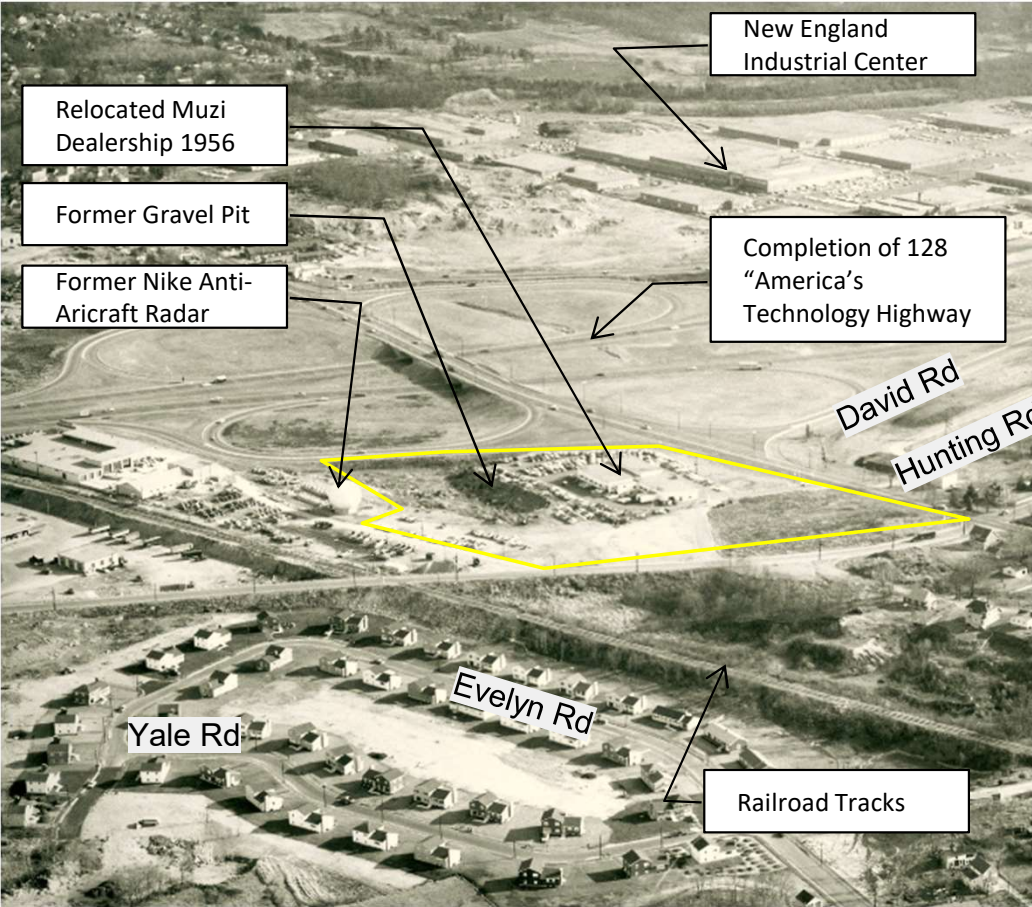
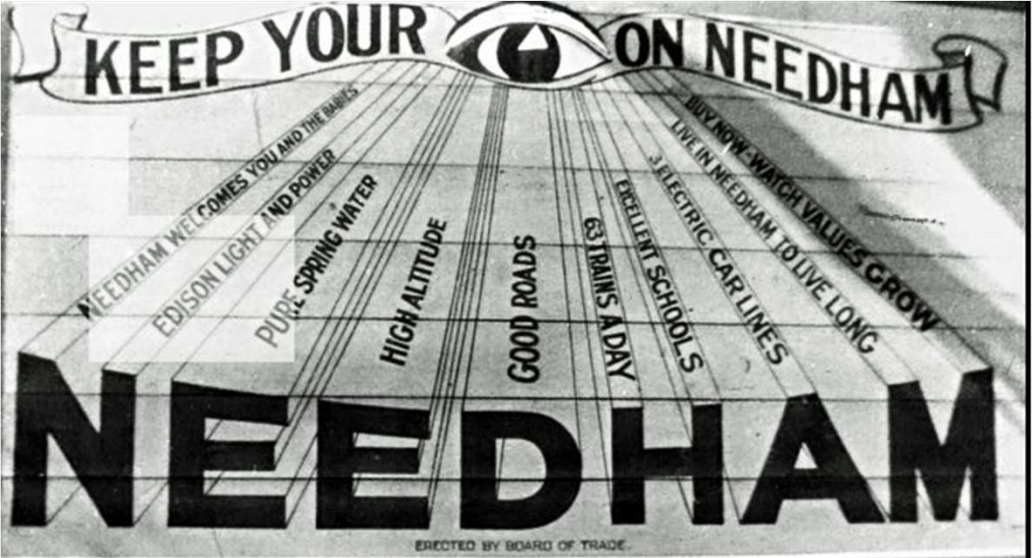
10/3/22 Planning Board Mtg #4



Site Plan Update



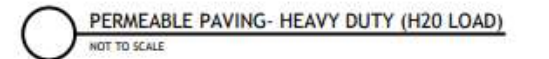
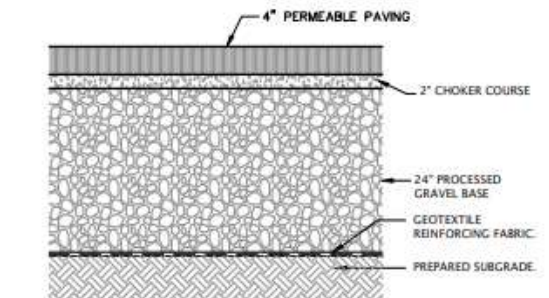
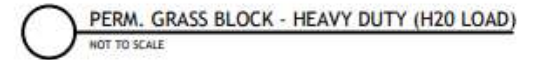
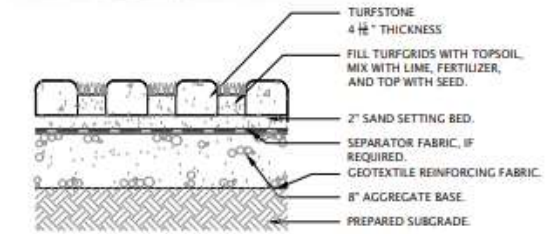
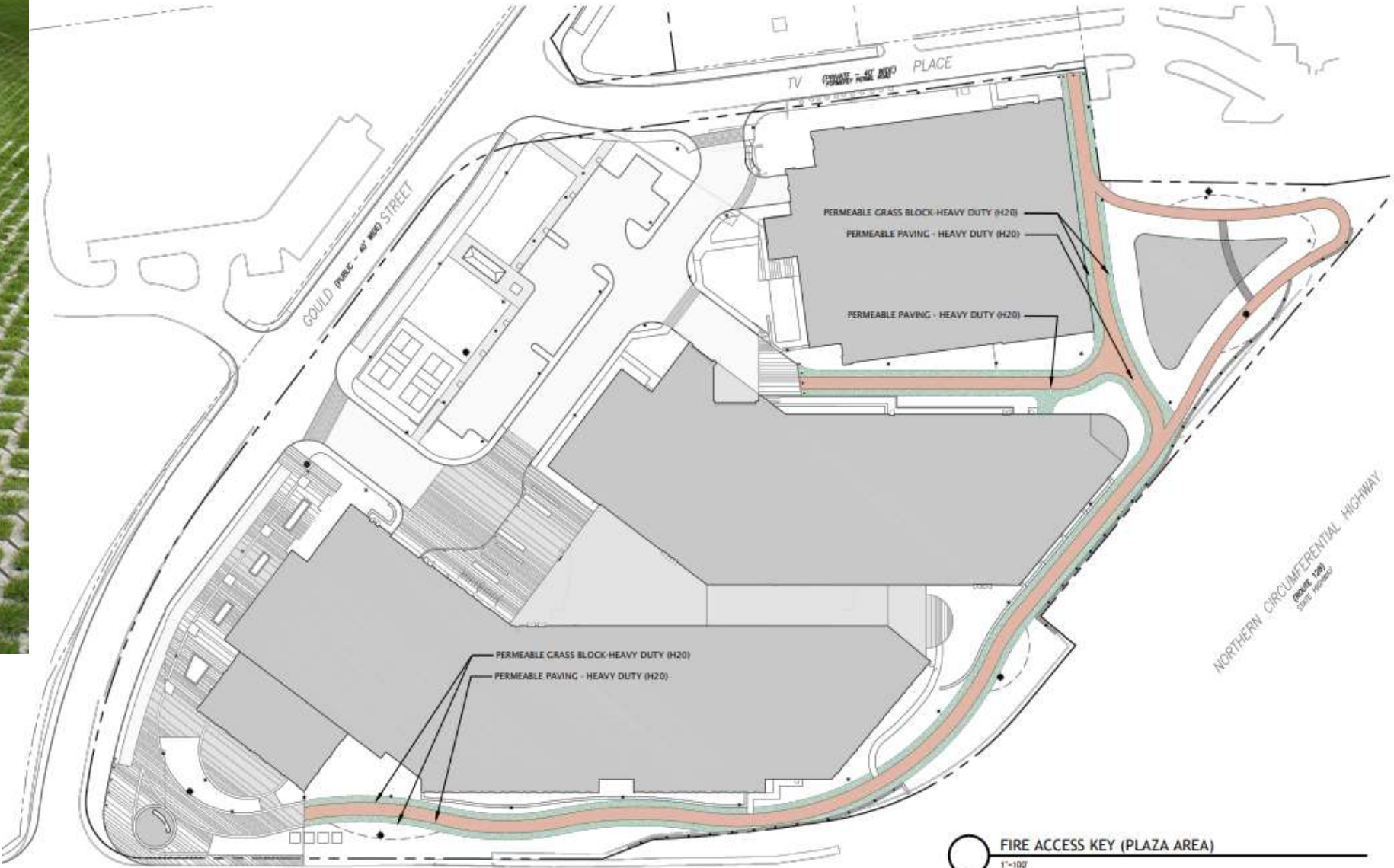
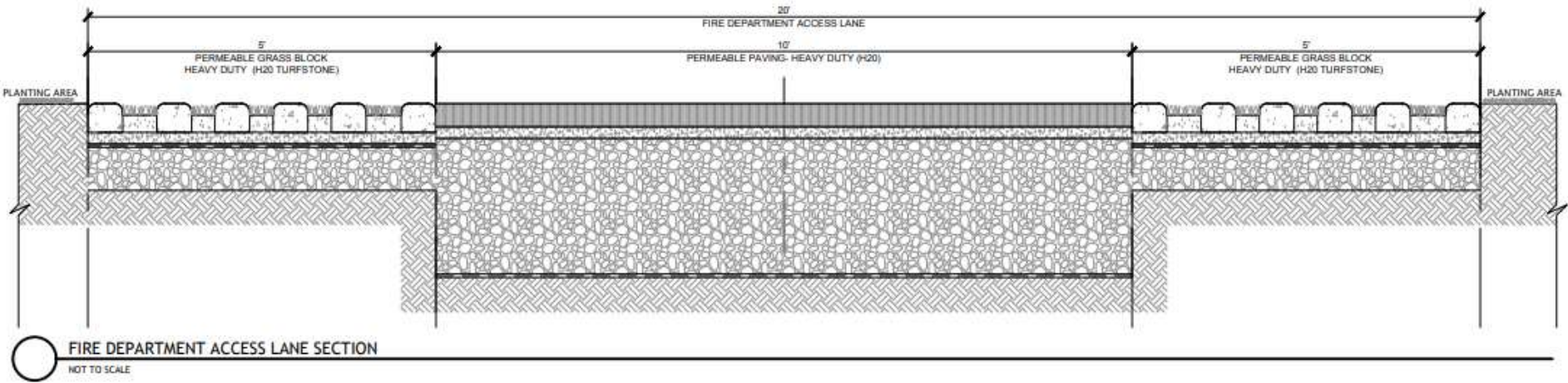
Enlarged North Parcel



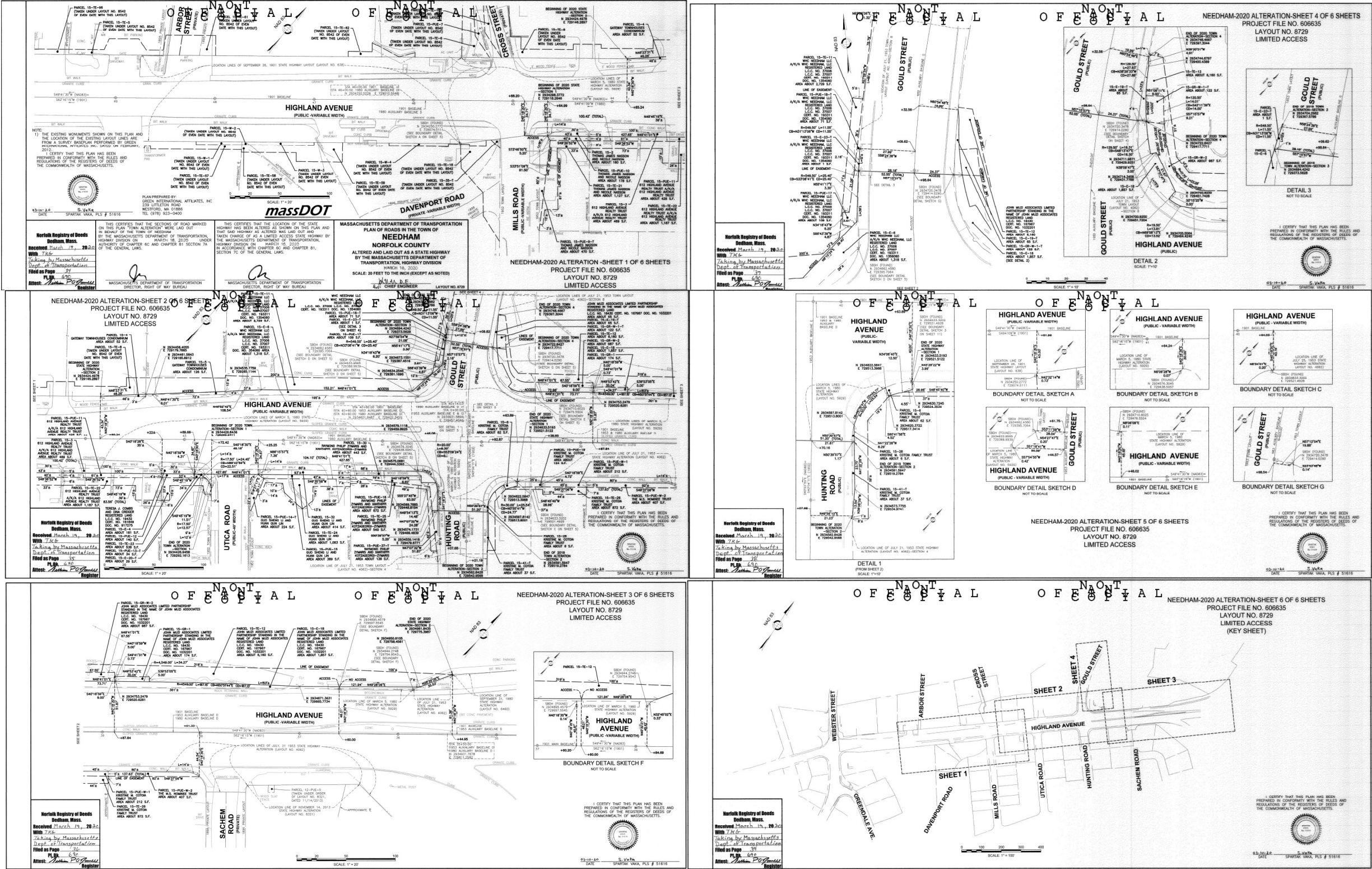
Aerial Over 128



Fitness Path Detail



Highland Ave MASSDOT Property Line- Verified



Aerial Looking N-W



Perforated metal inserted into top 18" of screen wall to "transition to sky"

ROOF TERRACE
GREEN ROOF

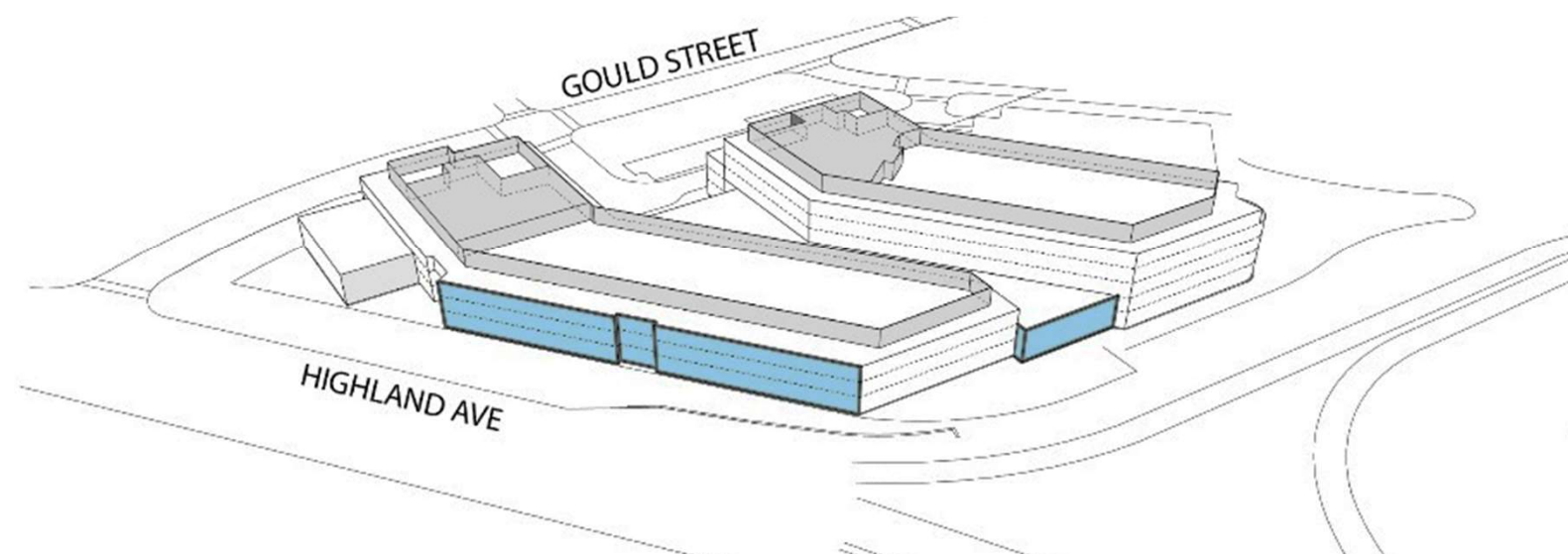
RETAIL PLAZA

Created 3rd Floor Material Change to emphasize facade

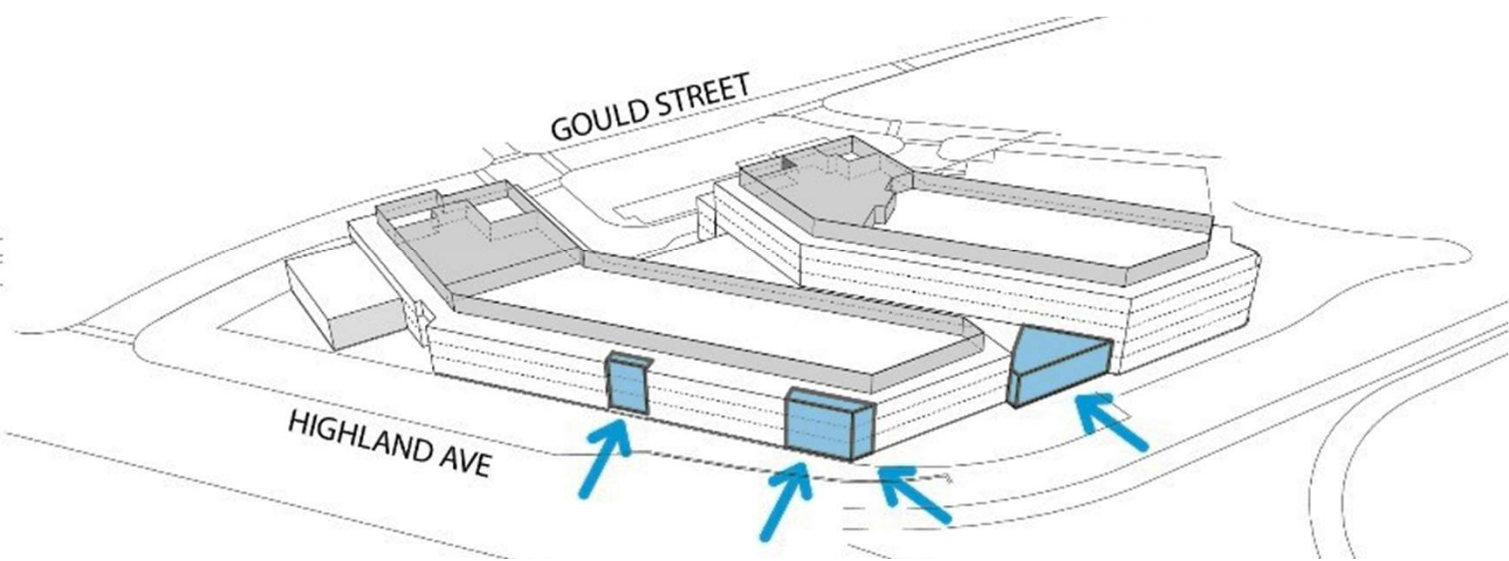
Created "Notch" at mid-block of Highland façade & added outdoor balcony space to "break up" facade

Created "Notch" at corner of Highland Façade to soften corner

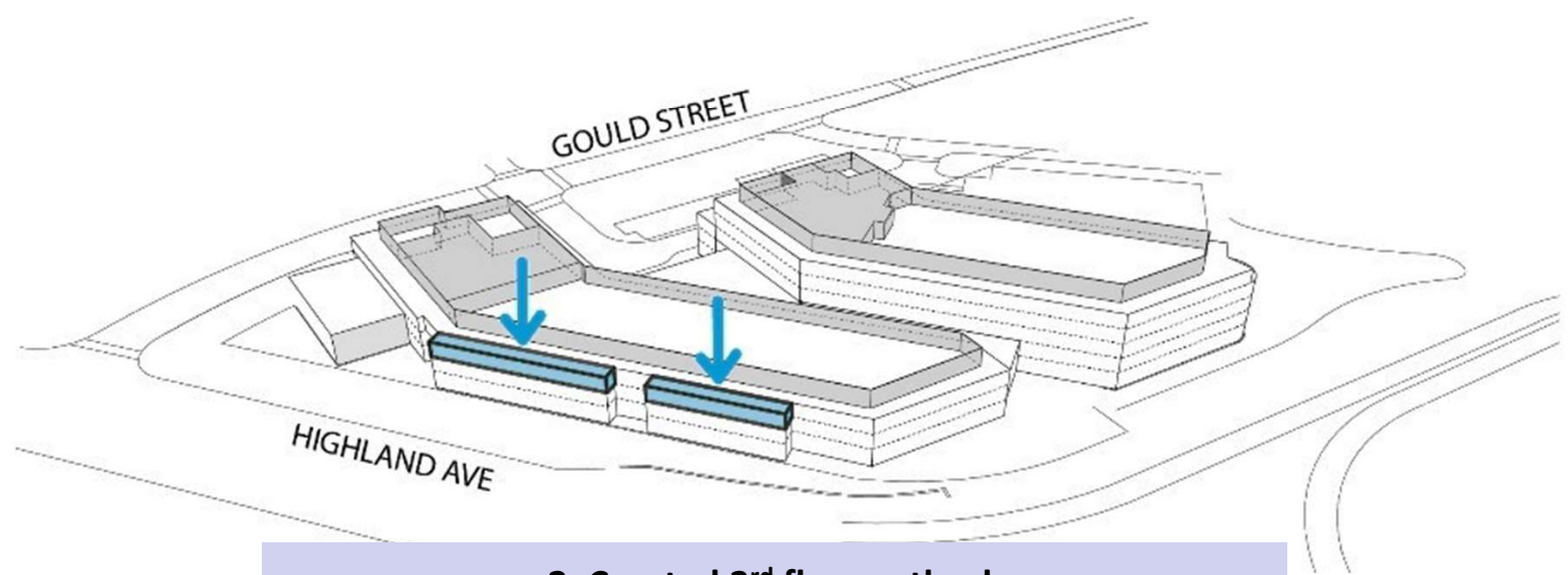
Elevation Diagram – Highland Ave



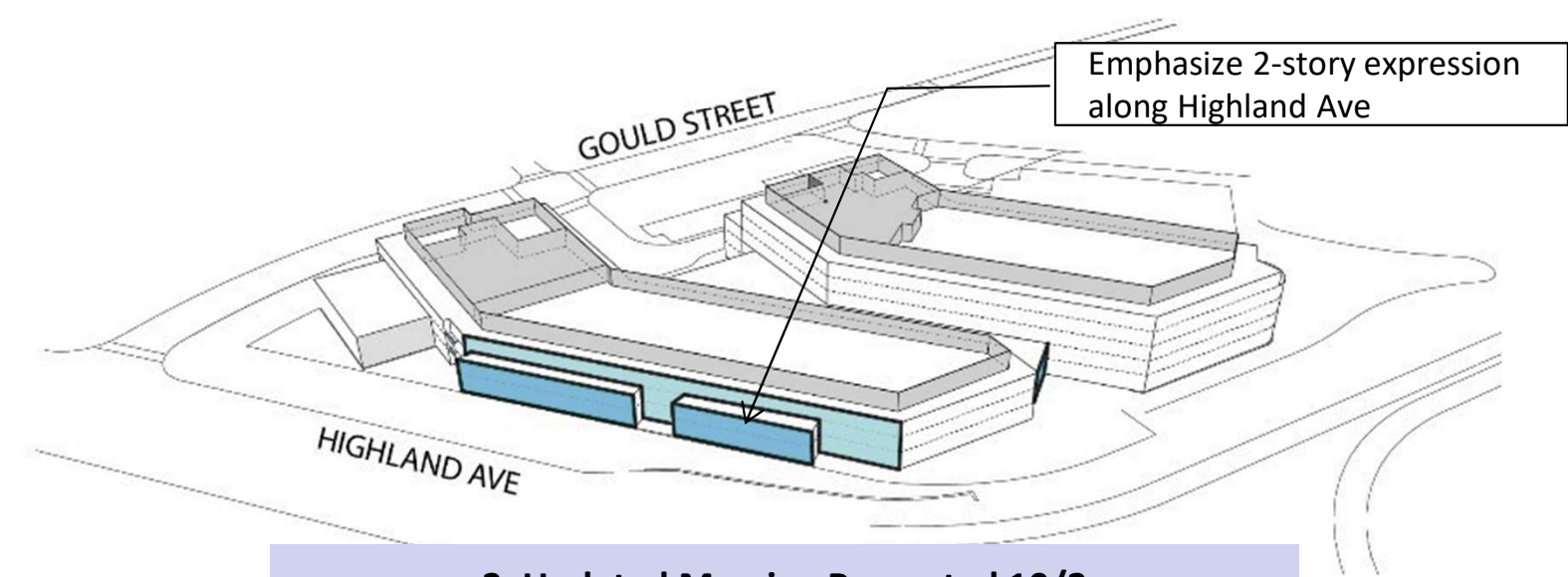
Design as Presented on 9/7 to Planning Board



1. Created "Notch" at key locations

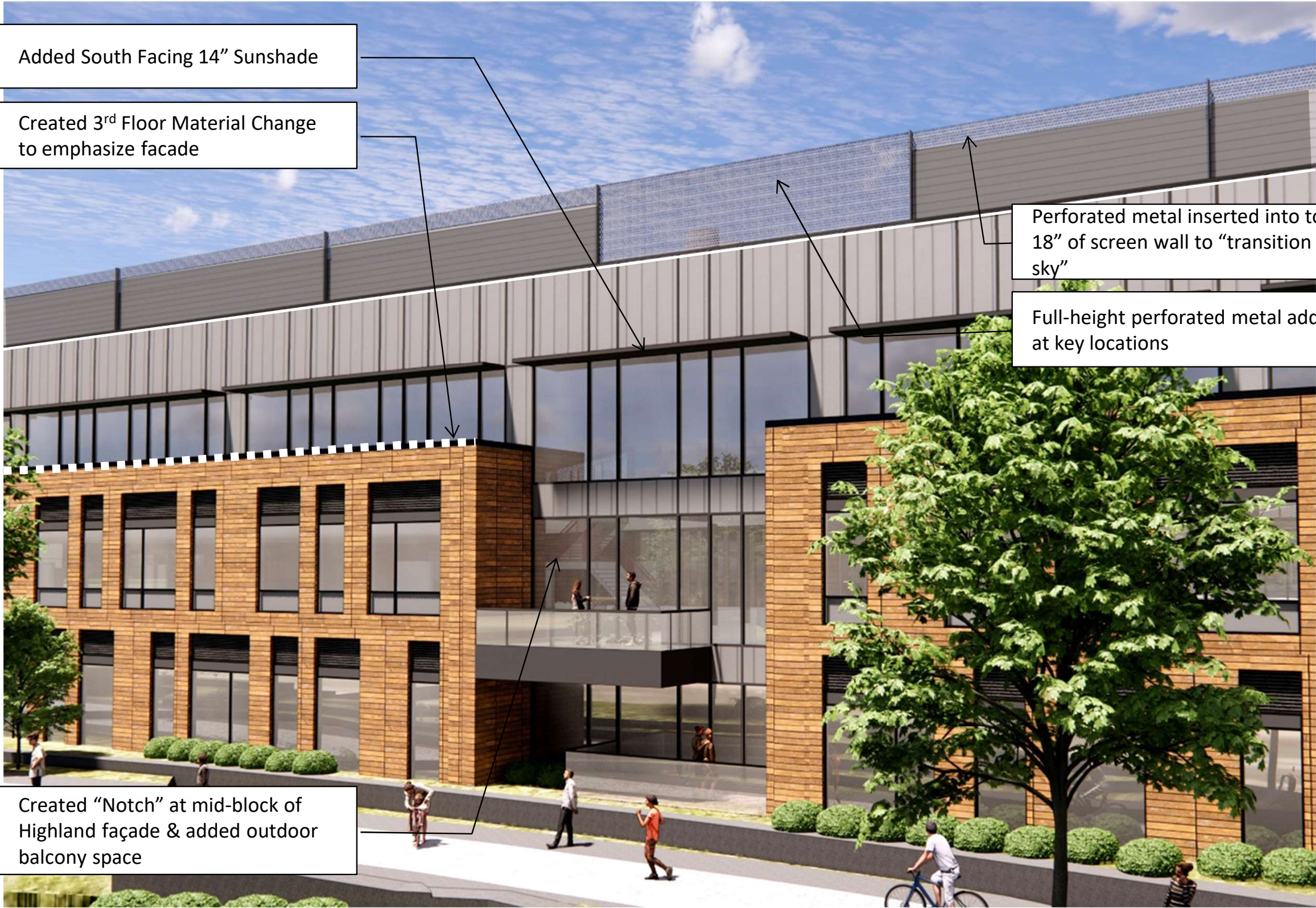


2. Created 3rd floor setback



3. Updated Massing Presented 10/3

Highland Ave Facade Detail



Pedestrian View at North Building from Gould St



View From Utica Rd & Highland Ave Intersection



View From Hunting Rd & Highland Ave Intersection



View From Sachem Rd & David Rd Intersection



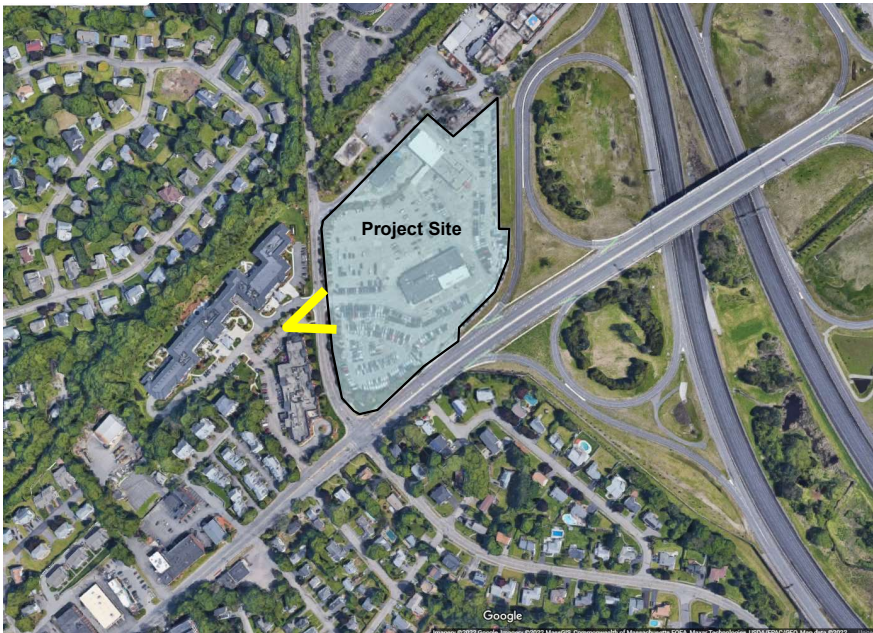
View From David Rd



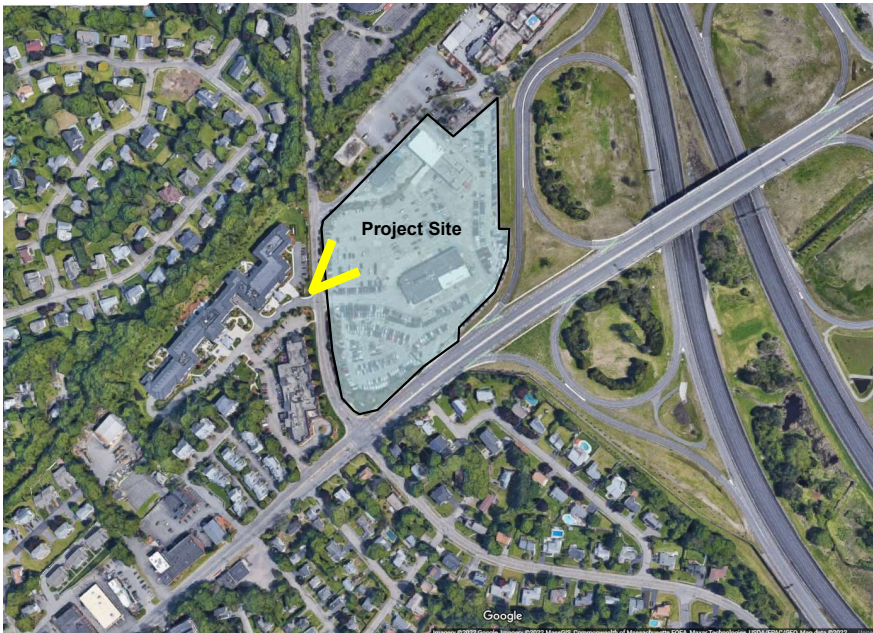
View From Highland Ave & 128 On Ramp



View From Wingate Entry Drive & Gould St (East)



View From Wingate Entry Drive & Gould St (North)



View From Place & Gould St Intersection



View From TV Place & Gould St Intersection



View From Noanett Rd & Gould St Intersection



View From Exit Ramp 35C

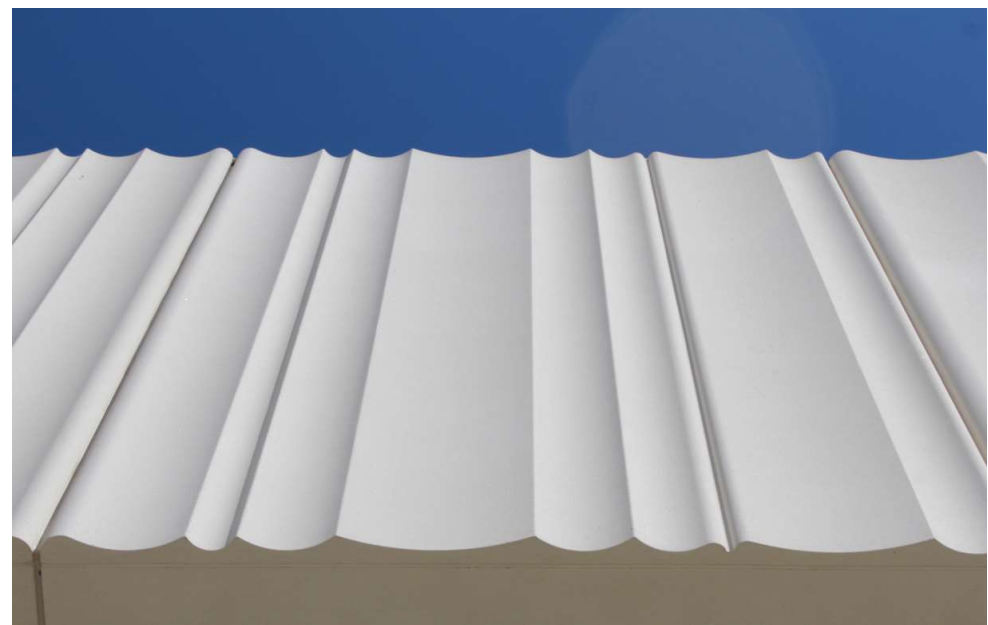
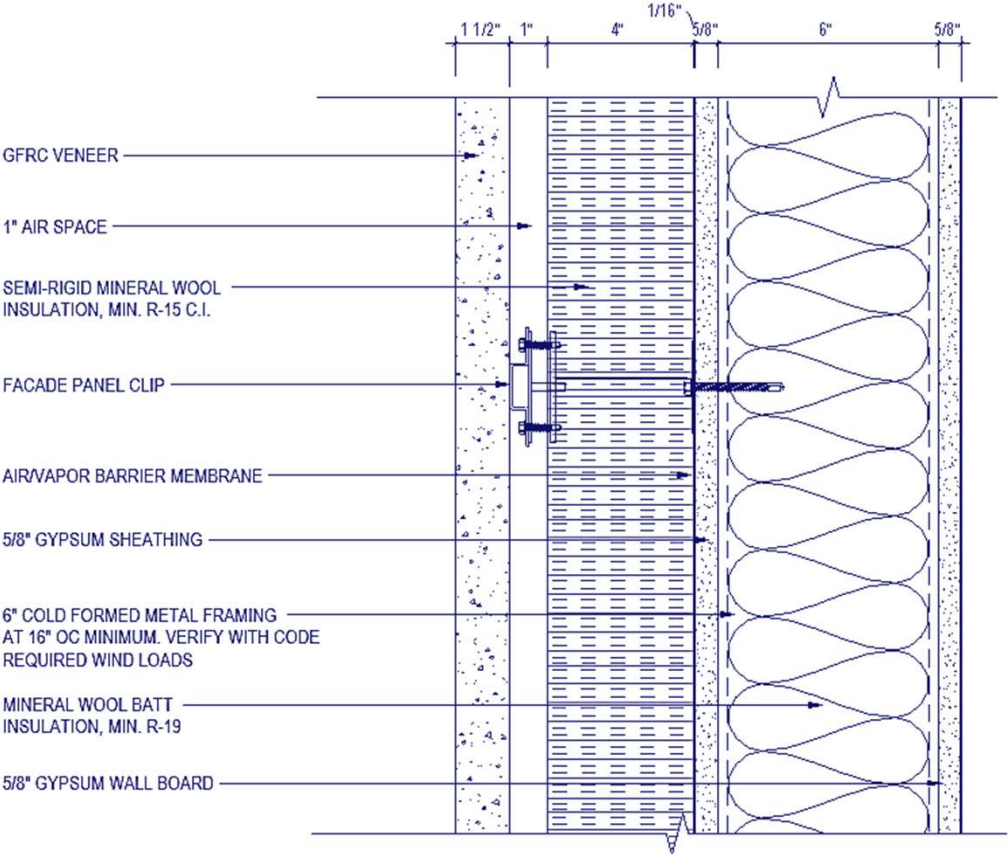


Aerial Looking S-W

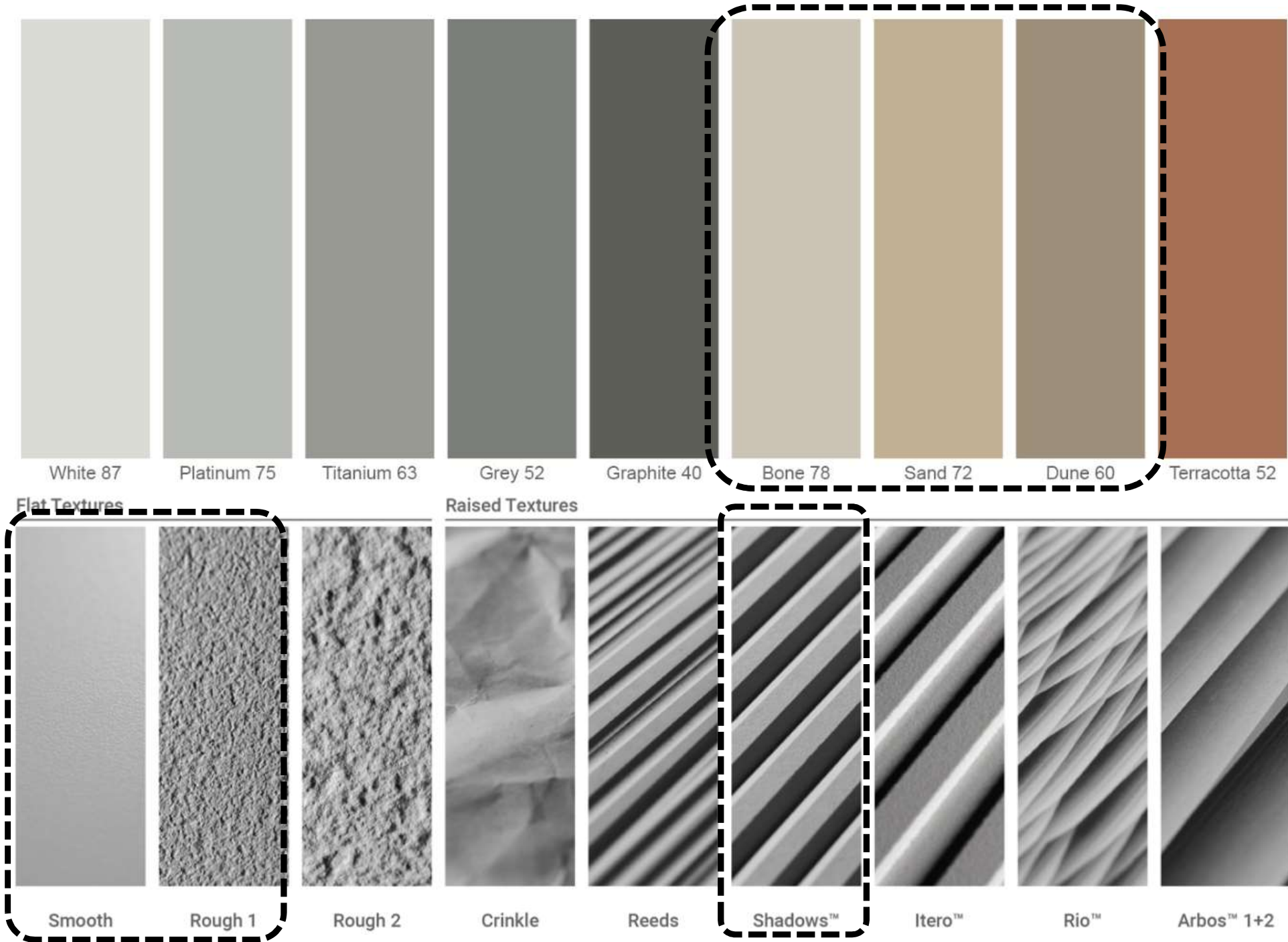


Enhanced massing of atrium
between North & South Building

Precedent: Panelized GFRC (Glass Fiber Reinforced Concrete)



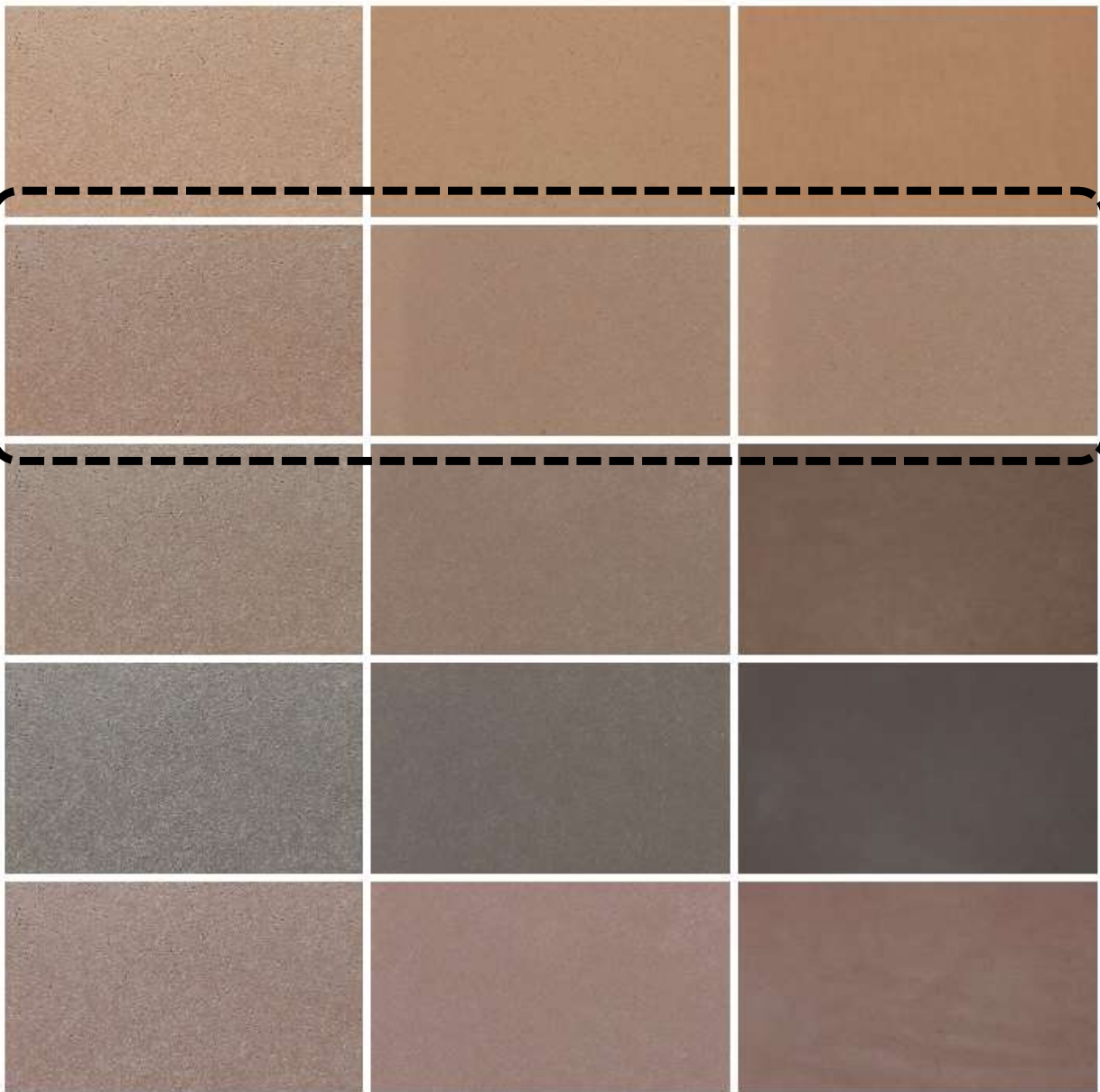
Precedent: TAKTL



TAKTL is non-combustible and a Class A material
TAKTL panels are designed to comply with a range of facade assemblies for all building construction types (Type I – V)

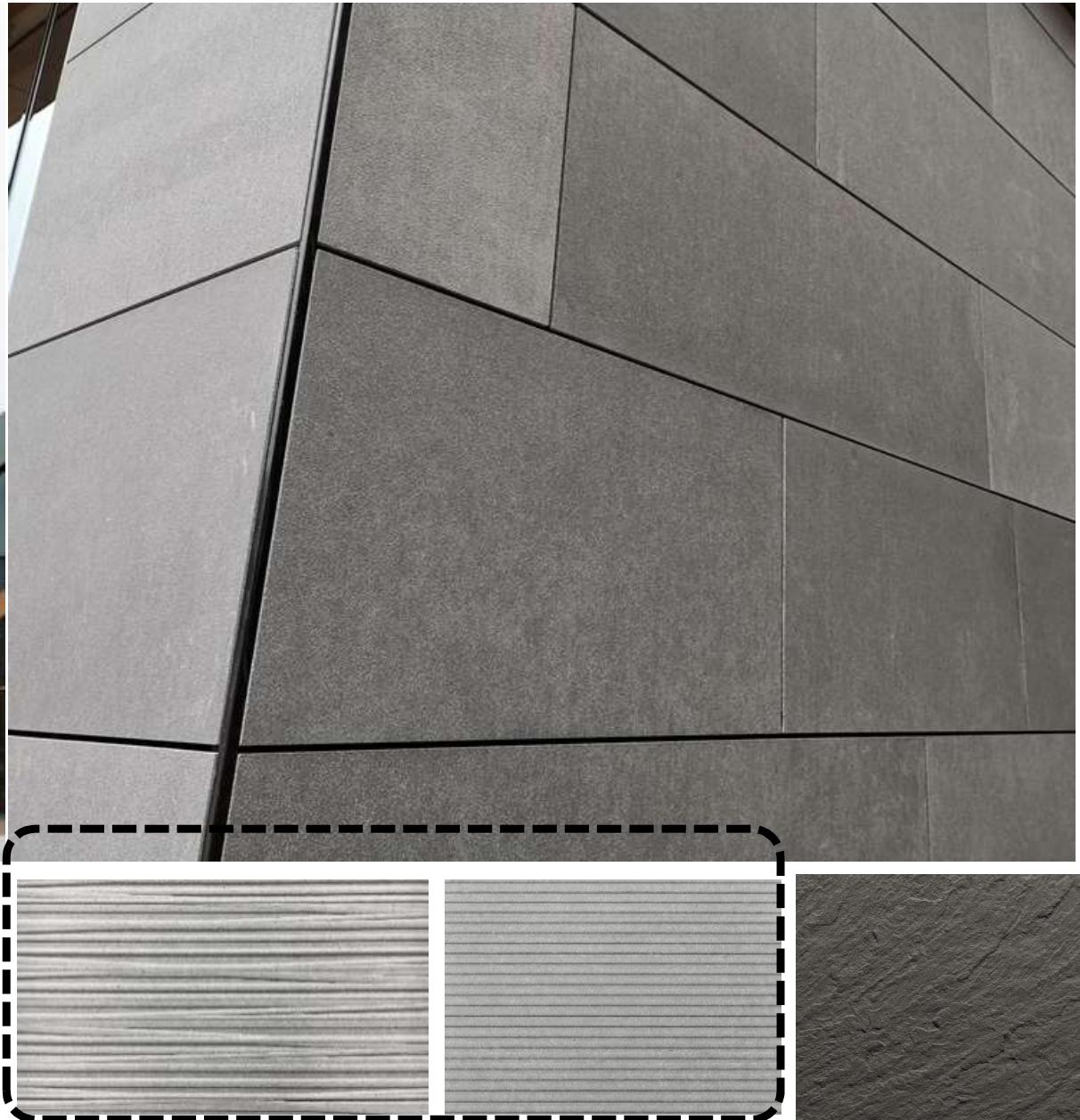
Precedent: RIEDER

< BACK | Color collection timber



Non-flammable

For the product, Rieder uses raw materials that originate from nature. Glassfibre reinforced concrete ensures absolute fire resistance due to its excellent thermal properties (fire protection class A1 “non-flammable” according to DIN 4102).



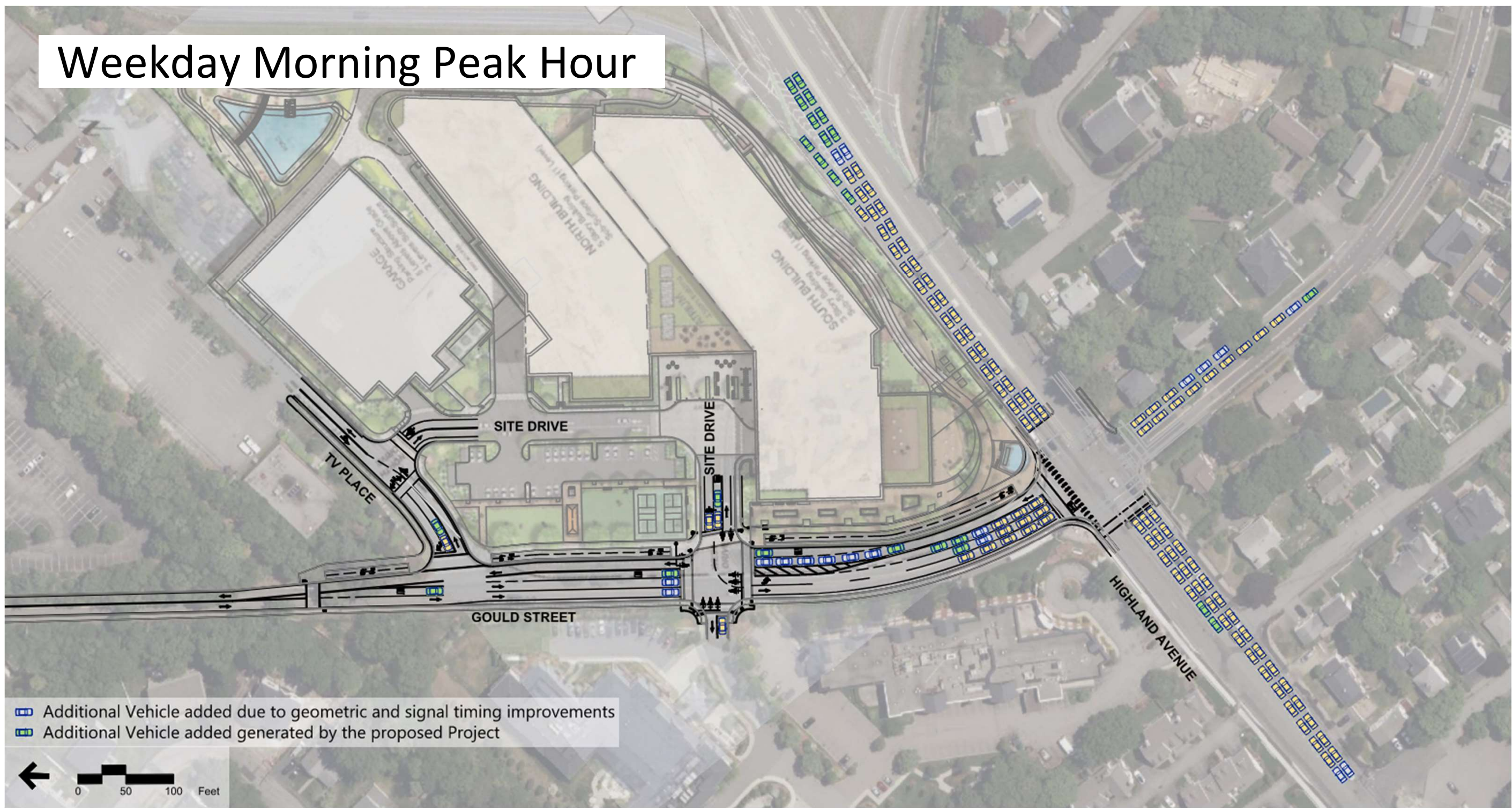
Average Vehicle Queues | Future Conditions without Project-1

Weekday Morning Peak Hour



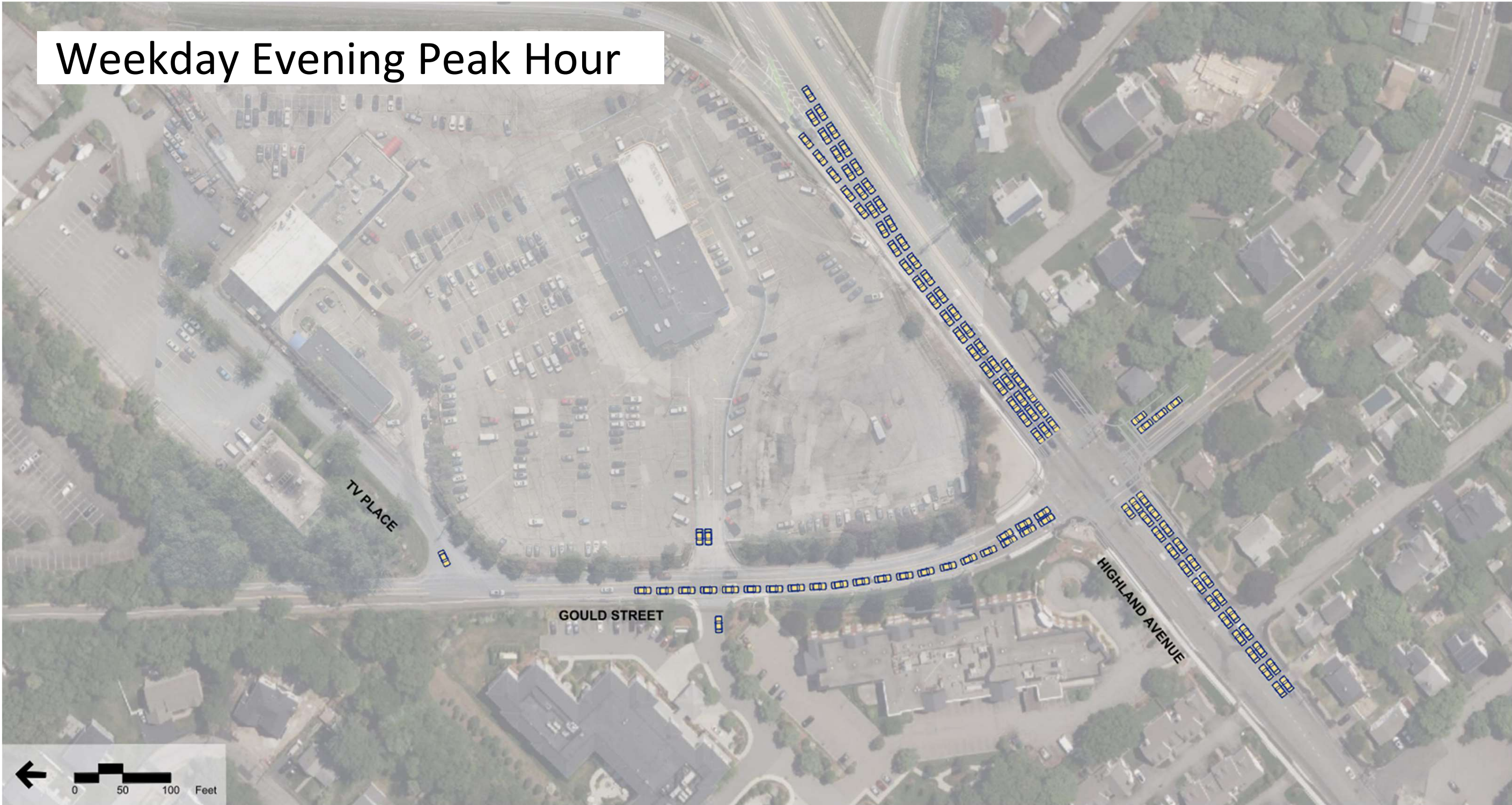
Average Vehicle Queues | Future Conditions with Project and Mitigation-2

Weekday Morning Peak Hour



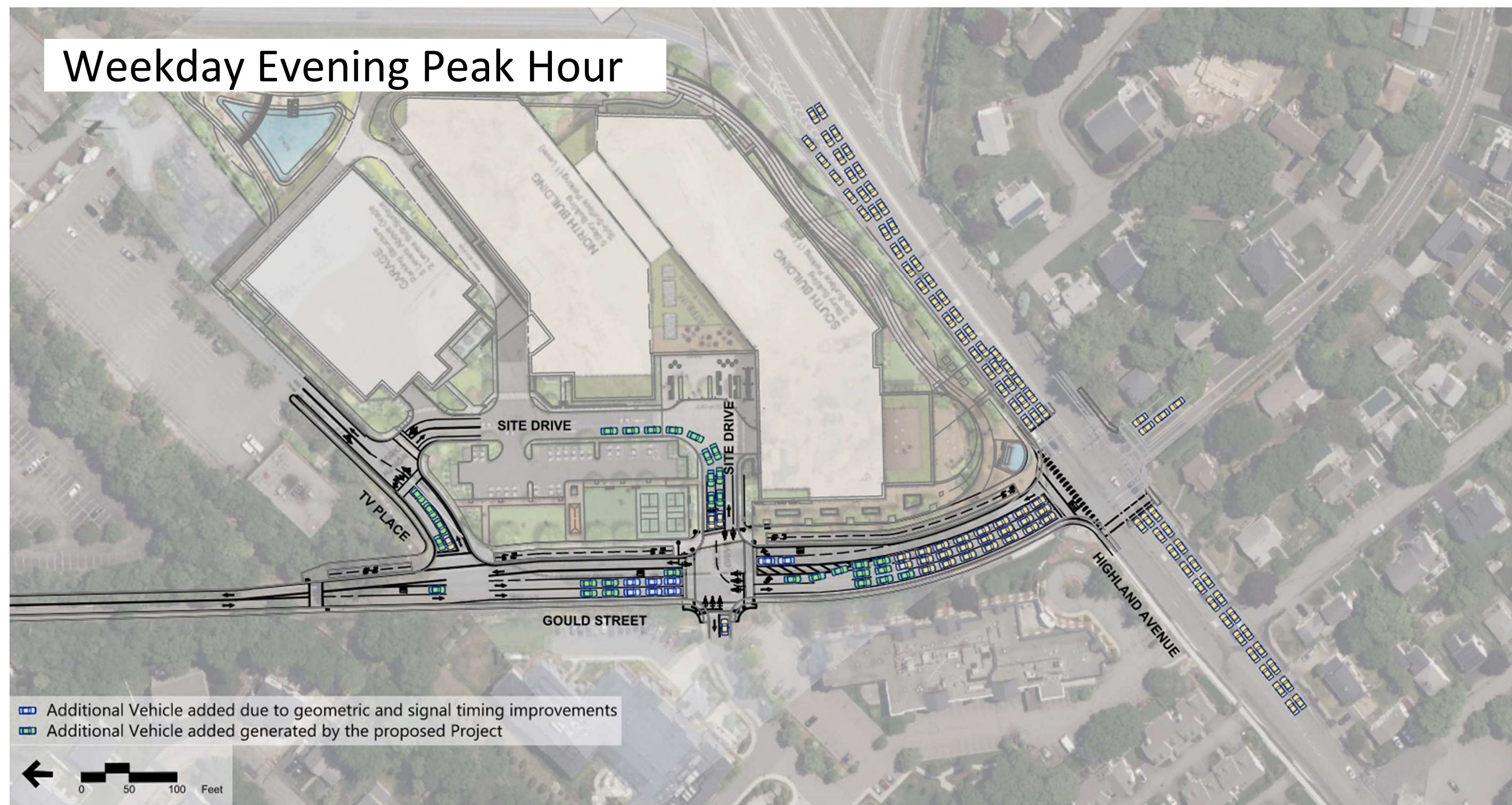
Average Vehicle Queues | Future Conditions without Project-3

Weekday Evening Peak Hour



Average Vehicle Queues | Future Conditions with Project and Mitigation-4

Weekday Evening Peak Hour



From: [Lee Newman](#)
To: [Alexandra Clee](#)
Subject: FW: Highland Science Center: Fiscal Impact Analysis
Date: Monday, October 3, 2022 3:04:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[COPIER25020220404072226.pdf](#)
[Final Draft Fiscal Report - Muzi Redev. 557 Highland Ave Lab Space.pdf](#)

From: Mark DiOrio <mrd@Bulfinch.com>
Sent: Monday, October 3, 2022 2:54 PM
To: Lee Newman <LNewman@needhamma.gov>
Cc: Robert Schlager <RAS@Bulfinch.com>
Subject: RE: Highland Science Center: Fiscal Impact Analysis

Good afternoon, Lee:

Attached is a copy of the Barrett Planning Group LLC letter report dated March 20, 2021 (the "Barrett Letter Report") prepared for the Town of Needham which is described in the first paragraph as a "revised report" to address comments provided by you to Barrett by email dated March 16, 2021.

The Barrett Letter Report describes the fiscal impact of commercial and mixed-use development options for the Highway I Commercial District. It lists various development scenarios for **both** the WCVB Channel 5 (approximately 6 acres) and former Muzi parcels (approximately 9 acres) combined and provides the estimated net tax revenue per year.

The scenario in the Barrett letter report with the highest estimated net tax revenue is development on both the WCVB Channel 5 and former Muzi parcels at 1.35 FAR, which the Barrett report states would provide net revenue of \$8,342,400. There is no breakdown of the estimated tax revenue individually for the WCVB Channel 5 and former Muzi parcels in the Barrett Letter Report. Based on the former Muzi parcel being approximately 2/3 of the total land area, one can extrapolate from the Barrett Letter Report the estimated tax revenue for the former Muzi parcel of approximately \$5.5 million at **1.35 FAR**.

Also attached is a copy of report by Fougere Planning + Development dated May 16, 2022 titled "Fiscal Impact Analysis Muzi Redevelopment – Laboratory Center" (the "Fougere Fiscal Impact Report").

The Fougere Fiscal Impact Report provides estimates of revenues and municipal costs that may arise from the proposed redevelopment of only the former Muzi parcel located at 557 Highland Avenue (i.e., the WCVB Channel 5 parcel is not included in the Fougere Fiscal Impact Report)—i.e., the proposed Highland Innovation Center project (at the time the Fougere Fiscal Impact Report was

written the Highland Innovation Center project was proposed as 496,694 square feet of office/research & development space and 10,000 square feet of retail/restaurant uses; as you know, the project size has been revised and is currently proposed as approximately 480,000 square feet of office/research & development space and 10,000 square feet of retail/restaurant uses).

The Fougere Fiscal Impact Report states that the proposed Highland Innovation Center project is estimated to generate approximately \$5,329,733 in gross estimated local revenues from property tax, CPA Surcharge and Personal Property Taxes (see page 8 and Table Five of the Fougere Fiscal Impact Report) detailed as follows:

Estimated Yearly Revenue

Lab/Office/Commercial Property Taxes	\$4,903,473
CPA 2%	\$ 98,069
Personal Property	<u>\$ 328,191</u>
Total Estimated Revenue	\$ 5,329,733

Note that the CPA is nominal at approximately \$98,069.

The Fougere Fiscal Impact Report also includes an estimate of municipal costs associated with the Highland Innovation Center project and estimates these annual costs as \$77,075. The Fougere Fiscal Impact Report states that the net positive fiscal impact of the Highland Innovation Center project is \$5,252,658. See page 12 and Table 10 of the Fougere Fiscal Impact Report.

The Fougere Fiscal Impact Report summarizes its findings on page 13 of the report—copied/pasted below. Note that in addition to the estimated recurring annual tax revenue to the Town of Needham from the Highland Innovation Center project, the building permit fee, impact and other fees to the Town related to the project are estimated to be approximately \$3 – 4 million.

Please reach out to Robert Schlager or me with any questions. Thank you.

Mark

From Fougere Fiscal Impact Report (page 13)

Summary of Findings

- Gross yearly revenues are estimated to be \$5,329,733 a year, with net revenues estimated to be \$5,252,658.
- The proposed laboratory/office building will increase the total assessed value of commercial properties in the community by **18.7%**.
- Measurable impacts to town departments will be limited to emergency services. Police calls are estimated to increase by 34 annually, while the Fire Department is expected to experience an increase in calls totaling 13 calls.
- Value of the subject site will rise from \$10,017,918 to \$185,526,780,

increasing property tax revenue from \$264,774 to \$4,903,473.

- An estimated \$4,638,699 in increased property tax revenue will be realized with this initiative, monies that will be available to address existing town needs or future investments.
- It is anticipated that building permit fees will total approximately \$4,000,000.
- Other economic benefits are projected as a result of the proposed addition of Class A laboratory/office space in the community, including additional meals taxes, the creation of temporary construction jobs along with expanding the local employment base when the building is occupied and general local economic growth associated with the new land use

MARK R. DiORIO

**Managing Director
General Counsel**

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From: Robert Schlager <RAS@Bulfinch.com>

Sent: Monday, October 3, 2022 2:05 PM

To: Lee Newman <LNewman@needhamma.gov>

Cc: Mark DiOrio <mrd@Bulfinch.com>

Subject: Re: Highland Science Center: Fiscal Impact Analysis

Mark is on it
Attaching both reports

ROBERT A. SCHLAGER, CPM
President


116 Huntington Avenue, Ste. 600

Boston, MA 02116

bulfinch.com

T: 781.707.4122

C: 617.921.3588

On Oct 3, 2022, at 1:45 PM, Lee Newman <LNewman@needhamma.gov> wrote:

[EXTERNAL]

Do you have an estimated time of arrival on this. I need to complete the packet update.

Thanks,

Lee

From: Robert Schlager <RAS@Bulfinch.com>

Sent: Monday, October 3, 2022 11:30 AM

To: Lee Newman <LNewman@needhamma.gov>

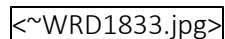
Cc: Timothy W. Sullivan (tsullivan@goulstonstorrs.com)
<tsullivan@goulstonstorrs.com>; Mark DiOrio <mrd@Bulfinch.com>

Subject: Re: Highland Science Center: Fiscal Impact Analysis

Not sure can get to that level of detail but reviewing now

ROBERT A. SCHLAGER, CPM

President



116 Huntington Avenue, Ste. 600

Boston, MA 02116

bulfinch.com

T: 781.707.4122

C: 617.921.3588

On Oct 3, 2022, at 11:14 AM, Lee Newman
<LNewman@needhamma.gov> wrote:

[EXTERNAL]

Also as we discussed, counting CPA (which would be generated) is not what Judi Barrett had assumed in her revenue projections for the zoning analysis, and the use of those funds is limited, and should not be netted against general fund expenses. The proration of Judi's Barrett's report is a fair assumption .

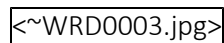
From: Robert Schlager <RAS@Bulfinch.com>
Sent: Monday, October 3, 2022 11:00 AM
To: Lee Newman <LNewman@needhamma.gov>
Cc: Timothy W. Sullivan (tsullivan@goulstonstorrs.com)
<tsullivan@goulstonstorrs.com>; Mark DiOrio <mrd@Bulfinch.com>
Subject: Re: Highland Science Center: Fiscal Impact Analysis

Yes

We are working on it as we speak.

ROBERT A. SCHLAGER, CPM

President



116 Huntington Avenue, Ste. 600

Boston, MA 02116

bulfinch.com

T: 781.707.4122

C: 617.921.3588

On Oct 3, 2022, at 10:53 AM, Lee Newman
<LNewman@needhamma.gov> wrote:

[EXTERNAL]

Robert,

Are you still intending to submit a letter which clarifies how the fiscal impact study submitted for the project differs from the projections made at the time of the rezoning. In

particular the misinformation circulating that the revenue projections are significantly reduced from those projected at the time of the rezoning. As you know the zoning study included both Channel 5 and the Muzi property and the value from that analysis needs to be prorated for comparison purposes.

We are updating the packet for the meeting at 1PM today and I need it by that time.

Please let me know the status of your supplemental submittal.

Thanks,

Lee

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Fiscal Impact Analysis

Muzi Redevelopment - Laboratory Center
557 Highland Avenue
Needham, MA

May 16, 2022



FOUGERE PLANNING & DEVELOPMENT, Inc.

Mark J. Fougere, AICP

Phone: 603-315-1288 Email: Fougereplanning@comcast.net

FISCAL IMPACT ANALYSIS

Muzi Redevelopment Program

557 Highland, LLC

557 Highland Avenue

1.0 Introduction

Fougere Planning and Development, Inc. has been engaged by the 557 Highland, LLC to undertake this Fiscal Impact Analysis to review both estimated revenues and municipal costs that may arise from a proposal to redevelop the subject site into a first-class office, life science laboratory building. The development proposal features 496,694 square feet of research & development space; along with 10,000 square feet of retail/restaurant uses. In addition, there will be 1,408 parking spaces housed in a separate four-story parking garage and as well as spaces provided underneath the proposed buildings. This 9.27 +/- acre site was formally occupied by an automotive dealership, which has been demolished.

2.0 Local Trends

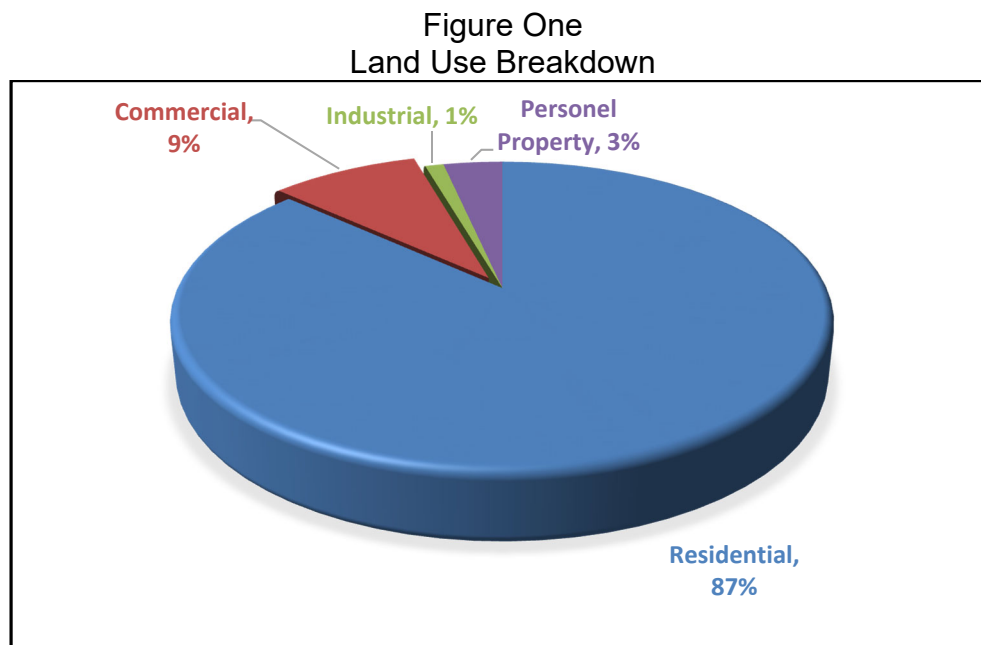
Population

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.

Land Uses

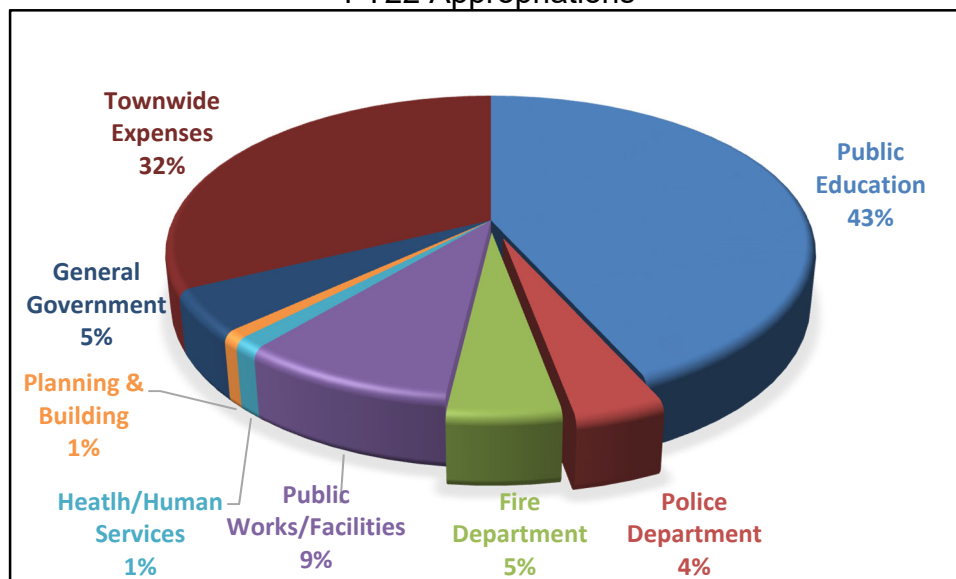
Residential properties are the dominate land use in the community, accounting for 87% of the property valuation, followed by commercial properties at 9%, personal property at 3% and industrial uses at 1%, as shown in Figure One. Commercial properties have a total assessed value of \$990,367,136.



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



3.0 Fiscal Methodology

Generally, the definition of a fiscal impact analysis is “A projection of the direct, current, public costs and revenues associated with residential or nonresidential growth to the local jurisdiction(s) in which growth is taking place”¹. 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

¹ Burchell, Listokin & Dophin.

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 an alternative 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. Given the nature of the development project, it is our belief that the primary municipal impact will be limited to emergency service departments. As such, a refined average costing approached will be used in this analysis.

The maintenance of all onsite parking areas will continue to be privately addressed, along with trash disposal. No school related impacts will occur. It should be noted that all revenues and costs are based upon today’s dollars and assumes a full buildout of the proposed project.

4.0 Local Revenues

4.1 Property Tax Revenue

Local property taxes provide the bulk of General Fund Revenue² for Needham, with 2022 figures showing that 81.7% came from this revenue source; the remaining income being received from State Aid and Other Receipts. The 2022 Real Estate Tax Rate for industrial/commercial uses and Personal Property is \$26.43.

Given the site's prime location on the Route 128 corridor, along with extensive access to nearby public transportation options, the transformation of the site into a leading Office/Life Science location is well positioned. The multi-million dollar redevelopment program will generate significant increased revenues to the community compared to the former use of the property as an automotive service center and car wash.

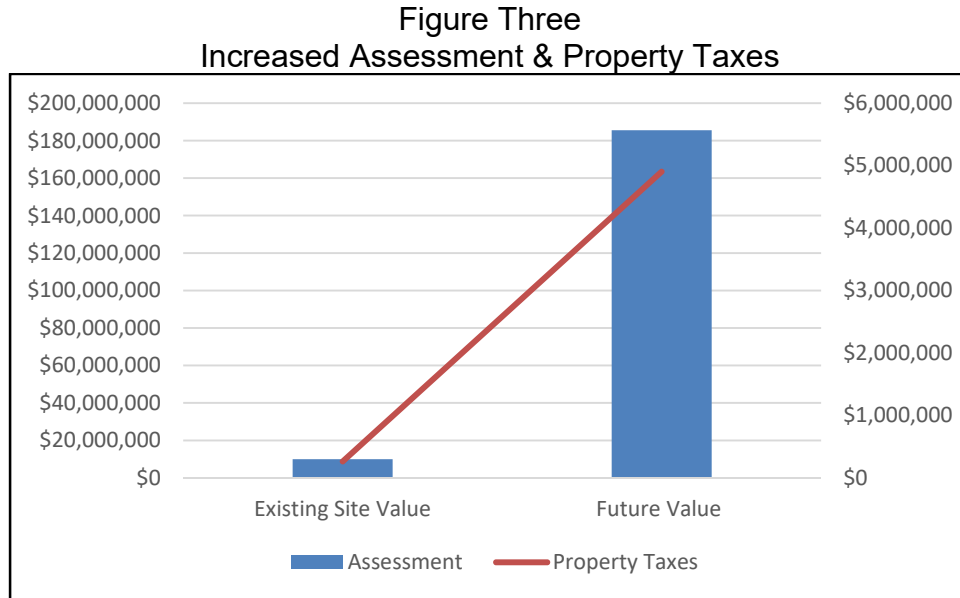
As detailed in Table One, it is estimated that the property will increase in value from \$10,017,918 to \$185,526,780 based upon today's market conditions, increasing commercials assessments³ by 18.7%.

Table One Estimated Revenues				
Redevelopment Proposal	Blg. Area	Assessment/Sq. Ft	Est. Value	Taxes/ Sq. Ft.
Proposed Office/Lab	496,694	\$370	\$183,776,780	
Proposed Retail/Restaurant	10,000	\$175	\$1,750,000	
Estimated total Value	506,694		\$185,526,780	
Estimated Property Taxes	\$26.43		\$4,903,473	\$9.68
Former Muzi Value			\$10,017,918	
Former Muzi Property Taxes	\$26.43		\$264,774	

² Budget FY2023, Summary of General Fund Resources.

³ FY2022 Commercial Assessment \$990,367,136; Mass. Dept. of Revenue

The existing property is presently assessed for \$10,017,918 and generates \$264,774 in yearly property tax payments. As detailed in Figure Three, the proposed development initiative will increase property assessment/taxes by 1,735%, substantially increasing revenues to the community.



It is anticipated that between permit approvals and construction duration, timelines are likely to encompass 36-60 months until the property is fully leased and occupied. As detailed in Table Two, it is estimated that by 2027 the property could generate in excess of \$6,000,000 in property tax revenue⁴ or approximately \$12 per square foot.

Table Two
Future Assessed Value

Existing Value/Taxes	2027
\$185,526,780	\$236,784,409
\$4,903,473	\$6,258,212

⁴ Assumes a 5% increase assessment rate per year.

4.2 Community Preservation Act Surcharge

Needham has adopted the Community Preservation Act allowing the Town to impose a 2% surcharge on property taxes. Based upon the projected tax revenues outlined above, the estimated yearly CPA surcharge of \$98,069 has been estimated as detailed in Table Three.

Table Three
Community Preservation Surcharge

Property Taxes	% CPA Surcharge	Surcharge
\$4,903,473	2%	\$98,069

4.3 Personal Property Revenue

Taxes on personal property is also a source of revenue in the community, most recently⁵ generating \$10,280,000 based on a total valuation of \$388,986,460. Not all personal property is taxable, with many businesses qualifying for a tax exemption provided for by the Massachusetts Department of Revenue. Based upon a review of personal property values in the region's life science marketplace⁶, a value of \$25 per square foot has been assigned to the development proposal. Based upon these assumptions, an estimated \$328,191 in annual personal property taxes may be generated as detailed in Table Four.

Table Four
Personal Property Taxes

Building Area	Per. Prop. Value	Estimated Taxes ⁷
496,694 Sq. Ft. @ \$25	\$12,417,350	\$328,191

It should be noted that this revenue stream is not as stable as other taxing sources, personal property has rapid depreciation schedules which can reduce its value over time.

⁵ MDOR

⁶ Woburn and Cambridge; personal property assessments ranged from \$16 – \$83 per square foot.

⁷ Commercial/Industrial tax rate of \$27.97 applied.

4.4 Estimated Yearly Project Revenues

The proposed development is estimated to generate \$5,329,733 in gross estimated local revenues from property tax, CPA Surcharge and Personal Property taxes as outlined in Table Five.

Table Five Estimated Yearly Revenue	
Lab./Office/Commercial Property Taxes	\$4,903,473
CPA 2%	\$98,069
Personal Property	\$328,191
Total Estimated Revenue	\$5,329,733

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

5.0 Department Findings

Land uses can have a wide range of impacts on community services, from increases of students from residential development to increased police calls from a large commercial complex. Given the nature of the proposed use, replacing an automotive dealership with a laboratory office building, we believe that impacts on municipal services (primarily emergency services) will not be materially increased. No new roads will be constructed, all onsite maintenance including snow plowing and lighting will remain private along with trash disposal. Water and sewer use and costs will be addressed through user fees.

5.1 Emergency Services

To assess the degree of impact the proposed project would have on emergency service departments, calls for service to comparable life science buildings were analyzed. Emergency call data from sites totaling 719,327 square feet was obtained. These ratios were then totaled to derive an average call volume per square foot, which was then used to generate projected emergency calls for

each Department. In addition, emergency call data for the commercial component of the program was evaluated.

Based on this research, annual Police calls are projected to increase by 34 calls annually and fire/ambulance calls are projected to increase by 13 calls as detailed in Table Six and Seven. To put this calls into perspective, the Police Department responded to 48,930 calls for service in 2020 and the Fire Department responded to 4,073 calls.

Table Six
Estimated Police Emergency Service Calls

Project	Town	Sq. Ft.	Avg. Police Call Per Year	Avg. Call Per Sq. Ft.	Projected Yearly Calls
33 Hayden Ave.	Lexington	198,000	6	0.00003	
45 - 55 Hayden Ave.	Lexington	180,407	10.75	0.00006	
65 Hayden Ave.	Lexington	66,000	6.75	0.00010	
113-115 Hartwell Ave.	Lexington	102,096	13.5	0.00013	
128 Spring Street	Lexington	172,824	6	0.00003	
Totals		719,327	37	0.00005	
Proposed New Lab		496,694			26
Proposed Commercial⁸		10,000		0.00008	8

⁸ Call Data Source: 311,000 square feet of commercial space North Andover & Shrewsbury.

Table Seven
Estimated Fire Department Calls

Project	Town	Sq. Ft.	Avg. Fire Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
33 Hayden Ave.	Lexington	198,000	1.33	0.00001	
45 - 55 Hayden Ave.	Lexington	180,407	0.67	0.00000	
65 Hayden Ave.	Lexington	66,000	3.00	0.00005	
113-115 Hartwell Ave.	Lexington	102,096	3.33	0.00003	
128 Spring Street	Lexington	172,824	2.00	0.00001	
Totals		719,327	10.33	0.00001	
Proposed New Lab		496,694			7
Proposed Commercial⁹		10,000		0.0001	1
Project	Town	Sq. Ft.	Avg. EMS Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
33 Hayden Ave.	Lexington	198,000	0.67	0.00000	
45 - 55 Hayden Ave.	Lexington	180,407	1.00	0.00001	
65 Hayden Ave.	Lexington	66,000	0.67	0.00001	
113-115 Hartwell Ave.	Lexington	102,096	1.33	0.00001	
128 Spring Street	Lexington	172,824	2.00	0.00001	
Totals		719,327	3.67	0.00001	
Proposed New Lab		496,694			3
Proposed Commercial		10,000		0.00018	2

5.2 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 \$7,344 as outlined in Table Eight. To be conservative, this cost has been increased three fold to **\$22,032**.

⁹ Call Data Source: 311,000 square feet of commercial space North Andover & Shrewsbury.

Table Eight
Police Department Costs

Department	FY 2023 Budget	Calls ¹⁰	Cost/call	Est. Calls	Annual Cost
Police	\$7,901,280	36,697	\$216	34	\$7,344

This cost estimate is not inferring the Police Budget will increase as a result of the proposed development, but assigns a “cost” to account for this new land use in the community.

5.3 Fire Department

The Fire Department presently has a staff of 80 full time employees. The FY2023 budget was \$9,884,326. In 2021 ambulance fees¹¹ totaled \$1,046,564 or an average of \$498 per call; the 5 estimated EMS calls would generate \$2,490 in revenues. In 2021 the Department responded to an average of 1,975 fire related calls and 1,975 EMS calls. We spoke with Fire Chief Condon relative to the proposed development and shared the call data research with him. The Chief believed calls may be higher than estimated, but otherwise was not overly concerned with the new land use. The Chief did not believe the proposed development would impact staffing levels or Department costs.

As with the Police Department, to account for some impact from the proposed development a cost per call was used to assign a “cost” for this new use and results in an estimated annual cost of **\$30,043** as detailed in Table Nine. The Fire Chief felt assigning the cost to the Department was reasonable.

Table Nine
Fire Department

Department	FY 2023 Budget	Calls Per Year	Cost/call	Est. Calls	Annual Cost
Fire	\$9,413,465	4,073	\$2,311	13	\$30,043

¹⁰ Town Reports call data, Police call discounted by 25% to account for minor calls.

¹¹ Fy2023 Budget document.

6.0 Other Departments

In reviewing other Town departments, no other measurable impacts were seen. Building permit costs more than offset any inspection related costs in the Building Department. To be conservative, we will carry a miscellaneous cost of **\$25,000**.

Building Department

At this time, the construction of the proposed life science building (building & tenant improvements) is estimated to cost approximately \$400,000,000. The building permit fee is \$10/\$1,000 which equates to an estimated building permit fee of \$4,000,000. Additional construction related fees will be paid including plumbing and electrical permit charges.

7.0 Conclusion

The proposed 506,694 square foot life science & retail space is expected to generate \$5,329,733 in gross yearly revenues and will place few new demands for general governmental services. Yearly net revenues are estimated to be \$5,252,658 as detailed in Table Ten.

The municipal costs outlined are estimates and should not infer that increases in municipal spending will be necessary to accommodate this new land use. Public officials, through appropriate budgetary processes, will make the determination as to appropriate levels of departmental spending necessary to address local needs.

Table Ten
Fiscal Impact Findings

Estimated Gross Revenues	\$5,329,733
Estimated Municipal Costs	
Police Department	-\$22,032
Fire Department	-\$30,043
Misl.	-\$25,000
Total Costs	-\$77,075
Net Positive Fiscal Impact	+\$5,252,658

Summary of Findings

- Gross yearly revenues are estimated to be \$5,329,733 a year, with net revenues estimated to be \$5,252,658.
- The proposed laboratory/office building will increase the total assessed value of commercial properties in the community by **18.7%**.
- Measurable impacts to town departments will be limited to emergency services. Police calls are estimated to increase by 34 annually, while the Fire Department is expected to experience an increase in calls totaling 13 calls.
- Value of the subject site will rise from \$10,017,918 to \$185,526,780, increasing property tax revenue from \$264,774 to \$4,903,473.
- An estimated \$4,638,699 in increased property tax revenue will be realized with this initiative, monies that will be available to address existing town needs or future investments.
- It is anticipated that building permit fees will total approximately \$4,000,000.
- Other economic benefits are projected as a result of the proposed addition of Class A laboratory/office space in the community, including additional meals taxes, the creation of temporary construction jobs along with expanding the local employment base when the building is occupied and general local economic growth associated with the new land use.



March 20, 2021

Lee Newman
Planning Director
500 Dedham Avenue
Needham, MA 02492

Reference: 2021 Fiscal Impact Analysis, Highway Commercial I Rezoning

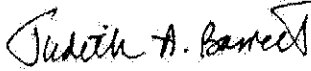
Dear Lee,

I am submitting a revised report on the fiscal impact of commercial and mixed-use development options for the proposed Highway I Commercial District. The purposes of this revision are to address comments you provided to us by email on Tuesday, March 16. As noted in the enclosed report, we find that development in the proposed district would lead to the following fiscal outcome for the Town:

1. At maximum buildout with a floor area ratio (FAR) of 1.0, development in the new district would provide \$6,733,100 in tax revenue per year and create demands on municipal services of approximately \$381,000 per year. For development at this level, the net revenue would be \$6,352,100, for a cost-revenue ratio of 0.060.
2. In addition, if development occurs at 1.35 FAR, development in the new district would provide \$8,844,400 in tax revenue per year and create demands on municipal services of approximately \$502,000 per year. The net revenue would be \$8,342,400, for a cost-revenue ratio would be 0.060.
3. As for the mixed-use development options, a project comprised of multiple nonresidential uses (retail, lab space, and offices) and 170 apartments, with a combined total FAR of 1.0, would generate \$5,807,600 in taxes per year and create demands on municipal and school services of approximately \$1,154,900. The net revenue would be \$4,652,700 for a cost-revenue ratio of 0.199.
4. A project comprised of multiple nonresidential uses and 226 apartments, with a combined total FAR of 1.35, would generate \$7,508,500 in taxes per year and create demands on municipal and school services of approximately \$1,479,600. The net revenue would be \$6,028,900 for a cost-revenue ratio of 0.197.
5. Finally, you asked us to evaluate a potential mix of warehouse/distribution space and television studio. We estimate that the Town would receive \$922,900 in tax revenue and spend approximately \$179,000 for municipal services to meet the demands of these two uses. The net revenue would be \$743,900, for a cost-revenue ratio of 0.241.

Under existing conditions, the parcels in the proposed district pay the Town about \$490,500 in taxes per year. As a result, the gain in tax revenue from the new nonresidential options or the mixed-use development options will be anywhere from 11 to 18 times what the Town receives today.

Sincerely,

A handwritten signature in black ink that reads "Judith A. Barrett". The signature is written in a cursive style with a large, stylized "J" and "B".

Judi Barrett
Barrett Planning Group LLC

FISCAL IMPACT ANALYSIS: HIGHWAY COMMERCIAL I

INTRODUCTION

In September 2019, the Needham Planning Department asked Barrett Planning Group to review a potential rezoning of four parcels (15 acres) at Highland Avenue and Gould Street west of the Route 128 highway layout. The Town subsequently decided to study the proposal further before presenting the proposed Highway Commercial I District to Town Meeting. We were asked to update our analysis in February 2021, and to expand it by including other uses not contemplated in the original concept for this district. For the new study, we reviewed and considered the following information:

1. Highway Commercial 1 Zoning District Planning Presentation, February 3, 2021;
2. Property Assessment and Tax Information, provided by the Needham Planning Department;
3. CoStar Office, Industrial, Retail, and Multifamily Market Data and Trends, Newton-Needham-Brookline-Dover Submarkets;
4. Town of Needham, FY 2021 Operating Budget;
5. Department of Revenue, Municipal Data Bank, Misc. Financial Data (Tax Rates, Assessed Values, Revenue Sources, Tax Levy); and
6. Buildout Analysis prepared by John Connery for Needham Planning Department (2015).

SUMMARY

The following chart compares the current assessed values and tax payments for the area included in our analysis to the estimated values and tax revenue of the same area, assuming the parcels are assembled and redeveloped under the proposed Highway Commercial I zoning.

TABLE 1. ASSESSED VALUE AND REVENUE CHANGE, 2021 PROPOSED HIGHWAY COMMERCIAL I

	Existing Conditions	If Redeveloped at 1.0 FAR for Nonresidential Uses	Gain/Loss at 1.0 FAR Outcome	If Redeveloped at 1.35 FAR for Nonresidential Uses	Gain/Loss at 1.35 FAR Outcome
Assessed Value	\$19,087,100	\$261,582,100	\$242,495,000	\$343,604,200	\$324,517,100
Tax Revenue	\$490,500	\$6,733,100	\$6,242,600	\$8,844,400	\$8,353,900
	Existing Conditions	If Redeveloped at 1.0 FAR as Mixed-Use Option	Gain/Loss at 1.0 FAR Outcome	If Redeveloped at 1.35 FAR as Mixed-Use Option	Gain/Loss at 1.35 FAR Outcome
Assessed Value	\$19,087,100	\$262,226,000	\$243,138,900	\$340,356,200	\$321,269,100
Tax Revenue	\$490,500	\$5,807,600	\$5,317,100	\$7,508,500	\$7,018,000
	Existing Conditions	If Redeveloped at as Warehouse/TV Studio	Gain/Loss		
Assessed Value	\$19,087,100	\$35,854,000	\$16,766,900		
Tax Revenue	\$490,500	\$922,900	\$432,400		

Source: Barrett Planning Group, with data from Town of Needham, Municipal Data Bank, and CoStar.

APPROACH AND METHODOLOGY

Proportional Valuation

Nonresidential development places different demands on municipal services depending on the class of use. For example, retail uses usually demand more from public safety personnel than any other municipal department, but industrial uses tend to require higher expenditures for public works. Food service establishments also require periodic inspections by the health department, and uses ranging from nursing homes and day care centers to performing arts centers require semiannual or more frequent inspections by health, fire, and building authorities. In some towns, nonresidential development of all types places demands on services traditionally thought of as "residential," e.g., public libraries. When a community invests in waterworks and sewer system upgrades, the benefits are often shared by residential and nonresidential ratepayers.

Recognizing that each class of use has both unique needs and needs common to all uses, fiscal impact analysts have developed models to identify, estimate, and assign service costs to various types of development. The most widely used model for estimating the cost to serve nonresidential land uses is known as *proportional valuation*. This two-part model embraces a long-standing fiscal impact principle: the average cost of nonresidential municipal services can be inferred from the relationship between nonresidential real property values and the total value of real property in a community, adjusted for type of community and size of tax base.

TABLE 2. PROPORTIONAL VALUATION ANALYSIS: EXISTING CONDITIONS, NEEDHAM

A	2021 General Fund Operating Budget	\$190,247,800	Town of Needham
B	Less Education	\$81,835,000	Town of Needham
C	Less Education Debt	\$10,766,800	Town of Needham
D	Less Education Fixed Costs	\$26,592,400	Consultant Estimate
E	Total Municipal	\$71,053,600	Town of Needham
F	Non-Residential Real Property Value	\$1,153,202,700	Dept. of Revenue
G	Total Real Property Assessed Value	\$10,742,368,800	Dept. of Revenue
H	Ratio	0.107	F/G
I	Non-Residential Parcels	441	Dept. of Revenue
J	Total Parcels	10,211	Dept. of Revenue
K	Average Value: Non-Residential Parcel	\$2,615,000	FI
L	Average Value: All Parcels	\$1,052,000	G/J
M	Ratio	2.49	K/L
N	Refinement Coefficient	0.686	Consultant (Burchell)
O	Non-Residential Expenditures	\$5,232,600	Consultant
P	Residential Expenditures	\$185,015,200	Consultant

Average Cost Per Capita/Student, Adjusted

After establishing the approximate share of nonresidential expenditures under existing conditions, analysts can use a similar process to estimate the cost of services that will be used by new growth. For our 2019 study of Highway Commercial I, we applied the principles of proportional valuation to estimate the revenue and cost of services impact of new development under that plan. People familiar with that study may remember that a critical step in proportional valuation involves using a *refinement coefficient* to modify the average cost of nonresidential services in order to adjust for significant differences in scale between the proposed project and existing conditions in the tax base as a whole. We repeated the process for this report. However, since the new plan for the district includes options for mixed-use development with housing, the updated study is more complicated.

The development scenarios that could occur under the proposed zoning include multifamily units in mixed-use projects. This means the fiscal impact analysis must also consider the net new cost of residential demands on municipal services and schools. To estimate these costs, we used the following procedures.

The average cost of non-school services used by Needham residents is \$2,130. This represents the total cost of residential non-school services, \$65,821,000, divided by the Town's estimated 2019 population, 30,970.¹ When we prepare a fiscal impact analysis, our goal is to simulate as much as possible what the Town's *net new cost of services* will be – that is, the *incremental cost* of services associated with growth. Toward that end, we adjusted the average cost of municipal services per capita, just as we modified the average cost for the nonresidential portion of this study. For the residential analysis, we eliminated costs that would not necessarily change just because the Town attracts a modest number of new residents. For example, the Town would not hire more personnel in the Town Manager's office or the management/administrative tiers of other general government offices or the public safety and public works departments just because the Town gained 330-400 new residents. Still, population growth will impose some additional burdens on day-to-day service delivery, and those burdens come with some costs.

To account for these new demands, we assumed the *average variable cost* in municipal departments is approximately 18 percent, so we used 82 percent of the average municipal cost of services to estimate the cost of new growth:

Average cost of new municipal services =	Existing cost of municipal services	X 82%	/ Existing Population
\$1,740 =	\$65,821,000	\$53,973,200	30,970
*Numbers may not total due to rounding.			

The cost of new services was multiplied by the new household population assumptions for each mixed-use scenario to arrive at the estimated cost of new demands on town services.

¹ U.S. Census Bureau, 2015-2019 American Community Survey (ACS) Five-Year Estimates).

The potential cost of new school services was estimated in a similar way. We consulted the detailed version of Needham's most recent Per Pupil Cost report from the Massachusetts Department of Elementary and Secondary Education (DESE) and identified what we assumed would be costs most directly affected by enrollment growth: teachers, instructional support personnel, instructional materials, and pupil services, including transportation. On a per-student basis, the sum of these expenditures is \$7,530. Since the most recent report reflects FY 2019 conditions, we adjusted for inflation and non-inflation spending growth with a multiplier of 1.12. This explains how we arrived at the average cost per student for our study, \$8,400.

We used the following procedures and data sources to estimate the new household population:

- The Town supplied us with the school enrollment counts for three existing Chapter 40B mixed-income developments: Charles River Landing, Modera Needham, and The Kendrick. The total number of units in these developments is 943 and total number of school students, 105 (October 1, 2020). Since 70 percent of the apartments at Charles River Landing are one-bedroom units, the number of school-age children is very low (18). We eliminated Charles River Landing from our analysis and focused on the other projects. The average number of students living at Modera Needham (136 units) and The Kendrick (390 units) is 87, or an average of 0.165 per unit. We used that number to estimate the school enrollment impact of the mixed-use options for the subject property: 28 students in 170 units or 38 students in 226 units.
- The household population estimate is based on the average household size of two-bedroom apartments per the U.S. Census Bureau, *American Housing Survey*: 1.945 persons per unit. For 170 units, the result is 331 new residents and for 226 units, 440.

The proportional valuation models for each of the development options the Town asked us to evaluate are presented on the following pages. They are:

1. **A nonresidential project with a maximum floor area ratio (FAR) of 1.0., comprised of:**
 - Office: 280,305 sq. ft.
 - Research Center/Lab: 280,305 sq. ft.
 - Retail: 98,925 sq. ft.
 - Total: 659,535 sq. ft.
2. **A nonresidential project with a maximum floor area ratio (FAR) of 1.35., comprised of:**
 - Office: 368,200 sq. ft.
 - Research Center/Lab: 368,200 sq. ft.
 - Retail: 129,940 sq. ft.
 - Total: 866,340 sq. ft.
3. **A mixed-use project with a maximum floor area ratio (FAR) of 1.0, comprised of:**
 - Office: 197,860 sq. ft.
 - Research Center/Lab: 197,860 sq. ft.
 - Retail: 69,250 sq. ft.

- Apartments: 170
- Total: 659,535 sq. ft.
- 4. **A mixed-use project with a maximum floor area ratio (FAR) of 1.35., comprised of:**
 - Office: 259,130 sq. ft.
 - Research Center/Lab: 259,130 sq. ft.
 - Retail: 91,460 sq. ft.
 - Apartments: 226
 - Total: 866,340 sq. ft.
- 5. **A warehouse/distribution facility and television studio mix as of right:**
 - Warehouse: 158,900 sq. ft.
 - TV studio: 90,002
 - Total: 248,902 sq. ft.

Part II. Est. Impact of Five Development Scenarios
II.A. Office/Research/Retail Mix @ 1.0 FAR

	NEW PROJECT VALUE (Z)	\$261,582,100	NOTES
A	New Value / Total Nonresidential Value	0.23	
B	Refinement Coefficient	0.321	
C	New Nonresidential Service Costs	\$381,000	(A*B*NonResTot)
D	Est. Nonresidential Tax Revenue	\$6,733,100	Value/1000/*\$25.74
E	New Residential Service Costs		
F	Est. Residential Tax Revenue		
G	Net Revenue	\$6,352,100	D-C
H	Cost/Revenue Ratio	0.060	C/D
	Project Use(s)		
I	Total Sq. Ft.	659,535	From Town
J	Office	280,305	From Town
K	Research Center	280,305	From Town
L	Retail	98,925	From Town
M	Warehouse	0	From Town
N	Residential (Units)	0	From Town
	Rent		
O	Office sq. ft.	\$42.00	CoStar
P	Research Center sq. ft.	\$60.00	CoStar
Q	Retail sq. ft.	\$36.80	CoStar
R	Warehouse sq. ft.	\$19.61	Loopnet
S	Residential (per unit)	\$2,637	CoStar
	Income & Value		
T	Gross Nonresidential Income	\$32,231,550	Sq. ft.*rents
U	Nonresidential Exp. Ratio 39.2%	\$13,920,800	CoStar
V	Nonresidential NOI	\$18,310,750	T-U
W	Residential Income	\$0	
X	Residential Exp. Ratio 38%	\$0	
Y	Residential NOI	\$0	
Z	Submarket NonRes. Cap Rate 7%	\$261,582,100	Town; consultant modified
AA	Submarket Res. Cap Rate 4.50%	\$0	
AB	Total Value	\$261,582,100	(Z+AA)

Part II. Est. Impact of Five Development Scenarios
II.B. Office/Research/Retail Mix @ 1.35 FAR

	NEW PROJECT VALUE (Z)	\$343,604,200	NOTES
A	New Value / Total Nonresidential Value	0.30	
B	Refinement Coefficient	0.322	
C	New Nonresidential Service Costs	\$502,000	(A*B*NonResTot)
D	Est. Nonresidential Tax Revenue	\$8,844,400	Value/1000/*\$25.74
E	New Residential Service Costs		
F	Est. Residential Tax Revenue		
G	Net Revenue	\$8,342,400	D-C
H	Cost/Revenue Ratio	0.060	C/D
	Project Use(s)		
I	Total Sq. Ft.	866,340	From Town
J	Office	368,200	From Town
K	Research Center	368,200	From Town
L	Retail	129,940	From Town
M	Warehouse	0	From Town
N	Residential (Units)	0	From Town
	Rent		
O	Office	\$42.00	CoStar
P	Research Center	\$60.00	CoStar
Q	Retail	\$36.80	CoStar
R	Warehouse	\$19.61	Loopnet
S	Residential (Units)	\$2,637	CoStar
	Income & Value		
T	Gross Nonresidential Income	\$42,338,192	Sq. ft.*rents
U	Nonresidential Exp. Ratio 39.2%	\$18,285,900	CoStar
V	Nonresidential NOI	\$24,052,292	T-U
W	Residential Income	\$0	
X	Residential Exp. Ratio 38%	\$0	
Y	Residential NOI	\$0	
Z	Submarket NonRes. Cap Rate 7%	\$343,604,200	Town; consultant modified
AA	Submarket Res. Cap Rate 4.50%	\$0	
AB	Total Value	\$343,604,200	

Part II. Est. Impact of Five Development Scenarios
II.C. Office/Research/Retail/Residential Mix @ 1.0 FAR

	NEW PROJECT VALUE (Z)	\$262,226,000	NOTES
A	New Value / Total Nonresidential Value	0.23	
B	Refinement Coefficient	0.289	
C	New Nonresidential Service Costs	\$343,900	(A*B*NonResTot)
D	Est. Nonresidential Tax Revenue	\$4,841,900	Value/1000/*\$25.74
E	New Residential Service Costs ²	\$810,951	See Assumptions
F	Est. Residential Tax Revenue	\$965,700	Value/1000/*\$13.03
G	Net Revenue	\$4,652,749	(D+F)-(C+E)
H	Cost/Revenue Ratio	0.199	(C+E)/(D+F)
	Project Use(s)		
I	Total Sq. Ft.*	659,535	From Town
J	Office	197,860	From Town
K	Research Center	197,860	From Town
L	Retail	69,250	From Town
M	Warehouse	0	From Town
N	Residential (Units)	170	From Town
	Rent		
O	Office	\$42.00	CoStar
P	Research Center	\$60.00	CoStar
Q	Retail	\$36.80	CoStar
R	Warehouse	\$19.61	Loopnet
S	Residential (Units)	\$2,637	CoStar
	Income & Value		
T	Gross Nonresidential Income	\$23,178,410	Sq. ft.*rents
U	Nonresidential Exp. Ratio 39.2%	\$10,010,800	CoStar for exp. ratio
V	Nonresidential NOI	\$13,167,610	T-U
W	Residential Income	\$5,379,480	Units * rents
X	Residential Exp. Ratio 38%	\$2,044,200	CoStar for exp. ratio
Y	Residential NOI	\$3,335,280	W-X
Z	Submarket NonRes. Cap Rate 5.90%	\$188,108,700	CoStar for cap rate
AA	Submarket Res. Cap Rate 4.50%	\$74,117,300	CoStar for cap rate
AB	Total Value	\$262,226,000	Z+AA

² 331 residents, 28 students

Part II. Est. Impact of Five Development Scenarios
II.D. Office/Research/Retail/Residential Mix @ 1.35 FAR

	NEW PROJECT VALUE (AB)	\$340,356,200	NOTES
A	New Value / Total Nonresidential Value	0.30	
B	Refinement Coefficient	0.26	
C	New Nonresidential Service Costs	\$401,500	(A*B*NonResTot)
D	Est. Nonresidential Tax Revenue	\$6,224,600	Value/1000/*\$25.74
E	New Residential Service Costs ³	\$1,078,100	See Assumptions
F	Est. Residential Tax Revenue	\$1,283,900	Value/1000/*\$13.03
G	Net Revenue	\$6,028,900	(D+F)-(C+E)
H	Cost/Revenue Ratio	0.197	(C+E)/(D+F)
	Project Use(s)		
I	Total Sq. Ft.*	863,010	From Town
J	Office	259,130	From Town
K	Research Center	259,130	From Town
L	Retail	91,460	From Town
M	Warehouse	0	From Town
N	Residential (Units)	226	From Town
	Rent		
O	Office	\$42.00	CoStar
P	Research Center	\$60.00	CoStar
Q	Retail	\$36.80	CoStar
R	Warehouse	\$19.61	Loopnet
S	Residential (Units)	\$2,637	CoStar
	Income & Value		
T	Gross Nonresidential Income	\$29,796,988	Sq. ft.*rents
U	Nonresidential Exp. Ratio 39.2%	\$12,869,300	CoStar for exp. ratio
V	Nonresidential NOI	\$16,927,688	T-U
W	Residential Income	\$7,151,544	Units * rents
X	Residential Exp. Ratio 38%	\$2,717,600	CoStar for exp. ratio
Y	Residential NOI	\$4,433,944	W-X
Z	NonRes Value: NonRes. Cap Rate 7%	\$241,824,100	Town; consultant modified
AA	ResValue: Submarket Res. Cap Rate 4.50%	\$98,532,100	CoStar for cap rate
AB	Total Value	\$340,356,200	Z+AA

³ 440 residents, 38 students.

Part II. Est. Impact of Five Development Scenarios
II.E. Warehouse/Distribution

	NEW PROJECT VALUE (AB)	\$35,854,000	NOTES
A	New Value / Total Nonresidential Value	0.03	
B	Refinement Coefficient	0.55	
C	New Nonresidential Service Costs	\$179,000	(A*B*NonResTot)
D	Est. Nonresidential Tax Revenue	\$922,900	Value/1000/*\$25.74
E	New Residential Service Costs	N/A	
F	Est. Residential Tax Revenue	N/A	
G	Net Revenue	\$743,900	D-C
H	Cost/Revenue Ratio	0.241	C/D
	Project Use(s)		
I	Total Sq. Ft.	0	From Town
J	Office	0	From Town
K	Research Center	0	From Town
L	Retail	0	From Town
M	Warehouse	158,900	From Town
M.1	TV Studio (No Change)	90,002	From Town
N	Residential (Units)	0	From Town
	Rent		
O	Office	\$42.00	CoStar
P	Research Center	\$60.00	CoStar
Q	Retail	\$36.80	CoStar
R	Warehouse	\$19.61	Loopnet
S	Residential (Units)	\$2,637	CoStar
	Income & Value		
T	Gross Nonresidential Income	\$3,116,000	Warehouse only
U	Nonresidential Exp. Ratio 35%	\$1,345,800	CoStar for exp. ratio
V	Nonresidential NOI	\$1,770,200	T-U
W	Residential Income	\$0	Units * rents
X	Residential Exp. Ratio 38%	\$0	CoStar for exp. ratio
Y	Residential NOI	\$0	W-X
Z	Submarket NonRes. Cap Rate 5.50%	\$35,854,000	Warehouse + TV Studio
AA	Submarket Res. Cap Rate 4.50%		CoStar for cap rate
AB	Total Value	\$35,854,000	Z+AA

September 30, 2022

**BY HAND DELIVERY, OVERNIGHT DELIVERY
& ELECTRONIC MAIL**

Town of Needham Planning Board Members
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman, Planning Director

Re: Highland Innovation Center – 557 Highland Avenue, Needham Heights, Massachusetts
(the “Property”)

Dear Planning Board Members:

As you know, this office is counsel to 557 Highland, LLC, an affiliate of The Bulfinch Companies, Inc. (the “Applicant”), in connection with the redevelopment of the Property with a new, mixed-use development of office, laboratory, research and development, and retail/restaurant uses (the “Project”). On April 5, 2022, the Applicant submitted an application for Major Project Site Plan Review and issuance of Special Permits for the Project, all as described in our letter of that date, as supplemented by letters dated June 30, 2022 and August 15, 2022 (collectively, the “Application”). Under separate cover you should have received materials from the Project architect, Stantec, for review at the upcoming public hearing on October 3, 2022. The Application is under review by the Board and, in connection therewith, the Board has held three (3) public hearings, on June 7, 2022, July 7, 2022, and September 7, 2022 to discuss and evaluate the Project and receive public comment. The Applicant has also held seven (7) community meetings with the general public as part of a robust community engagement process. At the public hearing on September 7, 2022, the Board heard comments from a few community members. The Applicant seeks to clarify responses to a few of those comments and reaffirm the Project’s merits and the Town’s thoughtful rezoning of the Property that allows for the Project.

* * *

The Planning Board and the Town Have Considered Concerns Regarding Density, Landscaped Buffers, Traffic Impacts, and Environmental Issues During the Re-Zoning of the Property

The HC-1 District was established by an amendment to the Town of Needham Zoning By-Law (as amended, the “By-Law”) adopted by a 168-37 super-majority vote of Town Meeting pursuant to Article 5 of the Annual Town Meeting held on May 3, 2021. The creation of the HC-1 District was the result of an extensive, multi-year planning effort by the Town and was based on the results of several studies, including studies related to traffic and fiscal impacts. Details on this process were provided in our April 5, 2022 letter. At the October 2019 Town Meeting, the public expressed concerns about density, traffic impacts, certain uses, and environmental issues related to the creation of the HC-1 District.

In response to those concerns, a Town-wide community meeting was held with stakeholders in January 2020 to discuss overall land use goals for the to-be-established HC-1 District. A working group was formed. That group obtained an updated traffic study of the area, to analyze the ability of the Town’s traffic infrastructure to accommodate development at various densities and use profiles, and an updated fiscal impact analysis. Building on these analyses, the Planning Board drafted a revised zoning article to

establish the HC-1 District that was responsive to the discussions held and specific concerns expressed during this planning period.

The Planning Board's revised proposal (a) established a maximum FAR of 1.35, (b) reduced the maximum number of stories by 1 story, (c) increased the building setbacks along Gould Street and Highland Avenue from 20 to 50 feet, (d) increased the required open space from 20% to 25%, and (e) added green building standards to the special permit criteria.

The HC-1 District setbacks, height, and FAR are more restrictive of development than the New England Business Center and Highland Commercial-128 Districts, which also abut Route 128 and residential districts: (a) front setbacks in HC-1 are 50 feet, but in the other two districts are waivable down to 20 feet; (b) maximum height in HC-1 by special permit is 70 feet, but in the NEBC is 84 feet; (c) maximum special permit FAR in HC-1 is 1.35, but in NEBC it is 2.0, and in HC-128 it is 1.5.

Persuaded that the concerns of the public had been properly addressed, Town Meeting approved the revised HC-1 District zoning by a vote of 168-37 on May 3, 2021.

The Project complies with HC-1 District Requirements

The Project meets or otherwise complies with each of the following HC-1 District requirements:

- **Floor Area Ratio ("FAR")** – The HC-1 District allows an FAR of 0.7 as of right and of up to 1.35 by Special Permit. *The Project's proposed FAR of 1.21 is less than the maximum allowed in the HC-1 District.*
- **Review Process** – The HC-1 District was designed to ensure that projects seeking an FAR in excess of 0.7 undergo a thorough review. *With more than three nights of public hearings and seven community meetings held to review the Project, and two Design Review Board meetings and eleven Town Department meetings, the zoning is working as intended.*
- **Dimensional Controls** – The HC-1 District was designed to require very specific setbacks to mitigate bulk and density impacts from a redevelopment of the Property. These setbacks determine the location of structures, provide significant vegetative and landscaped areas, limit maximum lot coverage, and ensure specified minimum open space. *The Project adheres to all of these specific requirements.*
- **Transportation** – A key piece of the adoption of the HC-1 District was the potential traffic and roadway improvements that could result as public benefits from redevelopment, including the widening of Gould Street and associated intersection improvements. *The Project will provide substantial traffic and roadway improvements as confirmed by the Town's independent traffic consultant, Greenman-Pedersen, Inc ("GPI").*
- **Fiscal** – The fiscal impact analysis commissioned by the Town in connection with the rezoning found that a full-build out of the Property at 1.35 FAR would yield an annual net financial benefit to the Town of approximately \$5,000,000. This is independent of the WCVB Channel 5 site, which is not part of the Project, and which could provide additional financial benefits if and when that site is developed. The Project is proposing less density than was contemplated at the time the HC-1 District was approved by Town Meeting, but still is expected to create an annual net financial benefit of approximately \$5,300,000 *The Project is expected to generate income in excess of the revenue projected for the Project as stated in the Town's fiscal impact analysis. In*

addition, over \$1,000,000 in impact fees as well as over \$2,000,000 in building permit fees will be generated from the Project.

The nature and scale of the Project is entirely consistent with that which was studied and contemplated at the time the Town Meeting resoundingly adopted the HC-1 District.

Refinements to Project in Response to Community Feedback

The rigorous public review of the Project has encompassed four (4) public hearings (including the upcoming October 3, 2022 hearing) with the Planning Board, two (2) meetings with (and subsequent approval by) the Design Review Board, and a voluntary community engagement process, including seven (7) community meetings and other independent outreach to stakeholders. The Applicant has met with various other Town boards and officials, including the Fire Chief, the Police Chief, and the representatives of the Department of Public Works. The Applicant has also investigated the sewer line issue referenced at the September 7, 2022 hearing and concluded this was due to a maintenance problem rather than an inherent defect in the system.

The Applicant, as an affiliate of The Bulfinch Companies, is a well-recognized local developer that owns and operates a significant number of commercial properties in the Town of Needham and City of Newton, representing the Applicant's commitment to the community.

The Applicant has implemented responsive improvements and refinements that have enhanced the design and made the Project better for the Town and nearby neighborhoods, including:

1. Reduction in Size

- (i) On April 8, 2022 the Applicant submitted an Environmental Notification Form ("ENF") to the MEPA Office for a Project of 531,000 square feet (sq. ft.)
- (ii) Upon receiving input from members of the public and prior to submitting the Application, the Project was reduced by approximately 24,306 sq. ft.
- (iii) Following comments from the Board and its traffic peer review consultant, GPI, the North and South Buildings were further reduced by approximately 16,694 sq. ft. and the Garage was reduced by approximately 5,412 sq. ft.
- (iv) Following comments from the Board, the South Building's massing was reduced by 15,000 sq. ft. The Project's reduced size is now 475,000 sq. ft. (FAR 1.21).
- (v) Since April 2022, the Project has been reduced by more than 55,000 sq. ft.**

2. Building Design Improvements

- (i) In response to public comments, the Applicant redesigned the North Building to include stepped façade to break up the building's scale, and introduced a bend in the footprint of the South Building, creating room for a plaza. The Applicant also redesigned the South Building to bend away from the Gould Street and Highland Avenue intersection and further stepped the massing down to a 1-story "retail pavilion" and south-facing plaza, to support the retail/restaurant uses.
- (ii) In response to comments from the Planning Board, the loading dock areas for the North and South Buildings were relocated to minimize visibility from public ways.
- (iii) In response to comments from the Planning Board, the Applicant pushed back the third-floor massing of the South Building along Highland Avenue, and created a "reveal" to emphasize the two-story massing and create a stronger relationship to the residential scale across

Highland Avenue. In addition, the mechanical penthouse screening was broken down in scale with the use of profiled and perforated metal panels.

3. Site Design Improvements

- (i) The community engagement process resulted in the Applicant adding pickleball courts, a winter ice skating area, and public lawn/turf areas.
- (ii) The Applicant reimagined the planting design in order to provide (i) a greater number of street trees to provide more screening and shade along the public walkways; (ii) a greater number of plantings throughout the Property (more than double) with greater diversity to provide more interest for the public and attract more wildlife; and (iii) a reduction in the amount of maintained lawn areas and introduction of low maintenance lawn areas and wildflower areas.
- (iii) The Applicant redesigned the multi-use walkway and landscape buffer along Highland Avenue to provide a wider landscape buffer to enhance screening of the buildings as well as improve the sense of separation from the vehicular traffic along Highland Avenue.
- (iv) The Applicant provided additional crosswalks across the internal drives and redesigned them all to be raised with paver surfacing to improve pedestrian safety.
- (v) The Applicant redesigned the multi-use walkway along Highland Avenue to further remove any potential obstructions to emergency service vehicle access and to locate an access point near the Gould Street intersection with removable bollards and curb cuts to provide improved emergency access.

The Applicant has carefully considered all comments it has received from the Town, Planning Board, and members of the public. This has resulted in a number of refinements to the Project design as described above.

Project's Public Benefits

The Project will provide substantial public benefits, many of which were contemplated at the time Town Meeting adopted the HC-1 District zoning, including:

- (i) \$5.3MM estimated annual net financial benefit to the Town, which exceeds the \$5 MM revenue projection for this Property that was presented to Town Meeting (the financial benefit from the Project is a prorated amount because the Property is only a portion of the total HC-1 District). This revenue will allow the Town to advance important capital projects, fund desirable programs, and reduce the tax burden which would otherwise fall on residential taxpayers;
- (ii) \$3MM in impact and building permit fees;
- (iii) Substantial roadway and transportation improvements to nearby roadways and intersections, which have all been approved by the same peer review consultant (GPI) that the Town engaged to review transportation matters at the time the HC-1 District was adopted, including roadway improvements that will not be needed unless and until the WCVB land is substantially redeveloped;
- (iv) A multi-use fitness/access walkway around the Property, with various exercise areas at intervals on the loop, all open to the public;
- (v) A new approximately 7,127 sq. ft. park with an interactive exhibit to serve as a connection point to the potential future rail trail (the "North Parcel Park");
- (vi) New pickleball courts, open space, and a winter ice skating area for public enjoyment;

- (vii) Significant environmental cleanup of the Property from its prior use, and construction of new LEED-certifiable buildings, including state of the art solar and low carbon emissions;
- (viii) Over 1,000 new, permanent jobs; and
- (ix) New restaurant and retail spaces for the general public.

The Project will provide tremendous financial and other public benefits to the Town as evidenced by the foregoing.

Response to Most Recent Comments

The Applicant has further revised the Project in response to the helpful comments and constructive feedback received during and after the last Planning Board hearing. These updates are shown in the materials received under separate cover from Stantec and will be reviewed review at the October 3, 2022 hearing and are described below:

- (i) The screening material for the rooftop mechanical equipment and the garage has been updated to incorporate additional detail.
- (ii) The Applicant has revised the design of the multi-use walkway, including widening such walkway from 8 ft. to 20 ft., raising it above the street level, separating it by a vegetative barrier, increasing vegetation along Highland Avenue, and incorporating permeable pavement and pavers, in response to comments from the Fire Department and Department of Public Works.
- (iii) The Applicant's traffic engineers have studied the potential for queuing of vehicles at the entry to the Wingate residences and the Project's entrances and have determined that queuing will not pose an issue to traffic flow.
- (iv) The Applicant has agreed to add the North Parcel Park, which contains an interactive exhibit for public use, to the Project.
- (v) The Applicant has revised the façade design and materials of the South Building, including a new "notch", to break up the massing of the Project's façade along Highland Avenue to address concerns of residents.

The foregoing points and other information in the record demonstrate the public benefits the Project will provide to the Town and the substantial degree to which the Applicant has incorporated public feedback into the Project design during the review process. We look forward to finalizing discussion of the Project at the next public hearing on October 3, 2022.

Very truly yours,

Timothy W. Sullivan
Attorney for Applicant

Enclosures

REF.: NEX-2200133.00

September 29, 2022

Ms. Lee Newman
Director of Planning and Community Development
Needham Department of Public Works
500 Dedham Avenue
Needham, MA 02492

**SUBJECT: Highland Science Center, Gould Street, Needham, MA
Traffic Peer Review – Recommended Conditions of Approval**

Dear Ms. Newman:

On behalf of the Town of Needham, **Greenman-Pedersen Inc.** (GPI) has conducted a transportation peer review of the proposed Highland Science Center in Needham, Massachusetts, which included an evaluation of the project's traffic impacts, parking provisions, site access and circulation, and safety of the study area intersections. As part of this process, GPI reviewed the following documents provided by the Applicant's consultant team:

- *Transportation Impact and Access Study, Highland Science Center, Needham, Massachusetts*; prepared by Vanasse Hangen Brustlin, Inc. (VHB); March 2022.
- *Environmental Notification Form, Highland Science Center, Needham Heights, Massachusetts*; prepared by VHB; March 2022.
- *Conceptual Design – Offsite Roadway Improvements*; prepared by VHB; June 27, 2022;
- *Response to Transportation Impact and Access Study Traffic Peer Review Comments dated May 27, 2022 by Greenman-Pedersen Inc. (GPI), 557 Highland Avenue, Needham, Massachusetts*; prepared by VHB; June 29, 2022.
- *Revised Site Plan, Highland Science Center, Needham Heights, Massachusetts*; prepared by VHB; July 14, 2022.
- *Draft Environmental Impact Report, Highland Science Center, Needham Heights, Massachusetts*; prepared by VHB; July 2022;
- *Needham Special Permit Package R1, 557 Highland Avenue, Needham, MA*; prepared by Stantec and VHB; August 15, 2022;
- *Highland Innovation Center – 557 Highland Avenue, Needham Heights, Massachusetts – Application for Major Project Site Plan Review and Special Permits – Revisions dated as of September 7, 2022 Planning Board Public Hearing Letter #3*; prepared by Goulston & Storrs; August 15, 2022.
- *Response to MEPA DEIR – Traffic Peer Review by Greenman-Pedersen Inc. (GPI) dated 8/18/2022, 557 Highland Avenue, Needham, Massachusetts*; prepared by VHB; August 29, 2022.

Based on our review of the documents described above, the Applicant has provided a satisfactory assessment of the Project's impacts on the surrounding area roadway network and has identified appropriate measures to mitigate the Project-specific impacts to the study area intersections. Should the Town of Needham Planning Board vote to approve the Special Permit Application for this development, GPI recommends the following conditions of approval be included as part of the decision in order to ensure the Project's impacts are sufficiently mitigated.

A. Pre-Construction Studies

Prior to commencing construction on the site, the Applicant will:

1. Collect existing conditions traffic volume counts along Sachem Road and Noanett Road to establish a baseline condition on these roadways. These will include a minimum of 48-hour automatic traffic recorder (ATR) counts to obtain weekday daily traffic volumes on both roadways. In addition, turning movement counts (TMCs) will be collected during the weekday AM (7:00 AM – 9:00 AM), weekday midday (11:00 AM – 1:00 PM), and weekday PM (3:00 PM – 6:00 PM) peak periods at the following intersections:
 - Central Avenue / Noanett Road
 - Gould Street / Noanett Road
 - Hunting Road / Sachem Road
 - Highland Avenue / Mills Road
 - Highland Avenue / Utica Road

This traffic count data will be used to create a baseline condition for comparison to post-occupancy traffic counts in order to assess any increase in cut-through traffic generated by the Project on Noanett Road and Sachem Road.

B. Off-Site Roadway Improvements

Prior to the issuance of a Certificate of Occupancy for the site, the Applicant will complete the following off-site improvement measures:

1. Implement signal timing modifications to optimize traffic operations at the following intersections:
 - Highland Avenue / West Street
 - Highland Avenue / Webster Street
 - Highland Avenue / 1st Avenue
 - Hunting Road / Kendrick Street
2. Adjust the yellow and red clearance intervals at the Hunting Road / Kendrick Street intersection consistent with current design standards for the geometry of the intersection to improve safety.
3. Install NO THRU TRAFFIC or LOCAL TRAFFIC ONLY regulatory signage at the following locations:
 - Noanett Road facing Gould Street
 - Noanett Road facing Central Avenue
 - Mills Road facing Highland Avenue
 - Utica Road facing Highland Avenue
 - Sachem Road facing Hunting Road
4. *Central Avenue / Gould Street:*
 - a. Install a fully-actuated traffic control signal with video detection and Opticom for emergency vehicle activation;
 - b. Restripe Central Avenue to provide a dedicated left-turn lane on Central Avenue westbound and a single through lane in each direction;
 - c. Install new crosswalks with ADA-compliant curb ramps and APS pedestrian signals with countdown indications and vibro-tactile push-buttons on all three approaches; and
 - d. Provide dedicated signal phases for the two residential driveways within the intersection.
5. *Gould Street / Noanett Road:*
 - a. Reconstruct curb ramps on the northwest and southwest corners of the intersection to provide ADA accessibility and stripe a new crosswalk across Noanett Road.

6. *Gould Street Pedestrian and Bicycle Enhancements*

- a. Install a 10-foot two-way bicycle track and 8-foot sidewalk along the easterly side of Gould Street between Highland Avenue and the former railroad track approximately 150 feet north of TV Place;
- b. Provide a 4-foot bicycle accommodating shoulder along the westerly side of Gould Street between TV Place at Highland Avenue;
- c. Install a crosswalk at the northerly end of the bicycle track at the former railroad crossing and install Rectangular Rapid Flash Beacons (RRFBs) with a passive detection system for pedestrians and bicyclists; and
- d. Reconstruct the sidewalk along the westerly side of Gould Street between Highland Avenue and Noanett Road to provide a 6-foot ADA-compliant sidewalk.

7. *Gould Street / TV Place:*

- a. Widen Gould Street to provide a left-turn lane and a through lane on the Gould Street southbound approach and a single lane on the northbound approach; and
- b. Widen TV Place to provide separate left- and right-turn lanes exiting to Gould Street and a single entrance lane with 8-foot sidewalks on either side of TV Place.

8. *Gould Street / Site Driveway / Wingate Driveway*

- a. Widen Gould Street southbound to provide a dedicated left-turn lane, a through lane, and a shared through/right-turn lane;
- b. Widen Gould Street northbound to provide a 50-foot left-turn pocket, a through lane, and a right-turn lane;
- c. Construct the driveway to provide a dedicated left-turn lane and a shared left/through/right-turn lane;
- d. Install a fully-actuated traffic signal with video detection and Opticom for emergency vehicle activation; and
- e. Install cross-ways with ADA-accessible curb ramps and APS pedestrian signals with count-down indications and vibro-tactile push-buttons across all four approaches to the intersection.

9. *Highland Avenue / Gould Street / Hunting Road:*

- a. Widen the Gould Street southbound approach to provide two left-turn lanes and a shared through/right-turn lane with a minimum 4-foot bicycle-accommodating shoulder;
- b. Reconstruct the median island on Highland Avenue eastbound to accommodate the left-turn onto Gould Street;
- c. Reconstruct the median island on Highland Avenue westbound to accommodate the left-turn double left-turn from Gould Street onto Highland Avenue;
- d. Reconstruct crosswalks and curb ramps on the Highland Avenue eastbound and Gould Street southbound approaches consistent with ADA guidelines;
- e. Install new traffic signal equipment as necessary to accommodate the geometric changes to the intersection, including, but not limited to, mast arms, vehicle detection, signal heads, conduit, pull-boxes, signage, etc.;
- f. Replace the existing traffic signal controls with adaptive traffic signal controls to allow for improved optimization of traffic operations; and
- g. Upgrade pedestrian signals to APS signals with countdown indications and vibro-tactile push-buttons.

10. *Hunting Road:*

- a. Fund the installation of two radar-embedded speed limit signs on Hunting Road as locations to be determined in coordination with the Needham Police Department to control speeds.

C. Transportation Demand Management

1. Provide an Employee Transportation Advisor who will coordinate with the local Transportation Management Association;

2. Provide up to 104 secure, covered bicycle parking spaces for Tenant's employees and up to 50 public bicycle spaces for visitors and patrons;
3. Install EV charging stations at a minimum of 25 percent of the parking spaces provided within each parking lot/garage area. Provide free EV charging for all employees for at least the first five years following issuance of a Certificate of Occupancy;
4. Provide a shuttle between the site and nearby public transportation services, including the commuter rail at Needham Heights and the Green Line D Branch at Newton Highlands. The Applicant will allow area residents and employees to utilize the shuttle;
5. Require tenants to provide a 50 percent transit pass subsidy for employees;
6. Implement carpool assistance and incentives for employees;
7. Provide incentives and amenities for bicycling and walking;
8. Provide a guaranteed ride home to all employees using public transit, walking, bicycling, or carpooling to work;
9. Provide on-site locker rooms and showers for employees; and
10. Display transportation-related information and tenant's employees and visitors in the main lobby.

D. Transportation Monitoring Program

Within one year, and at least six months following, initial occupancy of the proposed development, the Applicant will conduct a transportation monitoring program to include the following:

1. Trip Generation:

- a. Collect automatic traffic recorder (ATR) or turning movement counts (TMCs) at the site driveway intersections with TV Place and Gould Street to verify the trip generation characteristics of the development during the weekday daily, weekday AM peak hour, and weekday PM peak hour time periods.
- b. Should the actual trip generation of the site exceed the trip generation estimates contained in the *Draft Environmental Impact Report*¹ by more than 10 percent, the Applicant will evaluate and implement measures to reduce vehicle trip generation, including implementation of additional Transportation Demand Management (TDM) measures.
- c. Should the actual trip generation of the site exceed the trip generation estimates contained in the *Draft Environmental Impact Report*² by more than 10 percent, the Applicant will work with MassDOT and the Town of Needham to assess whether the Transportation Monitoring Program should be expanded to assess the Project's impacts on additional intersections.

2. Traffic Operations:

- a. Collect turning movement counts (TMCs) during the weekday AM (7:00 AM – 9:00 AM) and weekday PM (3:00 PM – 6:00 PM) peak periods at the following intersections:

¹ *Draft Environmental Impact Report, Highland Science Center, Needham Heights, Massachusetts*; prepared by Vanasse Hangen Brustlin, Inc.; August 2022.

² *Draft Environmental Impact Report, Highland Science Center, Needham Heights, Massachusetts*; prepared by Vanasse Hangen Brustlin, Inc.; August 2022.

- Central Avenue / Gould Street
- Gould Street / TV Place
- Gould Street / Site Driveway / Wingate Driveway
- Highland Avenue / Gould Street / Hunting Road

- b. Conduct capacity and queue analyses to evaluate the operations of the intersections listed in Item D.2.a during the weekday AM and PM peak hours and compare the results of the traffic operations analysis to the analysis projections contained in the August 29, 2022 *Response to Comments*³.
- c. The Applicant will evaluate and implement additional measures to mitigate project impacts should the results of the capacity and queue analyses indicate any of the following occurs:
 - i. Any movement at any of the study area intersections exceeds capacity (volume-to-capacity (V/C) ratio exceeds 1.00);
 - ii. Delay increased by more than ten seconds for any movement operating at level-of-service (LOS) E or F;
 - iii. Queues in any lane exceed the storage capacity of that lane AND increased over projected queues in the *Response to Comments* by two vehicles (50 feet) or more; or
 - iv. Queues in any lane increased over projected queues in the *Response to Comments* by four vehicles (100 feet) or more.

3. *Cut-Through Traffic:*

- a. Collect a minimum of 48-hour automatic traffic recorder (ATR) counts to obtain weekday daily traffic volumes on Noanett Road and Sachem at the same locations as collected as part of the Pre-Construction Study. In addition, turning movement counts (TMCs) will be collected during the weekday AM (7:00 AM – 9:00 AM), weekday midday (11:00 AM – 1:00 PM), and weekday PM (3:00 PM – 6:00 PM) peak periods at the following intersections:
 - Central Avenue / Noanett Road
 - Gould Street / Noanett Road
 - Hunting Road / Sachem Road
 - Highland Avenue / Mills Road
 - Highland Avenue / Utica Road
- b. Compare the post-occupancy traffic volumes along Noanett Road and Sachem Road to those collected pre-construction to assess whether any measurable increase in cut-through traffic has resulted from the proposed development. Should traffic volumes on Noanett Road or Sachem Road increase by more than 10 percent over the pre-construction traffic counts, the Applicant will take additional measures to reduce cut-through traffic, including, but not limited to:
 - i. Coordination with the Needham Police Department for increase enforcement;
 - ii. Installation of radar speed indication signage along the subject roadway;
 - iii. Installation of traffic calming devices such as speed tables, chicanes, bump-outs, or other devices; and/or
 - iv. Implementing signal timing modifications or other improvements at the Central Avenue / Gould Street and/or Highland Avenue / Gould Street / Hunting Road intersection, as necessary, to reduce the apparent benefit of cut-through behavior in the neighborhoods.
- c. Following implementation of any additional cut-through mitigation measures as described in item D.2.b, the Applicant will conduct additional traffic volume counts to ensure that the implemented measure(s) were effective in reducing cut-through traffic.

³ *Response to MEPA DEIR – Traffic Peer Review by Greenman-Pedersen Inc. (GPI) dated 8/18/2022, 557 Highland Avenue, Needham, Massachusetts; Prepared by Vanasse Hangen Brustlin, Inc.; August 29, 2022.*
2200133_2022-9-28_Conditions of Approval

3. On-Site Parking Utilization Study

- a. Conduct a parking utilization study on weekday between 8:00 AM and 4:00 PM to assess the occupancy of each parking area within the site, including the two garages and the surface lot. This study will include a review of EV charging stations, compact car parking, and any provided carpool or otherwise designated parking spaces to assess the adequacy of these spaces in accommodating the peak parking demand.
- b. Should the results of the parking study indicate that more than 90 percent of the EV charging stations are occupied during the peak period, the Applicant will install additional EV charging stations to accommodate additional parking demand.
- c. Should the overall parking demand exceed 95 percent of the parking supply, the Applicant will identify and implement measures to reduce parking demand and perform an additional post-implementation assessment to verify the effectiveness of the implemented measures.

The Transportation Monitoring Program will continue on an annual basis for a period of five years following initial occupancy of the development. The findings of the Transportation Monitoring Program will be provided to the Needham Planning Department and Planning Board for review.

With implementation of the mitigation measures described above and completion of the post-occupancy monitoring program, the traffic generated by the proposed Highland Science Center can be safely and efficiently accommodated along the study area roadways and intersections.

Should you have any questions regarding these comments, please contact me directly at 603-766-5223.

Sincerely,

GREENMAN-PEDERSEN, INC.



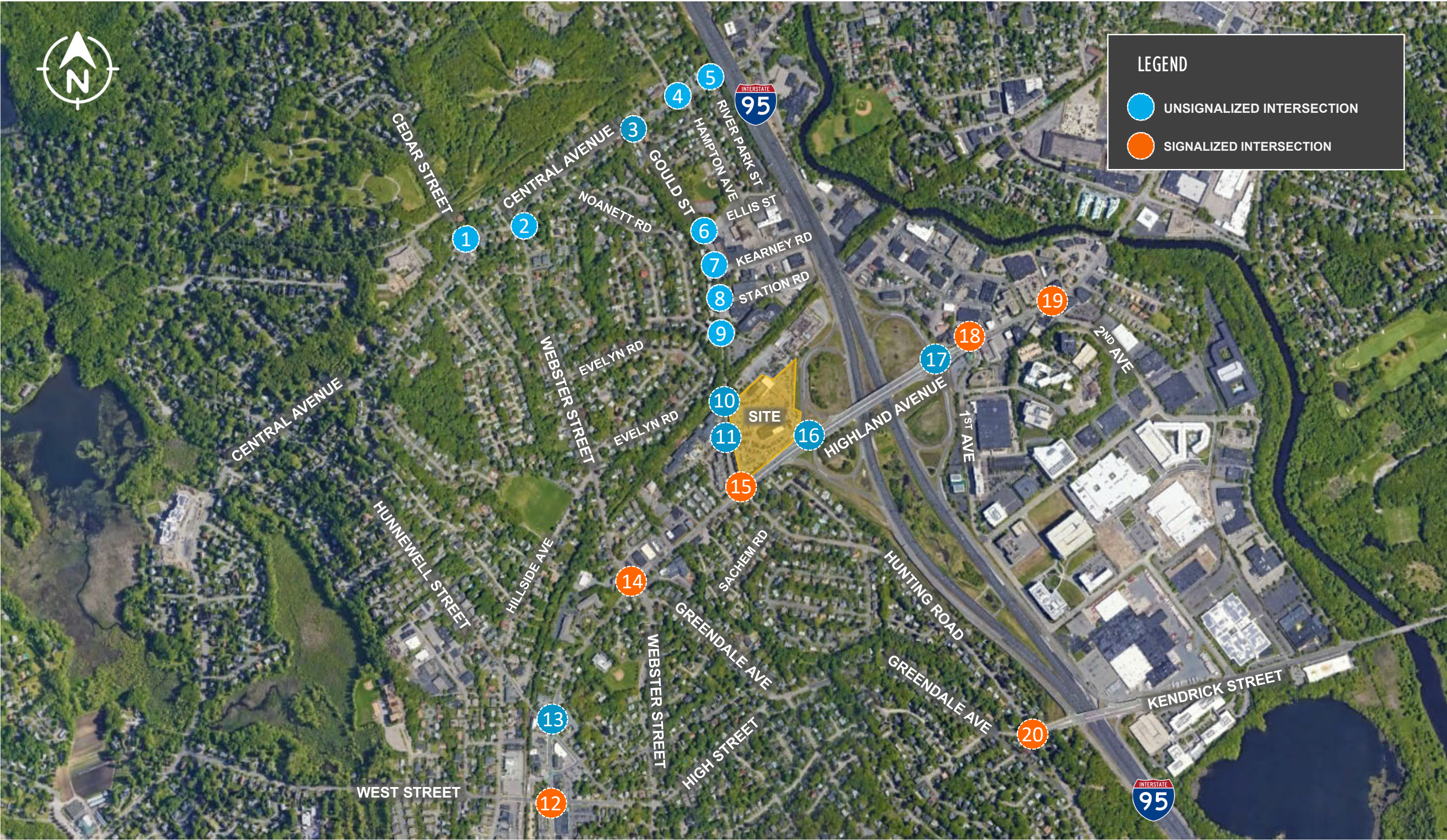
Rebecca L. Brown, P.E.
Senior Project Manager

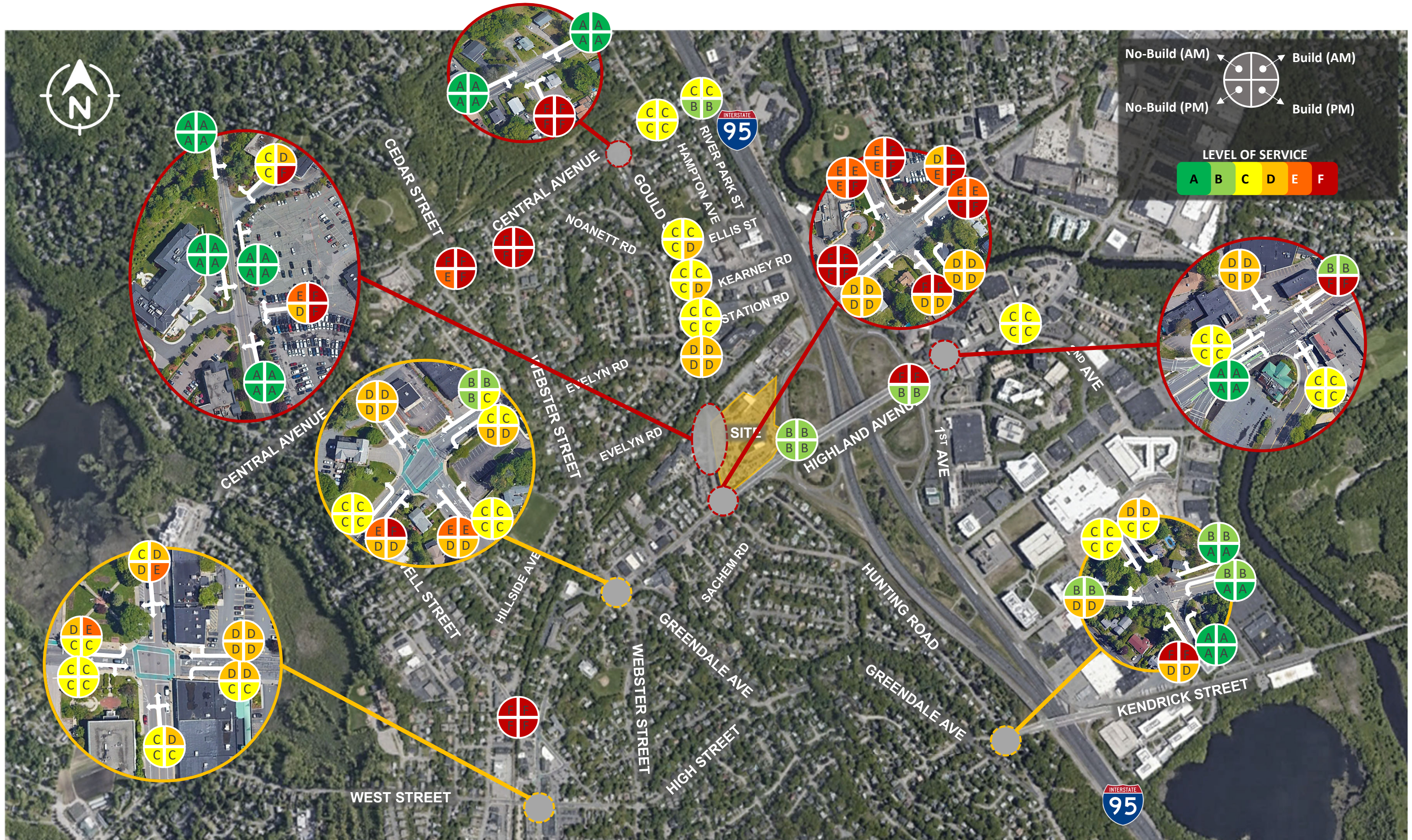
Highland Science Center Needham, Massachusetts

Planning Board Meeting
October 3, 2022

GPI







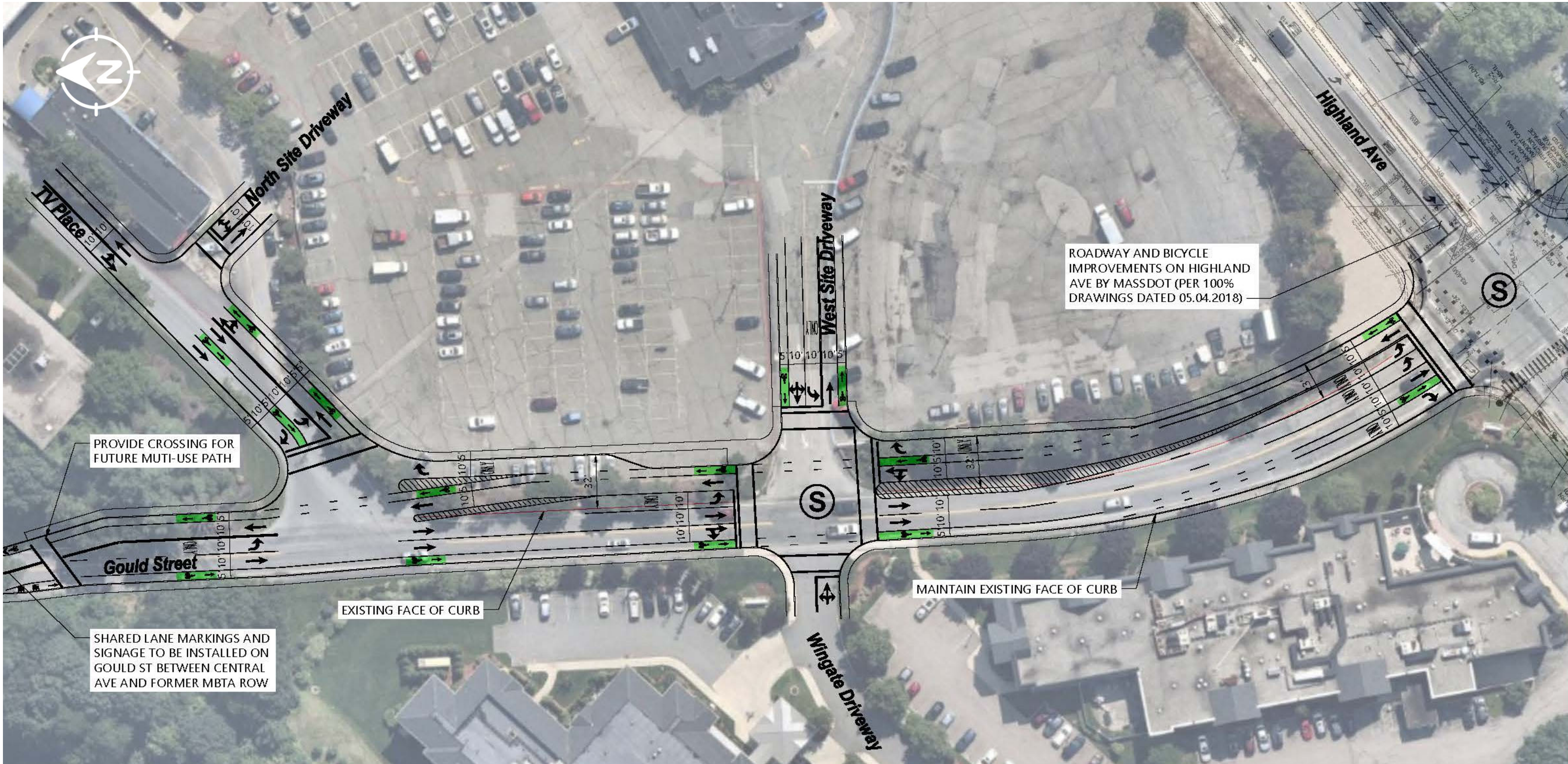
Greenman-Pedersen, Inc. || 181 Ballardvale Street, Suite 202, Wilmington, MA 01887
HIGHLAND SCIENCE CENTER – NEEDHAM, MASSACHUSETTS

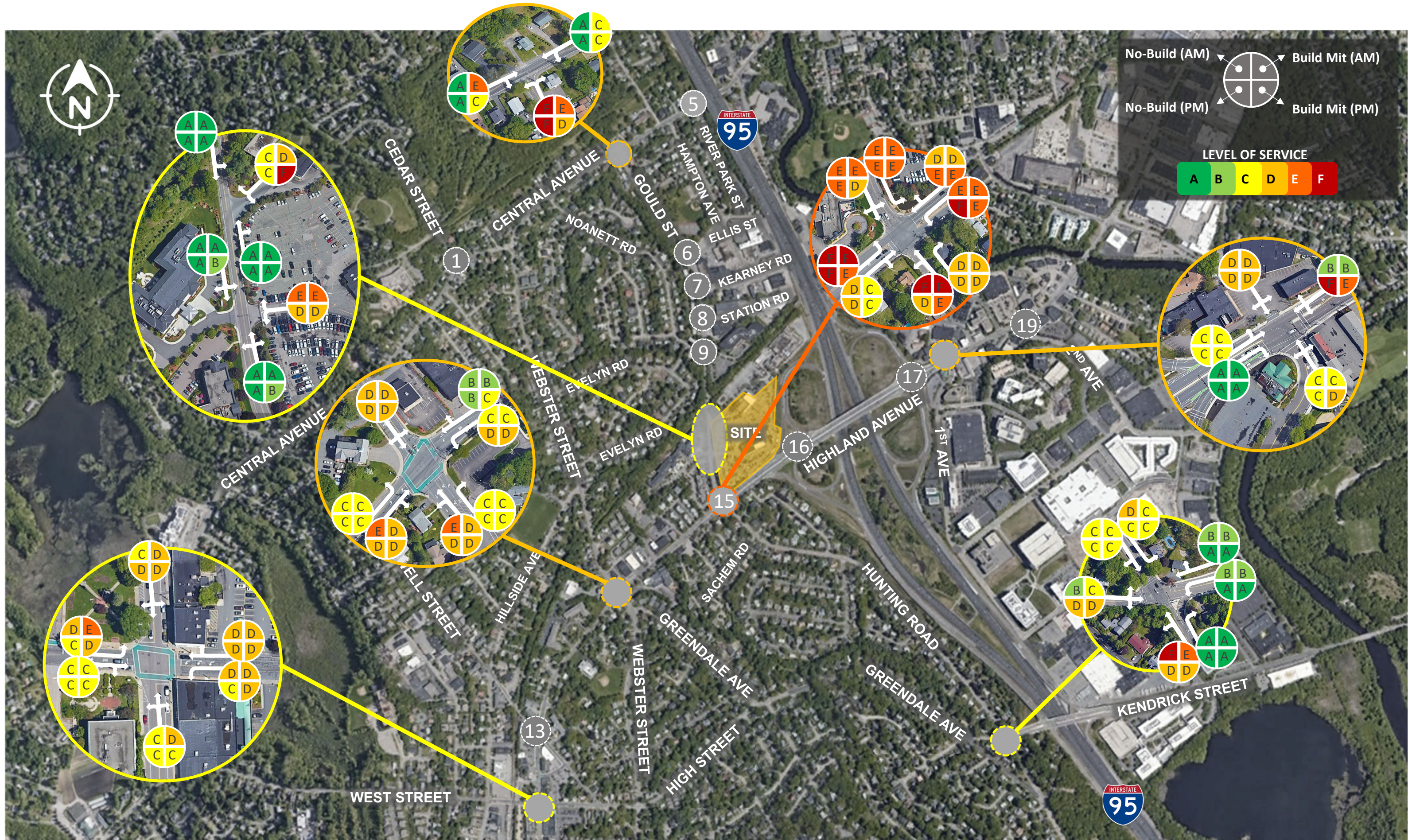
LEVEL-OF-SERVICE (LOS) – 2029 NO-BUILD VS BUILD



Greenman-Pedersen, Inc. || 181 Ballardvale Street, Suite 202, Wilmington, MA 01887
HIGHLAND SCIENCE CENTER – NEEDHAM, MASSACHUSETTS

PROPOSED MITIGATION





Greenman-Pedersen, Inc. || 181 Ballardvale Street, Suite 202, Wilmington, MA 01887
 HIGHLAND SCIENCE CENTER – NEEDHAM, MASSACHUSETTS

LEVEL-OF-SERVICE (LOS) — 2029 NO-BUILD VS BUILD MITIGATED



TOWN OF NEEDHAM

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

Design Review Board

Memo: Site Plan review, 557 Highland Avenue

12 September 2022

The Board reviewed the revised design drawings for the development proposed for this site.

The Board had commented on the design of the project in an earlier review. At the time of that review the landscaping and site lighting had not yet been developed in detail. The applicant presented more detailed site and landscaping designs, as well as modifications to the buildings and parking garage developed after meetings with the Planning Board and residents.

The overall landscaping plan was very well designed. Modifications to the walking path along Highland Avenue, and the new plantings of trees and some screen elements were seen as an improvement by the Board. The plant selection was also seen as well done. There was discussion of the choice of oak tree species along the walking path. There is concern about acorns in the fall season on a walking/biking path. The applicant stated it had been working with the Superintendent of Parks and Forestry on tree selection and that he had suggested this tree. The applicant stated their preference was a mix of trees, not a single sort of allée along the property edge. The DRB agrees with this approach. The applicant will discuss our concerns with the Town and explore all other tree options.

The design includes less mowed lawn area and more landscaping features along the building. The Board noted this in the first review and the new design is well done. The extensive use of native plants is also a very good design element.

The development includes several public amenities. The Board approved of the design of these elements. The fencing at the pickle ball courts will be black vinyl chain link fencing, and planting such as clematis or similar plantings are planned be grown on the fence. There is also bike parking and community open space. Parking in that area is also provided. While the walk is adjacent to a busy road the layout and landscaping will help to protect the activities. The material for the walk was discussed. The difficulty is that it is also emergency fire access, so the usual pervious surfaces may not be suitable. The design is to be a bordered walkway. One suggestion by the Board was Gravel Lok or a similar gravel binder product for the main path with a complementary edging. No final choice was made at this time, but the Board believes the options discussed were all acceptable.

There were changes to the building design. Some of the garage loading doors previously located to the left of the main entrance were moved to the side of the building facing the parking garage. This is an improvement.

The parking garage exterior design was also modified. Changes were made to add more detail to the columns and panels. The screening and its support framing were modified to be less two dimensional. The Board approved of these changes.

A more major change was made to the building at the corner of Gould and Highland. The previous design followed the site shape and had a rounded corner to the building. The Board had previously approved this design, with the thought that it was a good design. It filled the negative space at that corner in a positive way and was a good overall planning solution. The new design angles the main building the other direction and opens up the space at the corner significantly. A large plaza is planned for this space, which will be adjacent to a one-story portion of the building. The one-story section will have greenspace on the roof for use by the tenants of the building. While the Board approves the design of the building changes, there was some concern about how much use that plaza will actually receive. It seems very dependent on the final uses in the one-story retail/restaurant space adjacent to it. The applicant explained the area is also the beginning of the fire truck access so that impacted the design as well. The Board suggested that the treed area proposed in conjunction with the plaza might be enlarged and some larger elements (trees) will start to fill the view at the corner, visually containing the space in a positive way.

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

End of Notes

Public Comments on 557 Highland Avenue

Received between June 4, 2022 and October 3, 2022.

1. Email from Carlos Agualimpia, Town Meeting Member - Precinct C, dated June 4, 2022.
2. Email from Steven Sussman, 30 Davenport Road, dated June 6, 2022.
3. Email from Henry Ragin, 25 Bennington Street, dated June 6, 2022.
4. Email from Casey Fedde, 16 Mills Rd, dated June 6, 2022.
5. Email from Avery, dated June 6, 2022.
6. Email from Karen Quigley, dated June 6, 2022.
7. Email from Kim Stone, Kim Stone, 45 Greendale Ave, dated June 6, 2022.
8. Email from MaeLynn Patten, 16 Ledge Street, dated June 6, 2022.
9. Email from Valerie Maio, 15 Park Ave., dated June 6, 2022.
10. Email from Maggie Flanagan, dated June 6, 2022.
11. Email from Nicole Nason, dated June 6, 2022.
12. Email from Brooke Reilly, 41 Pine Grove Street, dated June 6, 2022.
13. Email from Jennie Jonas, 93 Sachem Road, dated June 6, 2022.
14. Email from Shannon Shavor, dated June 6, 2022.
15. Email from Matt Flanagan, 54 Sachem Road, dated June 6, 2022.
16. Email from Holly Charbonnier, 94 Sachem Road, dated June 6, 2022.
17. Email from Joanne Garabedian, dated June 6, 2022.
18. Email from Ali Dabuzhsky, 42 Aletha Road, dated June 6, 2022.
19. Email from Ashly Scheufele, 52 Greendale Avenue, dated June 6, 2022.
20. Letter from the Needham Heights Alliance, dated June 6, 2022.
21. Email from Paul Charbonnier, 94 Sachem Road, dated June 6, 2022.
22. Email from Emily Pick, 12 Mills Road, dated June 6, 2022.
23. Email from Natalie and Eugene Ho, 21 Utica Rd, dated June 26, 2022.

24. Email from Russell Smith, dated June 6, 2022.
25. Email from Julie Tracey, Beech Street, dated June 6, 2022.
26. Email from Ada Lei Chan, dated June 6, 2022.
27. Email from Elizabeth C Rich, 323 West Street, dated June 6, 202.
28. Email from Alanna Burke, dated June 6, 2022.
29. Email from Maureen and Jim DiMeo, 442 Central Avenue, dated June 6, 2022.
30. Email from Larry Tobin, 31 Greendale Ave, dated June 6, 2022.
31. Email from Michael Diener, dated June 7, 2022.
32. Email from Laura Ruch, dated June 7, 2022.
33. Email from Kelly Close, dated June 7, 2022.
34. Email from Robert Deutsch, dated June 7, 2022.
35. Email from Callie Curran Morrell, 2 Central Terrace, dated June 7, 2022.
36. Email from Jackie Boni, 13 Nichols Rd, dated June 7, 2022.
37. Letter from Deb Whitney, dated June 7, 2022.
38. Email from Kate Robey, dated June 7, 2022.
39. Email from Gilad & Rachel Skolnic, 33 Park Avenue, dated June 8, 2022.
40. Email from Kathleen Robey, 150 Warren Street, dated June 7, 2022.
41. Email from Kira Robinson-Kates, dated June 8, 2022.
42. Email from Ryan Ciporkin, 42 Park Avenue, dated June 9, 2022.
43. Email from Alex Boni, 13 Nichols Rd, dated June 9, 2022.
44. Email from Robert Dangel, 28 Hewitt Circle, dated June 11, 2022.
45. Email from Susan B. McGarvey, 66 Upland Road, dated June 11, 2022.
46. Email from Shari Stier, 23 Park Ave, dated June 14, 2022.
47. Email from Christine Dedek, 55 Hunting Road, dated June 28, 2022.
48. Email from Teresa Combs, 7 Utica Road, dated July 5, 2022.

49. Email from Joan E. Feeney, 74 Wayne Road, dated July 6, 2022.
50. Email from David M. Mindlin, 74 Hampton Avenue, dated July 7, 2022.
51. Email from Elizabeth Mercer, dated July 7, 2022.
52. Letter from the Needham Heights Alliance and Community, dated September 12, 2022.
53. Email from Michele Markley, dated September 12, 2022.
54. Email from Peter Schuller, 25 & 27 Mills Rd, dated September 13, 2022.
55. Email from Lauren Schuller, 25 & 27 Mills Rd, dated September 13, 2022.
56. Letter from Eugene Ho, Utica Road, dated September 15, 2022.
57. Email from Carol Richmond, Noanett Road, dated September 17, 2022.
58. Email from Kenneth Phillips, 74 Sachem Rd, dated September 18, 2022.
59. Email from Marjorie Phillips, 74 Sachem Rd, dated September 18, 2022.
60. Email from Verna Gurwitz, dated September 20, 2022.
61. Email from Carol Cohne, dated September 20, 2022.
62. Email from Henry Ragin, 25 Bennington Street, dated September 21, 2022.
63. Email from Lisa Durkin, 15 Avery Street, dated September 23, 2022.
64. Email from Beverly W. Litman, Noanett Road, dated September 25, 2022.
65. Email from Howard Breslau, 199 Evelyn Road, dated September 25, 2022.
66. Email from Fotoula Kopellas, 125 Evelyn Road, dated September 26, 2022.
67. Email from John Kopellas, 125 Evelyn Road, dated September 26, 2022.
68. Email from William Kopellas, 125 Evelyn Road, dated September 26, 2022.
69. Email from Anastasia Kopellas, 125 Evelyn Road, dated September 26, 2022.
70. Email from Judy and Larry Pelletier, 107 Gould Street, dated September 26, 2022.
71. Email from Le Truong, dated September 27, 2022.
72. Two emails from Antoinette Tigges, 122 Webster Street, dated September 27, 2022.
73. Email from Ranen S. Schechner, 50 Spring Road, dated September 29, 2022.

74. Email from : Nancy L. Magier, 112 Woodbine Circle, dated September 29, 2022.
75. Email from Wei Lu, dated September 29, 2022.
76. Email from Yulia Murray, 93 Hillside Avenue, dated September 29, 2022.
77. Email from Brian O'Neill, 149 Charles River Street, dated September 30, 2022.
78. Email from Kathy Zimbone, 10 Woodbury Dr, dated September 30, 2022.
79. Email from Casey Fedde, 16 Mills Rd, dated September 30, 2022.
80. Email from Chrissy Silverman, dated September 30, 2022.
81. Email from Jeffrey D. Drucker, The Atlantic Interests Limited Partnership, 144 Gould Street, Suite 206, Needham, MA 02494, dated September 30, 2022.
82. Email from Matthew S. Ross, 41 Stewart Road, dated September 30, 2022.
83. Email from Jodi Traub, dated September 30, 2022.
84. Email from Bob Rice, dated September 30, 2022.
85. Email from Bob O'Connor, 9 Fuller Road, dated September 30, 2022.
86. Email from Thomas M Totten, 370 Central Avenue, dated September 30, 2022.
87. Email from Steven Sussman, 30 Davenport Road, dated September 30, 2022.
88. Email from Joni and Michael Schockett, 174 Evelyn Road, dated September 30, 2022.
89. Emailed letter form Moe Handel, former Planning Board and Select Board Member and Needham Heights Resident, 3 Rosemary Street, dated October 1, 2022.
90. Email from Cynthia R. Janower, 85 Riverbend Lane, dated October 1, 2022.
91. Email from Larry Tobin, 31 Greendale Ave, dated October 2, 2022.
92. Email from David A. Shaff, MD, 109 Arch Street, dated October 2, 2022.
93. Email from Wujun Qie, 43 Douglas Rd, dated October 2, 2022.
94. Email from Yun Bian, 115 Gould Street, dated October 2, 2022.
95. Email from Marvin Berkowitz, 23 Wayne Road, dated October 2, 2022.
96. Email from Edward & Barbara Shapiro, 276 Bridle Trail Road, dated October 2, 2022.
97. Email from Shari Stier, dated October 2, 2022.

98. Email from Oleg Kerbel, dated October 2, 2022.
99. Email from Dingsong Feng, 45 Plymouth Road, dated October 2, 2022.
100. Email from Jacquelyn Furman, dated October 2, 2022.
101. Email from Ben Daniels, 5 Sachem Rd, dated October 2, 2022.
102. Email from Derek Wade, 41 Riverside St, dated October 2, 2022.
103. Email from Janice Chen, dated October 2, 2022.
104. Email from Tonia Chu, dated October 2, 2022.
105. Email from Donghui Yu, dated October 2, 2022.
106. Email from Brooks Goddard, 59 Otis Street, dated October 2, 2022.
107. Email from Albert Chang, dated October 2, 2022.
108. Email from The Lu family, 90 Norwich Rd, dated October 2, 2022.
109. Email from Hairuo Peng, dated October 2, 2022.
110. Email from Martha Cohen Barrett, 49 Lynn Road, dated October 2, 2022.
111. Email from Dennis Zhang, dated October 2, 2022.
112. Email from Joe Matthews, dated October 3, 2022.
113. Email from Matt Siciliano, dated October 3, 2022.
114. Email from James Segel, 30 Edgewater Drive, dated October 2, 2022.
115. Email from Yi Ding, dated October 3, 2022.
116. Letter from the Charles River Chamber, dated October 3, 2022.

From: [Emily Pick](#)
To: [Planning](#)
Subject: Fwd: Bullfinch Biolab proposal
Date: Wednesday, September 7, 2022 11:17:26 PM

Hello,

I want to share my opposition to any facility serving or making alcoholic beverages, or beer on the former Muzi property, now known as Bullfinch, and I do not want it in the new “commercial zone 1” in Needham Heights.

Our neighborhood is getting ransacked by commercial development.

Im more than happy to see a brew pub and or brewery in the Center of town, or in an industrial zone, that has the parking and police surveillance that such a facility requires.

I would never see a brew pub or microbrewery as a family friendly facility, and I’m familiar with both Mighty Squirrel and Trillium among others in the region, They target 21+ audience, primarily on nights and weekends and it doesn’t need to be in Needham Heights. We don’t need more traffic, and I don’t need to absorb the risk drunk drivers using my residential street as a cut thru street for their nights on the town. Furthermore, thr neighborhood would also fall victim of BC Football game day traffic, and other large regional events like the golf tournament this summer,(which was Miserable on Highland Ave because 2nd Ave and Trip Advisor areas was used for parking) and this type of facility, as a destination would only add to the congestion and road rage on those weekends. If I wanted to live in an area with lively pubs and nightlife, I would have purchased a home somewhere else. Allowing a brewpub, pub, bar or microbrewery in residential zone is poor planning.

Ironically, this conversation is happening at 10:30 on a Wednesday night , which limits the community’s access and visibility to this conversation.

Thanks,
Emily Pick

Get [Outlook for iOS](#)

From: Emily Pick
Sent: Monday, June 6, 2022 4:52:09 PM
To: planning@needhamma.gov <planning@needhamma.gov>
Subject: Bullfinch Biolab proposal

Hello Planning Committee.

I live at 12 Mills Road in Needham, which is 2 blocks West of the project.

I’m reaching out to reiterate my opposition to any expansion of the Bullfinch project. I live just off of Highland Avenue, and I’m absolutely opposed to any increases in size, scope, occupancy, or footprint of this facility. I’m opposed to the increase in FAR, and I’m opposed to the board allowing Bullfinch to increase the building height, and I’m opposed to increasing the number of stories on the facility,

on any parts of the project. Furthermore, I would suggest that Bullfinch minimize the size of the parking garage, to decrease the impact and scale of this project. Furthermore, I'm opposed to allowing the developer to build a restaurant, bar, pub, brewery or entertainment venue on this site.

My primary concern is traffic volume in the region. Over the years, I do not feel that the Town of Needham or the Planning Board has been listening to local residents on this project, and in fact when I attended a meeting a few weeks back, my feedback was snubbed on the grounds of my concerns. My family and I must live with the consequences of your decisions on a daily basis.

The quality of life in Needham Heights continues to deteriorate, and traffic is now worse than ever before on the Highland Ave-Needham Street corridor, and I measure this based on my experiences as I attempt to make a LEFT OR RIGHT turn from Mills on to Highland everyday, both at rush hour and at mid-day. It is increasingly dangerous just to get onto the street. When the light turns Green at Highland and Hunting, the traffic is unrelenting, in allowing new traffic to merge, especially after southbound drivers come off of I-95. Furthermore, the increases in pollution and litter thrown from cars is noticeable in past few weeks, and with many of the sidewalks in poor condition due to ongoing construction on Highland, its not even comfortable to walk on Highland Ave anymore.

Furthermore, I am strongly opposed to any special permits that would allow a restaurant, bar or brewery in this neighborhood. A "Trillium" type facility was suggested on the call I attended. I'm sharply opposed, on the basis of increased nighttime traffic and noise to the neighborhood.

Furthermore, such a facility would cannibalize existing struggling businesses in Needham Heights and Needham Center.

Finally, I don't accept the meager attempts to sell this project to Needham leadership on aesthetic improvements as the 'gateway to Needham' or 'community benefits' of this facility. A commercial lab (with potential bio-hazard risks) next to a highway will never be a destination for local kids to ride their bikes or play ball, and nor would I ever consider it as a destination for outdoor physical fitness or as community center, since the traffic has made it nearly impossible to cross Highland Ave.

In short, I'm most concerned with the day-to-day traffic patterns, and the impact that this additional expansion-oriented proposal has on quality of life in Needham Heights, and the health, safety and welfare of this community. I hope that my feedback is duly noted as the planning board evaluates this request for expansion.

Thank you,
Emily

Emily Pick
617.784.2796



September 12, 2022

Dear Members of the Planning Board:

The Needham Heights Alliance understands that the Planning Board has extended the hearing to consider the concerns of the Needham Residents and to work with Bulfinch Group to “tweak” the current proposal for the 557 Highland Innovation Center. We have identified below the changes we are looking to see before the next hearing on October 3rd.

- **When rezoning was discussed last year, the prospect of a biolab that would work daily with highly communicable human diseases was not contemplated by the community or raised by the proponents of the rezoning. Now that a BSL-2 biolab is being proposed, it is imperative to balance the size of the development with the safety of the community. For this reason, a maximum FAR of 1.0 or 400,000 square feet is appropriate and necessary to protect the safety of neighbors and the character of our neighborhood.**
- **A decrease in the parking garage of one story - no more than 4 stories above ground.**

We look forward to hearing a response before the next Hearing that we can share with the community.

Sincerely,
The Needham Heights Alliance and Community

From: [Michele Markley](#)
To: [Planning](#)
Subject: Concerns about 557 Highland Renovation Center
Date: Monday, September 12, 2022 9:14:03 PM

Dear Members of the Planning Board:

As a resident in the neighborhood across from the 557 Highland site, I am writing to express the changes I'd like to see before the next hearing on October 3. We will be directly impacted and a number of concerns. Since the hearing has been extended, I was hoping the topics below could be addressed:

- When rezoning was discussed last year, the prospect of a biolab that would work daily with highly communicable human diseases was not contemplated by the community or raised by the proponents of the rezoning. Now that a BSL-2 biolab is being proposed, it is imperative to balance the size of the development with the safety of the community. For this reason, a maximum FAR of 1.0 or 400,000 square feet is appropriate and necessary to protect the safety of neighbors and the character of our neighborhood.
- A decrease in the parking garage of one story - no more than 4 stories above ground.

Thank you for your time.

Sincerely,
Michele Markley

From: [Peter Schuller](#)
To: [Planning](#)
Subject: 557 Highland - It's too big
Date: Tuesday, September 13, 2022 9:23:15 AM

As a resident who lives nearby (25 Mills Rd), with 2 little kids and an owner of multiple properties in Needham, I am concerned by the behemoth of a project proposed for 557 Highland.

As currently proposed, it is WAY TOO BIG.

I would kindly ask for the:

1. FAR to be decreased to 1.0 or 400,000 sf
2. Parking garage decreased by one level so that it is only 4 stories above ground

Thank you,
Peter Schuller

25 & 27 Mills Rd
Needham Heights MA 02494

From: [Lauren Schuller](#)
To: [Planning](#)
Subject: It's Too Big
Date: Wednesday, September 14, 2022 8:40:16 AM

Good morning,

As a resident who lives nearby (25 Mills Rd), with 2 little kids and an owner of multiple properties in Needham, I am concerned by the behemoth of a project proposed for 557 Highland.

As currently proposed, it is WAY TOO BIG.

I would kindly ask for the:

1. FAR to be decreased to 1.0 or 400,000 sf
2. Parking garage decreased by one level so that it is only 4 stories above ground

I sincerely hope you will listen to the members of the community for whom this will have the largest impact.

Thank you,
Lauren Schuller

25 & 27 Mills Rd
Needham Heights MA 02494

September 15, 2022

Dear Members of the Planning Board:

My name is Eugene Ho. I reside on Utica Road with my wife, two children (ages 5 and 3), and parents. My family has been a part of the Needham community (on Utica Road) for nearly 30 years. Needham was, and is, a wonderful place to grow up, which is why when I had children of my own, I decided to move back to town.

I am deeply concerned about the size of the project being proposed at the old Muzi site. I have attended many of the community meetings and public hearings. While I appreciate that Bulfinch has refined its original proposal to address some of the community and the Planning Board's concerns, these adjustments, frankly, are just nibbling around the edges.

The new zoning regulations, as I understand them, permit a Floor Area Ratio of .70 by right. Anything above .70 (up to a maximum of 1.35) requires a Special Permit. Bulfinch is requesting a Special Permit to build a Floor Area Ratio of 1.25, nearly 1.8 times larger than what is permitted by right. Bulfinch extols the fact that its proposal is less than the 1.35 maximum buildout, as if it is doing the town a favor by not asking for the maximum. It seems to me, however, that .70 should be the baseline (not the maximum 1.35), and that Bulfinch has the burden to prove that it should be permitted to build above the .70 FAR by right.

Bulfinch has not, in my view, met this burden. Bulfinch has presented a myriad of statistics and analysis on the impact of the proposed project at 1.25 FAR. Putting aside that I think some of this analysis is incomplete, particularly with respect to carbon emissions, there has been no analysis done, to my knowledge, to understand the incremental impact that the proposed project would have if Bulfinch were only allowed to build at .70 FAR. As a for instance, Bulfinch's traffic consultant estimates that the project as proposed will generate approximately 5,000 new cars daily. How much new traffic would a project built at .70 FAR generate? It is estimated that the project will generate \$5MM tax revenues for the town (which, by the way, is far less than what the town originally projected). How does that compare to a project built at .70 FAR? My point is that without a baseline with which to compare the proposed project, Bulfinch has not met its burden to prove that it should be given a Special Permit to build over what it is allowed to build as of right.

Needham is first and foremost a residential community. What Bulfinch is proposing will drastically change that for this part of town. I, of course, understand Bulfinch's desire to maximize its profits. I also understand that this project does not impact all parts of Needham (as much), and so for some residents, the increase in tax revenue is reason enough to grant the Special Permit. But this project will have a real impact on the quality of life of those who live in this area. As such, the increase in tax revenue should be balanced with that impact. But .70 FAR should be the baseline, and unless and until Bulfinch can demonstrate to the community and the Planning Board that the benefits of allowing it to increase the FAR to 1.25 outweigh the negative impact it will have on those living in the surrounding neighborhood, I think it would be a mistake for the Planning Board to approve the Special Permit as presently drafted.

One way or the other, this part of Needham will be changed forever following this project. I am hopeful, as I am sure each of you are, that it will be changed for the good. By this letter, I respectfully request that you make sure that granting the Special Permit is the absolutely right decision before you vote to approve it. As explained above, I do not think Bulfinch has met this burden.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eugene Ho". The signature is fluid and cursive, with the first name "Eugene" written in a larger, more prominent script than the last name "Ho".

Eugene H. Ho

From: Carol Richmond <crichmond@rcn.com>
Sent: Saturday, September 17, 2022 11:41 AM
To: Planning
Subject: Special Permit for Muzi Property

To Members of the Needham Planning Board,

We have lived on Noanett Road for 50 years and love our town. The proposal by Bullfinch to build on the land at Muzi is much much too big. This plan is definitely going to detract from our residential neighborhood and house values will decrease. As far as the traffic goes, it will be a nightmare!!! As it is now, no matter if you go from Noanett to Gould or Noanett to Central the traffic is all backed up and it is hard to get out of this street. 5000 more cars a day is much too much. And the cars cutting thru from Gould Street to Noanett Road will present a dangerous situation. This is a residential neighborhood with lots of families with young children. I am asking you as members of the planning board please do not okay this special permit. It is much too big! A maximum FAR of 1.0 or 400,000 square feet and a decrease of the parking garage to not more than 4 stories above ground would be much more appropriate for the neighborhood.

Thank you and I am hopeful you will do the right thing to protect our town and residents.

Sincerely,
Carol Richmond

Sent from my Galaxy

From: Kenneth Phillips <kennethphillips@verizon.net>
Sent: Sunday, September 18, 2022 4:16 PM
To: Planning
Subject: Muzi development

September 18, 2022

Dear Members of the Planning Board:

I was disappointed to learn the zoning rules for the Muzi development are being considered for lenient change in favor of the developer, in disregard to the community. I thought you represent us in the community, not just big developers. I expect you to do what is right for the community! The limitations our community requests are very reasonable.

The Needham Heights Alliance understands that the Planning Board has extended the hearing to consider the concerns of the Needham Residents and to work with Bulfinch Group to “tweak” the current proposal for the 557 Highland Innovation Center. We have identified below the changes we are looking to see before the next hearing on October 3rd.

- When rezoning was discussed last year, the prospect of a biolab that would work daily with highly communicable human diseases was not contemplated by the community or raised by the proponents of the rezoning. Now that a BSL-2 biolab is being proposed, it is imperative to balance the size of the development with the safety of the community. For this reason, a maximum FAR of 1.0 or 400,000 square feet is appropriate and necessary to protect the safety of neighbors and the character of our neighborhood.

- A decrease in the parking garage of one story - no more than 4 stories above ground.

We look forward to hearing a response before the next Hearing that we can share with the community.

Sincerely, Kenneth Phillips 74 Sachem Rd.

From: margephillips@verizon.net
Sent: Sunday, September 18, 2022 4:13 PM
To: Planning
Subject: Muzi development

September 18, 2022

Dear Members of the Planning Board:

I was disappointed to learn the zoning rules for the Muzi development are being considered for lenient change in favor of the developer, in disregard to the community. I thought you represent us in the community, not just big developers. I expect you to do what is right for the community! The limitations our community requests are very reasonable.

The Needham Heights Alliance understands that the Planning Board has extended the hearing to consider the concerns of the Needham Residents and to work with Bulfinch Group to “tweak” the current proposal for the 557 Highland Innovation Center. We have identified below the changes we are looking to see before the next hearing on October 3rd.

- When rezoning was discussed last year, the prospect of a biolab that would work daily with highly communicable human diseases was not contemplated by the community or raised by the proponents of the rezoning. Now that a BSL-2 biolab is being proposed, it is imperative to balance the size of the development with the safety of the community. For this reason, a maximum FAR of 1.0 or 400,000 square feet is appropriate and necessary to protect the safety of neighbors and the character of our neighborhood.

- A decrease in the parking garage of one story - no more than 4 stories above ground.

We look forward to hearing a response before the next Hearing that we can share with the community.

Sincerely, Marjorie Phillips 74 Sachem Rd.



Send Photo via Email
I took this photo after turning right on Capital at or near 11 or 12:00 pm. Capital Ave was bumper to bumper
moving slowly. I took Capital to the right to turn. The following street closed and gave the camera a view on the Main Street side as it is already too big. Please don't discover the quality of life of the Northeast residents who live in the area and all of Northeast by making this project any longer than what was first agreed upon. Clearly it is already longer than the location can comfortably wear. Please suggest the people who live in this town and don't follow the disposition of Northeast any further. Stick to the original agreed upon Plan
Thank you very much

Sent from my iPhone

I took this photo after turning right on Gould st on Sept 11 at 5:39 pm. Central Ave was bumper to bumper turning right from Gould st all the way to Eliot st. The planning board should not grant the increase in size on the Muzi Ford site as it is already too big. Please don't decrease the quality of life of the Needham residents who live in the area and all of Needham by making this project any larger than what was first agreed upon. Clearly it is already larger than the location can comfortably near. Please support the people who live in this town and don't allow the degradation of Needham any further. Stick to the original agreed upon Plan!

Verna Gurwitz

From: [Carol Cohne](#)
To: [Planning](#)
Subject: CONCERN ABOUT THE LAND THAT ONCE WAS Muzzi
Date: Tuesday, September 20, 2022 3:52:58 PM

I am afraid that if they build a monster building and garage it will create havok and traffic for residents as well as folks who live near Hunting ave and Brookline Street. By building these buildings and garage it will destroy the quaint character of Needham. I failed to mention that there will be more pollution from traffic and if they start building a lab there it, it will be an incentive to create more industrial buildings near residential areas. That property could be used as a dog park or walking paths. As for putting up a lab, I think the town could put it near the Coca cOLA BUILDING OR NEAR THE INDUSTRIAL AREA. please reconsider not to have the town build a lab and garage. Thank you.

From: [Henry Ragin](#)
To: [Planning](#)
Subject: 557 Highland
Date: Wednesday, September 21, 2022 5:24:31 PM

To the Planning Board,

I strongly urge the Board to reject the application for special permits for the proposed development at 557 Highland. As was said at the recent hearing, the development is too big. It would bring too much traffic, pollution, and disruption to a residential neighborhood. There is nothing "special " about the development. Thus, the developer does not warrant receiving a "special permit." Thank you.

Henry Ragin
25 Bennington St.
Needham, MA
TMM, Precinct J
hragin@hotmail.com
781-686-0927

From: [Lisa Vancans](#)
To: [Planning](#)
Subject: 557 Highland Innovation Center concerns
Date: Friday, September 23, 2022 10:17:02 AM

Dear Members of the Planning Board:

I understand that the Planning Board has extended the hearing to consider the concerns of the Needham residents and to work with Bulfinch Group to change the current proposal for the 557 Highland Innovation Center.

Please consider the following now that a BSL-2 biolab is being proposed.

- Please balance the size of the development by using a maximum FAR of 1.0 or 400,000 square feet which is appropriate and necessary to protect the safety of neighbors and the character of our neighborhood.

- Please decrease the parking garage by one story and have no more than 4 stories above ground.

We want Needham to still be a desirable place to live and making these changes would

help ensure that. I look forward to hearing a response before the next hearing.

Thank you.

Sincerely,

Lisa Durkin
15 Avery St.

From: [Beverly Litman](#)
To: [Planning](#)
Subject: 557 Highland
Date: Sunday, September 25, 2022 12:20:24 PM

I have lived on Noanett Road for 61 years. At that toe. there was no exit to Gould Street.

Number one, I say we petition everyone in the neighborhood to close the access to Gould St. It would eliminate all the cut through traffic and restore the residential quality of the neighborhood.

From day one the developers have taken advantage of every situation that arises and the town has allowed it . What comes to mind is - Bait and Switch, Give an Inch and take a yard, fear tactics (something worse will take its place), enticements that never are fulfilled, give in on one point and two or more will follow.

It is all based on GREED - The Bigger the Better - better for the developers, certainly not for the residents .

Beverly W. Litman

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Sunday, September 25, 2022 2:29:35 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Howard Breslau

Email Address:: hbreslau@verizon.net

Address:: 199 Evelyn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number:: 6175714284

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:

-the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

-the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

-an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

Howard Breslau
199 Evelyn Road
Needham, MA

Additional Information:

Form submitted on: 9/25/2022 2:29:28 PM

Submitted from IP Address: 108.7.207.161

Referrer Page: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.needhamma.gov%2f1114%2fPlanning-Board&c=E.1.8Cct-H1RhFnqL8ldgS2TBhyjraTQlwEizppCkgmhws7t66OcAfd-UTlurb5UTZ8BszisJAOL3Co5itspVLCq2yPvK_TDxTIsZrc7SHZ-ziA.&typo=1

Form Address: <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.aaU4Aah0E2-0xuWRUKBTwMo-heiljnSxE8ghmK7TeT7hJSynKG0WkOHAMB14jv6nrx2zkwk5ifH5m63CmEEdpBRugRIYg5NroSnFwNNKYX40dkY3cR5ij981dl4.&typo=1>

From: noreply@civicplus.com
To: [Alexandra Clea](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, September 26, 2022 12:09:04 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Fotoula Kopellas

Email Address:: jfbakopellas@gmail.com

Address:: 125 Evelyn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:
the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

Fotoula Kopellas
125 Evelyn Road

Additional Information:

Form submitted on: 9/26/2022 12:08:59 PM

Submitted from IP Address: 50.239.165.166

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url? a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fID%3d229&c=E,1GxLSsMTKhsz_NSiX5L42fGyzbK5uDegLZTBp1ZEqmJBpyLxydPuIx63X8WrmzRCKE_dmUs1xfKJOnuGydS41g-6s_UmZgsUYQUJO_GxRVUONKNBEIQ.&typo=1

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, September 26, 2022 12:10:06 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: John Kopellas

Email Address:: johnkopellas@gmail.com

Address:: 125 Evelyn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:

the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

John Kopellas
125 Evelyn Road

Additional Information:

Form submitted on: 9/26/2022 12:10:02 PM

Submitted from IP Address: 50.239.165.166

Referrer Page: No Referrer - Direct Link

Form Address: <https://linkprotect.cudasvc.com/url?>

[a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E,1,RAWg4RNYFxiPoGEIyP-t69QPGSdkA2NTZ8K7cMlQw6KVUyOiiypyYnDrC8-6qf3p2lCsdY9lG3JPmobqGunzRRy_gPdY2Og6WKzgZUS1AE6Mbc_s2TEyvz_6zE.&typo=1](http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E,1,RAWg4RNYFxiPoGEIyP-t69QPGSdkA2NTZ8K7cMlQw6KVUyOiiypyYnDrC8-6qf3p2lCsdY9lG3JPmobqGunzRRy_gPdY2Og6WKzgZUS1AE6Mbc_s2TEyvz_6zE.&typo=1)

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, September 26, 2022 12:10:56 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: William Kopellas

Email Address:: billykopellas@gmail.com

Address:: 125 Evelyn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:

the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

William Kopellas
125 Evelyn Road

Additional Information:

Form submitted on: 9/26/2022 12:10:50 PM

Submitted from IP Address: 50.239.165.166

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1._DyZHicVzhv2ZUWZyS6CQaWh-IY-

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From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, September 26, 2022 12:15:33 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Anastasia Kopellas

Email Address:: anastasia.kopellas@gmail.com

Address:: 125 Evelyn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:
the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

Anastasia Kopellas
125 Evelyn Road

Additional Information:

Form submitted on: 9/26/2022 12:15:24 PM

Submitted from IP Address: 50.239.165.166

Referrer Page: No Referrer - Direct Link

Form Address: <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.1ctHRg1l3LmZnbQZcvRhAwWFpMx99SezK4eqI4-rwnue0ywXeXGXazjdmPvCmzScn2OT7xXcYYhUEhvLMqzPkNXh4dp49ww7qS0SnZ9uSEym4kxcROk.&typo=1>

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Monday, September 26, 2022 7:35:07 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Judy Pelletier

Email Address:: Judypell27@gmail.com

Address:: 107 Gould Street

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number:: 7818568200

Comments / Questions: Dear Members of the Needham Planning Board,

As Needham residents, we believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

We, and many fellow Needham residents, believe that:
the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.

the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.

an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.

We are VERY concerned about the amount of traffic this project will produce on Gould Street, which will negatively affect both our quality of life and our home's value.

We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely,

Judy and Larry Pelletier
107 Gould Street
Needham MA 02494

Additional Information:

Form submitted on: 9/26/2022 7:35:01 PM

Submitted from IP Address: 73.126.83.179

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3ffID%3d229&c=E.1_NsiKQ0-scC-OZJ7ifBJTf_8V8mBh4tmmlIMmk9niiEP3bcZbR024sR7RNM_DrZ2IL81o7T_e4lxRZKxSvA5rHXPJB54R3xWhO6UzB5pnmyOrpEXbYQ.&typo=1

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, September 27, 2022 9:31:29 AM

The following form was submitted via your website: Contact Planning Board

Full Name:: Le Truong

Email Address:: sammi_le@yahoo.com

Address::

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Dear Planning Board,

I'm writing to voice my concern over the FAR special permit for the Bulfinch development on the old Muzi Ford lot. As noted by many, the proposed square footage is way too big, and would add too much traffic to Gould St (going towards Central Ave to Route 9 it will still be single lanes each way, going through residential housings and would like cause travelers to turn on to Noanett and into residential areas). This would add noise pollution, smog, and aggravation for many residents in the area. Thank you for considering our concern, and keeping Needham Heights characteristics in mind.

Regards,
Le

Additional Information:

Form submitted on: 9/27/2022 9:31:23 AM

Submitted from IP Address: 208.69.106.253

Referrer Page: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.needhamma.gov%2f1114%2fPlanning-Board&c=E.1.9EArqY_EDeaFIzXwQWkHK_gVuvJG5-wWcBZ_iozkbjpJROUBTn2lyH2QoUL6J61ehhB630Cy1CIEkG64qg7okl4QkKTLVxy0lGBK3H_ke8.&typo=1

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From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, September 27, 2022 10:18:26 AM

The following form was submitted via your website: Contact Planning Board

Full Name:: Antoinette Tigges

Email Address:: Anntigges@yahoo.com

Address:: 122 Webster St

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number:: 781-640-7845

Comments / Questions: Dear NEEDHAM Planning Board,

I am writing regarding the proposed project at the former Muzi location.

What is being proposed is MUCH TOO LARGE a project for a community like NEEDHAM! The proposed parking garage should NEVER be a 5 story building as a welcome to our lovely town. Not to mention the horrendous amount of traffic this project will bring into the area.

The 1.25 FAR is too dense and should be reduced to 1.0 FAR or approximately 400 square feet.

I personally am FIFTH GENERATION NEEDHAM, and I am deeply concerned and disturbed by what may happen to our town. The whole complexion and atmosphere will be badly affected.

Let's try and KEEP UP a beautiful image and environment like our neighboring Wellesley who remain dedicated to keeping their town a beautiful place to live. This should be the goal of NEEDHAM for the benefit of future generations.

Thank you.

Additional Information:

Form submitted on: 9/27/2022 10:18:20 AM

Submitted from IP Address: 73.126.92.5

Referrer Page: No Referrer - Direct Link

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From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, September 27, 2022 10:25:26 AM

The following form was submitted via your website: Contact Planning Board

Full Name:: Antoinette Tigges

Email Address:: Anntigges@yahoo.com

Address:: 122 Webster St

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number::

Comments / Questions: Last thought: (see previous message)

OUR GOAL IS TO KEEP NEEDHAM A BEAUTIFUL COMMUNITY IN WHICH TO LIVE. THIS IS WHAT MADE NEEDHAM GREAT!!!

Additional Information:

Form submitted on: 9/27/2022 10:25:19 AM

Submitted from IP Address: 73.126.92.5

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.v-AVRsx7Q_Evn-rfkxWwiXKwhygoQbnJ_dB7WavRK0M1miVUaQUseVm_sS2iEzbzxoJDxzPwiA9UxirTvnW6lD1k5vl4gQVO4HmWD9gL6X8Oxo4.&typo=1

From: [Ranen Schechner](#)
To: [Planning](#)
Subject: 557 Highland is Too Big
Date: Thursday, September 29, 2022 3:36:51 PM

Dear Planning Board,

I reside at 50 Spring Road in Needham. The proposed building is too big and will create too much traffic. Minor revisions to the design (a/k/a "tweaks") will not address these fundamental issues.

The FAR should not exceed 1.0 at the site AT MOST. The parking garage should also be reduced at by at least one story.

I live 1/3 mile away for Highland/Gould intersection. This will affect me for the rest of my life. WHAT IS THE TOWN GETTING TO JUSTIFY ALLOWING SUCH A MASSIVE COMMERCIAL PROJECT? The Town will get sufficient tax revenue with a smaller project. Traffic will be somewhat lessened from what has been proposed. And the project will fit into the space and the community better.

Needham is thriving. We don't need to sell out our quality of life for money. There is a smaller development here that will work better for the town and will work fine for the developer.

Please.

Ranen S. Schechner
Law Office of Ranen S. Schechner
10 Cedar Street, Suite 26
Woburn, MA 01801
(781) 305-3362

THE INFORMATION CONTAINED IN THIS ELECTRONIC MESSAGE AND ANY ATTACHED DOCUMENT IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT NAMED ABOVE. THIS MESSAGE MAY BE AN ATTORNEY-CLIENT COMMUNICATION, AND AS SUCH IS PRIVILEGED AND CONFIDENTIAL.

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From: noreply@civicplus.com
To: [Alexandra Cies](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Thursday, September 29, 2022 2:20:56 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Nancy L. Magier

Email Address:: mouse11@comcast.net

Address:: 112 Woodbine Circle

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number:: 78186406

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations.

I, and many fellow Needham residents, believe that:

- the 1.25 FAR is too dense for the complex and should be reduced to at least a 1.0 FAR or approximately 400,000 square feet.
 - the proposed parking garage should be decreased by at least one story to no more than 4 stories above ground.
 - an additional 10 feet of landscaped, vegetative setback should be added to the Highland Avenue setback to accommodate the 10-foot drivable path that has been incorporated in the proposed landscape setback.
- We hope that you will take seriously my concerns and the concerns of your fellow Needham residents whom you represent. Thank you for your consideration of this request.

Sincerely, Nancy Magier
112 Woodbine Circle

Additional Information:

Form submitted on: 9/29/2022 2:20:48 PM

Submitted from IP Address: 73.126.87.153

Referrer Page: No Referrer - Direct Link

Form Address: <https://linkprotect.cudasyc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.81v3lB7lIMsVfOMynukw9YUu1M0fOwgdlURXXLaR8u89OLtMVTdGJr0qZEPydv1PjiKk3vEpB1J80mMqtGqy5GwLDQGiwolLaMDmwGs-6JrZZr0&typo=1>

From: [Wei Lu](#)
To: [Planning](#)
Subject: Muzi Project Development: No to Bio-lab, No to the Special Permit
Date: Thursday, September 29, 2022 3:53:15 PM

To: Adam Block, Paul Alpert, Artie Crocker, Jeanne S. McKnight and Natasha Espada) at planning@needhamma.gov

Dear Sirs and Madams,

I am writing this email to you to express my strong opposition to
(1) the proposed bio-lab build-out at the Muzi site, which poses a long term colossal safety risk to local residents

(2) the special permit to allow the developer to substantially expand the project size, which significantly aggravates the traffic jam, noise, and air pollution problem to the neighborhood. This special permit is especially inappropriate as it comes with no commensurable compensation to the neighborhood and town for mitigating the potential damage and health hazard.

I will be at the Oct 3 Planning Board meeting to show my disapproval, and I urge you to take the concerns of many of us into consideration, and vote to strike down the bio-lab feature of the project, as well as the special permit.

Thank you very much and I will see you all at the meeting next Monday.

Regards,

Wei Lu

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Sunday, October 2, 2022 8:43:17 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Martha Cohen Barrett

Email Address:: barrettsoboston@comcast.net

Address:: 49 Lynn Road

City/Town:: Needham

State:: MA

Zip Code:: 02494

Telephone Number:: 781-444-5249

Comments / Questions: Dear Members of the Needham Planning Board,

As a Needham resident, I believe that the project being proposed at the former Muzi Motors site in Needham Heights is simply too large and will have a significantly detrimental impact on Needham for generations. I am also very nervous about the prospect of a bio-lab being operated in a densely populated residential area in Needham.

Thank you,

Martha Cohen Barrett

Additional Information:

Form submitted on: 10/2/2022 8:43:12 PM

Submitted from IP Address: 73.126.80.217

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E,1,1,4snXrNgWA7cqA-s4wWrUQHgPnMCa6MKSULIOaHHs9dggoROjAA5PKhks_Y5xY_Iom8wVnf64X0jFWJbN1hEzP_Dcm1HPA5imr5XSp6p87yztBZvaafYKEvNVg...&typo=1

From: [Yulia Murray](#)
To: [Planning](#)
Subject: Special Permit for Muzi Ford site
Date: Thursday, September 29, 2022 4:39:54 PM

Dear members of the Needham Planning Board,

I am writing in regards to the special permit application for 557 Highland Innovation Center. My understanding is that the Planning board has extended the hearing till October 3rd to consider the concerns of the Needham residents.

As a resident in Needham Heights and my children attend activities on Kearney Rd (there is a day care and Russian Center) I am concerned what impact this project will have on the neighborhood and traffic. I am also concerned with what precedence this will set for the town and future projects.

I would like the planning board to consider the following now that a BSL-2 biolab being proposed to be built in a space:

- * Size of the development needs to be decreased and use a maximum FAR of 1.0 or 400,000 square feet. This is important to protect the character of our neighborhood
- * Parking garage size should also be decreased and have no more than 4 stories above ground

I also would like to consider making improvements to Gould St and repair the road, not just the part close to the development. This project should also have amenities that will be desirable to Needham residents, like a youth activity center.

We moved to Needham in 2007 because of the small town appeal and that it was not looking like Cambridge or Newton, having this size of a development will alter the feel of our town and especially the neighborhood of Needham Heights.

I look forward to hearing a response before the next hearing.

Best,
Yulia Murray
93 Hillside Ave

From: [Brian O'Neill](#)
To: [Planning](#)
Subject: 557 Highland
Date: Friday, September 30, 2022 7:43:51 AM

Dear Planning Board Members,

I writing to express my support for the proposed redevelopment of the Muzi site. It would be wonderful to have a new first-class commercial building as a gateway to Needham instead of an empty parking lot. This project will generate over \$5 million in new taxes, fund much needed traffic improvements and provide thoughtful community amenities (a walking trail, pickle ball court, open space, winter skating rink, etc.).

We appreciate your efforts on behalf of the Town and encourage you to approve this project.

Brian O'Neill
149 Charles River Street

Sent from my iPhone

From: [Kathy Zimbone](#)
To: [Planning](#)
Subject: Muzi site
Date: Friday, September 30, 2022 10:16:24 AM

Dear Planning Board

I am writing in support of the Bullfinch project at the Muzi site. I recognize all the contributions of the Muzi family to the town. However, the site was an eye sore entering the town. This protect is attractive with open space, pickle ball courts, and restaurants that will be enjoyed by the people of Needham. The added revenue will be used to enhance and create even better programs within town.

Pleas vote in favor of this project.

Thank you

Kathy Zimbone
10 Woodbury Dr
781-444-8374

Sent from my iPad. Excuse any typos!

From: [Casey Fedde](#)
To: [Planning](#)
Subject: Bullfinch special permit request
Date: Friday, September 30, 2022 10:24:31 AM

Dear Planning Board,

First off, I'm grateful for all the board's time and effort spent on this Bullfinch special permit request. It's not an easy decision.

I want to speak to the Needham Heights community and how it could change with the erection of such a large property. I've only lived in the Heights for a few years, but I love it: my neighbors, the (mostly) quaint houses, the schools, the walkability to the commuter rail station.

But in the past year or more, it's transformed into a construction zone, with my street the seeming staging ground for the Highland Ave road project. My daughter's school bus, which picks up at least 15 kids at this stop alone, is late to and from Eliot school most days due to construction and traffic. The neighborhood kids can no longer play safely outside because of the frequency of construction vehicles and cars that speed down Mills from Highland to avoid the spotlight. I can barely even exit my street via Highland or Hunting due to the traffic.

I know this construction will eventually cease and my neighborhood will regain its serenity. But I can't imagine another such project like the Bullfinch one at the special permit size and what it will do to the community of the Heights. After all, it's this neighborhood, the families, not some lab space, that is the true gateway to Needham.

I'm concerned about the traffic lingering and the neighborhood feel vanishing because families won't want to live here. For instance, the new traffic reports show lines of cars blocking Utica and Mills at peak times. How will this affect the school buses? And what will the noise pollution do to all these abutting residential neighborhoods? I don't want to lose the community I'm so proud to call home – and I don't want other families to miss out on living in such a wonderful place.

So I ask you to really look at what increasing the FAR in the special permit request will bring the Heights and the town as a whole – and what it will lose. I know you value all the good Needham possesses – our diversity, our neighborliness, our safety, our vibrancy – and I urge you to fight for our community. Large office and lab spaces make sense on the other side of 95, but do they belong wedged into a residential area? Everything about the Bullfinch design is beautiful, but it's equally as eye-catching at the smallest size. We can and should grow, but that shouldn't come at the expense of the people here.

Again, I appreciate all you do for the town and respect whatever decision you come to.

Thank you for your time.

Casey Fedde
16 Mills Rd

Sent from my iPhone

From: [Chrissy Silverman](#)
To: [Planning](#)
Subject: Muzi Ford redevelopment
Date: Friday, September 30, 2022 11:22:19 AM

I think it's great that 2 Pickleball courts will be included in the Muzi Ford redevelopment plans. Looks like there's space to have more courts. Any chance there could be 4 Pickleball courts?

Chrissy Silverman

From: jdrucker@gmglp.com
To: [Planning](#)
Subject: Muzi Site - October 3 Hearing
Date: Friday, September 30, 2022 12:02:01 PM

Dear Planning Board Members,

As a former decade long resident of Needham and having our office in the Town for over 30 years (1991 – present), I write this note in strong support of The Bulfinch Companies proposed project at the former Muzi site.

In addition to significant tax revenue, the project will clean up the former Muzi Ford dealership and car wash and replace this eyesore with new public amenities including pickleball courts and a walking path for public enjoyment. Furthermore, I understand the project will result in a widening of Gould Street which will alleviate the traffic congestion that has long hampered this roadway.

Lastly, I want to note that I appreciate the significant community outreach undertaken by The Bulfinch Companies and believe that this project will result in tremendous new benefits to the Town.

I would request you vote in favor of approving this project.

Thank you for your consideration.

Jeffrey D. Drucker
The Atlantic Interests Limited Partnership
144 Gould Street, Suite 206
Needham, MA 02494

From: [Matthew Ross](#)
To: [Planning](#)
Subject: Re: 557 Highland Avenue, Needham, MA
Date: Friday, September 30, 2022 12:33:32 PM

Town of Needham
Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman
planning@needhamma.gov

Re: 557 Highland Avenue, Needham, MA

Dear Ms. Newman:

I write in support of the Bulfinch development at the former Muzi property.

It's a well-conceived project. A fine addition to our town and removes a long-standing eyesore of a parking lot of used cars and trucks.

New roadway systems, sidewalks, landscaping and cars hidden in underground weather protected Garages. The parking structure is tucked in the rear with 2 beautifully designed commercial buildings in front increasing open space and tax revenue to the town.

The family style restaurant, and other open recreational space will also surely prove to be a wonderful addition to our town.

Thank you for your consideration.

Sincerely,
Matthew S. Ross
41 Stewart Road, Needham

From: [Jodi Traub](#)
To: [Planning](#)
Subject: New development
Date: Friday, September 30, 2022 1:13:52 PM

Dear Ms. Newman:

I write in support of the Bulfinch development at the former Muzi property.

It's a well-conceived project. A fine addition to our town and removes a long-standing eyesore of a parking lot of used cars and trucks.

New roadway systems, sidewalks, landscaping, and cars hidden in underground weather protected Garages. The parking structure is tucked in the rear with 2 beautifully designed commercial buildings in front increasing open space and tax revenue to the town.

The family style restaurant, and other open recreational space will also surely prove to be a wonderful addition to our town.

Thank you for your consideration.

Sincerely,

Jodi traub

From: [Bob Rice](#)
To: [Planning](#)
Subject: Highland Innovation Center at 557 Highland Avenue, Needham
Date: Friday, September 30, 2022 1:17:43 PM

Dear Planning Board Members,

I understand you are considering a project proposed by The Bulfinch Companies to redevelop the former Muzi Site on Highland Avenue and I am writing to let you know I strongly support this project. In addition to significant tax revenue, the project will clean up the former Muzi ford dealership and car wash and replace this eyesore with new public amenities including pickleball courts and a walking path for public enjoyment. Furthermore, I understand the project will result in a widening of Gould Street which will alleviate the traffic congestion that has long hampered this roadway.

Lastly, I want to note that I appreciate the significant community outreach undertaken by The Bulfinch Companies and believe that this project will result in tremendous new benefits to our Town.

I would request you vote in favor of approving this project.

Thank you,
Bob Rice

Robert J. Rice, CFP®, AIF® | [About Me](#)

Financial Advisor

Partner

Harvest Wealth Management
75 Second Avenue | Suite 420
Needham MA 02494
T (781) 902-0981
F (781) 419-0791
bob@harvestwm.com
www.harvestwm.com

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From: [ROBERT O CONNOR](#)
To: [Planning](#)
Subject: The Bulfinch Companies- Development of Former Muzi Property
Date: Friday, September 30, 2022 2:31:31 PM

Dear Planning Board Members,

I am writing in support of The Bulfinch Companies' proposed redevelopment of the former Muzi Ford site. I believe that this location, close to the I-95 exit and entrance ramps, is the right location for this proposed first class, state of the art commercial building. The project will provide important community benefits, including new tax revenue, roadway improvements, and community amenities. I believe that The Bulfinch Companies has been a good, open and community-focused developer and I hope that the Planning Board will vote in favor of this project.

Sincerely,

Bob O'Connor
9 Fuller Road

From: [Thomas M. Totten](#)
To: [Planning](#)
Subject: Muzi project
Date: Friday, September 30, 2022 5:45:27 PM

My name is Thomas M Totten, 370 Central Avenue Needham Heights . I disapprove of the project and any special permission and permits extended to them by your board .Regards

Sent from my iPhone

From: [Sussman Family](#)
To: [Planning](#)
Subject: 557 Highland Ave
Date: Friday, September 30, 2022 10:12:44 PM

Please reduce the size of the proposed development of the former Muzi property. Have Bulfinch reduce their project to a FAR of 1.0. That size seems more than adequate to construct a complex that they can be proud of. Nice looking buildings set back from the roads landscaped for beauty and with the function of buffering the complex from the neighborhoods would not satisfy all but the neighbors will feel like their voices were heard and their efforts to communicate concerns were effective. The planning board would also feel positive about their decision to do the right thing for the Heights and the people who live in the area in general. Don't think this complex really is the "Gateway" to Needham that was envisioned by most.

Steven Sussman
30 Davenport Road

Since the last meeting a reduction of another 9000 SF. Definitely a tweak not a substantial change.

From: [Joni Schockett](#)
To: [Planning](#)
Subject: 557 Highland
Date: Friday, September 30, 2022 10:55:09 PM

To the Planning Board

During the past few weeks, I have taken it upon myself to drive around Gould Street and Noanet to see what the traffic is like at rush hour. I can tell you all the stories, of back-ups and delays, but I will tell you only about today, September 28, 2022.

At 5:15, we traveled up Evelyn Road to Webster Street and took a right on Webster towards Central. The traffic was fairly steady. We got to take that right after about 8-12 cars traveling down Central Ave. As we drove down Central, traffic came to a stop well before Gould Street, even before Noanet and almost to the curve right after Webster. All the cars were traveling to Elliot Street to get to Route 9 or Chestnut Street. It took us about 9-13 minutes to get to the lights at Chestnut and Elliot Street. As my husband and I discussed, "A light at Gould and Webster won't do anything to help the traffic backing up from Elliot/Central and Chestnut all the way back up Central. Think about it. All the cars from Gould will fill up any empty space as they turn right onto Central, and when the light on Central turns green, those cars will have no place to go. Traffic will back up forever."

This traffic was one day of one week. Last week, the traffic was backed up to Gould. A few days before that almost to Gould and on the weekend, there was no backup until Hemlock Gorge. Today was certainly worse than others I have seen. But Gould back-ups have been awful, blocking Noanet, while cars tried to get through the construction to Highland. We have avoided that intersection for most of the past three weeks.

This traffic along Central Ave. will be totally untenable with the addition of even 1000, cars, let alone 3,000 or 5,000. The snake-like gridlock will be nearly impossible to enter from Gould, lights or not, and the lights will cause an untenable back-up as cars come down Central to the light at Gould. These roads were never designed for such heavy traffic and the single lane to Route 9 down Eliot cannot be navigated in any other way as there are no alternative routes to Route 9, except Highland Ave.

I completely understand that this project will be built no matter what the objections are by the people who populate the neighborhoods in the area. All we can do is beg the Planning Board to remain committed to the people who elected them and to do the people's bidding, which is your job- to represent and put forth the wishes of your constituents to represent their needs and concerns and act on them accordingly.

There is no reason, other than financial gain for the developer, to allow an increased FAR beyond the "by right" FAR of .7. The tax revenue difference is inconsequential when compared to the impact that these cars and this huge project will have on the neighborhoods of the Heights, both those next to and across Highland Avenue from this project.

Many of us have lived here for decades – I have lived on Evelyn Road for 44 years. We have enjoyed a quiet and peaceful neighborhood with very little traffic, other than the residents and visitors. Our children grew up roller blading in the street, playing street hockey and basketball and more. Today, I saw a little girl, about 5 years old, on her scooter, riding down the street and laughing as she gained speed and her parents ran after her. I cannot imagine what will happen when some car speeds up Evelyn Road in an attempt to cut through to Webster. Children play on Evelyn Road every single day and now, there are more little kids on the street than ever before. I have heard that this is the case on other streets like Noanet, Gary, Amelia, Elder, and more. These kids have never had to fear cars before, because the neighbors go slowly and drive carefully. On the occasion when a car does cut through, it speeds, we hear it, and we pray that no child is out playing.

Cars WILL cut through these streets. We all know that. In fact, Evelyn Road is the shortest cut through from 557 Highland to Webster. While signs may cut down on some traffic for a few hours each day, there will be many, many cars that cut through minutes before or hours after those restricted times. In addition, while there has been talk of signage at Noanet, what about the cars that will cut through Evelyn from Webster to the site in the early mornings. Will there be signage on Webster to keep cars out of Evelyn, Elder, and Noanet, in the early mornings? Cars will most certainly ignore these signs, so we will suffer the consequences of increased traffic, air pollution, noise and more. To say that it won't happen because of some traffic signs is insulting to our intelligence. We all see blatant disregard for such signs every day. Today I saw a car make a U turn on Highland right at the No U-Turn sign past the 128 bridge. So much for compliance.

The newest design is merely another attempt to placate us and does not address most of these issues. The garage is the same size, 2 floors underground and 5 above, and will accommodate just about the same number of cars. A decrease from an FAR of 1.25 to 1.21 is not much of a difference and is merely an attempt to stop the groundswell of opposition to the size of this project. We are imploring the Planning Board to adhere to the "by right" .7 FAR, and to protect the citizens of the abutting neighborhoods to the 557 Highland Avenue project. If you have truly listened to the hundreds of people who have attended these meetings over this past year, and if you have really heard us, then you understand our concerns and will vote for the quality of life for the people of the Heights and the people of our beloved town.

Sincerely,

Joni and Michael Schockett

174 Evelyn Road

October 1, 2022,

Needham Planning Board
By email

To the Needham Planning Board,

I am writing to support the proposed Highland Innovation Center in its current form, as submitted to the Planning Board.

As we know, the rezoning of this site to accommodate a development such as this was approved by the Needham Town Meeting by a majority well beyond the necessary 2/3rds and despite a well organized campaign to oppose that approval.

I would note that prior to Town Meeting's support of the zoning change that occasioned the proposal before you, there were discussions in various locations and with numerous groups over approximately 8 years. I participated in that process throughout that time; the resultant approved zoning reflected the concerns and suggestions that were articulated throughout that process.

In my judgement, the proposal before you reflects the will of Town Meeting, benefits the town as a whole, and improves the neighborhood by establishing a high quality and well designed development at one of the most desirable sites in this region-it reflects well on Needham and its vision for well designed high quality development-particularly along I-95.

This proposal is being offered by a well respected and experienced development firm with deep roots in Needham's gateway business district.

The competition for tenants for this kind of development is intense in our region and real estate markets are cyclical; time to market is important.

In my view it is in everyone's collective interest that this proposed project receive a timely approval. I trust the Planning Board's judgment-as I so stated at the Town meeting when the zoning change was so overwhelmingly approved. I urge the board to close the hearing portion of this protracted process and craft an approval that allows this proposed development to proceed in a timely way to the benefit of the town and its residents.

Sincerely,

Moe Handel, former Planning Board and Select Board Member and Needham Heights Resident
3 Rosemary Street
Needham, MA 02494

From: [Cindy Janower](#)
To: [Planning](#)
Subject: Re: 557 Highland Avenue, Needham, MA
Date: Saturday, October 1, 2022 4:44:25 PM

Town of Needham
Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman
planning@needhamma.gov

Dear Ms. Newman:

I write in support of the Bulfinch development at the former Muzi property.

Despite missing the car wash previously located in that location, I believe the proposed project is well-conceived. It removes the long-standing eyesore of a parking lot of used cars and trucks in that location. It provides new roadway systems, sidewalks, and landscaping. It hides cars under ground. The parking structure is tucked in the rear with 2 beautifully designed commercial buildings in front increasing open space. And it brings tax revenue into Needham. I also look forward to the proposed recreational amenities, which will surely prove to be a wonderful addition to our town.

Thank you for your consideration.

Sincerely,

Cynthia R. Janower
85 Riverbend Lane
Needham, MA 02492

.....

cindy@janower.net

O/H) 617-964-6639
M) 617-833-8838

From: [Larry Tobin](#)
To: [Planning](#)
Subject: 557 highland
Date: Sunday, October 2, 2022 6:53:22 AM

Dear Planning Board,

Thank you for continuing to consider this project so thoughtfully.

I live at 31 Greendale Ave—3 houses in from the intersection with Webster. Between TBS and commuting, it can already take me over 5 minutes to get on Highland Ave. It can then take me a further 3 light cycles to get past Gould. While I recognize that the traffic report suggests that most of the incremental traffic for this project will be coming from 128 & Newton, I also realize it will at minimum adjust light patterns.

Between the added congestion and lack of clear benefit to Needham's tax base and our quality of life, I continue to struggle with a reason to offer a special permit for this project. Our town has specific rules about FAR. They make sense. I continue to see only downside and very limited upside to our town by offering an increase in FAR.

Thanks for your continued careful attention to this. I appreciate how challenging it is to thread a needle on the right answer.

Larry

Larry Tobin
LT@TheShapiroFoundation.org
781-864-2222

From: [David Shaff](#)
To: [Planning](#)
Subject: In support of the Bullfinch development project at Muzi
Date: Sunday, October 2, 2022 8:18:26 AM

Dear Ms. Newman:

Please allow me to introduce myself. I am a resident of Needham for the past 17 years. Furthermore, I originally moved to this wonderful town in 1973 (when I was 1 year old). I write in support of the Bulfinch development at the former Muzi property.

It's a well-conceived project. A fine addition to our town and removes a long-standing eyesore of a parking lot of used cars and trucks.

New roadway systems, sidewalks, landscaping and cars hidden in underground weather protected Garages. The parking structure is tucked in the rear with 2 beautifully designed commercial buildings in front increasing open space and tax revenue to the town.

The family style restaurant, and other open recreational space will also surely prove to be a wonderful addition to our town.

Thank you for your consideration.

Sincerely,

David A. Shaff, MD
109 Arch Street

From: [Wujun Qie](#)
To: [Planning](#)
Subject: Serious BioLab concern regarding Muzi Ford development project
Date: Sunday, October 2, 2022 10:23:37 AM

Dear distinguished planning team:

This is Wujun Qie who has been living in Needham for more than 10 years. My family and I love Needham and are proud of the living favorite community.

Recently , we came across the project planning of the former Muzi Ford place. My neighborhood has many serious concerns regarding the BioLab plan, which raises very serious concerns regarding air, water pollution and health issues, which very likely will make Needham not a living favorite town and scare many families off the town, bringing down the house price... . Actually, none of living favorite neighborhood towns approve BioLab applications such as Lexington and others.

Really hope the team can seriously consider this concern and deny the Biolab application for the sake of the benefit of the whole community and future development of the living favorite township.

Best regards
Wujun Qie
43 Douglas Rd, Needham, MA 02492

From: [Yun Bian](#)
To: [Planning](#)
Subject: Biolab concerns for Muzi Ford project
Date: Sunday, October 2, 2022 10:37:42 AM

Dear planning board:

This is Yun Bian who has been a proud Needham resident since 2009. I love Needham and actively participate in many activities to make Needham better.

I occasionally came to know that there is a plan to build a BioLab in the former Muzi Ford site, My neighborhood and I strongly oppose this proposal which obviously will not only have very negative impacts on the air, underground water and hearth, but also will seriously hurt the reputation of Needham as a wonderful living community. I am a professional in the healthcare industry, I knew that BioLab will have negative impacts no matter what level it will be.

Sincerely hope you can re-consider the Biolab application and deny it . Nothing is more important than the health of the loved families and Needham communities as a whole.

Best regards
Yun Bian
115 Gould Street, Needham, 02494

From: [Marvin Berkowitz](#)
To: [Planning](#)
Subject: Proposed Muzi Development - Bio-Lab Complex Development
Date: Sunday, October 2, 2022 12:30:55 PM

Hello Needham Planning Board Members- I am a Needham resident writing to you with concern about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as the surrounding Needham communities. Just to emphasize what you may understand about bio-labs:

- BSL-Level 4 labs deal with the most lethal pathogens in the world;
- BSL-Level 3 labs also work with infectious agents that can cause serious harm to lab; workers and the surrounding community, including tuberculosis and coronaviruses
- BSL-Level 2 labs work with less dangerous pathogens such as HIV, salmonella, and plasmodium falciparum;

The potential dangers of lab leaks present very significant safety risk to the Needham population. The proposal to make the property development larger than originally envisioned by expanding the FAR requirement amplifies this concern.

I am requesting that the Planning Board and Town take great care in reviewing this proposal and to reject the proposal for bio-lab development if expert review determines that this project poses a danger to the Needham community.

Thank you for considering this request,

Marvin Berkowitz
23 Wayne Road
Needham, MA 02494

From: [Ed Shapiro](#)
To: [Planning](#)
Subject: 557 Highland Ave (former Muzi) development plan
Date: Sunday, October 2, 2022 12:33:26 PM

Town of Needham
Planning Board
[500 Dedham Avenue](#)
Needham, MA 02492
Attn: Lee Newman
planning@needhamma.gov

Re: [557 Highland Avenue, Needham, MA](#)

Dear Ms. Newman:

I write in support of the Bulfinch development at the former Muzi property. I am a 23-year Needham resident, and have long wondered if there might be a compelling alternative to Muzi at this critical location.

It's a well-conceived project. A fine addition to our town and removes a long-standing eyesore of a parking lot of used cars and trucks.

I have reviewed the Bullfinch plans, and believe they would be a great addition to the Needham community.

Thank you for your consideration.

Sincerely,
Edward & Barbara Shapiro
276 Bridle Trail Road
Needham, MA 02492

From: [Shari Stier](#)
To: [Planning](#)
Subject: Make it smaller
Date: Sunday, October 2, 2022 1:54:35 PM

Please- listen to the Needham community. The project must be made smaller. Our community does not want such a large complex at the entrance to Needham. It will dramatically change many of our lives and the convenience of our current traffic pattern.

Please do not approve the current plan. Please require them to reduce their foot print.

Who holds you accountable to represent the Needham citizens?

What is in it for us? Really nothing but Hastle and increased traffic.

Please listen carefully to the citizens who will be impacted by this massive project.

Thank you

Shari

Sent from my iPhone

From: [Oleg Kerbel](#)
To: [Planning](#)
Subject: disapprove the bio-lab feature of the project, or disapprove the special permit for capacity expansion
Date: Sunday, October 2, 2022 2:57:50 PM

disapprove the bio-lab feature of the project, or disapprove the special permit for capacity expansion

[Sent from the all new AOL app for Android](#)

From: [Dingsong Feng](#)
To: [Planning](#)
Subject: Requesting to reject bio-lab proposal
Date: Sunday, October 2, 2022 3:26:31 PM

Hello Needham Planning Board Members-

I am a Needham resident writing to you with concern about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as the surrounding Needham communities. Just to emphasize what you may understand about bio-labs:

BSL-Level 4 labs deal with the most lethal pathogens in the world;

BSL-Level 3 labs also work with infectious agents that can cause serious harm to lab; workers and the surrounding community, including tuberculosis and coronaviruses

BSL-Level 2 labs work with less dangerous pathogens such as HIV, salmonella, and plasmodium falciparum;

The potential dangers of lab leaks present very significant safety risk to the Needham population. The proposal to make the property development larger than originally envisioned by expanding the FAR requirement amplifies this concern.

I am requesting that the Planning Board and Town take great care in reviewing this proposal and to reject the proposal for bio-lab development if expert review determines that this project poses a danger to the Needham community.

Dingsong Feng
45 Plymouth Road

From: [jacquelyn furman](#)
To: [Planning](#)
Subject: No
Date: Sunday, October 2, 2022 3:33:01 PM

As a long time resident of needham I absolutely am opposed to the site as a bio lab. Absolutely NOT interested!!
Thank you
Jacquelyn Furman

Sent from my iPhone

From: bd@stmg.co
To: [Planning](#)
Subject: Proposed project at former Muzi Ford site
Date: Sunday, October 2, 2022 4:07:40 PM

This email is to express my opposition to the project at the former Muzi Ford site for which Bulfinch has applied for a Special Permit to build a structure considerably larger than what is allowed by right in the current zoning. I live at 5 Sachem Rd. which is directly across Highland Ave. from the proposed project.

It was incredibly disrespectful, rude and cowardly for no one from Bulfinch to come in person to the last planning board meeting. More than 70 people from my neighborhood managed to show up in person however no one from Bulfinch bothered to do so. This is especially obnoxious considering at the July virtual meeting the chair of the planning board specifically asked for the Bulfinch personnel to attend the September meeting in person. I certainly hope Bulfinch management and key consultants have the consideration to attend the October 3 meeting in person.

My objection to the project as currently proposed is it is simply too large for the location. The site is located in the middle of a residential neighborhood. It is considerably more massive than anything on the same side of Rt. 128 (I 95). The primary argument in favor of the project seems to revolve around the increase in revenue to the tow. The only reason the town needs revenue is to better the lives of its residents. If the means of generating revenue creates more negative than positive then the revenue is not worth it. There are many possible uses that would generate far more revenue than the proposed project however they would also negatively impact the residents of Needham to a degree that they would never be considered viable options.

The additional traffic that will be generated by the proposed project is also a major concern. The roads as they currently exist are insufficient for the current level of traffic let alone all the additional traffic that will be generated by this project. Cut through traffic is already a major problem in multiple neighborhoods. As far as I can tell Needham has done nothing to date to try to solve this problem. Before any special permit is approved there should be a comprehensive well thought through plan in place to deal with the traffic situation.

There has also been talk about pickle ball courts and a walking path as a concession to the neighborhood residents. If a walking path was so important to the residents Needham would have completed the rail trail to Newton long ago. There is a nearby park with generally unused tennis courts and plenty of space for a few pickle ball courts if the town residents were clamoring for them.

I am also concerned that if completed this project will serve as a precedent for other property owners and developers seeking to build structures larger than currently allowed without a zoning change or special permit. If the Planning Board approves this project as proposed why would another property owner not expect the same treatment.

We can't rely on Bulfinch to voluntarily reduce the size of the project. As a for profit corporation Bulfinch's interest is in maximizing their potential profit, not the wellbeing or interests of the residents of Needham Heights. We rely on our public officials to look out for our best interests and

act in accordance with the will of the people who elected them, even if this means going against the wishes of a powerful corporation that does substantial other business in Needham. The only way this project is going to get scaled down to a reasonable size for the neighborhood is for the Planning Board to reject Bulfinch's special permit application as currently filed.

Ben Daniels
5 Sachem Rd.
Needham, MA 02494
bd@stmng.co
(617) 872-8075

From: [Derek W](#)
To: [Planning](#)
Subject: Meeting on October 3rd - 557 Highland - Town Resident Note of Support
Date: Sunday, October 2, 2022 4:42:08 PM

Dear Planning Board Members,

I understand you are meeting on October 3rd to discuss the application by The Bullfinch Companies regarding the redevelopment of the former Muzi site. I am writing to express my STRONG support for this project.

It would be wonderful to have a new first-class commercial building as a gateway to Needham instead of an empty parking lot. I understand that this project will generate over \$5 million in new taxes, fund much needed traffic improvements and provide thoughtful community amenities (a walking trail, pickle ball court, open space, winter skating rink, etc.). Needham will be better off for it.

We appreciate your efforts on behalf of the Town and encourage you to approve this project.

Kind regards,

Derek Wade

41 Riverside St, Needham, MA 02494

617-851-5323

From: [Janice Chen](#)
To: [Planning](#)
Subject: Muzi property bio-lab complex
Date: Sunday, October 2, 2022 6:21:18 PM

Dear Needham Planning Board Members,

I am a Needham resident who lives very close to the Muzi pre-owned property. I am writing to you because we have concerns about the proposed development at that property. The Bio-Lab Complex will present great potential dangers to our community, such as radioactive materials releasing to the environment, air pollution, and water damage.

I really hope the Planning Board and our town could be very careful at reviewing this proposal and reject the proposal for Bio-Lab development if this brings potential risks to our community.

Thank you!

Janice Chen
jtchenik@gmail.com
857-206-2266

From: [Tonia Chu](#)
To: [Planning](#)
Subject: Objection to the Muzi biolab development
Date: Sunday, October 2, 2022 6:42:02 PM

Dear Board of Planning

I am a Needham resident writing to you with concern about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as the surrounding Needham communities. Just to emphasize what you may understand about bio-labs:

BSL-Level 2 labs, despite being categorized as "less" dangerous, do cover a very wide range of pathogens that are lethal to populations with compromised immune systems.

Another concerning point here is the health and environmental risks posed to the Needham population that will arise from the potential lab leaks and the waste produced by the labs. 80% of the Needham water supply comes from a local well field. The quality of our drinking water depends on the quality of the soil and the waste water that is dumped to the ground.

Furthermore, it is a common practice for bio labs to use radioactive materials in the process. It is not clear to the residents whether Needham can and will ensure such environmental and health hazards are managed and prevented.

I am requesting that the Planning Board and Town take great care in reviewing this proposal and to reject the proposal for bio-lab development if expert review determines that this project poses a danger to the Needham community.

Sincerely,
Tonia Chu

From: [Donghui Yu](#)
To: [Planning](#)
Cc: gunhaozhang@hotmail.com; [Cindy Zhang](#)
Subject: Say NO to Muzi Ford development plan
Date: Sunday, October 2, 2022 7:08:59 PM

Hello Needham Planning Board Members

I am a Needham resident writing to you with concern about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as the surrounding Needham communities. Just to emphasize what you may understand about bio-labs:

BSL-Level 4 labs deal with the most lethal pathogens in the world;

BSL-Level 3 labs also work with infectious agents that can cause serious harm to lab; workers and the surrounding community, including tuberculosis and coronaviruses

BSL-Level 2 labs suppose to work with less dangerous pathogens. However, as an infectious diseases drug development scientist, years ago, I worked in BSL-2 and ABSL2 (animal biosafety level 2) lab covering both pathogenic bacterial and virus such as *Staphylococcus aureus*, *Streptococcus pneumoniae*, *Pseudomonas aeruginosa*, *Escherichia coli*, *Clostridium difficile*, etc, both drug sensitive and Muti-drug resistant bacterial strains. In addition, we also worked with HCV, CMV, HPV virus. Although the company always have SOP to prevent the pathogen from spreading to the public, the risks are still there. Other than the pathogenic risks, a Bio Lab will definitely bring more Chemical, Biological wastes and even worse, potentially Radioactive material release to the surrounding water, soil and air. The proposal to make the property development larger than originally envisioned by expanding the FAR requirement amplifies this concern.

I am requesting that the Planning Board and Town take great care in reviewing this proposal and to reject the proposal for bio-lab development if expert review determines that this project poses a danger to the Needham community.

Your careful consideration is greatly appreciated by all of Needham residents!

Best regards,

Donghui Yu
781-492-2889

From: [Goddard Family iMac](#)
To: [Planning](#)
Subject: proposed bio lab at former Muzi
Date: Sunday, October 2, 2022 8:41:59 PM

Dear members of Needham Planning Board:

I am a Needham resident writing to you with concerns about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as Needham. To be specific:

- a. BSL-Level 4 labs deal with the most lethal pathogens in the world;
- b. BSL-Level 3 labs also work with infectious agents that can cause serious harm to lab; workers and the surrounding community, including tuberculosis and coronaviruses
- c. BSL-Level 2 labs work with less dangerous pathogens such as HIV, salmonella, and plasmodium falciparum.

The potential dangers of lab leaks present very significant safety risk to the Needham population. The proposal to make the property development larger than originally envisioned by expanding the FAR requirement amplifies this concern.

I request that the Planning Board and Town hire experts to review this proposal and to reject the proposal for bio-lab development if such a review determines that this project poses a danger to the Needham community. The location would be excellent for the low cost housing that Needham glaringly lacks.

Most cordially,

Brooks Goddard
59 Otis St.
Needham 02492

From: [Albert H Chang](#)
To: [Planning](#)
Subject: Re: Projects at The old Muzi Site
Date: Sunday, October 2, 2022 8:55:30 PM

Dear Planning Board Committee,

I'd like to express my strong opposition to the proposed project at the old Muzi site for the following 2 reasons.

- (1) Needham does not currently have any bio-lab regulation as some of the other towns (such as Natick) do. Without any regulation, this can pose a long-term safety concern to the local residents.
- (2) I attended the project presentation by the developer. Even though they proposed some traffic mitigation, the proposed solution doesn't look viable. The new special permit would allow the developer to further expand the existing project size. This creates significantly more noise, traffic jams, and air pollution in our neighborhood.

I will be at the Planning Board meeting via Zoom tomorrow and vote against building a large-scale biotech project and against granting the special permit. I appreciate your time and hope we can create new projects that would benefit the community and the environment.

Regards,

Albert

From: [Grace Le](#)
To: [Planning](#)
Subject: Opposition to the proposed development at the Muzi property
Date: Sunday, October 2, 2022 9:04:32 PM

Hello Needham Planning Board Members,

We are Needham residents writing to you to express our strong opposition to the proposed development at the Muzi property. We are deeply concerned about:

(1) the proposed bio-lab build-out at the Muzi site, which raises concerns regarding air, underground water, and long-term safety risks.

(2) the special permit to allow the developer to substantially expand the project size, which significantly aggravates the traffic jam, noise, and air pollution problems in the neighborhood. This special permit is incredibly inappropriate as it comes with no commensurable compensation to the neighborhood and town for mitigating the potential damage and health hazard.

We are requesting that the Planning Board and Town listen to our concerns and reject the proposal for bio-lab development and the expansion of the project size.

The Lu family
90 Norwich Rd, Needham

From: [Hairuo Peng](#)
To: [Planning](#)
Subject: Muzi Ford Project
Date: Sunday, October 2, 2022 9:46:49 PM

Dear Planning Board members:

Thank you for all your effort overseeing building projects in Needham and taking tremendous responsibility that shapes our town into a beautiful place it is today.

I have lived in Needham for 15 years. I have a lot of questions below regarding the project building on the Muzi Ford lot because this is a very big project with the first substantial lab space in our town:

1. What is the environmental impact to the town of NEEDHAM? How will biohazardous waste and chemical waste be handled? How about sewage? What are the safety- and health-related risks and how will these risks be mitigated and regulated?
2. Some other cities that are well established with significant presence of research labs such as Cambridge probably have dedicated teams to manage all the above. How will NEEDHAM handle the research lab associated issues? What will be the costs to establish the expertise and expand infrastructure? Does it make sense financially?
3. How much control will town of NEEDHAM have about the type of work a tenant company bring to the site? Will BSL3 be allowed without town's approval? Will hot lab handling radioactive materials be allowed on site? Will there be animal facilities? What if the tenant company want to covert some space to chemistry labs?
4. Where is the loading dock for the site? How will the biohazardous wastes, and chemical wastes that are often toxic and flammable transported out of the site? And there will sure will be routine needs for gas cylinders and huge liquid nitrogen tanks. Will there be regulations that vehicles transporting lab suppliers and wastes should avoid coming through residential areas?
5. What do NEEDHAM residents get out of this project? My family is proud to call NEEDHAM home for its quiet and safe suburban appeals. We do not want the more city or industrial/commercial characters. However, with all the commercial developments happening in the NEEDHAM/Newton border, I am concerned we are losing our residential appeal. All the traffic, pollutions and more complex population brought into town post challenges and burdens to all residents and town infrastructure. I strongly suggest that you weigh and plan carefully on this project. It will impact all of us for decades to come!

Sincerely,
Hairuo Peng

From: [Dennis Zhang](#)
To: [Planning](#)
Subject: Concerns regarding the New Project at Muzi Site
Date: Sunday, October 2, 2022 10:06:50 PM

Dear Planning Board:

I lived in Needham Heights and am in the close neighborhood of Muzi Site. I have a couple of serious concerns regarding the current project proposal:

- 1) The project is much bigger in size compared to the one as of right. This will introduce much more traffic to the neighborhood. What is the mitigation plan for it and will the developer pay for it?
- 2) Regarding the Level 2 biolab they plan to build, this may introduce potential risk on air, water, health and potential radioactive risks. Before approving the project, I strongly recommend getting clear about the biolab structure.
- 3) Needham does not have any biolab safety regulation in place currently and we should have one as soon as possible given this proposal (as what Natick is currently doing). The biolab proposal should comply with the regulation in terms of operation.

I will attend the special permit hearing tomorrow night and vote against the proposal due to its significant increase in size and also insufficient clarification regarding the biolab structure and functionalities.

Regards,
Dennis

From: [Joe](#)
To: [Planning](#)
Subject: 557 Highland Ave. comments
Date: Monday, October 3, 2022 5:54:06 AM

Needham Planning Board,

I am writing regarding the special permit hearing for 557 Highland Ave. Below I have put together some brief thoughts.

I would like to address some facts about this parcel which are at times being misrepresented by those with concerns over the project:

1. **The parcel is not in a residential neighborhood.** If a parcel is bounded on one side by a highway, on another by a commercial office building, another by a senior care business, and on one side across five lanes of road, and the parcel is itself commercial, it is in fact not in a residential neighborhood, but adjacent to one.
2. **The building heights suggested here are not abnormal.** While the five-story buildings are typically found only a few hundred meters across the highway, it's worth pointing out that the five-story building would be on ground with elevation of 10-14 feet lower than the adjacent parcels. This makes it effectively four stories, a height which has been deemed permissible down the road at Avery Crossing. For street-facing structures, there are three-story buildings all along the Highland Ave. and Chestnut St. corridor.
3. The same can be said regarding FAR. FARs of up to 2.0 exist in other parts of town, albeit in smaller parcels. Were this current 9.4 acre area to be split up into half a dozen parcels with FARs of 1.5 or 2.0 and developed over a period of time, it would seem completely normal.
4. I have heard multiple comments complaining about a negative impact on air quality related to higher traffic. This is absurd given that the parcel is adjacent to I-95, which likely handles tens of thousands of car trips per day (hundreds of thousands?), including diesel-fueled vehicles. **Any impact from more car trips on local air quality will be negligible.**
5. I have heard at least two Town Meeting Members speak out on this issue as if they were a source of authority or speaking for others. To my disappointment, I have heard these people and their colleagues mischaracterize the process through which the HC-1 zoning was adopted and other details surrounding the project and special permit process. I have seen an assertion that the current estimate of tax revenue is already far below what was estimated during the HC-1 discussion, when this does not appear to yet be the case.

The primary argument by those in opposition to the special permit say "it's too big" – this is a vague and subjective argument that is ill-suited for reaching any kind of compromise.

The Needham Heights Alliance is simply an organization formed by like-minded people specifically for the purpose of opposing the zoning of HC-1. The leadership of the organization, which does little outreach or work on other issues, made their opinion known during the process for the zoning of HC-1. Their correspondence dated September 12 in the agenda packet for the October 3 hearing is an attempt to obtain de-facto changes to the zoning policy which were not approved by Town Meeting. Like you, I also read the submitted emails. It is clear the Needham Heights Alliance has spoon-fed a form email and talking points for local residents to submit (many do not even bother to change the font of their submission). I question if many of these residents understand the full details of the HC-1 zoning process.

Those arguing for a smaller development may claim that a reduction in FAR would be a compromise, however the HC-1 zoning policy is itself a compromise from an earlier proposal. That proposal, which had special permitting FAR of up to 1.75 and six-story height limitations, garnered a majority, but not two-thirds majority. The current policy was approved by an 80-20 majority of Town Meeting and supported by the Planning Board and Select Board. To reject the current special permit application because it exceeds 1.0 FAR, would in effect be bowing to the demands of a small, vocal group who

are seeking to circumvent the standard planning process by lobbying and applying pressure during the special permit process.

It is important that the Planning Board should consider the impact on traffic by new developments. However, as almost all development will result in an increase in traffic (not just here, but anywhere in town), the fact that traffic will increase should not be used as a reason to deny a special permit application. The applicant is willing to abide by stipulations set forth in the zoning policy, which are quite onerous. More importantly, the developer has a track record in Needham, and appears to be willing to be a good-faith partner in the future. We cannot know for sure what kind of issues might arise in the future – and they certainly will – and having a good relationship with the developer of a significant piece of commercial real estate should not be taken for granted.

The current project proposal for 557 Highland Ave. is essentially a “base case” scenario for what was expected when the Town Meeting voted to adopt the zoning policy for HC-1. In some ways, it is actually less impactful than what was expected, as only part of HC-1 is being developed, only to an FAR of 1.25, and with a developer who is setting a new standard in community outreach. The Planning Board should ensure that development moves forward along the pathway set out by the town. This kind of development is typical on both sides of Route 128 in the region; I am not sure anyone is thinking less of Waltham, Wellesley, Newton, or any other town in the region for similar developments – but those developments have certainly yielded benefits for those towns.

Although it is very important to the community that the Planning Board conducts sufficient review of permit applications, applicants and the community at large deserve a timely review, especially given the volume of other issues before the Planning Board. Unless the applicant indicates a desire otherwise, the Planning Board should close the public hearing and vote to approve the special permit.

Best,

Joe Matthews

Town Meeting

Precinct I

From: [Matt](#)
To: [Planning](#)
Subject: Muzi
Date: Monday, October 3, 2022 7:25:32 AM

Dear Planning Board Members,

I'm writing to express my support for the proposed redevelopment of the Muzi site. It would be great to have a new first-class commercial building as a gateway to Needham instead of an empty parking lot. This project will generate over \$5million in new taxes, fund much needed traffic improvements and provide thoughtful amenities. I think this is a great opportunity to continue to position Needham as one of the best towns in the Route 128 market.

We appreciate your efforts on behalf of the Town and encourage you to approve this project.

Thanks,
Matt Siciliano

From: [James Segel](#)
To: [Planning](#)
Subject: Muzi land proposal
Date: Monday, October 3, 2022 9:00:33 AM

To the Planning Board;

I recently learned of the final plans for the Muzi property. I am glad that the Planning Board has been so diligent with this particular site, given its importance as a gateway to our town and arguably one of the most valuable sites available in MetroWest. It is important that the site be aesthetically pleasing while generating significant revenues for the town. I also think a multiuse project is of higher value to the town than a single use. I think the most recent plans presented to the Planning Board are good, and satisfy the revenue and aesthetic wishes and the proposal is far better than when it was originally proposed. Thank you for your efforts.

The proposed public accessibility for exercise, walking, meeting and even pickle ball are wonderful additions and will hopefully provide ongoing precedents for future developments. I support the project and thank the Planning Board for their time, diligence, suggestions and most of all for the result rendered.

James Segel
30 Edgewater Drive

Jim Segel
Jim@jamessegelllc.com
1-617-285-2862

From: [yi Ding](#)
To: [Planning](#)
Subject: Please reject the proposal as this project poses a danger to the Needham community
Date: Monday, October 3, 2022 9:43:05 AM

Hello Needham Planning Board Members-

I am a Needham resident writing to you with concern about the proposed development at the Muzi property. My particular concerns focus on the town's consideration of the proposal as it relates to the potential development of a Bio-Lab Complex. Bio-Labs present great potential dangers to a densely populated area such as the surrounding Needham communities. Just to emphasize what you may understand about bio-labs:

BSL-Level 4 labs deal with the most lethal pathogens in the world;

BSL-Level 3 labs also work with infectious agents that can cause serious harm to lab; workers and the surrounding community, including tuberculosis and coronaviruses

BSL-Level 2 labs work with less dangerous pathogens such as HIV, salmonella, and plasmodium falciparum;

The potential dangers of lab leaks present very significant safety risk to the Needham population. The proposal to make the property development larger than originally envisioned by expanding the FAR requirement amplifies this concern.

I am requesting that the Planning Board and Town take great care in reviewing this proposal and to reject the proposal for bio-lab development if expert review determines that this project poses a danger to the Needham community.

Yi

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Oct. 4, 2022

Adam Block, Chair
Needham Planning Board
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
planning@needhamma.gov

Re: Highland Innovation Center – 557 Highland Avenue, Needham Heights

Dear Chair Block:

On behalf of the Charles River Regional Chamber I am writing to express our enthusiastic support for the Bulfinch Companies proposed redevelopment of the former Muzi Motors car dealership.

The proposed Highland Innovation Center would transform a barren parking lot into a first class lab and office development, while generating approximately \$5 million annual net financial benefit to the Town (up from less than \$500,000 in the Muzi days) on top of building permit, impact fees, personal property taxes, upgraded utilities, and stormwater management.

In many ways this project builds on the town's success on the other side of the I-95, which has attracted quality employers and excellent paying jobs to Needham Crossing, but with one significant added bonus: Unlike at Needham Crossing, this developer has committed to create a multi-use fitness/access walkway around the property, pickleball courts, seasonal lawn space, a winter ice skating area, along with restaurant and retail amenities – all items requested by the community -- all for public use.

In addition, Bulfinch would also underwrite substantial multi-modal roadway and transportation improvements to Gould Street, Highland Ave. and Central Ave. that will benefit both residents and our local economy, all proposals that have been independently vetted by traffic studies.

We also do not believe the Town could have found a better caliber developer and steward for this project. The Chamber is a tenant in the Bulfinch-owned and managed property at 117 Kendrick Street. We also have many members who are Bulfinch tenants in other properties

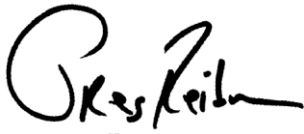
across the region. This locally-owned, family-run company takes first class care of its properties. They've earned a reputation for being environmentally sensitive, responsible and responsive neighbors.

Most significantly, it's hard to imagine any proposal from any developer that is more ideally aligned with the vision and goals which lead to Town Meeting's overwhelming 168 to 37 support last year to rezone this site.

This is what the Town envisioned. The Chamber urges the Planning Board vote in favor of approving the project

We're grateful for your thoughtful consideration.

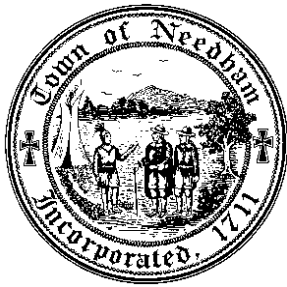
Sincerely,

A handwritten signature in black ink, appearing to read "Greg Reibman". The signature is fluid and cursive, with the first name "Greg" being more prominent than the last name "Reibman".

Greg Reibman

President

Charles River Chamber of Commerce



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, 5.1.1.5, 5.1.1.7 and 5.1.3, the Needham Planning Board will hold a public hearing on Monday, October 3, 2022 at 8:30 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by Zoom are below), regarding the application of Coca Cola Beverages Northeast, Inc., 1 Executive Park Drive, Bedford, NH, 03110, for a Major Project Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law and Section 4.2 of Site Plan Special Permit No. 94-5, dated August 9, 1994, amended May 1, 1996.

The subject property is located at 9 B Street, Needham, MA, located in the New England Business Center Zoning District. The property is shown on Assessors Plan No. 300 as Parcel 14 containing a total of 1,031,086 square feet. The requested Major Project Site Plan Review Special Permit Amendment, would, if granted, permit the Petitioner to renovate the existing building by removing the existing 14,500 square foot office wing and incorporating those functions with the building, removal of 44,985 square feet of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 square foot attached new single-story Fleet Services wing and addition of 14 loading docks. Interior renovations will include incorporation of a new automated product retrieval system and interior office fit up. Exterior façade improvement will incorporate a combination of reskinning of the building with an architectural metal panel system, painting and new signage.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. 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 subsection (n) (bicycle racks). In accordance with Section 4.2 of Site Plan Special Permit No. 94-5, dated August 9, 1994, amended May 1, 1996, further site plan approval is required.

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: 880 4672 5264

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: 880 4672 5264

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: 880 4672 5264

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

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, September 15, 2022 and September 22, 2022.

**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 9B Street, Needham
Name of Applicant Coca Cola Beverages Northeast, Inc.
Applicant's Address 1 Executive Park Drive, Bedford, NH 03110
Phone Number 603-413-7623

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

Property Owner's Name See above
Property Owner's Address See above
Telephone Number see above

Characteristics of Property: Lot Area 1,031,086sf Present Use warehouse/office
Map # _____ Parcel # 14 Zoning District NEBC
300

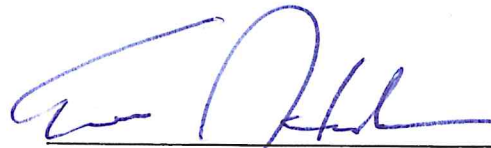
Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
Demolition of a portion of the existing structures, some new construction,
and site improvements as more fully described in Exhibit A attached hereto.

Signature of Applicant (or representative) _____

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant _____

 9/1/22

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.

EXHIBIT A

The applicant is proposing to renovate the existing building by removing the existing 14,500 s.f. office wing and incorporating those functions with the building, removal of 44,985 s.f. of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 s.f attached new single story Fleet Services wing and addition of 14 loading docks. Interior renovations will include incorporation of a new automated product retrieval system and interior office fit up. Exterior façade improvement will incorporate a combination of reskinning of the building with an architectural metal panel system, painting and new signage.

Site improvements will provide for new parking lots at the west end of the site with new site lighting, landscaping, decorative fencing and hardscaping. Existing paved areas will be repaired, overlayed and improved as required. Existing outbuildings previously used for production wastewater processing will be removed.

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

September 1, 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: 9 B 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 Section 4.2 of Site Plan Special Permit No. 94-5 dated August 9, 1994 (as amended by Site Plan Special Permit Amendment No. 1 dated May 1, 1996), I hereby submit an application for further Amendment to Site Plan Special Permit 94-5, on behalf of Coca Cola Beverages Northeast, Inc. ("Coca Cola NE"), of which this letter is a part. The applicant is also the owner of the property.

The property is a 23.67 acre parcel (1,031,086 square feet) with an address of 9 B Street and having frontage on B Street, Kendrick Street, and Third Avenue. The property is located in the New England Business Center (NEBC) zoning district, and is currently improved by a warehouse/office building of 398,374 s.f., and several small ancillary buildings bringing the total square footage of buildings on site to approximately 403,000 s.f.

The applicant is proposing to renovate the existing building by removing the existing 14,500 s.f. office wing and incorporating those functions with the building, removal of 44,985 s.f. of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 s.f. attached new single-story Fleet Services wing and addition of 14 loading docks. Interior renovations will include incorporation of a new automated product retrieval system and interior office fit up. Exterior façade improvement will incorporate a combination of reskinning of the building with an architectural metal panel system, painting and new signage.

Needham Planning Board Members
Lee Newman
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Site improvements will provide for new parking lots at the west end of the site with new site lighting, landscaping, decorative fencing and hardscaping. Existing paved areas will be repaired, overlaid and improved as required. Existing outbuildings previously used for production wastewater processing will be removed.

The site has lawful pre-existing non-conformities with respect to certain requirements imposed by Section 4.8.1 of the Bylaw, including surface parking lot setbacks (Bylaw Section 4.8.1 (1)); landscaping in the 20-foot buffer area (Bylaw section 4.8.1 (2)); open space (Bylaw section 4.8.1(4)); and building façade length (Bylaw Section 4.8.1 (6)). Even though no special permit or waiver is required with respect to these provisions of the bylaw (because the non-conformities pre-date the bylaw), the Board should be aware that the project will significantly increase the amount of landscaped and pervious space in the parking areas, and the amount of “open space” on the site (which under section 4.8.1 (4) of the bylaw *excludes* parking areas) will be increased from the current 9.5% to 12.7%. The extent of the other non-conformities will also be reduced by the proposed project.

The site is also non-conforming with respect to the number of parking spaces. Site Plan Special Permit No. 94-5 dated August 9, 1994, and Site Plan Special Permit Amendment No. 1 dated May 1, 1996, granted waivers from strict adherence with the number of parking spaces required by the Bylaw. Moreover, this proposal will both decrease the square footage of the building, and increase the number of parking spaces on site, both of which will have the effect of reducing the extent of the non-conformity with respect to parking spaces. Pursuant to Section 5.1.1.1 of the Bylaw, for this reason the proposed changes do not trigger the thresholds set forth in that section for requiring compliance with, or waivers of, the requirements of Sections 5.1.2 and 5.1.3 of the Bylaw, and, therefore, no special permit or waiver is needed or requested with respect to those sections of the Bylaw.

The only exception to the foregoing is that the site does not comply with the requirements of section 5.1.3 (n) of the Bylaw regarding bicycle racks. Compliance with or a waiver of this requirement is required even if the proposed project does not result in an increase in parking demand. As indicated below, a waiver from this requirement is requested.

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;

Needham Planning Board Members
Lee Newman
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2. Pursuant to Section 4.2 thereof, further amendment to Site Plan Special Permit No. 94-5 dated August 9, 1994, as amended by Site Plan Special Permit Amendment No. 1 dated May 1, 1996; and

3. 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 subsection (n) (bicycle racks).

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

1. Application form signed by counsel for the applicant and owner on September 1, 2022.
2. Traffic Evaluation, prepared by VHB, 101 Walnut Street, Watertown, MA 02471, dated August 30, 2022.
3. Stormwater Management Narrative prepared by VHB, 101 Walnut Street, Watertown, MA 02471, dated August 24, 2022.
4. Site Plans, including layout and materials plans, zoning and parking tables, grading and drainage plans, utility plans, erosion and settlement control plans, site details, and planting plans, prepared by VHB, 101 Walnut Street, Watertown, MA 02471, dated August 29, 2022.
5. Separately bound reference drawings, including existing conditions plan prepared by VHB dated August 26, 2022; and phasing plan, elevations, renderings, and photometric plan, prepared by Design Group Facility Solutions, Inc., 5 Chenell Drive, Concord, NH, 03301, dated August 24 and 29, 2022.
6. Color Site Plan prepared by VHB, 101 Walnut Street, Watertown, MA 02471, dated August 29, 2022.
7. Filing fee to the Town of Needham in the amount of \$ 35,316.40.

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 two (2) hard copies of all supporting materials listed above, including full-sized wet-stamped plans, are being delivered to the Planning Department along with the application fee; and, lastly, one hard copy of this letter and the materials listed in items 1 through 6, above (with all the plans no smaller than 11 x 17), is being mailed to each Board member, and to Lee Newman.

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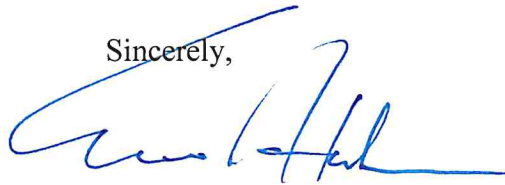
The Applicant hereby requests, pursuant to Zoning By-Law Section 7.4.4, that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

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 anticipates meeting with the Design Review Board prior to meeting with the Planning Board.

It is our understanding that this matter can be scheduled for hearing at the Board's October 3, 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

Site Plans

Issued for	Site Plan Review
Date Issued	August 29, 2022
Latest Issue	August 29, 2022

Coca-Cola Site

9 B Street
Needham, Massachusetts
02494

Owner/Applicant

Coca-Cola Beverages Northeast, Inc.
1 Executive Park Drive
Suite 330
Bedford, NH 03110

Needham Parcel ID: 1993000001400000



Sheet Index		
No.	Drawing Title	Latest Issue
C1.0	Legend and General Notes	August 29, 2022
C2.0	Overall Layout and Materials Plan	August 29, 2022
C2.1	Layout and Materials Plan	August 29, 2022
C2.2	Layout and Materials Plan	August 29, 2022
C3.1	Grading and Drainage Plan	August 29, 2022
C3.2	Grading and Drainage Plan	August 29, 2022
C4.1	Utility Plan	August 29, 2022
C4.2	Utility Plan	August 29, 2022
C5.1	Erosion and Sediment Control Plan	August 29, 2022
C5.2	Erosion and Sediment Control Plan	August 29, 2022
C6.1	Site Details	August 29, 2022
C6.2	Site Details	August 29, 2022
L1.1	Planting Plan	August 29, 2022
L1.2	Planting Plan	August 29, 2022
L2.1	Planting Details	August 29, 2022

Reference Drawings (Bound Separately)		
No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	August 26, 2022
GA0.1	Overall Phasing Plan	August 24, 2022
GA3.1	Proposed Exterior Elevations	August 24, 2022
GA4.1	Proposed Rendering from Rt 128	August 24, 2022
E1.02	Front Parking Photometric Plan	August 26, 2022



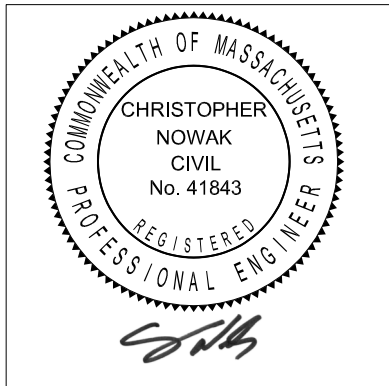
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Survey

VHB, Inc.
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Architect

Design Group Facility
Solutions, Inc.
5 Chenell Drive
Box 3
Concord, NH 03301
603.225.0010





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE			TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT			BOTTOM OF CURB ELEVATION
		ZONING LINE			SPOT ELEVATION
		TOWN LINE			TOP & BOTTOM OF WALL ELEVATION
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
					OVERHEAD WIRE
					WATER
					FIRE PROTECTION
					DOMESTIC WATER
					GAS
					ELECTRIC
					STEAM
					TELEPHONE
					FIRE ALARM
					CATV
					CATCH BASIN CONCENTRIC
					CATCH BASIN ECCENTRIC
					DOUBLE CATCH BASIN CONCENTRIC
					DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
					DRAIN MANHOLE CONCENTRIC
					DRAIN MANHOLE ECCENTRIC
					TRENCH DRAIN
					PLUG OR CAP
					CLEANOUT
					FLARED END SECTION
					HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
					CURB STOP & BOX
					WATER VALVE & BOX
					TAPPING SLEEVE, VALVE & BOX
					FIRE DEPARTMENT CONNECTION
					FIRE HYDRANT
					WATER METER
					POST INDICATOR VALVE
					WATER WELL
					GAS GATE
					GAS METER
					ELECTRIC MANHOLE
					ELECTRIC METER
					LIGHT POLE
					TELEPHONE MANHOLE
					TRANSFORMER PAD
					UTILITY POLE
					GUY POLE
					GUY WIRE & ANCHOR
					HAND HOLE
					PULL BOX
					MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RPC	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.
7. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
8. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
9. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
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. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND DEPTHS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER. WHERE THE POINTS OF CONNECTIONS TO EXISTING UTILITIES ARE NOT SHOWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UTILITY. IN THE EVENT OF A UTILITY FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREAS AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE UTILITY COMPANY (ELECTRIC, GAS, WATER, TELEPHONE, CABLE, FIRE ALARM, ETC.). FINAL DESIGN LOCATIONS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF ALL UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL. TO PERFORM THE WORK AND SHALL MAKE NO CLAIM FOR DELAY, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF UNDISCOVERED OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF UNDISCOVERED OR LATENT MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO LIABILITY FOR THE USE OF ANY TYPE OF MATERIAL OR TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF IDENTIFICATION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. **BASE PLAN:** THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VYB, INC. BETWEEN JANUARY & FEBRUARY 2022 AND FROM DEEDS AND PLANS OF RECORD. THE PROPERTY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL ON-GROUND INSTRUMENT SURVEY PERFORMED BY VYB, INC. BETWEEN JANUARY AND MAY 2022.
2. **TOPOGRAPHY:** ELEVATIONS ARE BASED ON NAVD 01988.
3. **GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS** WERE OBTAINED FROM GZA.
4. **PAVEMENT, BASE, SUBBASE, AND SUBGRADE MATERIAL SAMPLING DATA INCLUDING TEST PIT LOCATIONS** WERE DETERMINED BY VYB, INC.

Document Use

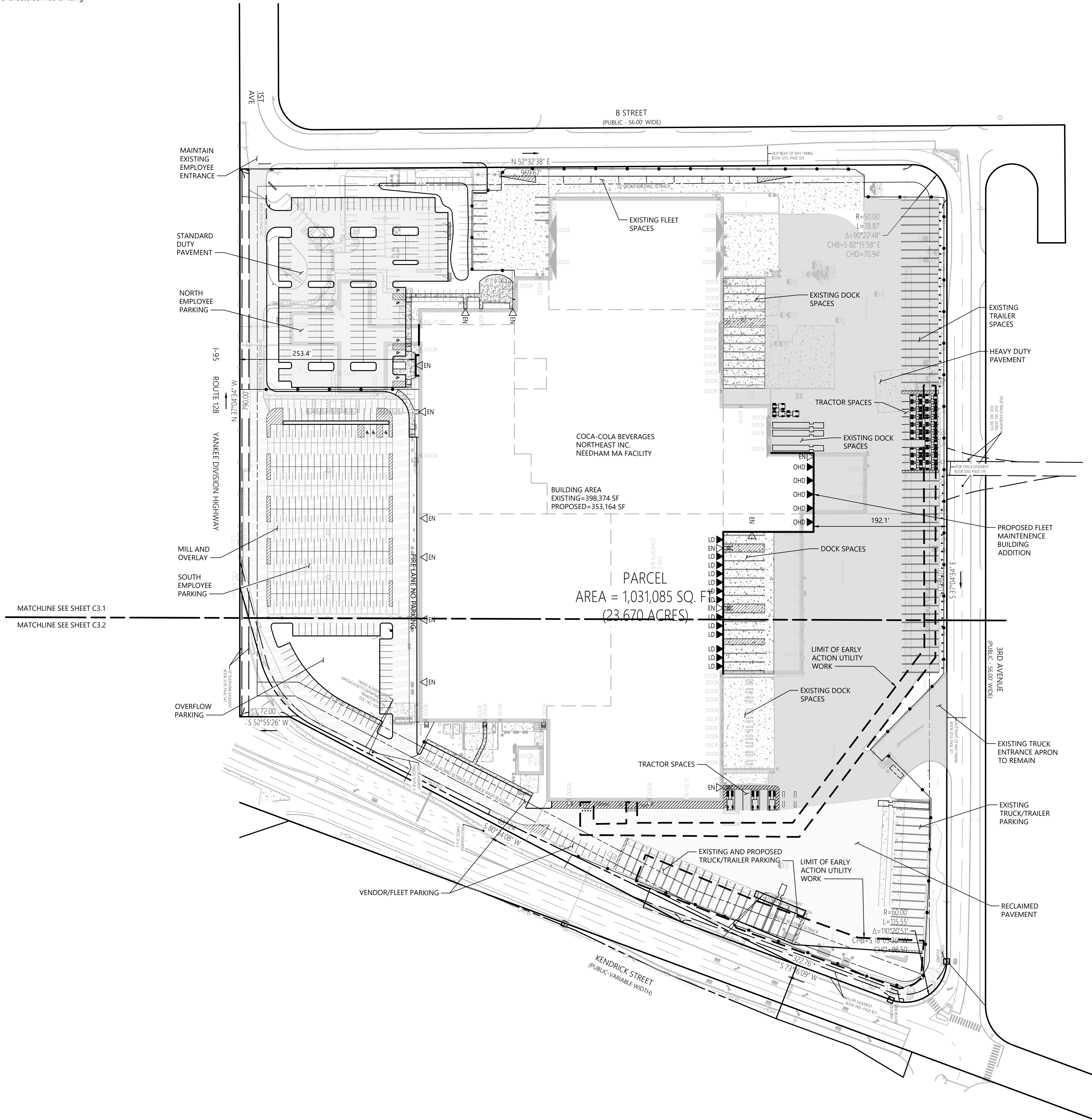
1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAILED SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



C1.0

Sheet 1 of 15

Project Number
15571.02



Zoning Summary Chart

Zoning District(s):	New England Business Center		
Overlay District(s):	Wireless Communications Facilities Towers		
Zoning Regulation Requirements	Existing	Required*	Provided
MINIMUM LOT AREA	23.7 Acres	0.92 Acres	23.7 Acres
FRONTAGE	3,294± Feet	100 Feet	3,294± Feet
FRONT YARD SETBACK (B ST)	43 Feet	15 Feet	43 Feet
FRONT YARD SETBACK (3RD AVE)	116 Feet	15 Feet	192 Feet
FRONT YARD SETBACK (KENDRICK ST)	64 Feet	15 Feet	64 Feet
REAR YARD SETBACK	72 Feet	20 Feet	253 Feet (5)
MINIMUM LOT WIDTH	790 Feet	100 Feet	790 Feet
MAXIMUM BUILDING HEIGHT	33 Feet	72 Feet	33 Feet
MAXIMUM FLOOR AREA RATIO	0.4	1.0 (1)	0.3
MAXIMUM BUILDING COVERAGE	38.6 %	65.0 %	34.3 %
MINIMUM OPEN SPACE (3)	9.5 %	25.0 %	12.7 % (2)

* Zoning regulation requirements as specified in ZONING BY-LAW OF THE TOWN OF NEEDHAM, MASSACHUSETTS, AMENDED JUNE 2020
1. A floor area ratio of up to 1.75 may be allowed by special permit. A floor area ratio of up to 2.0 may be allowed by special permit if the Applicant demonstrates that the proposed use will not generate peak hour trips in excess of 0.6 trips per 1,000 square feet of total development area.
2. The site is existing non-conforming and will be improved in the proposed condition.
3. The open space area shall be landscaped and may not be covered with buildings or structures of any kind, access streets, ways, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas. Notwithstanding the preceding sentence, open space shall include pervious surfaces used for ways, access streets, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas.
4. Maximum uninterrupted facade length shall be 300 feet.
5. Existing building setback to remain.

Parking Summary Chart

Description	EXISTING		PROPOSED	
	Required (1)	Provided	Required (1)	Provided
CAR SPACES (INCLUDES ADA SPACES)	1,033	285	898	380
TRUCK SPACES (2)	---	186	---	206
TOTAL SPACES	1,033	471	898	586 (3)
STANDARD ACCESSIBLE SPACES	7	15	8	8
VAN ACCESSIBLE SPACES	1	2	1	2
BICYCLE RACKS	52	0	45	0

1. See parking requirements table below.
2. Includes fleet/vendor spaces, loading dock spaces, tractor spaces, and trailer spaces.
3. The site is existing non-conforming and will be improved in the proposed condition.

Parking Requirements:

EXISTING				
OFFICE	30,000 SF	x	1 SPACES / 300 SF	= 100 SPACES
WAREHOUSE	373,026 SF	x	1 SPACES / 400 SF	= 933 SPACES
TOTAL				= 1033 SPACES
PROPOSED				
OFFICE	20,000 SF	x	1 SPACES / 300 SF	= 67 SPACES
WAREHOUSE	332,304 SF	x	1 SPACES / 400 SF	= 831 SPACES
TOTAL				= 898 SPACES

Bicycle Rack Requirements

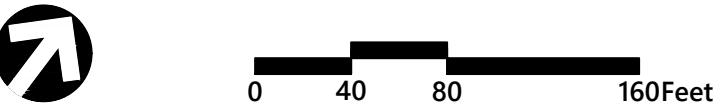
EXISTING				
1,033 REQUIRED SPACES	x	1 BIKE RACK / 20 SPACES	=	52 SPACES
PROPOSED				
898 REQUIRED SPACES	x	1 BIKE RACK / 20 SPACES	=	45 SPACES

Legend

	STANDARD DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	MILL AND OVERLAY
	RECLAIMED PAVEMENT



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



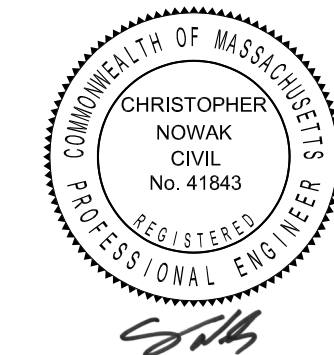
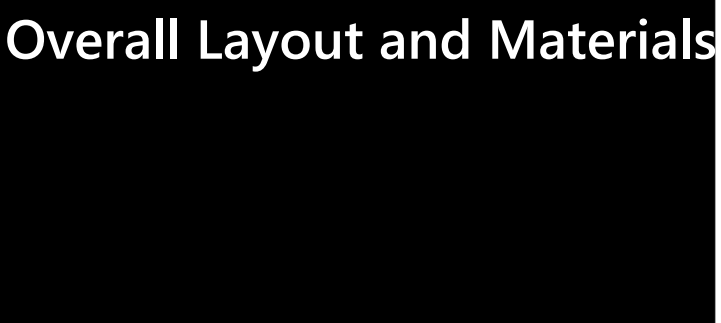
Coca-Cola Site 9 B Street Needham, Massachusetts 02494

No.	Revision	Date	Appr.

Designed by	CG/SM	Checked by	FD
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Issued for
Site Plan Review
August 29, 2022

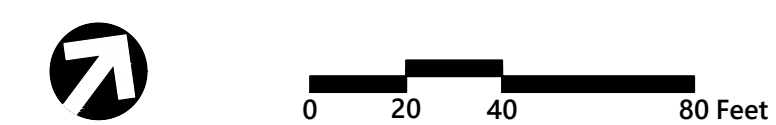
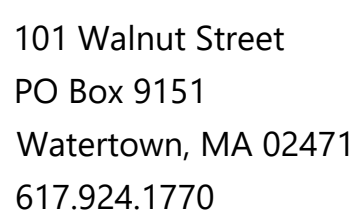
Not Approved for Construction
Drawing Title
Overall Layout and Materials



C2.0

Sheet 2 of 15

Project Number
15571.02



Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

No.	Revision	Date	Appvd.

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Site Plan Review **August 29, 2022**

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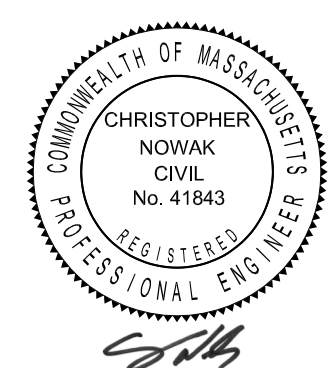
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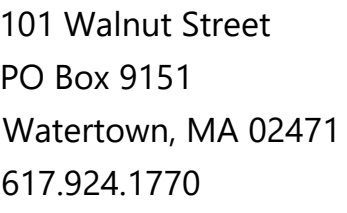
Drawing Number

C2.1

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Project Number
15571.00





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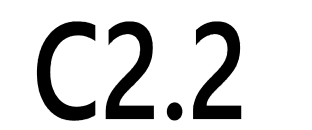
Site Plan Review August 29, 2022

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Drawing Title

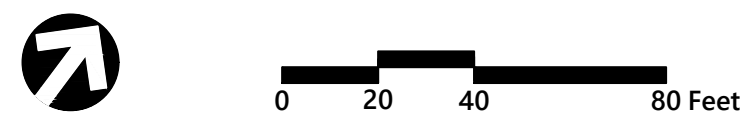
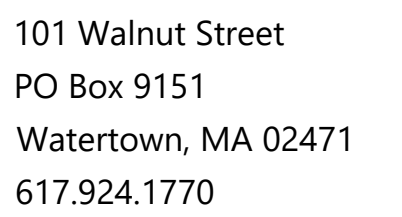
Layout and Materials Plan

Drawing Number



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Project Number
5571.02



Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

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Site Plan Review August 29, 2022

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Drawing Title

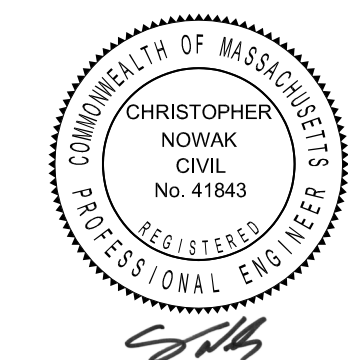
Grading and Drainage Plan

Drawing Number

C3.1

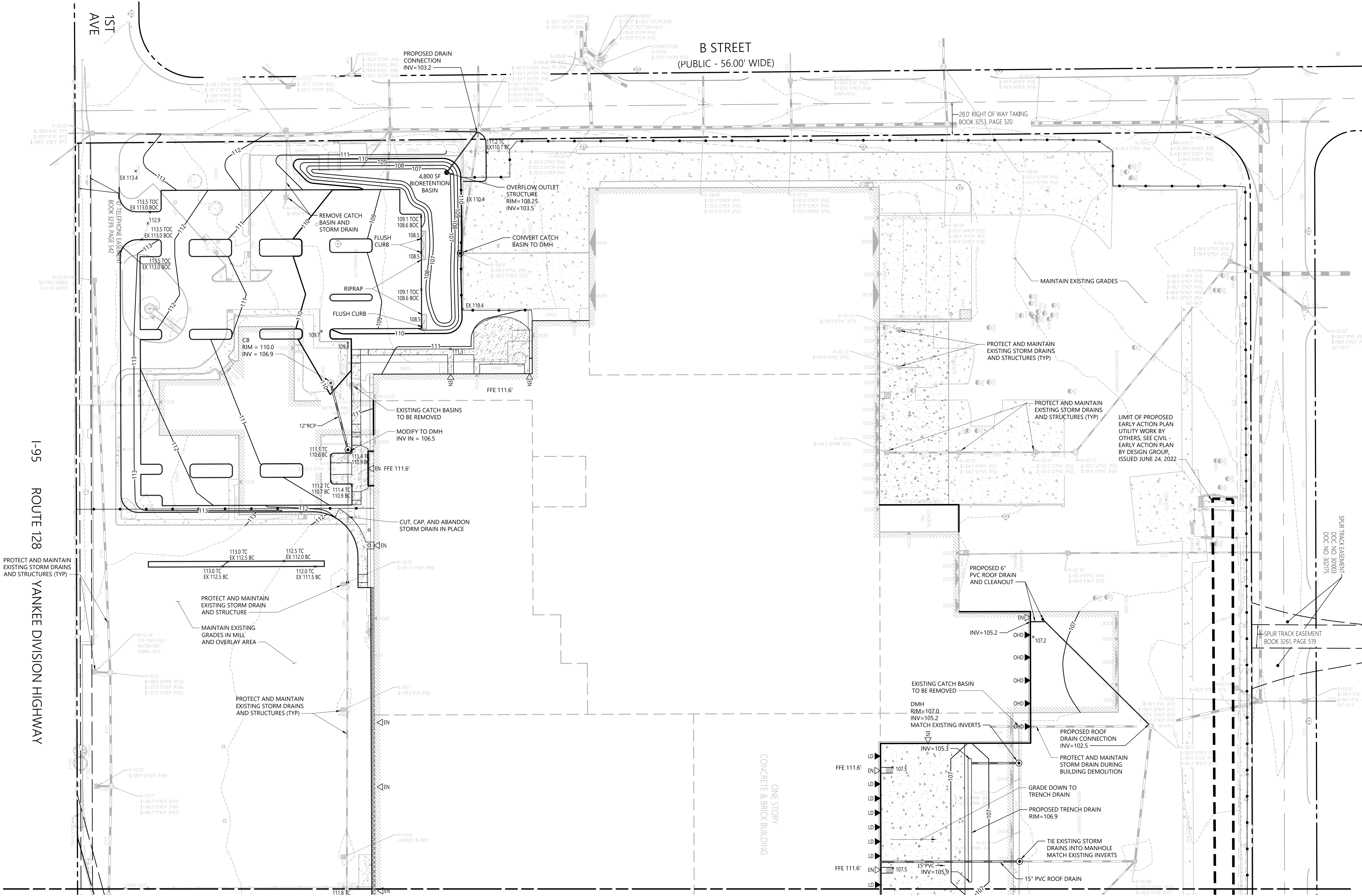
Sheet 5 of 15

Project Number
15571.02





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

No.	Revision	Date	Appr.

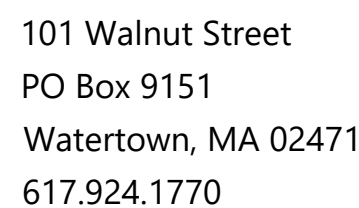
Designed by **CG/SM** Checked by **FD**
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Site Plan Review August 29, 2022

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Drawing Title
Grading and Drainage Plan

C3.2

Sheet 6 of 15

Project Number
15571.02



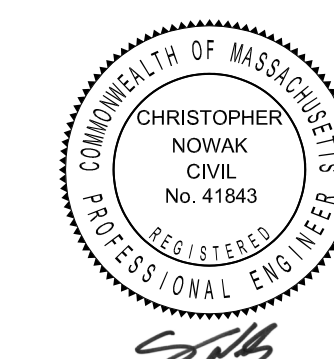
9 B Street
Needham, Massachusetts 02494

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Site Plan Review August 29, 2022

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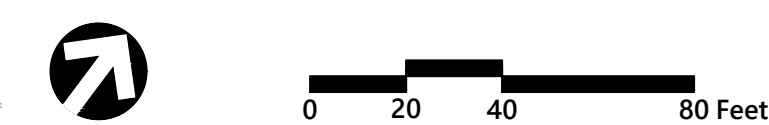
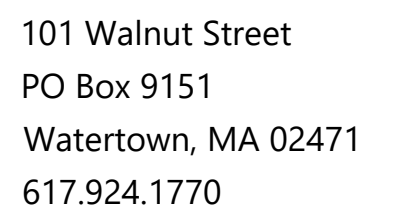
Utility Plan



C4.1

Sheet 7 of 15

Project Number
15571.02



Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

[illegible]

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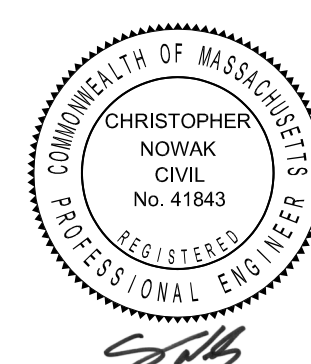
Issued for	Date
Site Plan Review	August 29, 2022

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Drawing Title

Utility Plan

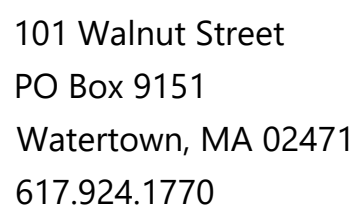
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C4.2

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Project Number
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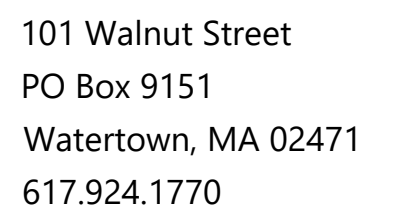
9 B Street
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Erosion and Sediment Control Plan





Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

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Site Plan Review **August 29, 2022**

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Erosion and Sediment Control Plan

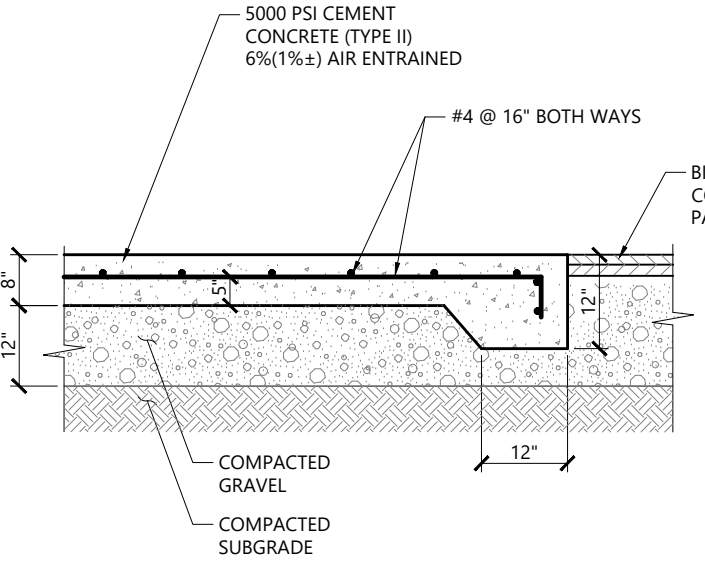
Drawing Number



C5.2

Sheet 10 of 15

Project Number
15571.02

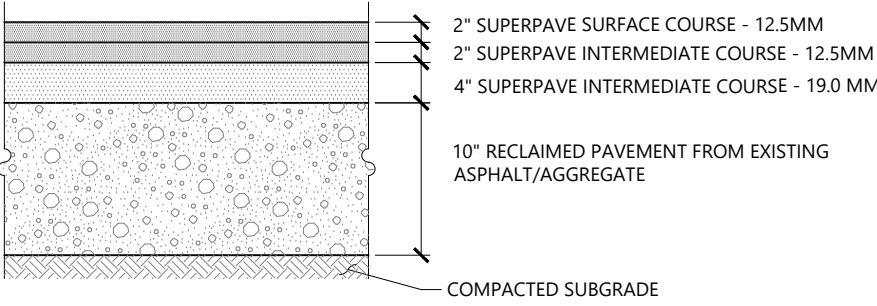


NOTES

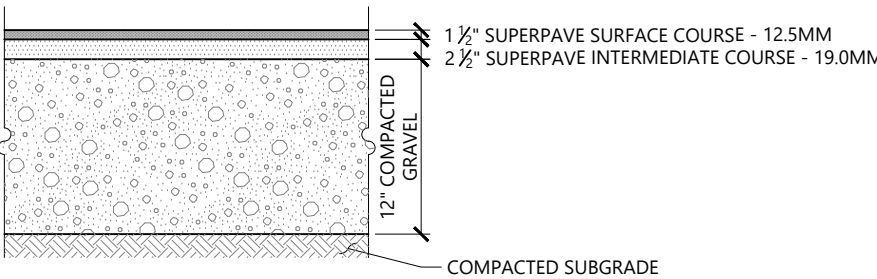
1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Loading Dock Pad / Compactor Pad

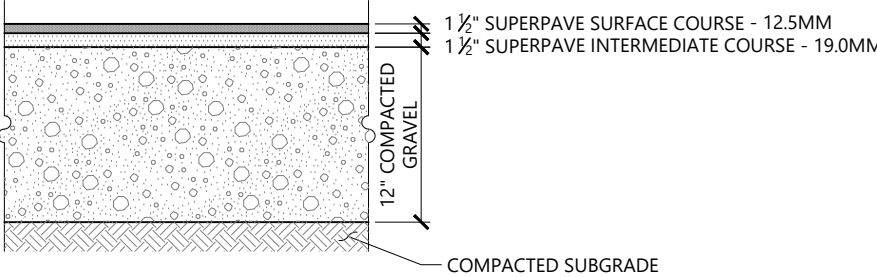
N.T.S. Source: VHB 1/20 LD_711



RECLAIMED FLEXIBLE PAVEMENT



HEAVY DUTY FLEXIBLE PAVEMENT



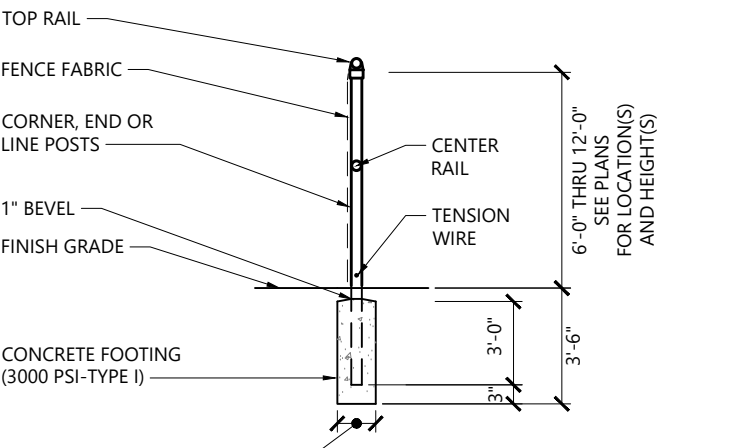
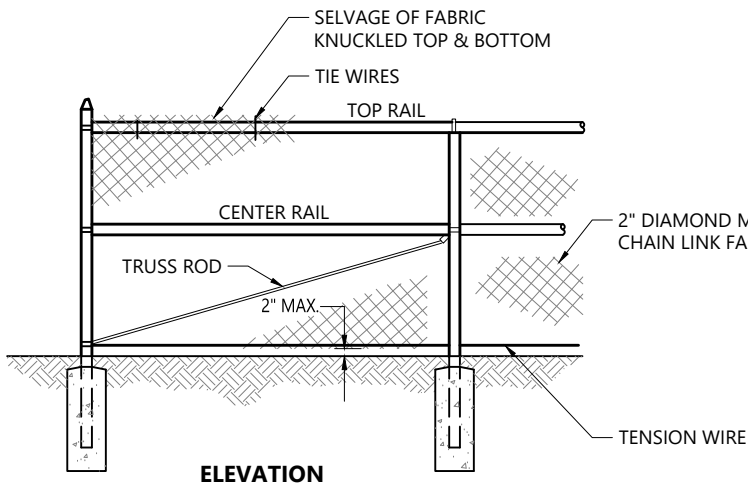
STANDARD DUTY FLEXIBLE PAVEMENT

NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

N.T.S. Source: VHB 11/19 LD_430

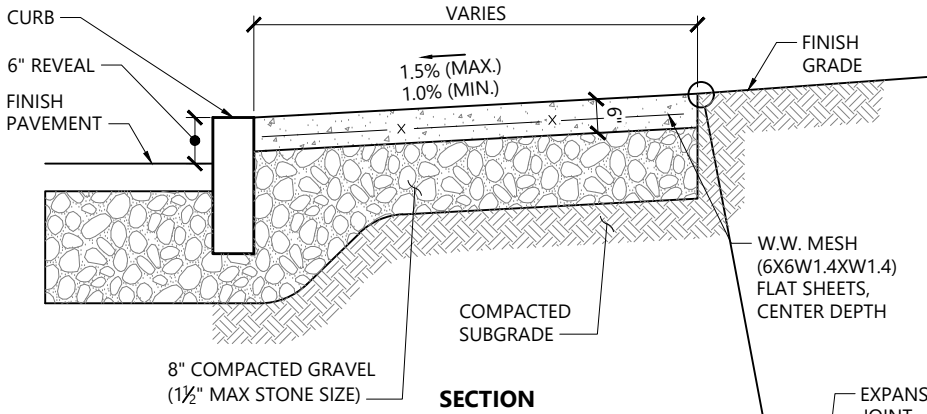


NOTES

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CHAIN LINK MANUFACTURER'S INSTITUTE' PRODUCT MANUAL.

6' to 12' Chain Link Fence

N.T.S. Source: VHB 10/20 LD_480

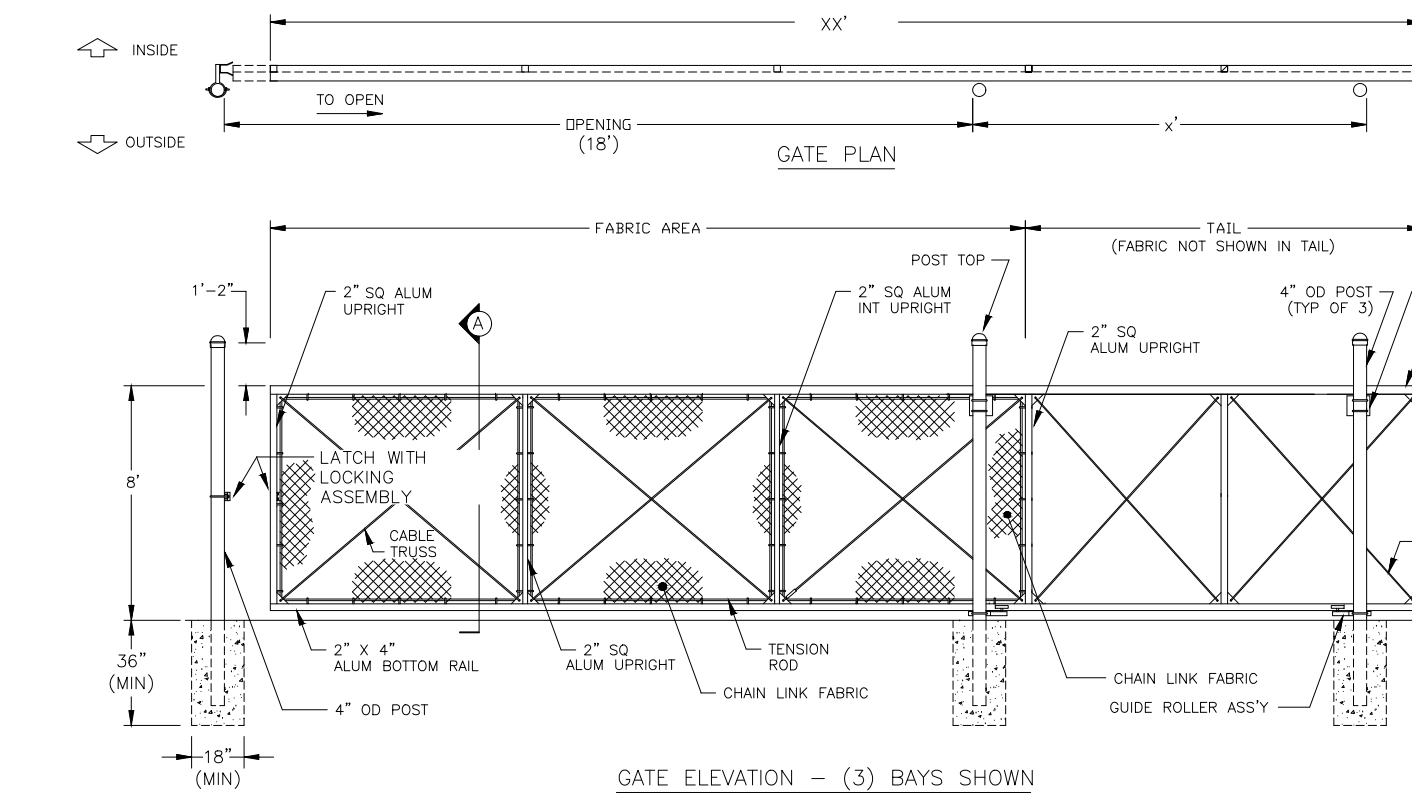


NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI, BOTH MIXES TO BE TYPE I, 6% (1.5%) AIR ENTRAINMENT.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

Concrete Sidewalk

N.T.S. Source: VHB 3/20 LD_420

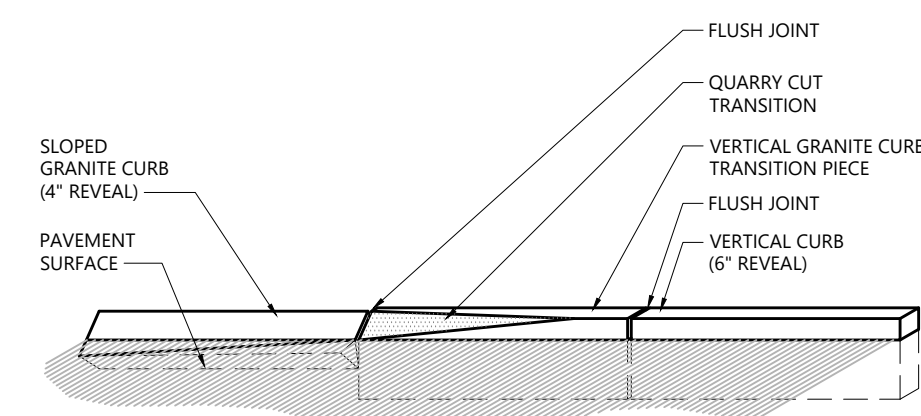


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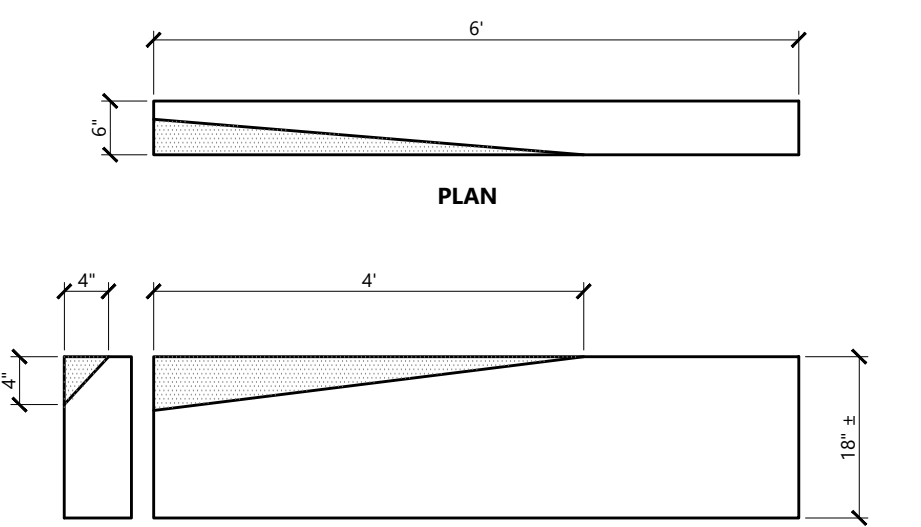
1. GATE MOTOR AND CARD ACCESS CONTROL SYSTEM TO BE COMPATIBLE WITH COCA-COLA ACCESS CONTROL SYSTEM.
2. CONTRACTOR TO PROVIDE ALL MATERIALS AND HARDWARE NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
3. GATE SHALL BE 16' SURTRAC ALUMINUM SLIDE GATE AS MANUFACTURED BY MASTER-HALCO, OR APPROVED EQUAL.

16' Motorized Slide Gate with Card Reader

N.T.S. Source: Master Halco Inc.



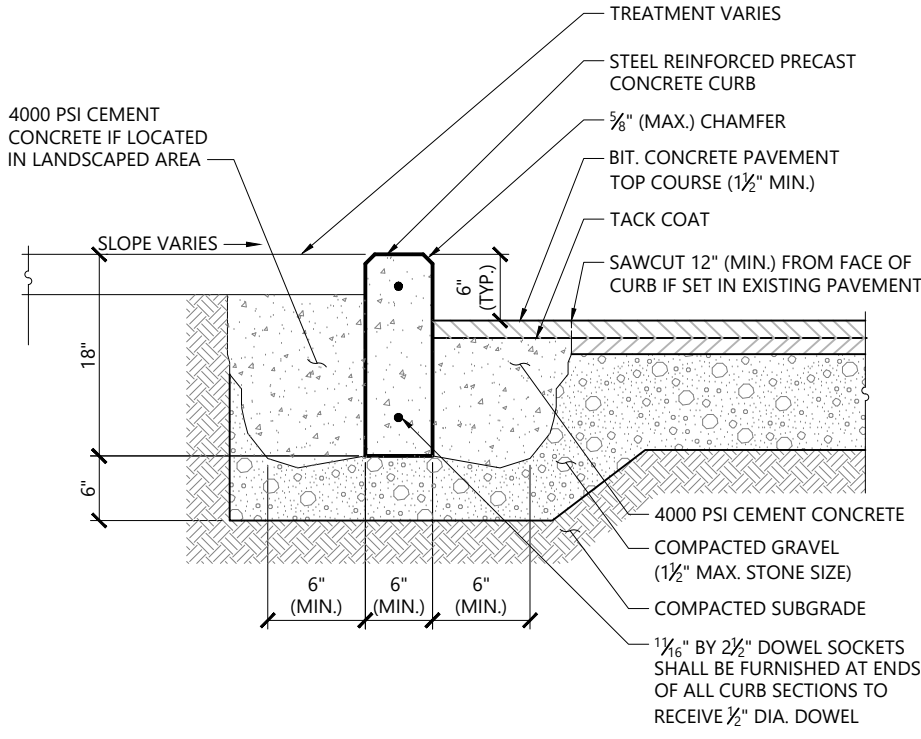
SCHEMATIC



ELEVATION

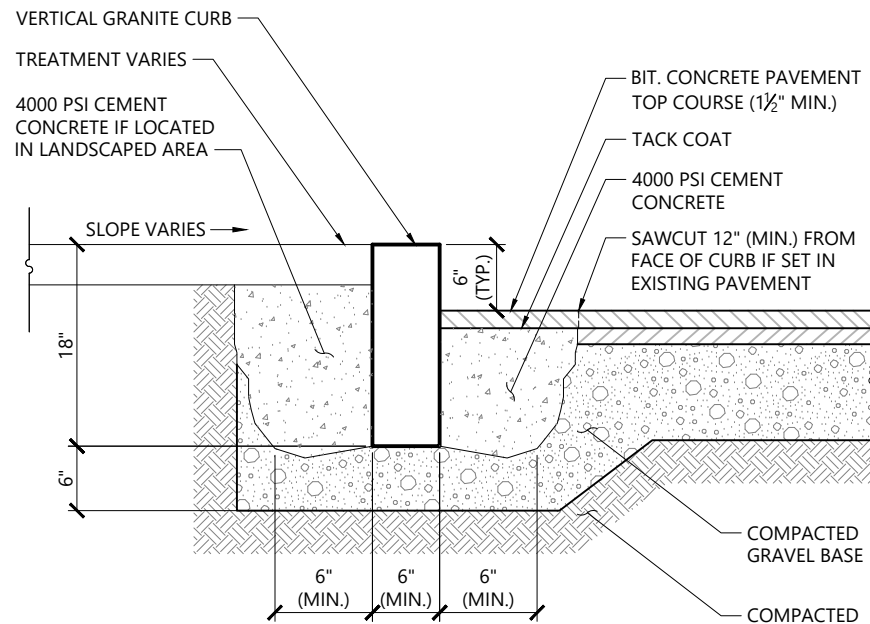
Vertical Granite Curb (VGC) Transition

N.T.S. Source: VHB 1/16 LD_415



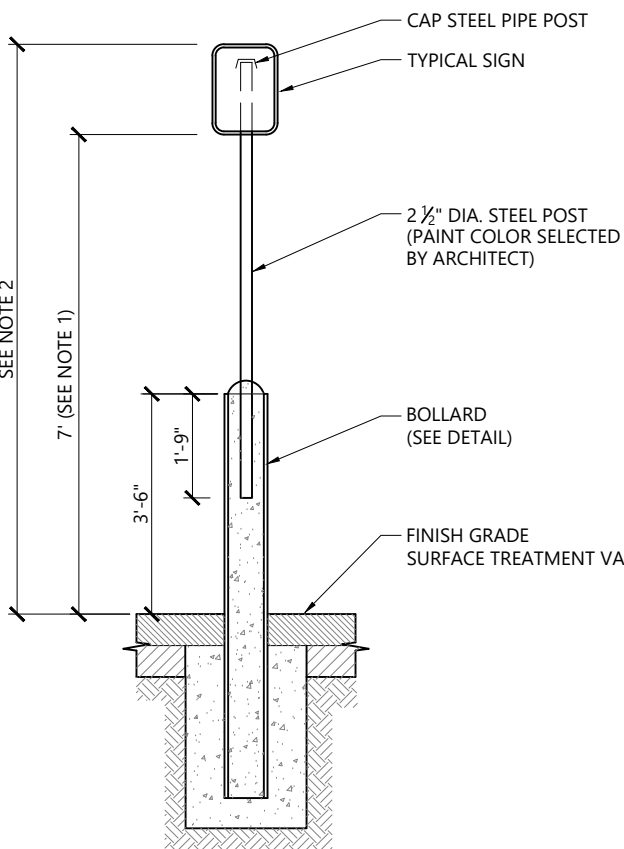
Precast Concrete Curb (PCC)

N.T.S. Source: VHB 3/20 LD_404



Vertical Granite Curb (VGC)

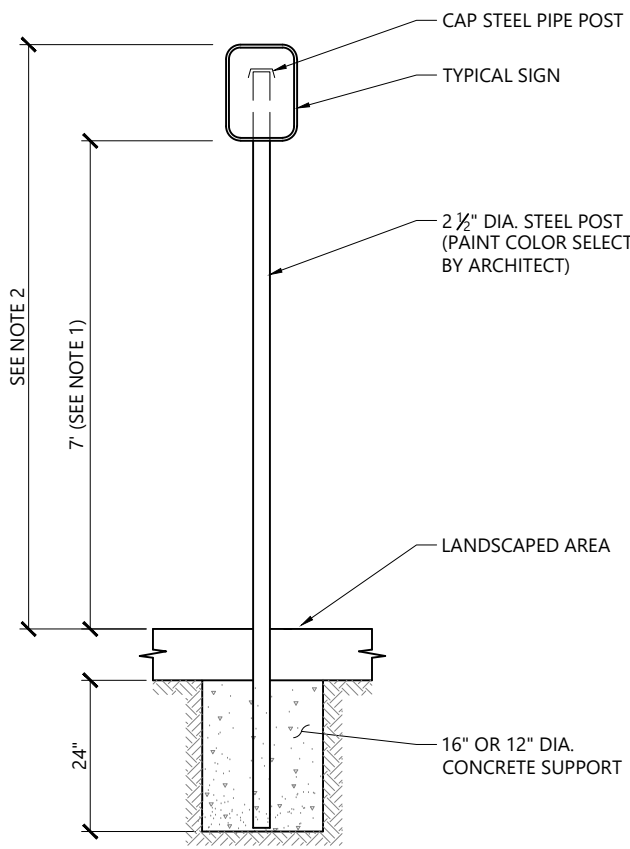
N.T.S. Source: VHB 3/20 LD_402



1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign

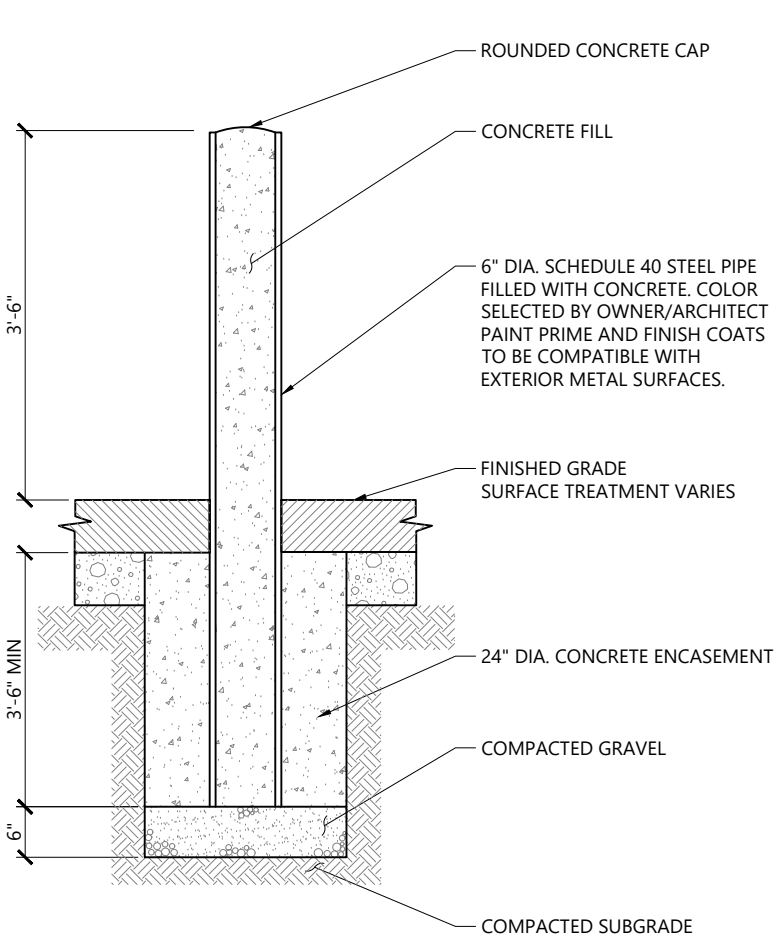
N.T.S. Source: VHB 2/20 LD_703



1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

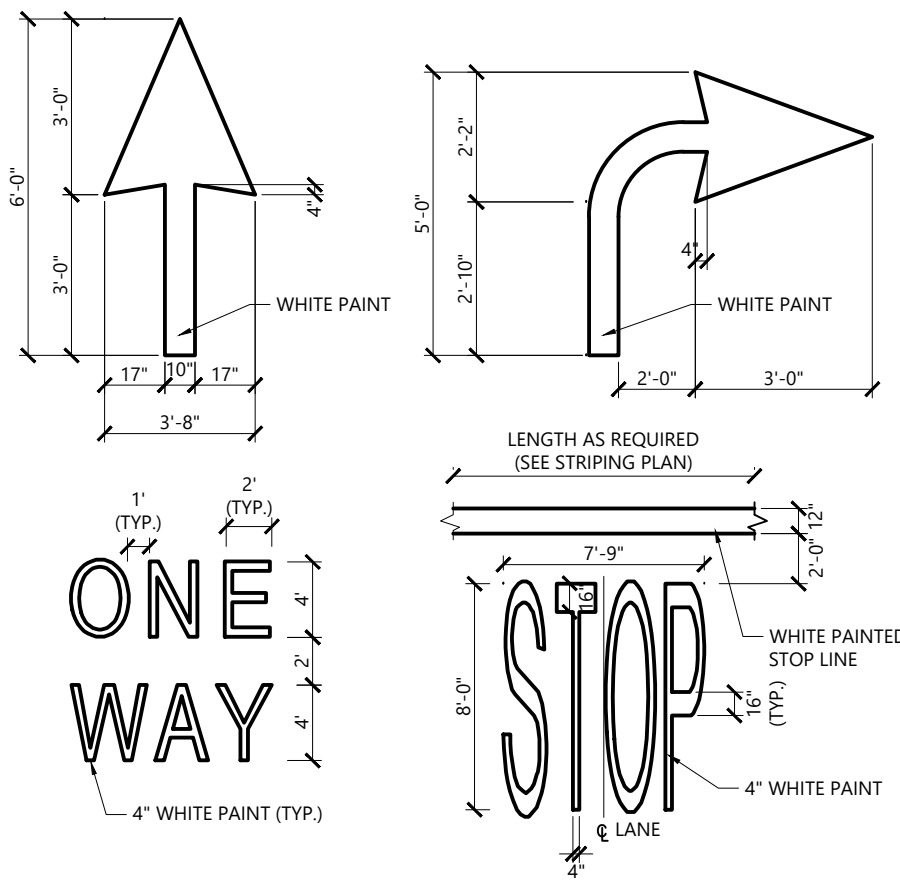
Sign Post - Type 'A'

N.T.S. Source: VHB 3/19 LD_701



Bollard

N.T.S. Source: VHB 12/19 LD_700

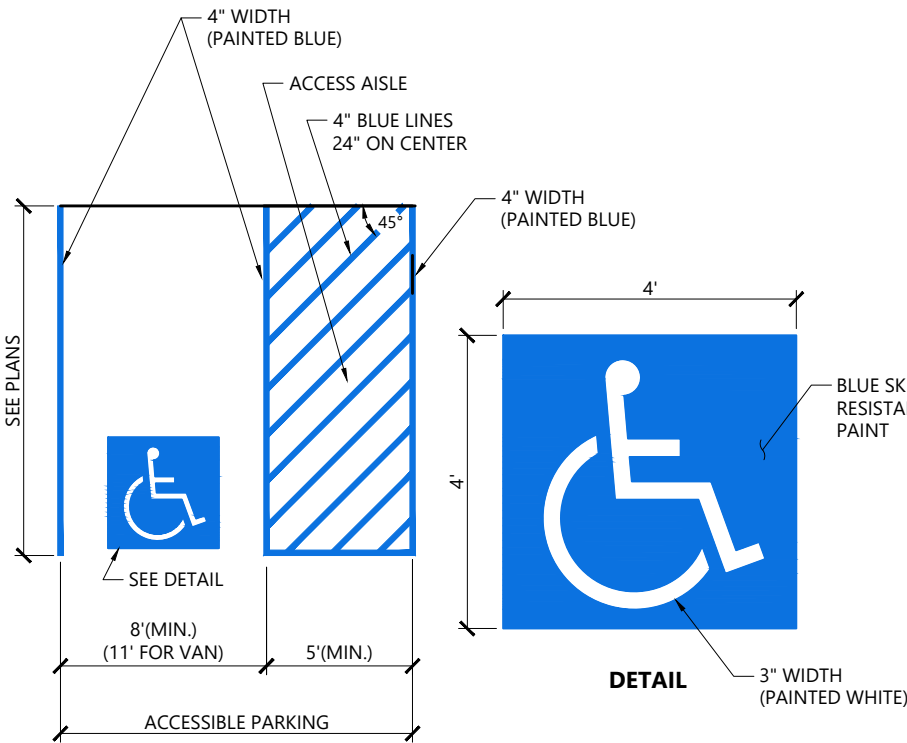


NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

N.T.S. Source: VHB 1/16 LD_554



NOTES

1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space

N.T.S. Source: VHB 12/19 LD_552A

Coca-Cola Site

9 B Street
Needham, Massachusetts 02494

No. Revision Date Appr.

Designed by CG/SM Checked by FD
Issued for Site Plan Review August 29, 2022

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Drawing Title Details

Drawing Number

Sheet 11 of 15

Project Number 15571.02

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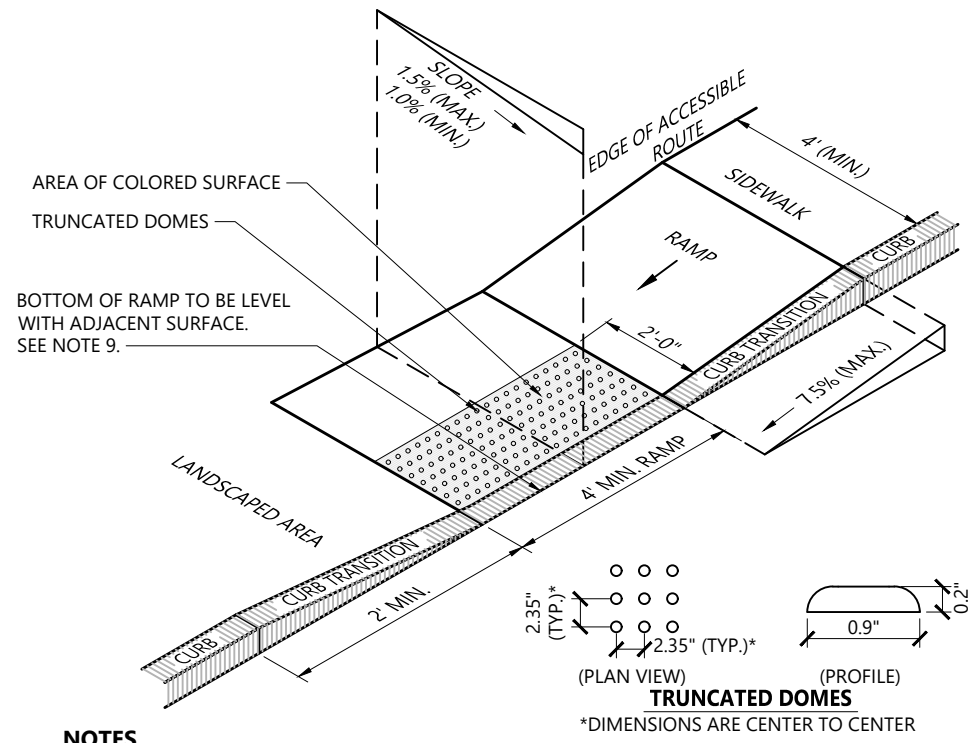
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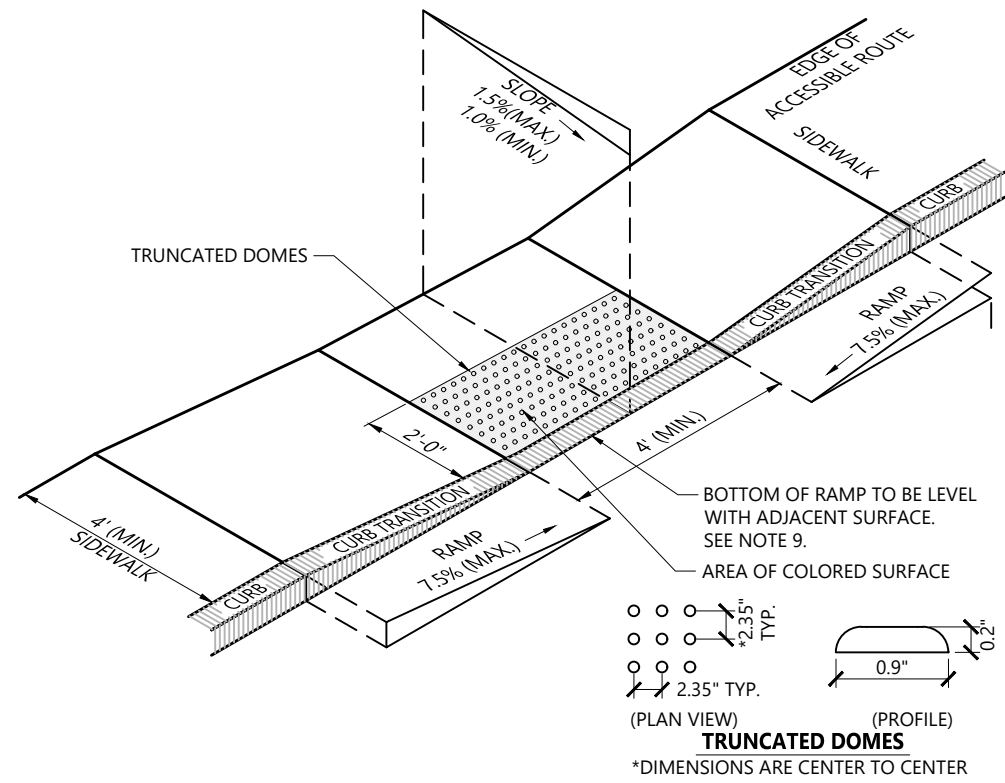
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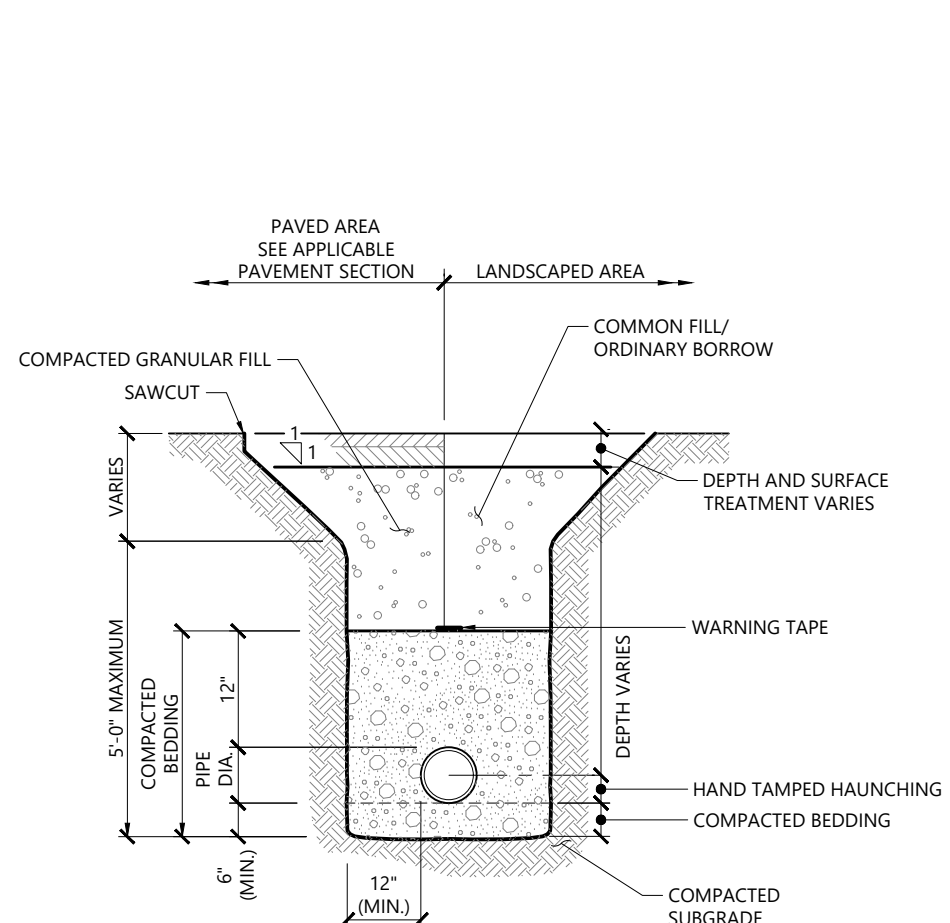
- NOTES**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'G-D' 12/20
N.T.S. Source: VHB LD_506



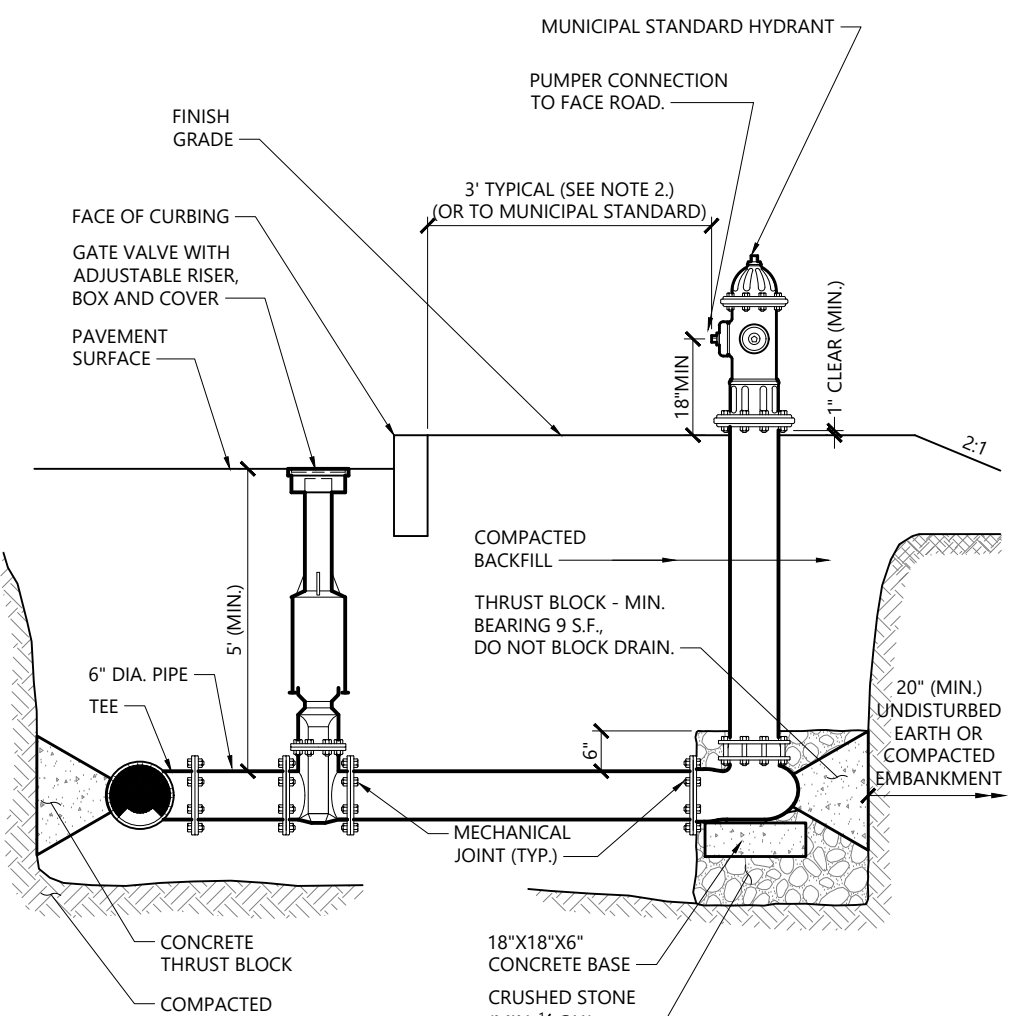
- NOTES**
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 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'A-D' 12/20
N.T.S. Source: VHB LD_500



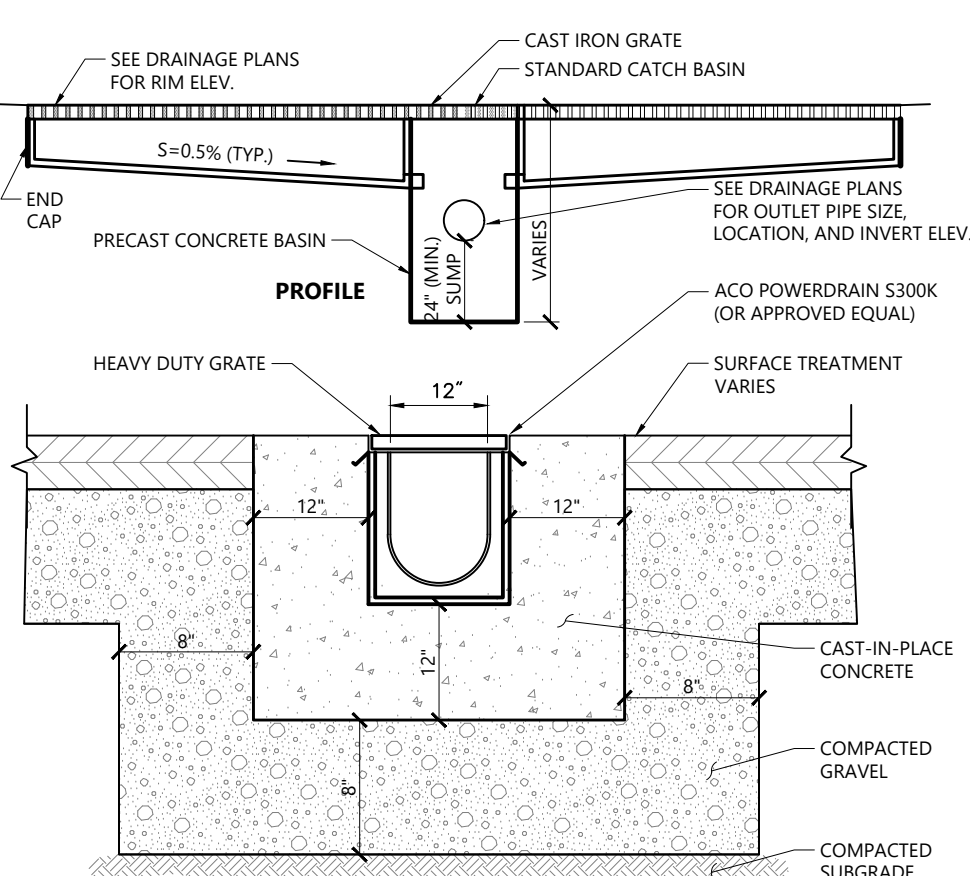
- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
 3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench 11/19
N.T.S. Source: VHB LD_300



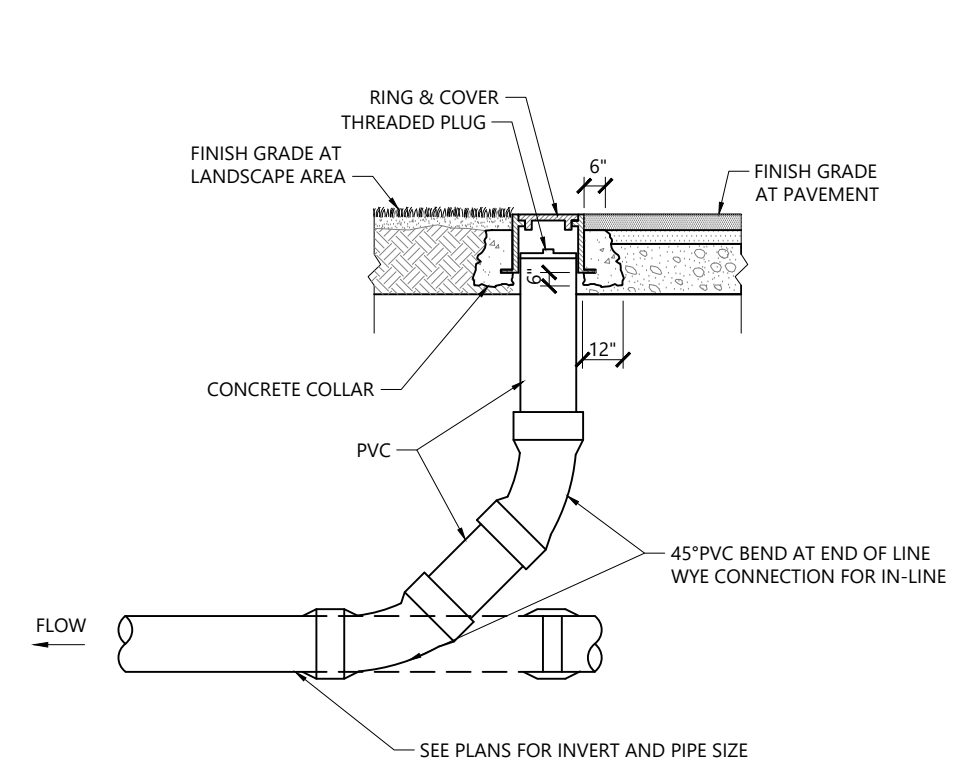
- NOTES**
1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND THE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
 2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
 3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction 12/19
N.T.S. Source: VHB LD_250



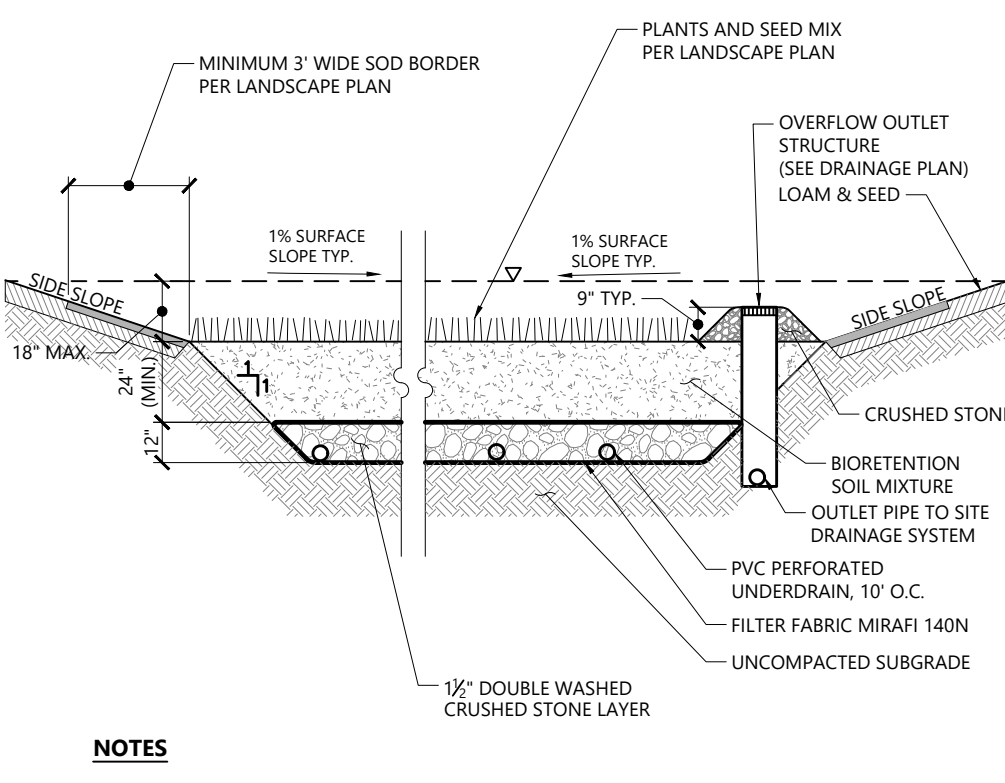
- NOTES**
1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
 2. CONCRETE SHALL BE 4000 PSI CEMENT CONCRETE (TYPE II) @ (1.5%±) AIR ENTRAINMENT.

Trench Drain (Heavy Duty) 12/19
N.T.S. Source: VHB LD_190-B



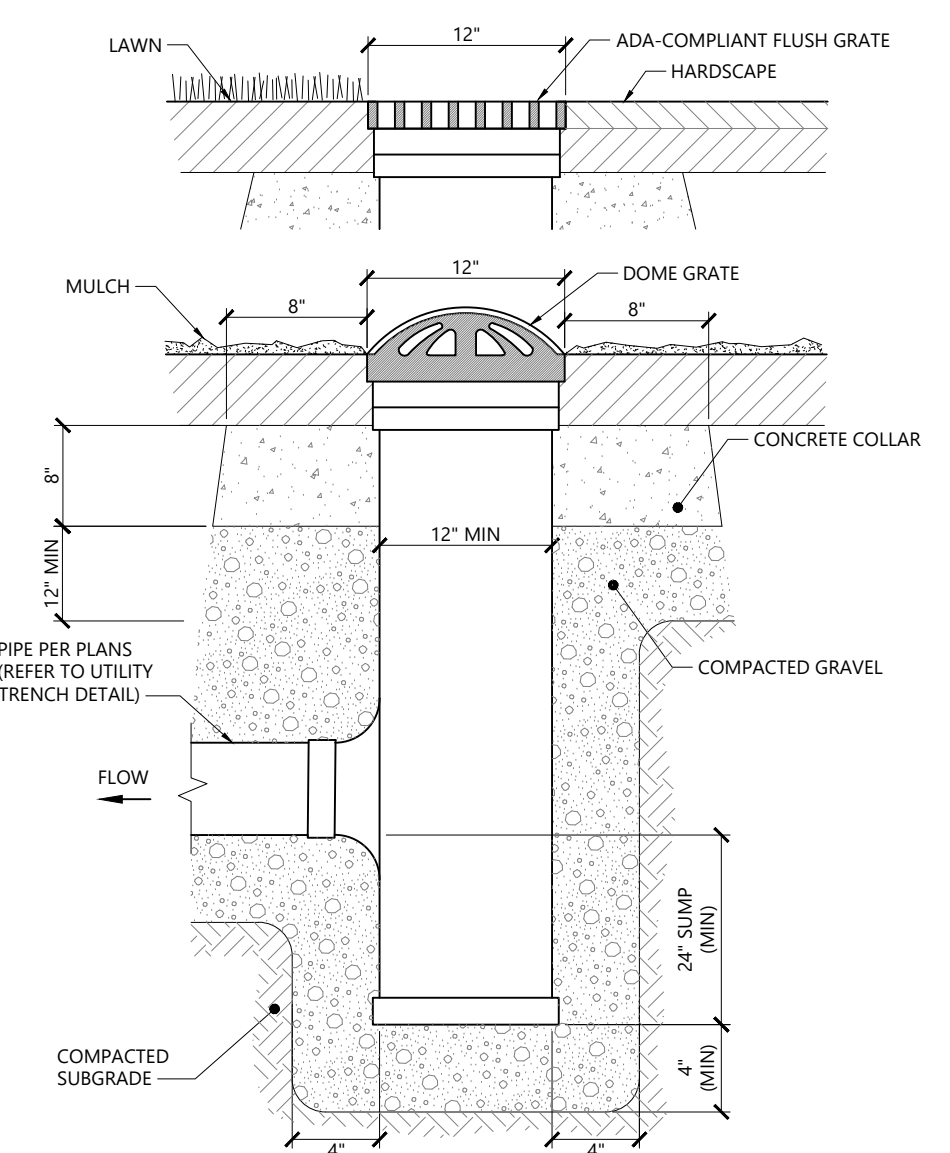
- NOTES**
1. INSTALL UNDERDRAINS AT 10 FEET ON CENTER. CONNECT TO DRAINS PER PLAN.
 2. SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.

Cleanout (CO) 12/19
N.T.S. Source: VHB LD_303



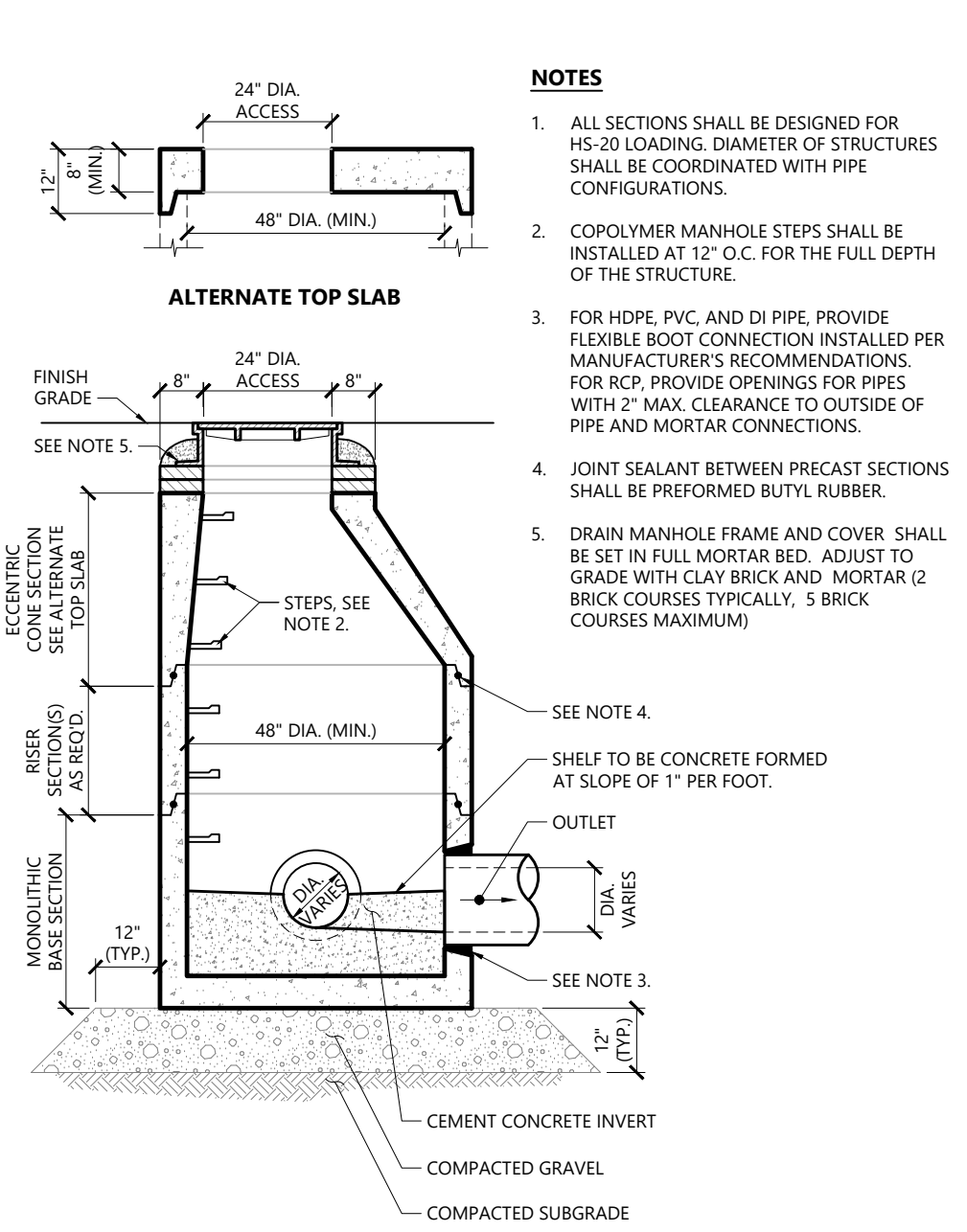
- NOTES**
1. AREA DRAINS SHALL BE NYLOPLAST 12" DIAMETER DRAIN BASIN, OR APPROVED EQUAL.
 2. GRATES SHALL BE NYLOPLAST 12" PEDESTRIAN MODEL 1299CGP OR 12" DOME GRATE MODEL 1299CGD (OR APPROVED EQUAL).

Bioretention Basin 3/20
N.T.S. Source: VHB LD_199

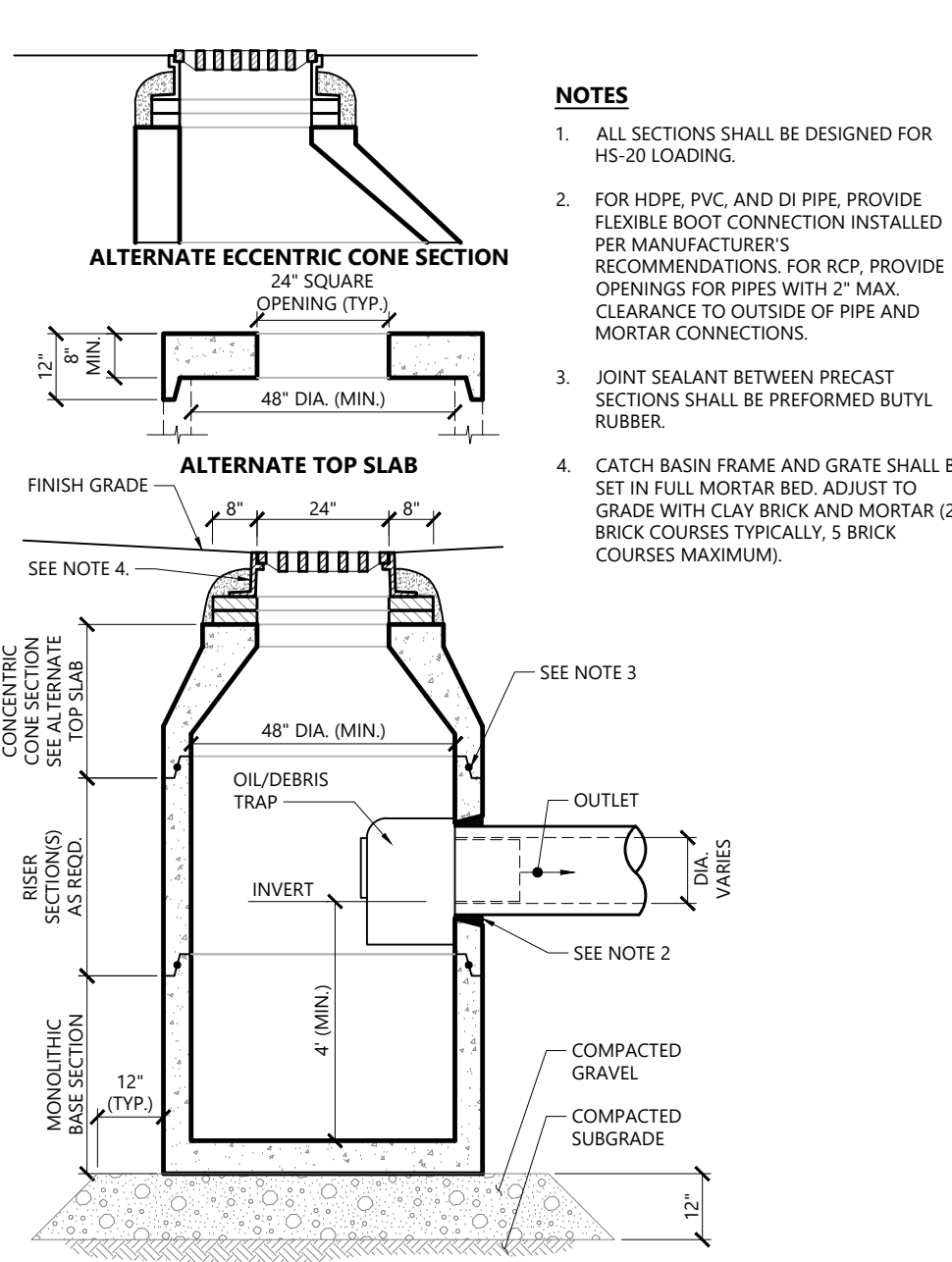


- NOTES**
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

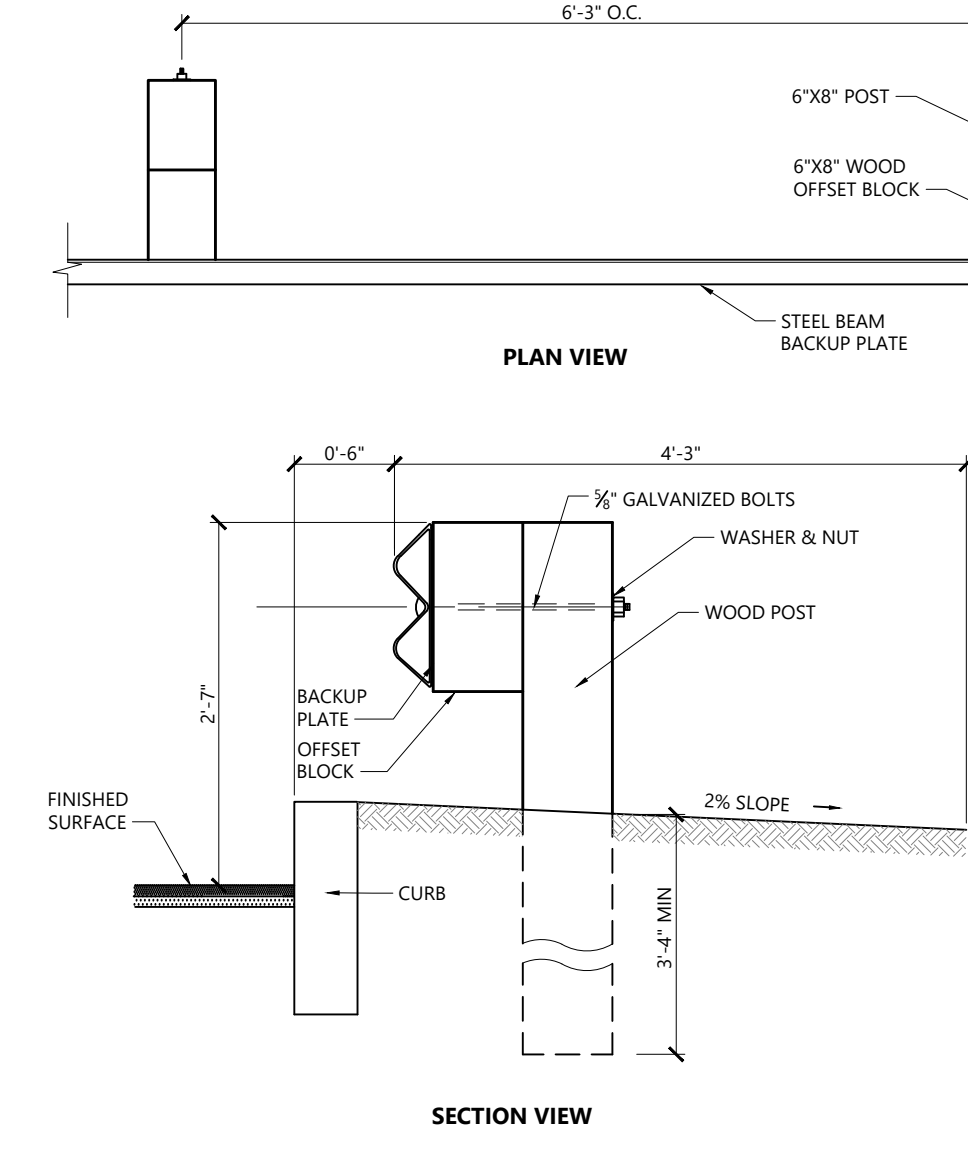
Area Drain (AD) Type 1 12/19
N.T.S. Source: VHB LD_193



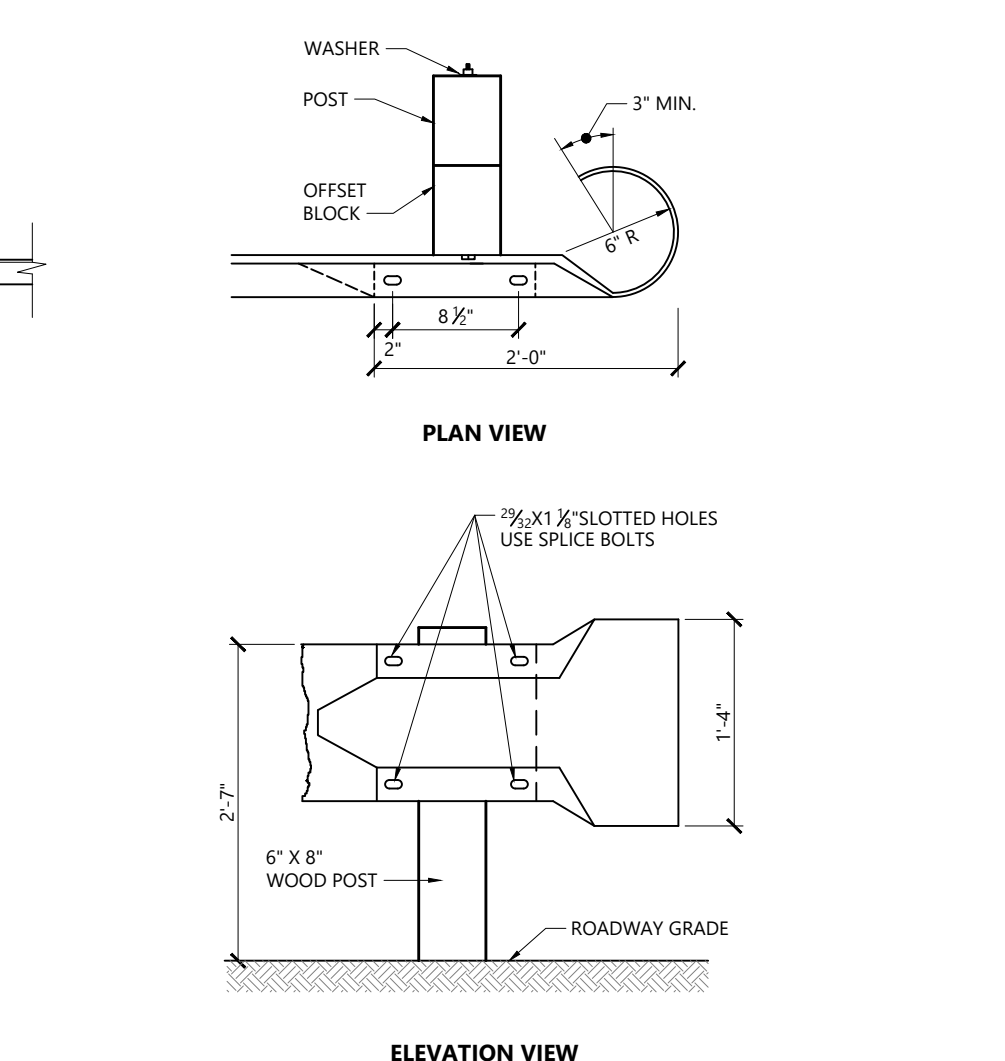
Drain Manhole (DMH) 11/19
N.T.S. Source: VHB LD_115



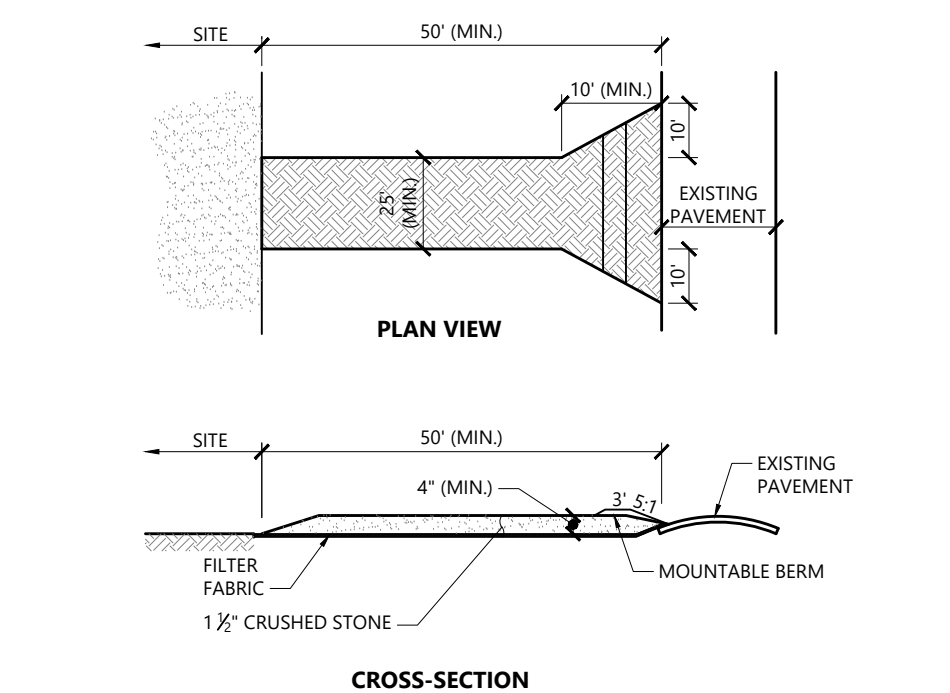
Catch Basin (CB) With Oil/Debris Trap 3/21
N.T.S. Source: VHB LD_101



Steel Beam Guardrail with Wood Post 10/20
N.T.S. Source: VHB LD_455

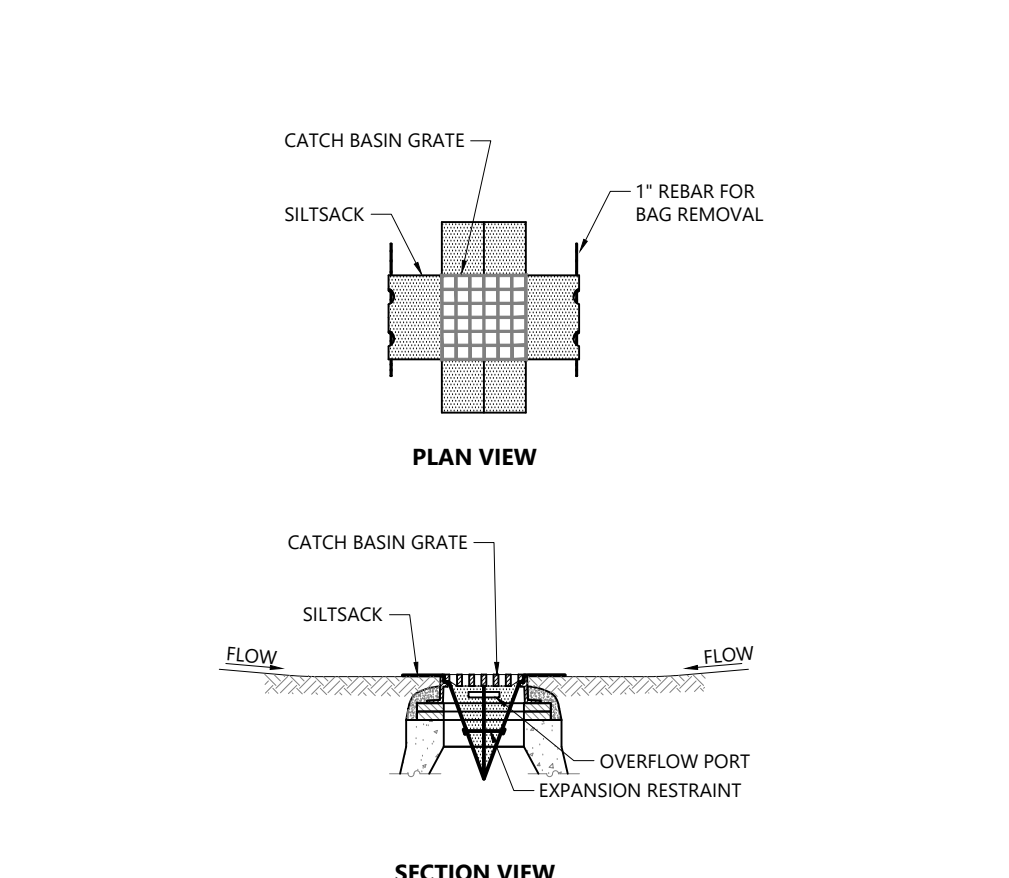


Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



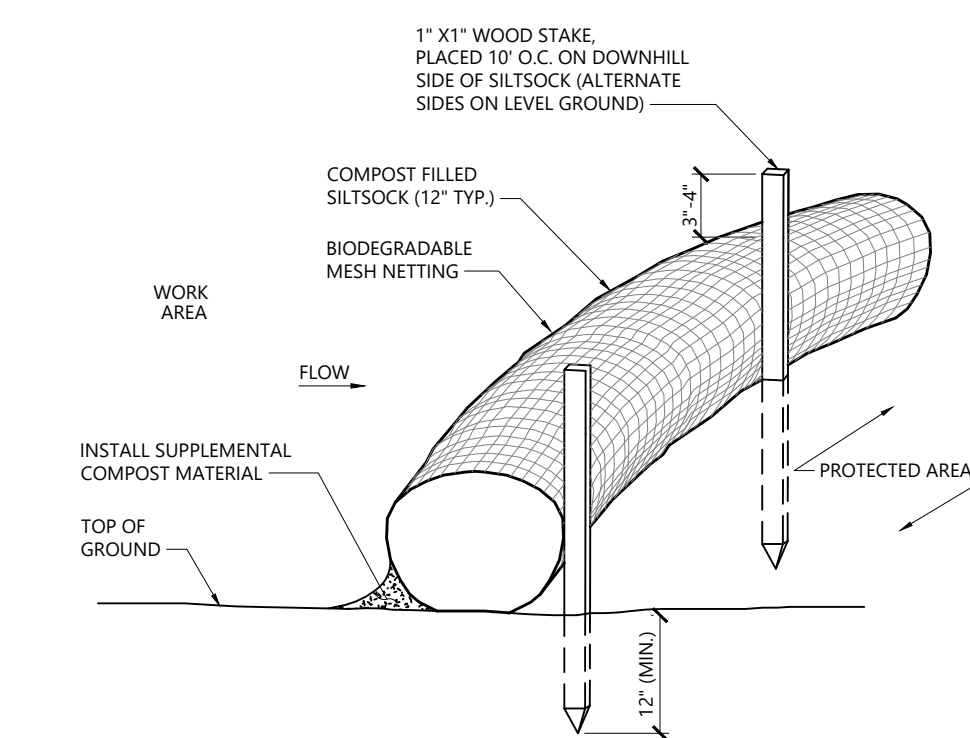
- NOTES**
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Siltsack Sediment Trap 1/20
N.T.S. Source: VHB LD_674



- NOTES**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsack Sediment Trap 1/20
N.T.S. Source: VHB LD_674



- NOTES**
1. SILTSOCK SHALL BE FILTREXX SILTSOCKX OR APPROVED EQUAL.
 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsack - Erosion Control Barrier 10/20
N.T.S. Source: VHB LD_658

No.	Revision	Date	Appr.

Designed by CG/SM Checked by FD

Issued for Site Plan Review August 29, 2022

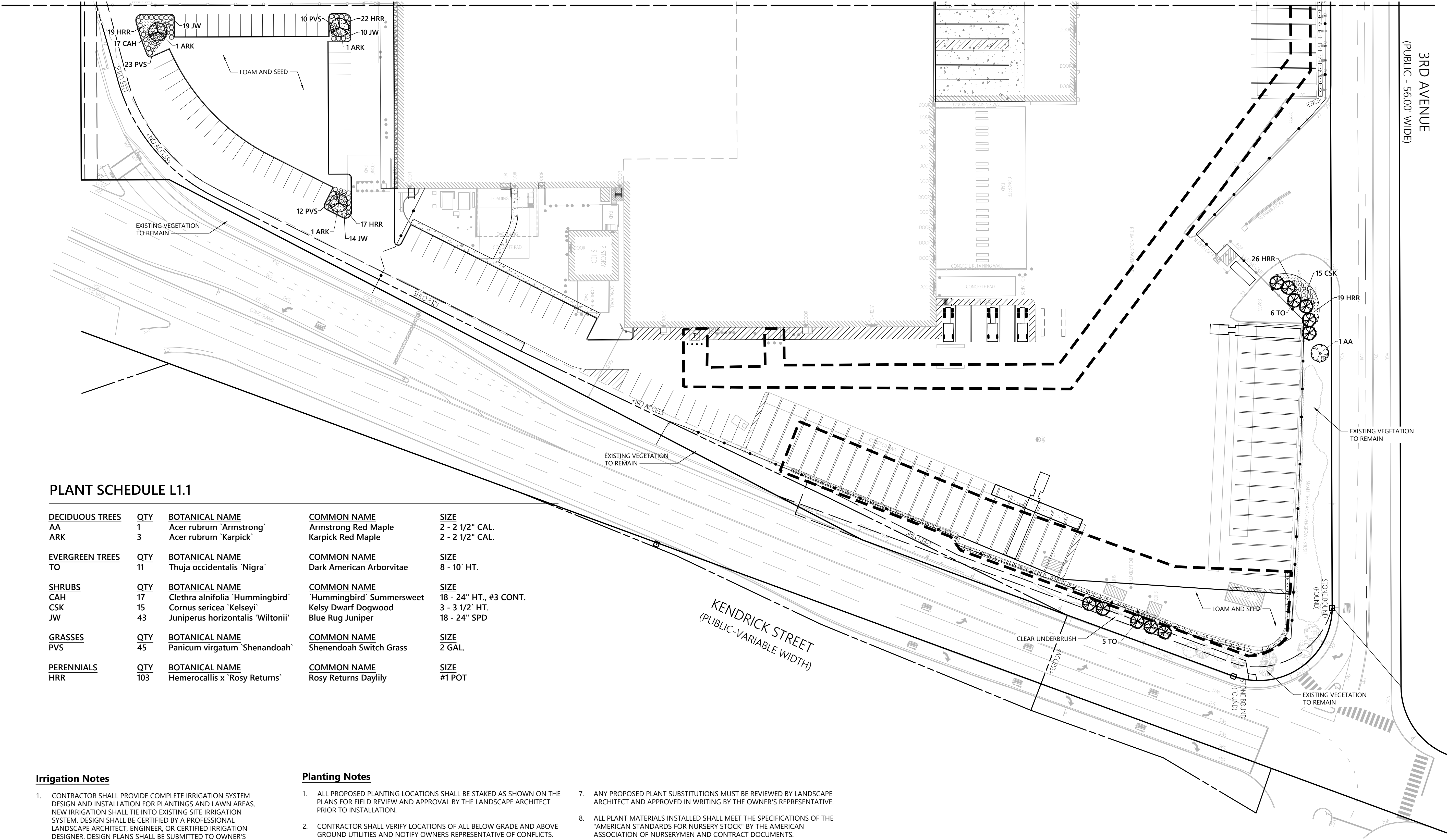
Not Approved for Construction

Details



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Match Line See Sheet L1.2



PLANT SCHEDULE L1.1

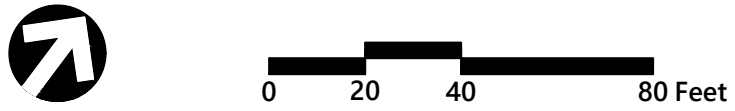
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	1	Acer rubrum 'Armstrong'	Armstrong Red Maple	2 - 2 1/2" CAL.
ARK	3	Acer rubrum 'Karpick'	Karpick Red Maple	2 - 2 1/2" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TO	11	Thuja occidentalis 'Nigra'	Dark American Arborvitae	8 - 10' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAH	17	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	18 - 24" HT., #3 CONT.
CSK	15	Cornus sericea 'Kelseyi'	Kelsy Dwarf Dogwood	3 - 3 1/2' HT.
JW	43	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	18 - 24" SPD
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PVS	45	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 GAL.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HRR	103	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. NEW IRRIGATION SHALL TIE INTO EXISTING SITE IRRIGATION SYSTEM. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR AND IRRIGATION DESIGNER SHALL MEET WITH OWNER TO REVIEW EXISTING IRRIGATION HEAD MODELS, EXISTING CONTROLLER AND WATER SUPPLY, AND SHALL INCLUDE CONTROLLER EXPANSION MODULES OR OTHER ADJUSTMENTS TO EXISTING SYSTEM, IF REQUIRED, IN HIS BID.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- AREAS DESIGNATED "WETMIX" SHALL RECEIVE A LIGHT MULCH OF CLEAN, WEED FREE STRAW



Coca-Cola Site

9 B Street
Needham, Massachusetts 02494

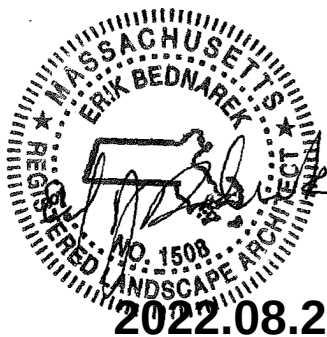
No.	Revision	Date	Appr.

Designed by	Checked by
	EB

Issued for Date
Site Plan Review August 29, 2022

Not Approved for Construction

Drawing Title
Planting Plan



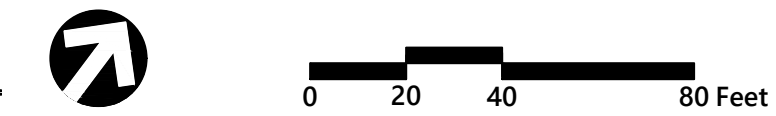
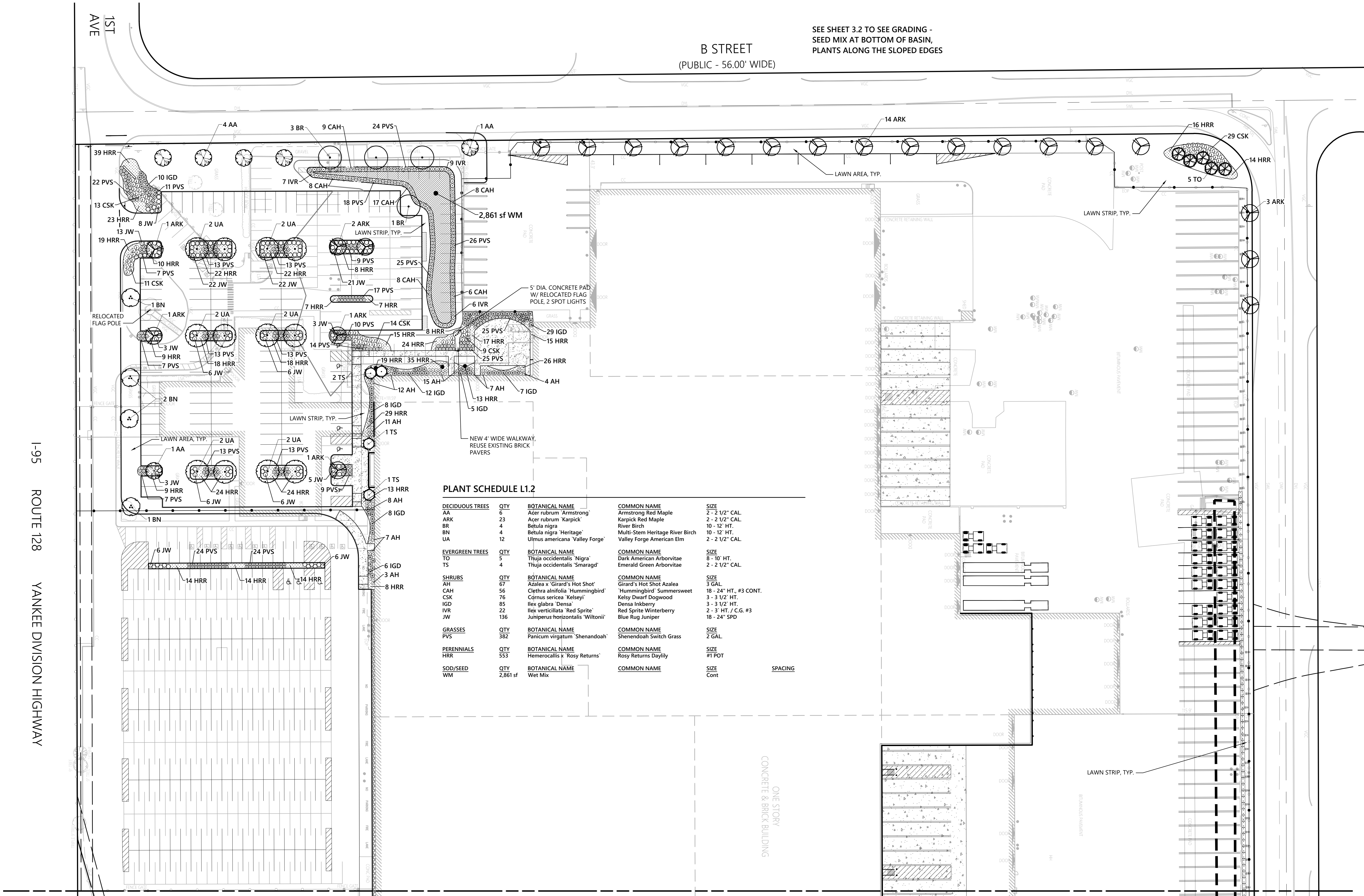
L1.1

Sheet 13 of 15

Project Number
15571.00



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

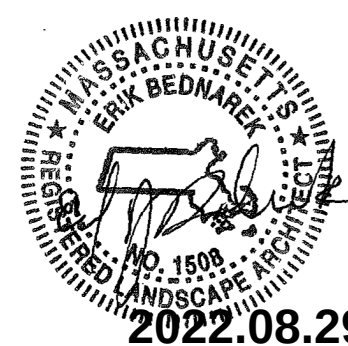


Coca-Cola Site
9 B Street
Needham, Massachusetts 02494

No.	Revision	Date	Appr'd.

Designed by _____ Checked by **EB**
Issued for _____ Date _____
Site Plan Review August 29, 2022

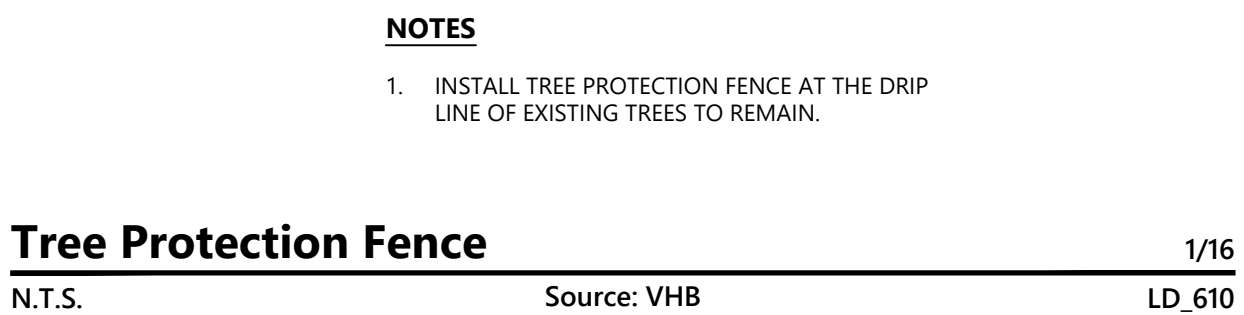
Not Approved for Construction
Drawing Title
Planting Plan
Drawing Number



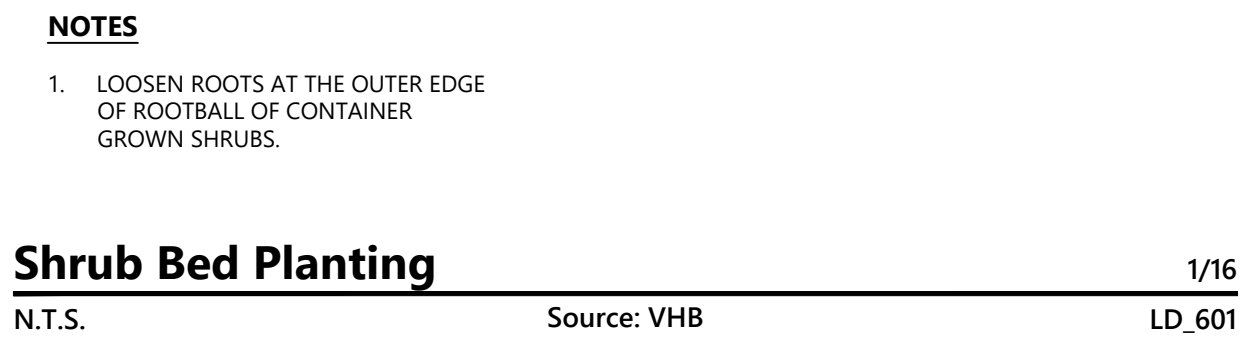
L1.2

Sheet 14 of 15

Project Number
15571.02



Perennial and Ornamental Grass Planting		1/16
N.T.S.	Source: VHB	LD_618

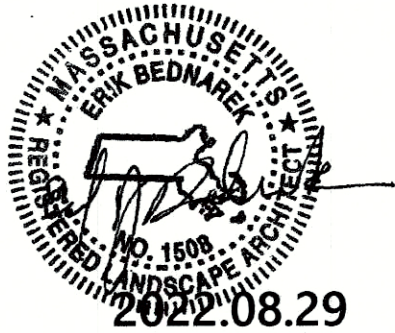




101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Color Site Plan

Drawing Number





To: Thomas Ryder
Public Services Administration Building
500 Dedham Avenue, Suite 118
Needham, MA 02492

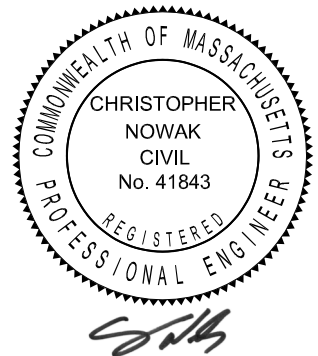
Date: August 24, 2022

Project #: 15571.02

Memorandum

From: VHB

Re: Coca Cola Site
Needham, MA



Stormwater Management Narrative

Project Description

The Applicant, Coca-Cola Beverages Northeast, is proposing to construct site improvements and renovations (the Project) for a bottling facility located at 9 B Street in Needham, MA (the Site). As proposed, the Project consists of loading dock modifications, partial demolition of building structures, site vehicular and pedestrian circulation and parking area modifications associated with the building changes, landscape improvements, stormwater treatment upgrades and utility improvements.

The Project will largely maintain existing drainage patterns and will result in a significant decrease of impervious area. There are no Wetland Resource Areas or associated buffer zones located on the Site and as such, the Project is not subject to strict compliance with the Massachusetts Stormwater Management Standards as required by the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). For the purpose of this design, the Project is considered a redevelopment and has been designed to comply with Stormwater Management Standards 2 through 6 to the maximum extent practicable.

The Project does not propose new building construction and will not add an addition greater than 25%. The Project will undergo Site Plan Approval and therefore is subject to applicable sections of the Town of Needham Stormwater By-law.

Existing Drainage Conditions

The Project Site is a 24-acre parcel of land located at 9 B Street in Needham, MA (see Figure 1). The Site lies within the surface watershed of the Charles River and is bounded by B Street to the northwest, 3rd Avenue to the northeast, Kendrick Street to the southeast, and Yankee Division Highway (Interstate 95) to the southwest.

According to the National Resources Conservation Service (NRCS), surface soils on the Site consist of Urban Land.

Under existing conditions, the Site is developed with approximately 932,800 square feet of impervious area consisting of surface parking lots, buildings, loading docks, and walkways. The topography gently slopes across the Site, pitching down from the westerly lot line to the easterly lot line. Existing onsite drainage infrastructure is limited to a closed catch basin and pipe system. Runoff is collected and discharged into the municipal drainage network at four design points (see the attached Existing Drainage Area Plan).

Existing connections to the municipal drainage system within the adjacent rights-of-way include the following (note: pipe labels are as shown on the Existing Conditions Plan of Land drawing Sv-1 prepared by VHB):

- Design Point 1 – B Street
 - 8" PVC (P70) connection to existing drain manhole (removed in proposed condition)
 - Two pipes (P152, P150) of unknown size connecting to existing catch basin (no change in proposed condition)
 - 12" RCP (P37) connection to existing drain manhole (no change in proposed condition)
- Design Point 2 – 3rd Avenue
 - 18" RCP (P22) connection to existing catch basin (no change in proposed condition)
 - 12" RCP (P23) connection to existing catch basin (no change in proposed condition)
 - 8" RCP (P25) connection to existing 21" RCP (no change in proposed condition)
 - 12" RCP (P35) connection to existing catch basin (no change in proposed condition)
- Design Point 3 – Kendrick Street
 - 15" RCP (P7) connection to existing drain manhole (no change in proposed condition)
 - 12" RCP (P6) connection to existing drain manhole (no change in proposed condition)
 - 15" RCP (P9) connection to existing drain manhole (no change in proposed condition)
- Design Point 4 – Kendrick Street
 - 15" RCP (P2) connection to existing drain manhole (no change in proposed condition)

Proposed Drainage Conditions

The Project will largely maintain existing drainage patterns. Existing connections to the municipal infrastructure will be maintained, except for one connection on B Street that is being removed, and one connection on B Street that is being proposed. Under proposed conditions, the Site will realize an approximate 33,000 square foot decrease in impervious area as well as enhanced water quality treatment due to the implementation of Low Impact Development (LID) stormwater management practices (BMPs).

Existing and proposed impervious and pervious areas at each design point are summarized in Table 1. As shown in the table, the weighted CN value at all design points is improved in the proposed condition as a result of the increased pervious area.

Table 1 Existing and Proposed Drainage Areas

Design Point	Pervious Area (SF)	Pervious Area CN Value	Impervious Area (SF)	Impervious Area CN Value	Weighted CN Value
Existing					
DP1	26,652	74	158,382	98	94.5
DP2	15,595	74	363,020	98	97.0
DP3	19,886	74	112,448	98	94.4
DP4	36,190	74	298,912	98	95.4
Proposed					
DP1	39,655	74	145,463	98	92.9
DP2	15,595	74	363,020	98	97.0
DP3	25,438	74	106,896	98	93.4
DP4	50,782	74	284,236	98	94.4

The redevelopment of site access and parking areas at the northwest corner of the site (the proposed North Employee Parking area) will include proposed grading and drainage improvements. Stormwater runoff from the North Employee Parking area and existing adjacent concrete pad to the east will be directed to a bioretention basin that has been designed to treat the one-inch Water Quality Volume (WQV) for this contributory area (approximately 61,200 SF). Stormwater runoff from the concrete pad is currently collected by a catch basin and discharged to the municipal system. The basin will include an overflow structure that will hydraulically connect to the municipal drainage system. A large landscape island is proposed within the southwest corner of the site which will function as a vegetated filter strip to provide TSS removal and provide peak flow attenuation for the proposed overflow parking area. Water quality computations are provided as an attachment to this memo.

Storm drainage structures remaining from the existing development which are part of the redevelopment area will be removed or will be incorporated into the updated stormwater system. The updated stormwater system has been designed so that proposed stormwater system components are in full compliance with current Massachusetts Stormwater Handbook standards. As shown on the design plans, modifications to the existing storm drain system are limited to the redevelopment project area. The existing onsite stormwater system components to remain will be cleaned and maintained as part of the Project.

List of Attachments

- › Figure 1 – Locus Figure
- › Figure 2 – Existing Drainage Area Plan
- › Figure 3 – Proposed Drainage Area Plan
- › Water Quality Volume Calculations
- › HydroCAD Analysis
- › Site Plans



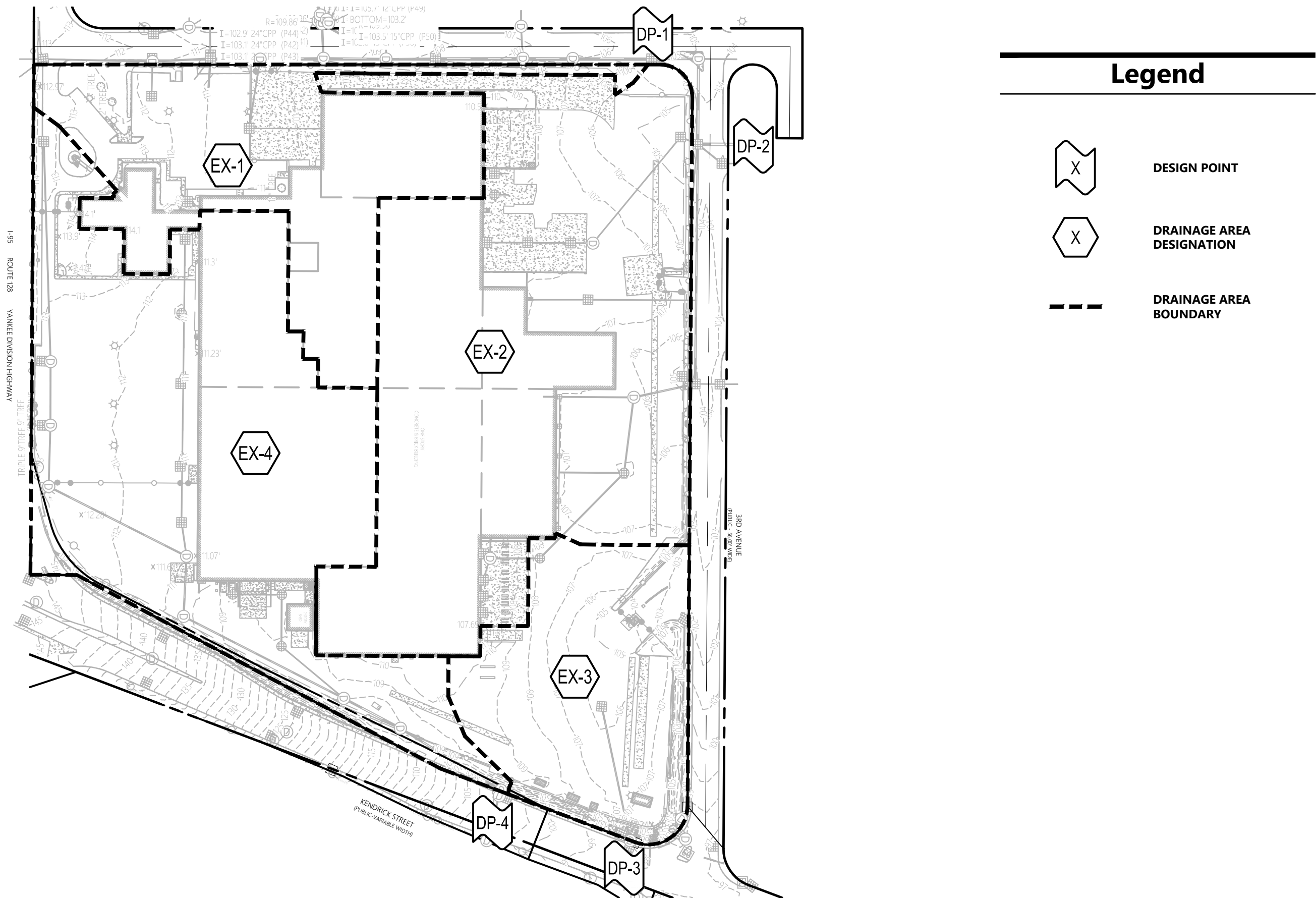


Figure 2
Existing Drainage Area Plan

9 B Street
Needham, MA



**9 B Street
Needham, MA**



Water Quality Volume Calculations

Project	Coca Cola Needham	Project #	15571.02
Calculated by	SM	Date	8/11/2022
Checked by	FDD	Date	8/17/2022

BASIN #1

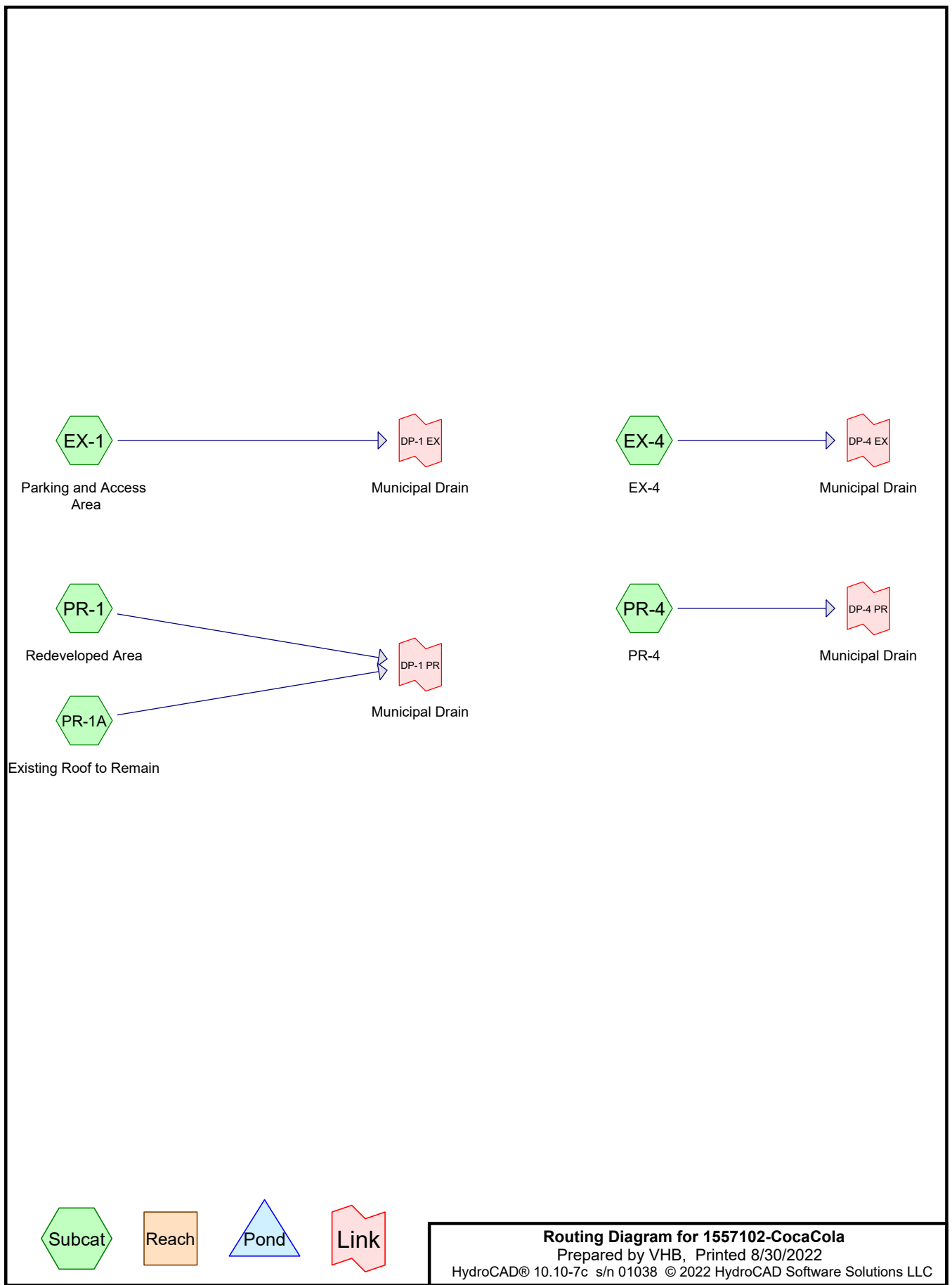
Runoff from redeveloped area

Water Quality Storm Runoff Depth	(in)	1.0
Total Impervious Area	(ft ²)	61,156

BASIN WQV:

Required Volume:	Runoff Depth to be Treated (in)	Required Volume (ft ³)
	1.0	5,096

Provided Volume:	Elevation	Area (ft ²)	Cumulative Volume (ft ³)
	107.0	3,335	0
	108.0	4,802	4,069
	108.5	5,776	6,713



Routing Diagram for 1557102-CocaCola

Prepared by VHB, Printed 8/30/2022

HydroCAD® 10.10-7c s/n 01038 © 2022 HydroCAD Software Solutions LLC

Summary for Subcatchment EX-1: Parking and Access Area

Runoff = 11.2 cfs @ 12.14 hrs, Volume= 42,294 cf, Depth= 2.74"
 Routed to Link DP-1 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description
*	158,382	98	Impervious
	26,652	74	>75% Grass cover, Good, HSG C
	185,034	95	Weighted Average
	26,652		14.40% Pervious Area
	158,382		85.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.0	45	0.0110	0.73		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
1.8	225	0.0100	2.03		Shallow Concentrated Flow, Pave Paved Kv= 20.3 fps
0.2	108	0.0220	7.29	5.72	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
10.3	428	Total			

Summary for Subcatchment EX-4: EX-4

Runoff = 18.6 cfs @ 12.17 hrs, Volume= 76,595 cf, Depth= 2.74"
 Routed to Link DP-4 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description
*	298,912	98	Impervious
	36,190	74	>75% Grass cover, Good, HSG C
	335,102	95	Weighted Average
	36,190		10.80% Pervious Area
	298,912		89.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.1	10	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	24	0.0300	3.52		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	339	0.0100	5.70	7.00	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.5	99	0.0033	3.28	4.02	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.3	95	0.0077	5.00	6.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
2.1	240	0.0009	1.93	3.41	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
13.2	1,511	Total			

Summary for Subcatchment PR-1: Redeveloped Area

Runoff = 4.9 cfs @ 12.15 hrs, Volume= 18,256 cf, Depth= 2.17"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description
*	61,156	98	Impervious
	39,655	74	>75% Grass cover, Good, HSG C
	100,811	89	Weighted Average
	39,655		39.34% Pervious Area
	61,156		60.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0160	0.14		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.3	77	0.0200	0.99		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
0.1	32	0.3300	4.02		Shallow Concentrated Flow, Bio1 Short Grass Pasture Kv= 7.0 fps
3.9	117	0.0050	0.49		Shallow Concentrated Flow, Bio2 Short Grass Pasture Kv= 7.0 fps
0.1	45	0.0070	6.53	20.50	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
11.4	321	Total			

Summary for Subcatchment PR-1A: Existing Roof to Remain

Runoff = 6.4 cfs @ 12.07 hrs, Volume= 21,548 cf, Depth= 3.07"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description
*	84,307	98	Impervious
	84,307		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment PR-4: PR-4

Runoff = 17.3 cfs @ 12.20 hrs, Volume= 73,731 cf, Depth= 2.64"
 Routed to Link DP-4 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description
*	284,236	98	Impervious
	50,782	74	>75% Grass cover, Good, HSG C
	335,018	94	Weighted Average
	50,782		15.16% Pervious Area
	284,236		84.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0310	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.2	21	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	62	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.7	90	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.3	61	0.0065	3.96	3.11	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
6.4	225	0.0001	0.59	0.46	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
1.3	127	0.0008	1.67	1.31	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	87	0.0115	5.27	4.14	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.3	53	0.0038	3.03	2.38	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'

1557102-CocaCola*Type III 24-hr 2-Year Rainfall=3.30"*

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n= 0.012 Concrete pipe, finished

15.2 1,415 Total

Summary for Link DP-1 EX: Municipal Drain

Inflow Area = 185,034 sf, 85.60% Impervious, Inflow Depth = 2.74" for 2-Year event
Inflow = 11.2 cfs @ 12.14 hrs, Volume= 42,294 cf
Primary = 11.2 cfs @ 12.14 hrs, Volume= 42,294 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-1 PR: Municipal Drain

Inflow Area = 185,118 sf, 78.58% Impervious, Inflow Depth = 2.58" for 2-Year event
Inflow = 10.3 cfs @ 12.09 hrs, Volume= 39,804 cf
Primary = 10.3 cfs @ 12.09 hrs, Volume= 39,804 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 EX: Municipal Drain

Inflow Area = 335,102 sf, 89.20% Impervious, Inflow Depth = 2.74" for 2-Year event
Inflow = 18.6 cfs @ 12.17 hrs, Volume= 76,595 cf
Primary = 18.6 cfs @ 12.17 hrs, Volume= 76,595 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 PR: Municipal Drain

Inflow Area = 335,018 sf, 84.84% Impervious, Inflow Depth = 2.64" for 2-Year event
Inflow = 17.3 cfs @ 12.20 hrs, Volume= 73,731 cf
Primary = 17.3 cfs @ 12.20 hrs, Volume= 73,731 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Subcatchment EX-1: Parking and Access Area

Runoff = 18.3 cfs @ 12.14 hrs, Volume= 71,050 cf, Depth= 4.61"
 Routed to Link DP-1 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 10-Year Rainfall=5.19"

	Area (sf)	CN	Description
*	158,382	98	Impervious
	26,652	74	>75% Grass cover, Good, HSG C
	185,034	95	Weighted Average
	26,652		14.40% Pervious Area
	158,382		85.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.0	45	0.0110	0.73		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
1.8	225	0.0100	2.03		Shallow Concentrated Flow, Pave Paved Kv= 20.3 fps
0.2	108	0.0220	7.29	5.72	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
10.3	428	Total			

Summary for Subcatchment EX-4: EX-4

Runoff = 30.4 cfs @ 12.17 hrs, Volume= 128,673 cf, Depth= 4.61"
 Routed to Link DP-4 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 10-Year Rainfall=5.19"

	Area (sf)	CN	Description
*	298,912	98	Impervious
	36,190	74	>75% Grass cover, Good, HSG C
	335,102	95	Weighted Average
	36,190		10.80% Pervious Area
	298,912		89.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.1	10	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	24	0.0300	3.52		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	339	0.0100	5.70	7.00	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.5	99	0.0033	3.28	4.02	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.3	95	0.0077	5.00	6.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
2.1	240	0.0009	1.93	3.41	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
13.2	1,511	Total			

Summary for Subcatchment PR-1: Redeveloped Area

Runoff = 8.7 cfs @ 12.15 hrs, Volume= 33,218 cf, Depth= 3.95"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 10-Year Rainfall=5.19"

	Area (sf)	CN	Description
*	61,156	98	Impervious
	39,655	74	>75% Grass cover, Good, HSG C
	100,811	89	Weighted Average
	39,655		39.34% Pervious Area
	61,156		60.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0160	0.14		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.3	77	0.0200	0.99		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
0.1	32	0.3300	4.02		Shallow Concentrated Flow, Bio1 Short Grass Pasture Kv= 7.0 fps
3.9	117	0.0050	0.49		Shallow Concentrated Flow, Bio2 Short Grass Pasture Kv= 7.0 fps
0.1	45	0.0070	6.53	20.50	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
11.4	321	Total			

Summary for Subcatchment PR-1A: Existing Roof to Remain

Runoff = 10.2 cfs @ 12.07 hrs, Volume= 34,797 cf, Depth= 4.95"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 10-Year Rainfall=5.19"

	Area (sf)	CN	Description
*	84,307	98	Impervious
	84,307		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment PR-4: PR-4

Runoff = 28.5 cfs @ 12.20 hrs, Volume= 125,506 cf, Depth= 4.50"
 Routed to Link DP-4 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 10-Year Rainfall=5.19"

	Area (sf)	CN	Description
*	284,236	98	Impervious
	50,782	74	>75% Grass cover, Good, HSG C
	335,018	94	Weighted Average
	50,782		15.16% Pervious Area
	284,236		84.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0310	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.2	21	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	62	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.7	90	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.3	61	0.0065	3.96	3.11	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
6.4	225	0.0001	0.59	0.46	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
1.3	127	0.0008	1.67	1.31	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	87	0.0115	5.27	4.14	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.3	53	0.0038	3.03	2.38	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'

1557102-CocaCola*Type III 24-hr 10-Year Rainfall=5.19"*

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n= 0.012 Concrete pipe, finished

15.2 1,415 Total

Summary for Link DP-1 EX: Municipal Drain

Inflow Area = 185,034 sf, 85.60% Impervious, Inflow Depth = 4.61" for 10-Year event
Inflow = 18.3 cfs @ 12.14 hrs, Volume= 71,050 cf
Primary = 18.3 cfs @ 12.14 hrs, Volume= 71,050 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-1 PR: Municipal Drain

Inflow Area = 185,118 sf, 78.58% Impervious, Inflow Depth = 4.41" for 10-Year event
Inflow = 17.2 cfs @ 12.09 hrs, Volume= 68,015 cf
Primary = 17.2 cfs @ 12.09 hrs, Volume= 68,015 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 EX: Municipal Drain

Inflow Area = 335,102 sf, 89.20% Impervious, Inflow Depth = 4.61" for 10-Year event
Inflow = 30.4 cfs @ 12.17 hrs, Volume= 128,673 cf
Primary = 30.4 cfs @ 12.17 hrs, Volume= 128,673 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 PR: Municipal Drain

Inflow Area = 335,018 sf, 84.84% Impervious, Inflow Depth = 4.50" for 10-Year event
Inflow = 28.5 cfs @ 12.20 hrs, Volume= 125,506 cf
Primary = 28.5 cfs @ 12.20 hrs, Volume= 125,506 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Subcatchment EX-1: Parking and Access Area

Runoff = 22.6 cfs @ 12.14 hrs, Volume= 88,959 cf, Depth= 5.77"
 Routed to Link DP-1 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-Year Rainfall=6.36"

	Area (sf)	CN	Description
*	158,382	98	Impervious
	26,652	74	>75% Grass cover, Good, HSG C
	185,034	95	Weighted Average
	26,652		14.40% Pervious Area
	158,382		85.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.0	45	0.0110	0.73		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
1.8	225	0.0100	2.03		Shallow Concentrated Flow, Pave Paved Kv= 20.3 fps
0.2	108	0.0220	7.29	5.72	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
10.3	428	Total			

Summary for Subcatchment EX-4: EX-4

Runoff = 37.7 cfs @ 12.17 hrs, Volume= 161,108 cf, Depth= 5.77"
 Routed to Link DP-4 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-Year Rainfall=6.36"

	Area (sf)	CN	Description
*	298,912	98	Impervious
	36,190	74	>75% Grass cover, Good, HSG C
	335,102	95	Weighted Average
	36,190		10.80% Pervious Area
	298,912		89.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.1	10	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	24	0.0300	3.52		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	339	0.0100	5.70	7.00	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.5	99	0.0033	3.28	4.02	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.3	95	0.0077	5.00	6.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
2.1	240	0.0009	1.93	3.41	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
13.2	1,511	Total			

Summary for Subcatchment PR-1: Redeveloped Area

Runoff = 11.1 cfs @ 12.15 hrs, Volume= 42,716 cf, Depth= 5.08"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-Year Rainfall=6.36"

	Area (sf)	CN	Description
*	61,156	98	Impervious
	39,655	74	>75% Grass cover, Good, HSG C
	100,811	89	Weighted Average
	39,655		39.34% Pervious Area
	61,156		60.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0160	0.14		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.3	77	0.0200	0.99		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
0.1	32	0.3300	4.02		Shallow Concentrated Flow, Bio1 Short Grass Pasture Kv= 7.0 fps
3.9	117	0.0050	0.49		Shallow Concentrated Flow, Bio2 Short Grass Pasture Kv= 7.0 fps
0.1	45	0.0070	6.53	20.50	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
11.4	321	Total			

Summary for Subcatchment PR-1A: Existing Roof to Remain

Runoff = 12.5 cfs @ 12.07 hrs, Volume= 43,007 cf, Depth= 6.12"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-Year Rainfall=6.36"

	Area (sf)	CN	Description
*	84,307	98	Impervious
	84,307		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment PR-4: PR-4

Runoff = 35.4 cfs @ 12.20 hrs, Volume= 157,831 cf, Depth= 5.65"
 Routed to Link DP-4 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-Year Rainfall=6.36"

	Area (sf)	CN	Description
*	284,236	98	Impervious
	50,782	74	>75% Grass cover, Good, HSG C
	335,018	94	Weighted Average
	50,782		15.16% Pervious Area
	284,236		84.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0310	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.2	21	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	62	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.7	90	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.3	61	0.0065	3.96	3.11	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
6.4	225	0.0001	0.59	0.46	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
1.3	127	0.0008	1.67	1.31	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	87	0.0115	5.27	4.14	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.3	53	0.0038	3.03	2.38	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'

1557102-CocaCola*Type III 24-hr 25-Year Rainfall=6.36"*

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n= 0.012 Concrete pipe, finished

15.2 1,415 Total

Summary for Link DP-1 EX: Municipal Drain

Inflow Area = 185,034 sf, 85.60% Impervious, Inflow Depth = 5.77" for 25-Year event
Inflow = 22.6 cfs @ 12.14 hrs, Volume= 88,959 cf
Primary = 22.6 cfs @ 12.14 hrs, Volume= 88,959 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-1 PR: Municipal Drain

Inflow Area = 185,118 sf, 78.58% Impervious, Inflow Depth = 5.56" for 25-Year event
Inflow = 21.5 cfs @ 12.09 hrs, Volume= 85,723 cf
Primary = 21.5 cfs @ 12.09 hrs, Volume= 85,723 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 EX: Municipal Drain

Inflow Area = 335,102 sf, 89.20% Impervious, Inflow Depth = 5.77" for 25-Year event
Inflow = 37.7 cfs @ 12.17 hrs, Volume= 161,108 cf
Primary = 37.7 cfs @ 12.17 hrs, Volume= 161,108 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 PR: Municipal Drain

Inflow Area = 335,018 sf, 84.84% Impervious, Inflow Depth = 5.65" for 25-Year event
Inflow = 35.4 cfs @ 12.20 hrs, Volume= 157,831 cf
Primary = 35.4 cfs @ 12.20 hrs, Volume= 157,831 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Subcatchment EX-1: Parking and Access Area

Runoff = 29.3 cfs @ 12.14 hrs, Volume= 116,736 cf, Depth= 7.57"
 Routed to Link DP-1 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=8.17"

	Area (sf)	CN	Description
*	158,382	98	Impervious
	26,652	74	>75% Grass cover, Good, HSG C
	185,034	95	Weighted Average
	26,652		14.40% Pervious Area
	158,382		85.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.0	45	0.0110	0.73		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
1.8	225	0.0100	2.03		Shallow Concentrated Flow, Pave Paved Kv= 20.3 fps
0.2	108	0.0220	7.29	5.72	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
10.3	428	Total			

Summary for Subcatchment EX-4: EX-4

Runoff = 48.8 cfs @ 12.17 hrs, Volume= 211,412 cf, Depth= 7.57"
 Routed to Link DP-4 EX : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=8.17"

	Area (sf)	CN	Description
*	298,912	98	Impervious
	36,190	74	>75% Grass cover, Good, HSG C
	335,102	95	Weighted Average
	36,190		10.80% Pervious Area
	298,912		89.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.1	10	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	24	0.0300	3.52		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	339	0.0100	5.70	7.00	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.5	99	0.0033	3.28	4.02	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
0.3	95	0.0077	5.00	6.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Concrete pipe, finished
2.1	240	0.0009	1.93	3.41	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
13.2	1,511	Total			

Summary for Subcatchment PR-1: Redeveloped Area

Runoff = 14.7 cfs @ 12.15 hrs, Volume= 57,577 cf, Depth= 6.85"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=8.17"

	Area (sf)	CN	Description
*	61,156	98	Impervious
	39,655	74	>75% Grass cover, Good, HSG C
	100,811	89	Weighted Average
	39,655		39.34% Pervious Area
	61,156		60.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0160	0.14		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.31"
1.3	77	0.0200	0.99		Shallow Concentrated Flow, Grass2 Short Grass Pasture Kv= 7.0 fps
0.1	32	0.3300	4.02		Shallow Concentrated Flow, Bio1 Short Grass Pasture Kv= 7.0 fps
3.9	117	0.0050	0.49		Shallow Concentrated Flow, Bio2 Short Grass Pasture Kv= 7.0 fps
0.1	45	0.0070	6.53	20.50	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
11.4	321	Total			

Summary for Subcatchment PR-1A: Existing Roof to Remain

Runoff = 16.1 cfs @ 12.07 hrs, Volume= 55,714 cf, Depth= 7.93"
 Routed to Link DP-1 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=8.17"

	Area (sf)	CN	Description
*	84,307	98	Impervious
	84,307		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment PR-4: PR-4

Runoff = 46.1 cfs @ 12.20 hrs, Volume= 208,018 cf, Depth= 7.45"
 Routed to Link DP-4 PR : Municipal Drain

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=8.17"

	Area (sf)	CN	Description
*	284,236	98	Impervious
	50,782	74	>75% Grass cover, Good, HSG C
	335,018	94	Weighted Average
	50,782		15.16% Pervious Area
	284,236		84.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0310	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"
0.2	21	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	62	0.0160	2.57		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.7	90	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.3	61	0.0065	3.96	3.11	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
6.4	225	0.0001	0.59	0.46	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
1.3	127	0.0008	1.67	1.31	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	87	0.0115	5.27	4.14	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.3	53	0.0038	3.03	2.38	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Concrete pipe, finished
0.2	93	0.0153	7.97	14.08	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.9	279	0.0064	5.15	9.10	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 Concrete pipe, finished
0.3	99	0.0053	5.68	17.84	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
0.4	183	0.0088	7.32	22.99	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'

1557102-CocaCola*Type III 24-hr 100-Year Rainfall=8.17"*

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n= 0.012 Concrete pipe, finished

15.2 1,415 Total

Summary for Link DP-1 EX: Municipal Drain

Inflow Area = 185,034 sf, 85.60% Impervious, Inflow Depth = 7.57" for 100-Year event
Inflow = 29.3 cfs @ 12.14 hrs, Volume= 116,736 cf
Primary = 29.3 cfs @ 12.14 hrs, Volume= 116,736 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-1 PR: Municipal Drain

Inflow Area = 185,118 sf, 78.58% Impervious, Inflow Depth = 7.34" for 100-Year event
Inflow = 28.1 cfs @ 12.09 hrs, Volume= 113,290 cf
Primary = 28.1 cfs @ 12.09 hrs, Volume= 113,290 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 EX: Municipal Drain

Inflow Area = 335,102 sf, 89.20% Impervious, Inflow Depth = 7.57" for 100-Year event
Inflow = 48.8 cfs @ 12.17 hrs, Volume= 211,412 cf
Primary = 48.8 cfs @ 12.17 hrs, Volume= 211,412 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Summary for Link DP-4 PR: Municipal Drain

Inflow Area = 335,018 sf, 84.84% Impervious, Inflow Depth = 7.45" for 100-Year event
Inflow = 46.1 cfs @ 12.20 hrs, Volume= 208,018 cf
Primary = 46.1 cfs @ 12.20 hrs, Volume= 208,018 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Site Plans

Issued for	Site Plan Review
Date Issued	August 29, 2022
Latest Issue	August 29, 2022

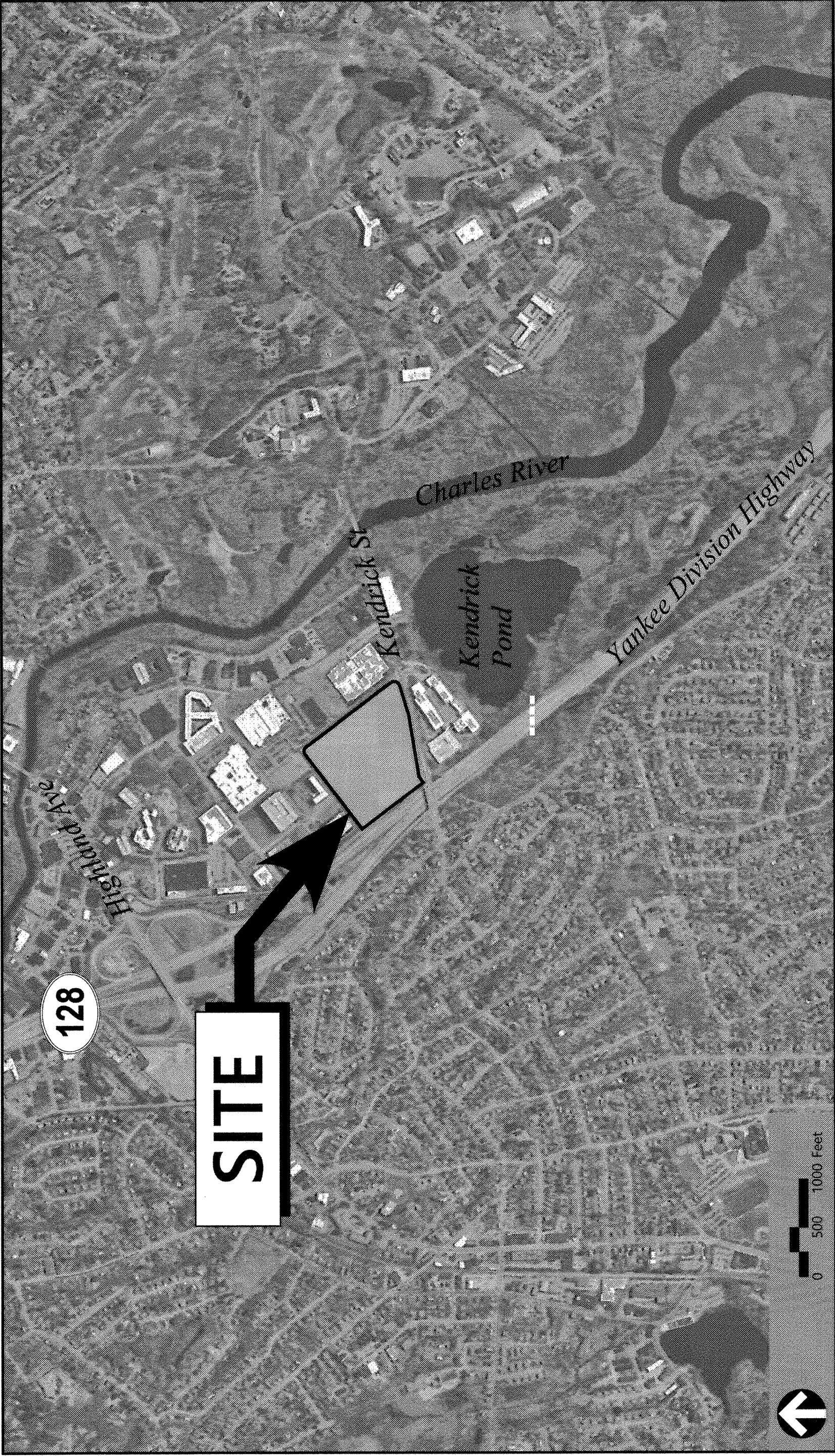
Coca-Cola Site

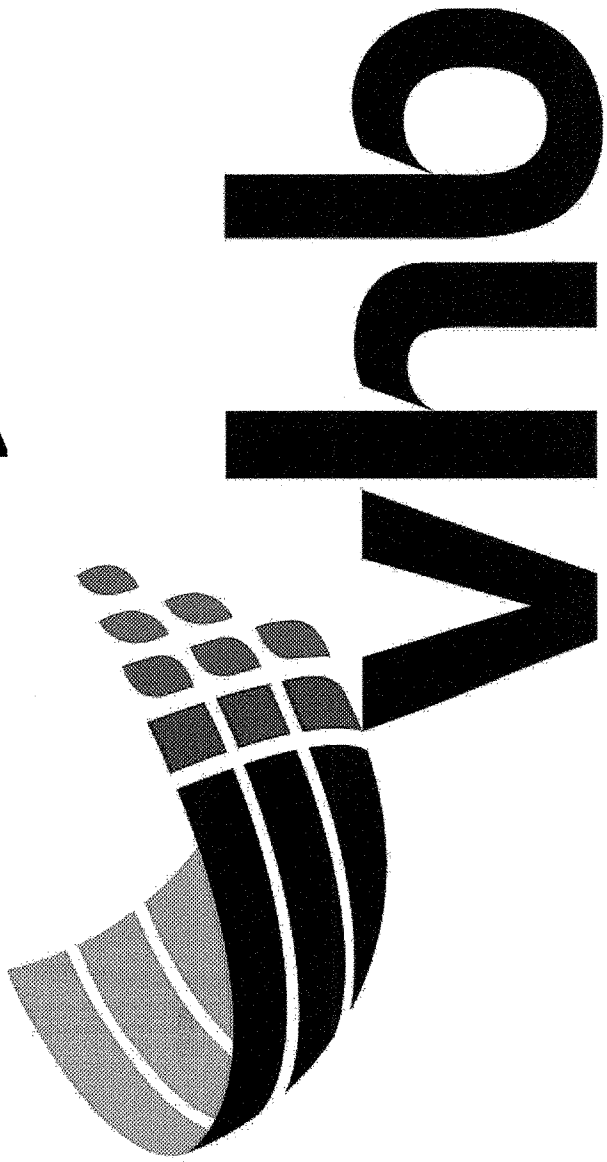
9 B Street
Needham, Massachusetts
02494

Owner/Applicant

Coca-Cola Beverages Northeast, Inc.
1 Executive Park Drive
Suite 330
Bedford, NH 03110

Needham Parcel ID: 1993000001400000





vhb.com

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PO Box 9151
Watertown, MA 02471
617.924.1770

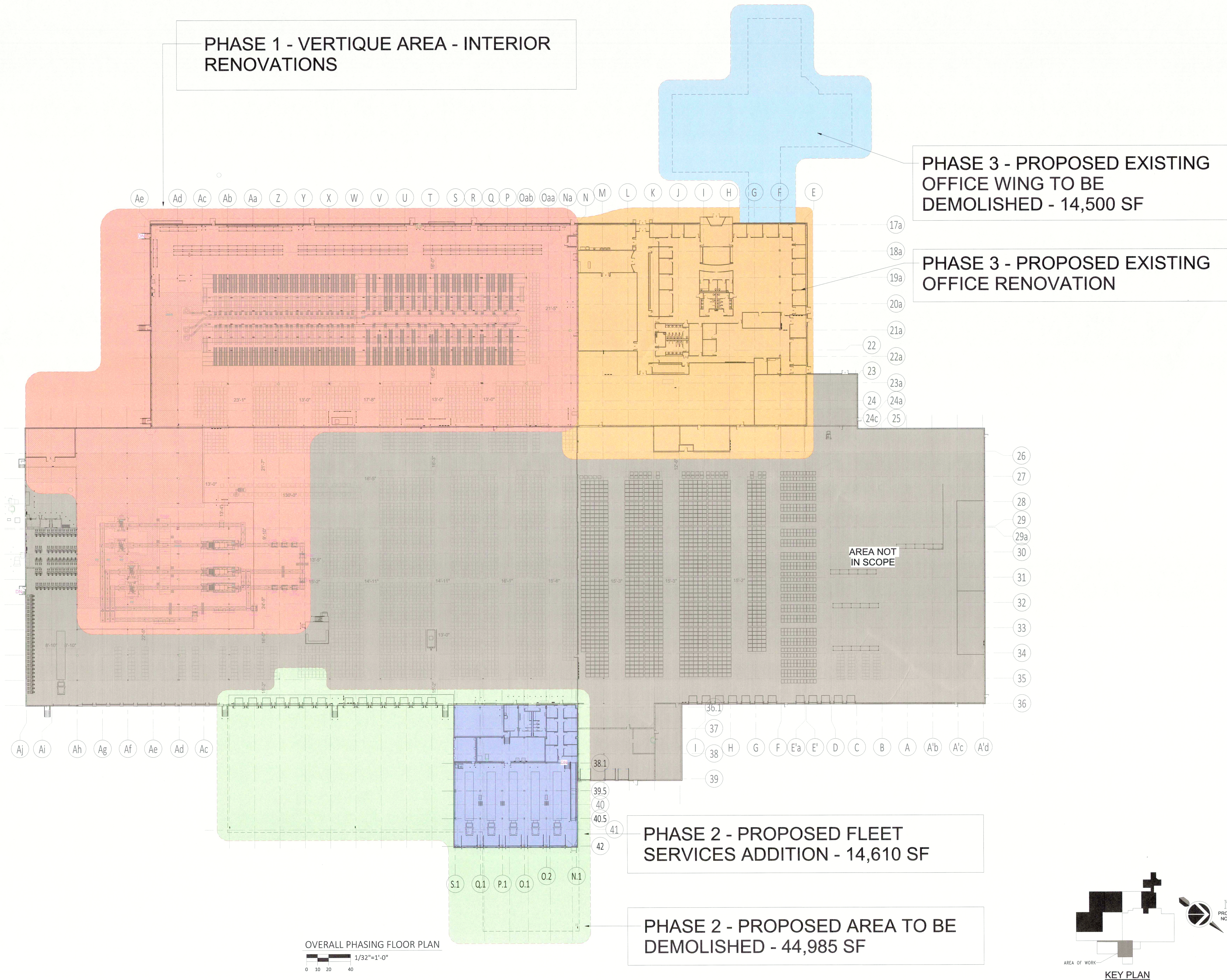
Survey
VHB, Inc.
101 Walnut Street
PO Box 9151
Watertown, MA 02471
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Architect
Design Group Facility
Solutions, Inc.
5 Chenell Drive
Box 3
Concord, NH 03301
603.225.0010

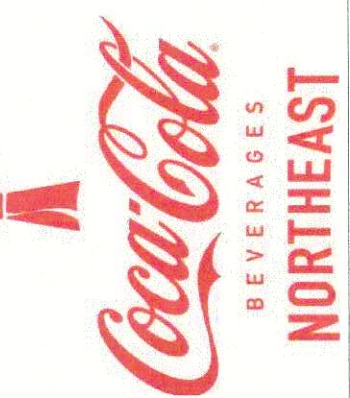
Reference Drawings		
No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	August 26, 2022
GA0.1	Overall Phasing Plan	August 24, 2022
GA3.1	Proposed Exterior Elevations	August 24, 2022
GA4.1	Proposed Rendering from Rt 128	August 24, 2022
E102	Front Parking Photometric Plan	August 26, 2022

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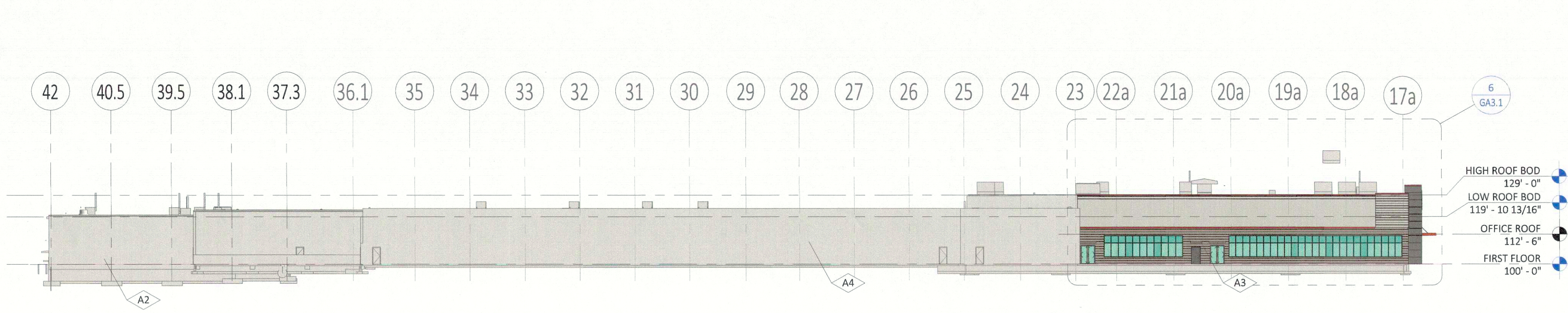


DATE	BY	REVISION
04/14/2022	ON	BASIS OF DESIGN - GENERAL ARRANGEMENT
08/24/2022	ON	ISSUED TO PLANNING BOARD



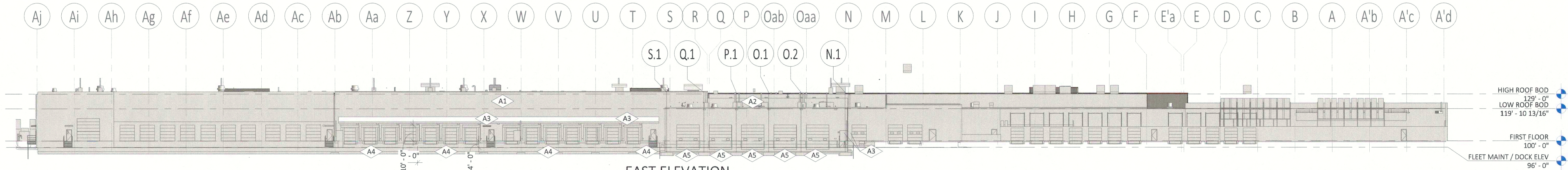
COCA-COLA BEVERAGES NORTHEAST, INC.
ONE EXECUTIVE PARK DR., SUITE 330 BEDFORD, NH
PROJECT
SALES CENTER RENOVATIONS
NEEDHAM HEIGHTS, MA
DRAWING
OVERALL PHASING PLAN

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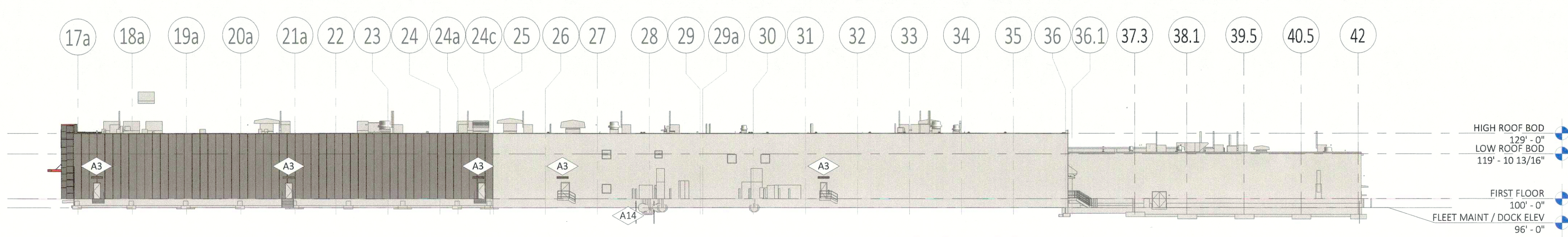
NORTH ELEVATION

1/32"=1'-0"



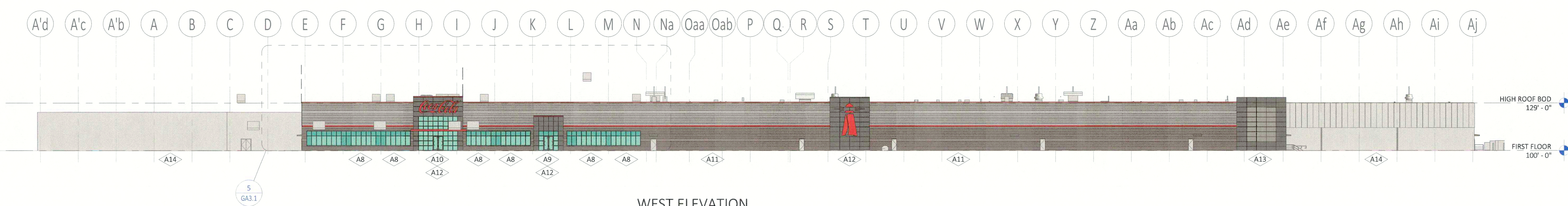
EAST ELEVATION

1/32"=1'-0"



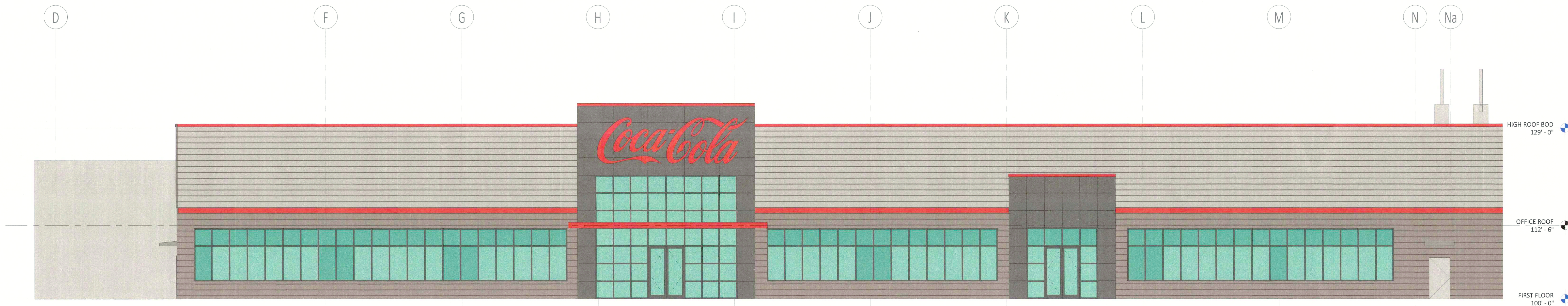
SOUTH ELEVATION

1/32"=1'-0"



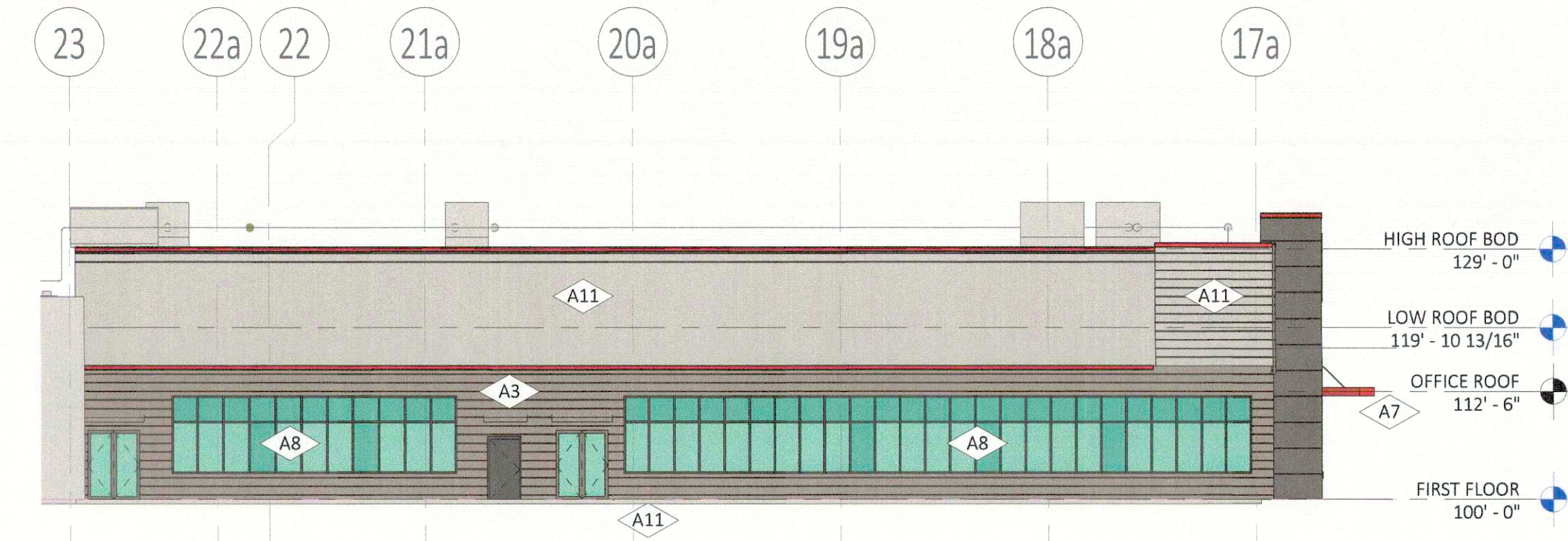
WEST ELEVATION

1/32"=1'-0"



WEST ELEVATION - ENLARGED OFFICE AREA

1/8"=1'-0"



NORTH ELEVATION - ENLARGED OFFICE AREA

1/16"=1'-0"

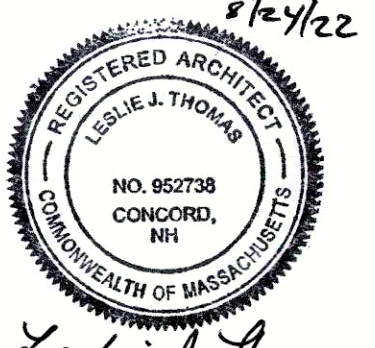
KEYNOTES - ARCHITECTURAL

- 3" INSULATED METAL PANEL WALL SYSTEM
- 4" INSULATED METAL PANEL WALL SYSTEM
- 5' WIDE BY 3 FOOT DEEP DOOR CANOPY MOUNTED AT 9FT AFF
- 9'10" VERTICAL LIFT DOOR WITH VISION PANELS, 3" TRACK, 100,000 CYCLE SPRINGS, DOCK SIGNAL / CONTROL LIGHTS, 7'6" HYDRAULIC LEVELER, 60,000 LB CAPACITY, 30" DEEP SHELTER, LED DOCK ARM LIGHT, TIRE CHOCKS ON 18" CHAINS, EXTERIOR 110V BLOCK HEATER PLUG AND (2) INTERIOR 110V PALLET JACK PLUGS (TYPICAL AT EACH DOCK POSITION)
- 14' X 14' VERTICAL LIFT POWERED WAYNE DALTON THERMOSAN DOOR WITH VISION PANELS
- STRIP WINDOW TO MATCH ADJACENT WINDOWS
- ENTRY CANOPY
- 9' TALL STOREFRONT GLAZING SYSTEM
- 12' TALL STOREFRONT GLAZING SYSTEM
- 21' TALL CURTAINWALL GLAZING SYSTEM
- MORIN SINGLE SKIN WALL PANEL ON Z Z FURRRNIG AND 2" RIGID INSULATION
- 4" KINGSPAN DESIGNWALL, INSULATED PANEL
- 4" KINGSPAN DESIGNWALL, INSULATED PANEL WITH ACCENT COLOR INFILL
- PAINT EXTERIOR BRICK FACADE

REVISION	DATE	BY
A	04/14/2022	CN
B	08/24/2022	CN



COCA-COLA BEVERAGES NORTHEAST, INC.
ONE EXECUTIVE PARK DR., SUITE 330 BEDFORD, NH
PROJECT
SALES CENTER RENOVATIONS
NEEDHAM HEIGHTS, MA
DRAWING
PROPOSED EXTERIOR ELEVATIONS

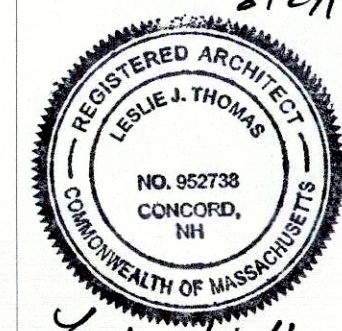


PROJECT NO. 2103141
ISSUED 00/00/00
SCALE AS NOTED
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GA3.1
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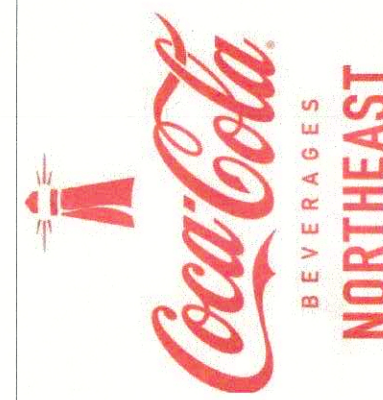


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SCALE AS NOTED
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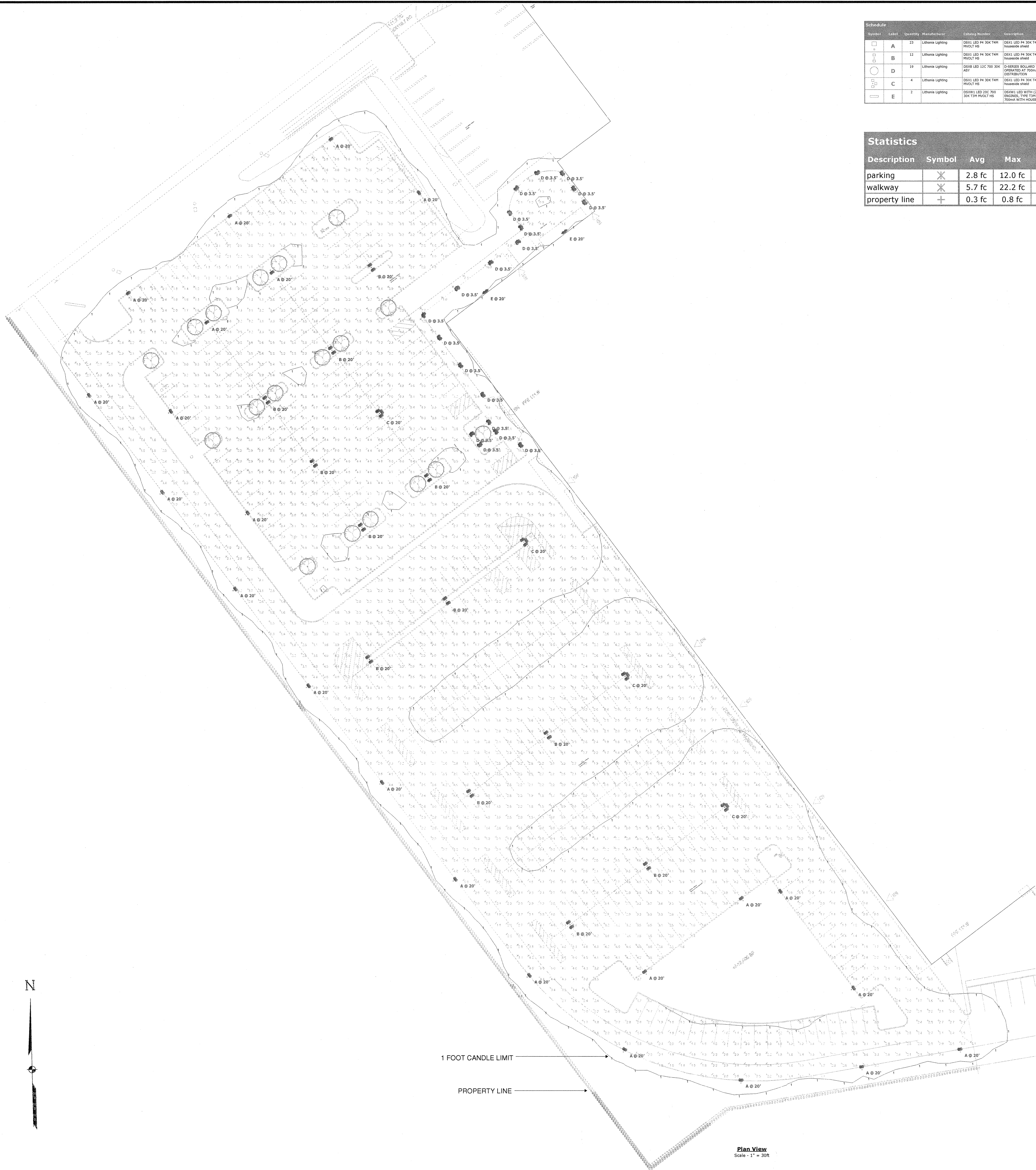
COCA-COLA BEVERAGES NORTHEAST, INC.
ONE EXECUTIVE PARK DR., SUITE 330 BEDFORD, NH
SALES CENTER RENOVATIONS
NEEDHAM HEIGHTS, MA
PROPOSED RENDERING FROM RT 128



#	DATE	BY	REVISION
A	08/24/2022	CN	ISSUED TO PLANNING BOARD

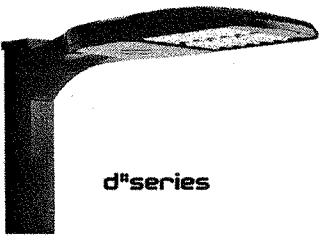
Design Group
DESIGN GROUP FACILITY SOLUTIONS, INC.
5 CHERELL DRIVE, BOX 3, CONCORD, NEW HAMPSHIRE 03301
PHONE: (603) 225-0010 FAX: (603) 225-0761

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Schedule									
Symbol	Label	Quantity	Manufacturer	Category Number	Description	Number	Lumens	Light Level	Watts
A	23	Lithonia Lighting	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	1	10217	0.9	123
B	12	Lithonia Lighting	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	1	10217	0.9	250
D	13	Lithonia Lighting	DSX1 LED 120 700 30K ABY	DSX1 LED 120 700 30K ABY	DSX1 LED 120 700 30K ABY	1	1173	0.9	31
C	4	Lithonia Lighting	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	DSX1 LED P4 30K T4H PROULT HS	1	10217	0.9	378
E	2	Lithonia Lighting	DSX1 LED 120 700 30K T4H PROULT HS	DSX1 LED 120 700 30K T4H PROULT HS	DSX1 LED 120 700 30K T4H PROULT HS	1	4075	0.9	43.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking	X	2.8 fc	12.0 fc	0.3 fc	40.0:1	9.3:1
walkway	X	5.7 fc	22.2 fc	0.8 fc	27.8:1	7.1:1
property line	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.01 ft²

Length: 33"

Width: 33"

Height H1: 7.1/2"

Height H2: 3.1/2"

Weight (max): 27 lbs (12.3 kg)

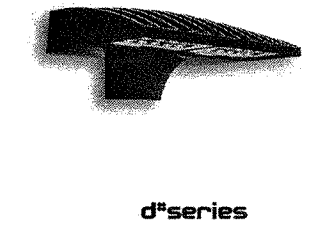
Introduction

The modern styling of the D-Series is striking yet unobtrusive, making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information									
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBX8									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED

Ordering Information									
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBX8									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED



D-Series Size 1 LED Wall Luminaire

Specifications

Width: 13.3/4"

Height: 12.1/2"

Depth: 10.1/2"

Weight: 5.1 lbs (2.3 kg)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information									
EXAMPLE: DSX1 LED 120 40K 40K T3M MVOLT DBX12									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED

Ordering Information									
EXAMPLE: DSX1 LED 120 40K 40K T3M MVOLT DBX12									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED



D-Series LED Bollard

Specifications

Diameter: 8" Round

Height: 42"

Weight (max): 27 lbs (12.3 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical lens forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information									
EXAMPLE: DSX1 LED 16C 700 40K SYM MVOLT DBX12									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED

Ordering Information									
EXAMPLE: DSX1 LED 16C 700 40K SYM MVOLT DBX12									
DSX1 LED	Forward optics	Back optics	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)	Back Box (BBW, E20WC)
DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED	DSX1 LED

Design Group

DESIGN GROUP FACILITY SOLUTIONS, INC.

5 CHENEL DRIVE, BOX 3, CONCORD, NEW HAMPSHIRE 03301

PHONE: (603) 225-0010 FAX: (603) 225-0761

COCA-COLA BEVERAGES, NORTHEAST, INC.

ONE EXECUTIVE PARK DR., SUITE 330 BEDFORD, NH

SALES CENTER RENOVATIONS

NEDHAM HEIGHTS, MA

FRONT PARKING PHOTOMETRIC PLAN

PROJECT NO. 2103141

ISSUED 08/29/22

SCALE AS NOTED

DRAWN BY REM

DRAWING NO.

E1.02

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Memorandum

To: Thomas Ryder
Public Services Administration Building
500 Dedham Avenue, Suite 118
Needham, MA 02492

Date: August 30, 2022

Project #: 15571.00

From: Matt Kealey, PE, PTOE
Ashley Domogala, EIT

Re: Traffic Evaluation - Coca-Cola Building Renovation
9 B Street, Needham, MA

Introduction

VHB has conducted a traffic evaluation on behalf of Coca-Cola Beverages Northeast, Inc. (Coke Northeast) for proposed site improvements and renovations (the Project) at the existing facility located at 9 B Street in Needham, MA (the Site). The facility was operated as a Coca-Cola bottling and distribution facility from the 1970's to 2018. In 2018, Coke Northeast ceased all beverage production at the facility and now operates the facility as a sales and distribution warehouse. As proposed, the Project consists of loading dock modifications, partial demolition of building structures, site vehicular and pedestrian circulation and parking area modifications associated with the building changes, landscape improvements, stormwater treatment upgrades and utility improvements. The Project results in an overall reduction in building area on the Site. This memorandum has been prepared to summarize trip generation and transportation project research.

Transportation Projects

To get an understanding of potential future transportation conditions in the vicinity of the site, VHB researched recent projects and planned projects in the area. Two notable projects that resulted from this research are the Route 128 Add-A-Lane project, which was recently completed near the Site, and the nearby development of Founders Park, which is proposing additional improvements at the intersection of Kendrick Street at Third Avenue, just south of the Site driveway on Third Avenue.

Route 128 Add-A-Lane

As part of the Route 128 Add-A-Lane project completed by MassDOT, a new interchange was added at Kendrick Street. It included a Route 128 northbound off-ramp and Route 128 southbound on-ramp that opened in August 2016, as well as a Route 128 northbound on-ramp and Route 128 southbound off-ramp that opened in December 2017. In addition, traffic signal timing adjustments were implemented at the intersection of Kendrick Street at Third Avenue. The full Add-A-Lane project was completed in late 2018.

Based on a post-construction traffic study¹ completed by McMahon Associates, the traffic volumes on Kendrick Street east of Route 128 increased by approximately 15 percent eastbound and 42 percent westbound in the weekday morning peak hour and by approximately 44 percent eastbound and 17 percent westbound in the weekday evening peak hour.

¹ Route 128 Add-a-Lane Post Construction Study; McMahon Associates (Boston, MA); November 25, 2019.

Boston Children's Hospital at Founders Park: Kendrick Street at Third Avenue Improvements

A Notice of Project Change (NPC) for Boston Children's Hospital at Founders Park² was submitted in January 2021. It found that the intersection of Kendrick Street at Third Avenue currently operates at an acceptable LOS C under 2019 baseline conditions, but would be anticipated to degrade to LOS E/F under 2026 Build conditions without mitigation.

As described in the NPC and confirmed in the SEIR Certificate for Founders Park³, the following improvements were proposed by Children's Hospital Corporation at the intersection of Kendrick Street at Third Avenue:

- › Adjust signal timing and phasing to improve peak operations (requiring approval from MassDOT)
- › Adjust signal heads to improve visibility and safety
- › Increase the storage capacity of the southbound right-turn lane

With the proposed mitigation, the intersection would operate at LOS C and E in the weekday morning and evening peak hours, respectively.

Trip Generation

Existing Trip Generation

To quantify existing trip generation at the Site, twenty-four hour automatic traffic record (ATR) counts were conducted at the Site driveways on Thursday, April 7, 2022. The ATR data is included in the Attachments.

The existing daily and peak hour trip generation are summarized in Table 1. The Site currently generates approximately 731 vehicle trips on a typical weekday, 23 of which occur in the weekday morning peak hour and 36 of which occur in the weekday evening peak hour.

² Notice of Project Change: Boston Children's Hospital at Founders Park; Epsilon Associates, Inc. (Maynard, MA); January 15, 2021.

³ Certificate of the Secretary of Energy and Environmental Affairs on the Single Environmental Impact Report: Founders Park (Previously Reviewed as Center 128); Executive Office of Energy and Environmental Affairs (Boston, MA); April 30, 2021.

Table 1 Existing Trip Generation

Time Period	Cars	Single-Unit Heavy Vehicles	Multi-Unit Heavy Vehicles	Total
Daily				
Enter	252	18	89	359
<u>Exit</u>	<u>265</u>	<u>17</u>	<u>90</u>	<u>372</u>
Total	517	35	179	731
Morning Peak Hour (7:15-8:15 AM)				
Enter	11	1	2	14
<u>Exit</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>9</u>
Total	14	4	5	23
Evening Peak Hour (4:00-5:00 PM)				
Enter	7	0	3	10
<u>Exit</u>	<u>24</u>	<u>0</u>	<u>2</u>	<u>26</u>
Total	31	0	5	36

Source: ATR counts conducted on Thursday, April 7, 2022.

Figures 1 and 2 show the entering and exiting volumes by 15-minute time period.

Figure 1: Site Entering Volumes by 15-Minute Time Period

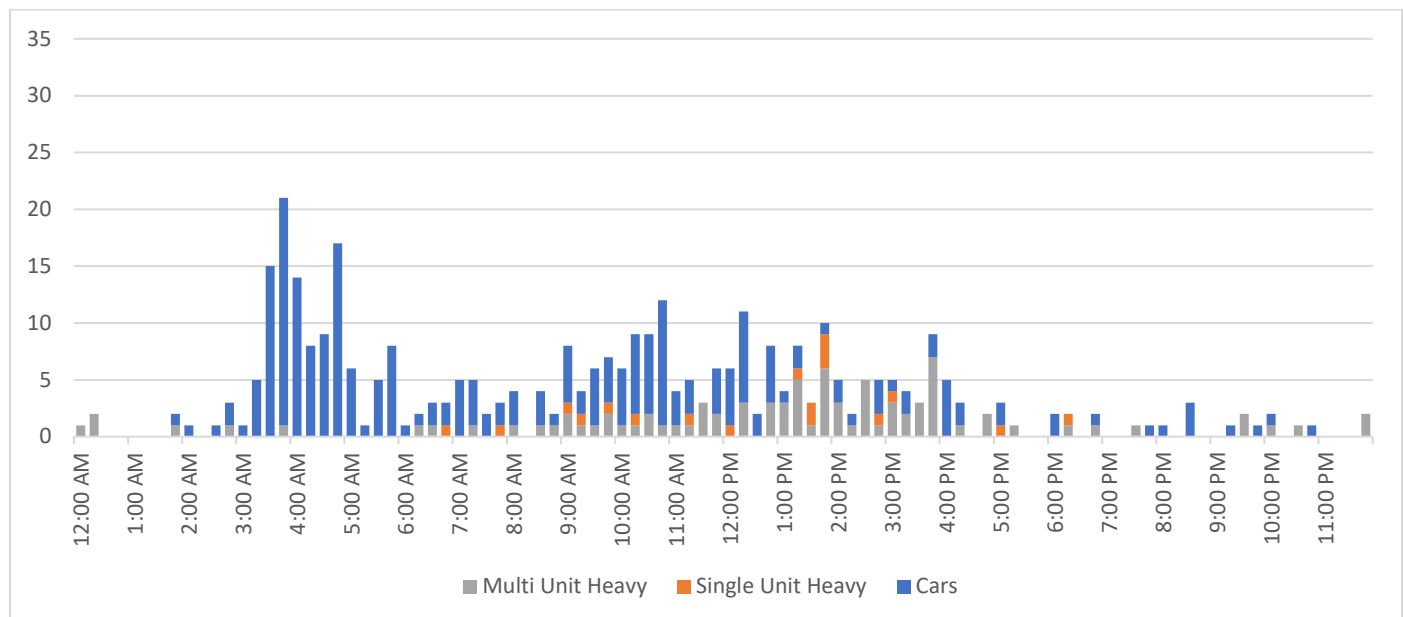
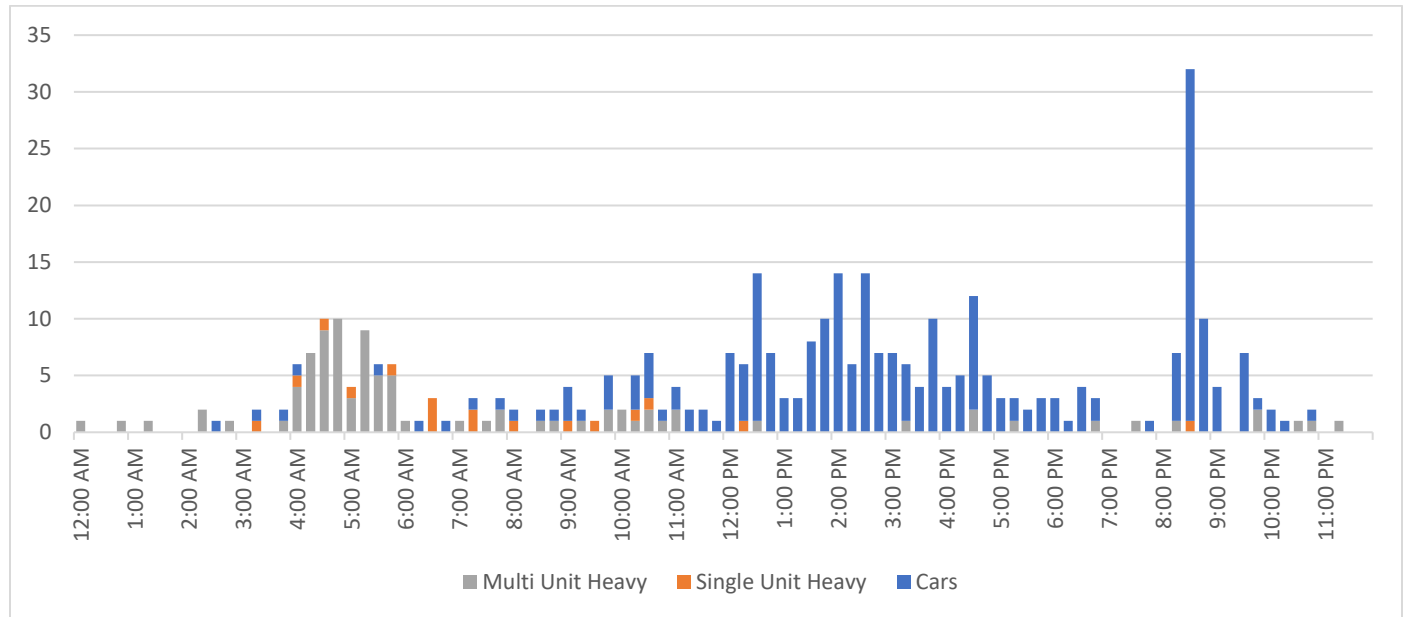


Figure 2: Site Exiting Volumes by 15-Minute Time Period



The data summarized in Figures 1 and 2 indicates the following:

- › Peak truck activity occurs between 4:00-6:00 AM and 1:00-4:00 PM, outside of peak commuting periods
- › Vehicular activity at the site is low during the typical weekday peak commuting periods of 7:00-9:00 AM and 4:00-6:00 PM

Future Trip Generation

As mentioned previously, the proposed renovations include loading dock modifications, partial demolition of building structures, site vehicular and pedestrian circulation and parking area modifications associated with the building changes, landscape improvements, stormwater treatment upgrades and utility improvements. The Project reduces the overall building area. Based on discussions with the Applicant, the employee count will remain the same or will slightly decrease for typical day to day operations. In addition, the level of truck activity is not expected to increase at the facility. As such, the future Site trip generation is expected to be similar to or lower than the existing Site trip generation.

Conclusion

As discussed in this memorandum, the proposed Coca-Cola building renovation is expected to result in trip generation that is similar to, or lower than the existing facility. Therefore, no significant traffic impact is expected as a result of the Project. In addition, the nearby Founders Park development is proposing further modifications at the intersection of Kendrick Street at Third Avenue, which should improve operations in the vicinity of the site.

Attachments

Coca-Cola Driveway
west of 3rd Avenue
City, State: Needham, MA
Client: VHB/A. Domogala
Site Code: 15571



Count Date: Thursday, April 7, 2022
Direction: EB

AM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 AM	0	0	1	1
12:15 AM	0	0	0	0
12:30 AM	0	0	0	0
12:45 AM	0	0	1	1
1:00 AM	0	0	0	0
1:15 AM	0	0	1	1
1:30 AM	0	0	0	0
1:45 AM	0	0	0	0
2:00 AM	0	0	0	0
2:15 AM	0	0	2	2
2:30 AM	0	0	0	0
2:45 AM	0	0	1	1
3:00 AM	0	0	0	0
3:15 AM	0	1	0	1
3:30 AM	0	0	0	0
3:45 AM	1	0	1	2
4:00 AM	0	1	4	5
4:15 AM	0	0	7	7
4:30 AM	0	1	9	10
4:45 AM	0	0	10	10
5:00 AM	0	1	3	4
5:15 AM	0	0	9	9
5:30 AM	0	0	5	5
5:45 AM	0	1	5	6
6:00 AM	0	0	1	1
6:15 AM	1	0	0	1
6:30 AM	0	3	0	3
6:45 AM	0	0	0	0
7:00 AM	0	0	1	1
7:15 AM	1	2	0	3
7:30 AM	0	0	1	1
7:45 AM	0	0	2	2
8:00 AM	0	1	0	1
8:15 AM	0	0	0	0
8:30 AM	0	0	1	1
8:45 AM	0	0	1	1
9:00 AM	2	1	0	3
9:15 AM	1	0	1	2
9:30 AM	0	1	0	1
9:45 AM	2	0	2	4
10:00 AM	0	0	2	2
10:15 AM	0	1	1	2
10:30 AM	1	1	2	4
10:45 AM	0	0	1	1
11:00 AM	0	0	2	2
11:15 AM	0	0	0	0
11:30 AM	1	0	0	1
11:45 AM	1	0	0	1

AM Total	11	15	77	103
Percentage	10.68%	14.56%	74.76%	
AM Peak	9:00 AM	6:30 AM	4:30 AM	4:30 AM
Volume	5	5	31	33

PM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 PM	1	0	0	1
12:15 PM	0	1	0	1
12:30 PM	0	0	1	1
12:45 PM	0	0	0	0
1:00 PM	2	0	0	2
1:15 PM	1	0	0	1
1:30 PM	0	0	0	0
1:45 PM	0	0	0	0
2:00 PM	1	0	0	1
2:15 PM	2	0	0	2
2:30 PM	1	0	0	1
2:45 PM	0	0	0	0
3:00 PM	0	0	0	0
3:15 PM	1	0	1	2
3:30 PM	0	0	0	0
3:45 PM	0	0	0	0
4:00 PM	0	0	0	0
4:15 PM	0	0	0	0
4:30 PM	0	0	2	2
4:45 PM	0	0	0	0
5:00 PM	0	0	0	0
5:15 PM	0	0	1	1
5:30 PM	1	0	0	1
5:45 PM	0	0	0	0
6:00 PM	1	0	0	1
6:15 PM	0	0	0	0
6:30 PM	0	0	0	0
6:45 PM	1	0	1	2
7:00 PM	0	0	0	0
7:15 PM	0	0	0	0
7:30 PM	0	0	1	1
7:45 PM	0	0	0	0
8:00 PM	0	0	0	0
8:15 PM	0	0	1	1
8:30 PM	0	1	0	1
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	0	0	2	2
10:00 PM	0	0	0	0
10:15 PM	0	0	0	0
10:30 PM	0	0	1	1
10:45 PM	0	0	1	1
11:00 PM	0	0	0	0
11:15 PM	0	0	1	1
11:30 PM	0	0	0	0
11:45 PM	0	0	0	0

PM Total	12	2	13	27
Percentage	44.44%	7.41%	48.15%	
PM Peak	1:45 PM	12:00 PM	4:30 PM	12:15 PM
Volume	4	1	3	4

Day Total	23	17	90	130
Percentage	17.69%	13.08%	69.23%	

Coca-Cola Driveway
west of 3rd Avenue
City, State: Needham, MA
Client: VHB/A. Domogala
Site Code: 15571



Count Date: Thursday, April 7, 2022
Direction: WB

AM	Cars	Single Unit Heavy	Multi Unit Heavy	Total	PM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 AM	0	0	1	1	12:00 PM	1	1	0	2
12:15 AM	0	0	2	2	12:15 PM	1	0	3	4
12:30 AM	0	0	0	0	12:30 PM	0	0	0	0
12:45 AM	0	0	0	0	12:45 PM	2	0	3	5
1:00 AM	0	0	0	0	1:00 PM	0	0	3	3
1:15 AM	0	0	0	0	1:15 PM	2	1	5	8
1:30 AM	0	0	0	0	1:30 PM	0	2	1	3
1:45 AM	0	0	1	1	1:45 PM	0	3	6	9
2:00 AM	0	0	0	0	2:00 PM	0	0	3	3
2:15 AM	0	0	0	0	2:15 PM	0	0	1	1
2:30 AM	0	0	0	0	2:30 PM	0	0	5	5
2:45 AM	0	0	1	1	2:45 PM	0	1	1	2
3:00 AM	0	0	0	0	3:00 PM	1	1	3	5
3:15 AM	0	0	0	0	3:15 PM	0	0	2	2
3:30 AM	0	0	0	0	3:30 PM	0	0	3	3
3:45 AM	0	0	1	1	3:45 PM	0	0	7	7
4:00 AM	1	0	0	1	4:00 PM	0	0	0	0
4:15 AM	0	0	0	0	4:15 PM	1	0	1	2
4:30 AM	0	0	0	0	4:30 PM	0	0	0	0
4:45 AM	0	0	0	0	4:45 PM	0	0	2	2
5:00 AM	0	0	0	0	5:00 PM	1	1	0	2
5:15 AM	0	0	0	0	5:15 PM	0	0	1	1
5:30 AM	0	0	0	0	5:30 PM	0	0	0	0
5:45 AM	1	0	0	1	5:45 PM	0	0	0	0
6:00 AM	0	0	0	0	6:00 PM	1	0	0	1
6:15 AM	0	0	1	1	6:15 PM	0	1	1	2
6:30 AM	1	0	1	2	6:30 PM	0	0	0	0
6:45 AM	0	1	0	1	6:45 PM	0	0	1	1
7:00 AM	1	0	0	1	7:00 PM	0	0	0	0
7:15 AM	0	0	1	1	7:15 PM	0	0	0	0
7:30 AM	0	0	0	0	7:30 PM	0	0	1	1
7:45 AM	0	1	0	1	7:45 PM	0	0	0	0
8:00 AM	1	0	1	2	8:00 PM	0	0	0	0
8:15 AM	0	0	0	0	8:15 PM	0	0	0	0
8:30 AM	3	0	1	4	8:30 PM	0	0	0	0
8:45 AM	0	0	1	1	8:45 PM	0	0	0	0
9:00 AM	0	1	2	3	9:00 PM	0	0	0	0
9:15 AM	0	1	1	2	9:15 PM	1	0	0	1
9:30 AM	0	0	1	1	9:30 PM	0	0	2	2
9:45 AM	1	1	2	4	9:45 PM	0	0	0	0
10:00 AM	0	0	1	1	10:00 PM	0	0	1	1
10:15 AM	0	1	1	2	10:15 PM	0	0	0	0
10:30 AM	0	0	2	2	10:30 PM	0	0	1	1
10:45 AM	0	0	1	1	10:45 PM	0	0	0	0
11:00 AM	0	0	1	1	11:00 PM	0	0	0	0
11:15 AM	1	1	1	3	11:15 PM	0	0	0	0
11:30 AM	0	0	3	3	11:30 PM	0	0	0	0
11:45 AM	1	0	2	3	11:45 PM	0	0	2	2
AM Total	11	7	30	48	PM Total	11	11	59	81
Percentage	22.92%	14.58%	62.50%		Percentage	13.58%	13.58%	72.84%	
AM Peak	7:45 AM	9:00 AM	11:00 AM	8:30 AM	PM Peak	12:00 PM	1:00 PM	1:00 PM	1:00 PM
Volume	4	3	7	10	Volume	4	6	15	23
Day Total					Day Total	22	18	89	129
Percentage					Percentage	17.05%	13.95%	68.99%	

Coca-Cola Driveway
south of 1st Avenue
City, State: Needham, MA
Client: VHB/A. Domogala
Site Code: 15571



PDI File # 228541 ATR B

Count Date: Thursday, April 7, 2022
Direction: NB

AM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 AM	0	0	0	0
12:15 AM	0	0	0	0
12:30 AM	0	0	0	0
12:45 AM	0	0	0	0
1:00 AM	0	0	0	0
1:15 AM	0	0	0	0
1:30 AM	0	0	0	0
1:45 AM	0	0	0	0
2:00 AM	0	0	0	0
2:15 AM	0	0	0	0
2:30 AM	1	0	0	1
2:45 AM	0	0	0	0
3:00 AM	0	0	0	0
3:15 AM	1	0	0	1
3:30 AM	0	0	0	0
3:45 AM	0	0	0	0
4:00 AM	1	0	0	1
4:15 AM	0	0	0	0
4:30 AM	0	0	0	0
4:45 AM	0	0	0	0
5:00 AM	0	0	0	0
5:15 AM	0	0	0	0
5:30 AM	1	0	0	1
5:45 AM	0	0	0	0
6:00 AM	0	0	0	0
6:15 AM	0	0	0	0
6:30 AM	0	0	0	0
6:45 AM	1	0	0	1
7:00 AM	0	0	0	0
7:15 AM	0	0	0	0
7:30 AM	0	0	0	0
7:45 AM	1	0	0	1
8:00 AM	1	0	0	1
8:15 AM	0	0	0	0
8:30 AM	1	0	0	1
8:45 AM	1	0	0	1
9:00 AM	1	0	0	1
9:15 AM	0	0	0	0
9:30 AM	0	0	0	0
9:45 AM	1	0	0	1
10:00 AM	0	0	0	0
10:15 AM	3	0	0	3
10:30 AM	3	0	0	3
10:45 AM	1	0	0	1
11:00 AM	2	0	0	2
11:15 AM	2	0	0	2
11:30 AM	1	0	0	1
11:45 AM	0	0	0	0

AM Total	23	0	0	23
Percentage	100.00%	0.00%	0.00%	
AM Peak	10:15 AM	12:00 AM	12:00 AM	10:15 AM
Volume	9	0	0	9

PM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 PM	6	0	0	6
12:15 PM	5	0	0	5
12:30 PM	13	0	0	13
12:45 PM	7	0	0	7
1:00 PM	1	0	0	1
1:15 PM	2	0	0	2
1:30 PM	8	0	0	8
1:45 PM	10	0	0	10
2:00 PM	13	0	0	13
2:15 PM	4	0	0	4
2:30 PM	13	0	0	13
2:45 PM	7	0	0	7
3:00 PM	7	0	0	7
3:15 PM	4	0	0	4
3:30 PM	4	0	0	4
3:45 PM	10	0	0	10
4:00 PM	4	0	0	4
4:15 PM	5	0	0	5
4:30 PM	10	0	0	10
4:45 PM	5	0	0	5
5:00 PM	3	0	0	3
5:15 PM	2	0	0	2
5:30 PM	1	0	0	1
5:45 PM	3	0	0	3
6:00 PM	2	0	0	2
6:15 PM	1	0	0	1
6:30 PM	4	0	0	4
6:45 PM	1	0	0	1
7:00 PM	0	0	0	0
7:15 PM	0	0	0	0
7:30 PM	0	0	0	0
7:45 PM	1	0	0	1
8:00 PM	0	0	0	0
8:15 PM	6	0	0	6
8:30 PM	31	0	0	31
8:45 PM	10	0	0	10
9:00 PM	4	0	0	4
9:15 PM	0	0	0	0
9:30 PM	7	0	0	7
9:45 PM	1	0	0	1
10:00 PM	2	0	0	2
10:15 PM	1	0	0	1
10:30 PM	0	0	0	0
10:45 PM	1	0	0	1
11:00 PM	0	0	0	0
11:15 PM	0	0	0	0
11:30 PM	0	0	0	0
11:45 PM	0	0	0	0

PM Total	219	0	0	219
Percentage	100.00%	0.00%	0.00%	
PM Peak	8:15 PM	12:00 PM	12:00 PM	8:15 PM
Volume	51	0	0	51

Day Total	242	0	0	242
Percentage	100.00%	0.00%	0.00%	

Coca-Cola Driveway
south of 1st Avenue
City, State: Needham, MA
Client: VHB/A. Domogala
Site Code: 15571



PDI File # 228541 ATR B

Count Date: Thursday, April 7, 2022
Direction: SB

AM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 AM	0	0	0	0
12:15 AM	0	0	0	0
12:30 AM	0	0	0	0
12:45 AM	0	0	0	0
1:00 AM	0	0	0	0
1:15 AM	0	0	0	0
1:30 AM	0	0	0	0
1:45 AM	1	0	0	1
2:00 AM	1	0	0	1
2:15 AM	0	0	0	0
2:30 AM	1	0	0	1
2:45 AM	2	0	0	2
3:00 AM	1	0	0	1
3:15 AM	5	0	0	5
3:30 AM	15	0	0	15
3:45 AM	20	0	0	20
4:00 AM	13	0	0	13
4:15 AM	8	0	0	8
4:30 AM	9	0	0	9
4:45 AM	17	0	0	17
5:00 AM	6	0	0	6
5:15 AM	1	0	0	1
5:30 AM	5	0	0	5
5:45 AM	7	0	0	7
6:00 AM	1	0	0	1
6:15 AM	1	0	0	1
6:30 AM	1	0	0	1
6:45 AM	2	0	0	2
7:00 AM	4	0	0	4
7:15 AM	4	0	0	4
7:30 AM	2	0	0	2
7:45 AM	2	0	0	2
8:00 AM	2	0	0	2
8:15 AM	0	0	0	0
8:30 AM	0	0	0	0
8:45 AM	1	0	0	1
9:00 AM	5	0	0	5
9:15 AM	2	0	0	2
9:30 AM	5	0	0	5
9:45 AM	3	0	0	3
10:00 AM	5	0	0	5
10:15 AM	7	0	0	7
10:30 AM	7	0	0	7
10:45 AM	11	0	0	11
11:00 AM	3	0	0	3
11:15 AM	2	0	0	2
11:30 AM	0	0	0	0
11:45 AM	3	0	0	3

AM Total	185	0	0	185
Percentage	100.00%	0.00%	0.00%	
AM Peak	3:30 AM	12:00 AM	12:00 AM	3:30 AM
Volume	56	0	0	56

PM	Cars	Single Unit Heavy	Multi Unit Heavy	Total
12:00 PM	4	0	0	4
12:15 PM	7	0	0	7
12:30 PM	2	0	0	2
12:45 PM	3	0	0	3
1:00 PM	1	0	0	1
1:15 PM	0	0	0	0
1:30 PM	0	0	0	0
1:45 PM	1	0	0	1
2:00 PM	2	0	0	2
2:15 PM	1	0	0	1
2:30 PM	0	0	0	0
2:45 PM	3	0	0	3
3:00 PM	0	0	0	0
3:15 PM	2	0	0	2
3:30 PM	0	0	0	0
3:45 PM	2	0	0	2
4:00 PM	5	0	0	5
4:15 PM	1	0	0	1
4:30 PM	0	0	0	0
4:45 PM	0	0	0	0
5:00 PM	1	0	0	1
5:15 PM	0	0	0	0
5:30 PM	0	0	0	0
5:45 PM	0	0	0	0
6:00 PM	1	0	0	1
6:15 PM	0	0	0	0
6:30 PM	0	0	0	0
6:45 PM	1	0	0	1
7:00 PM	0	0	0	0
7:15 PM	0	0	0	0
7:30 PM	0	0	0	0
7:45 PM	1	0	0	1
8:00 PM	1	0	0	1
8:15 PM	0	0	0	0
8:30 PM	3	0	0	3
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	1	0	0	1
10:00 PM	1	0	0	1
10:15 PM	0	0	0	0
10:30 PM	0	0	0	0
10:45 PM	1	0	0	1
11:00 PM	0	0	0	0
11:15 PM	0	0	0	0
11:30 PM	0	0	0	0
11:45 PM	0	0	0	0

PM Total	45	0	0	45
Percentage	100.00%	0.00%	0.00%	
PM Peak	12:00 PM	12:00 PM	12:00 PM	12:00 PM
Volume	16	0	0	16

Day Total	230	0	0	230
Percentage	100.00%	0.00%	0.00%	

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@128LAW.COM

September 21, 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: 9 B Street, Needham

Dear Planning Board Members and Ms. Newman:

I am writing on behalf of Coca Cola Beverages Northeast, Inc, with respect to the Application for Site Plan Review and Special Permits for the Project at 9B Street. The purpose of this letter is to provide the Planning Board with additional information in connection with this Project and, in particular, to discuss how the project will conform to the Review Criteria for Site Plan Review, as set forth in Section 7.4.6 of the Zoning By-Law.

The following are the criteria for the Planning Board to consider during the site plan review process pursuant to Section 7.4.6 of the Zoning By-Law, and the description of how the Project meets those criteria.

(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 proposed project has been designed to protect adjoining premises from detrimental impacts by provision for surface water drainage, sound and sight buffers, and preservation of views, light and air, as follows:

Existing drainage patterns have been maintained to the extent practicable. The project will reduce impervious area on site as well as enhance water quality treatment due to the implementation of Low Impact Development (LID) stormwater management practices. The total building area will be reduced as a result of the project, helping to preserve and improve existing fencing along 3rd Ave will be replaced with decorative black metal fence for

Needham Planning Board
September 21, 2022
Page 2

improved views. Landscaping and ornamental fencing will be installed along B Street, and screening.

(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;

Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, and the proper location of driveway openings in relation to traffic and to adjacent streets, has been assured, as follows:

Existing curb cuts and site access have been maintained; one curb cut on B Street has been reduced in width to allow for installation of an access gate for improved security and site access. Based on the traffic evaluation performed for the site, the proposed building renovation is expected to result in trip generation that is similar to, or lower than the trip generation from the existing facility. Therefore, no significant traffic impact is expected as a result of this project. Sidewalks, ADA ramps, and ADA parking spaces are provided within the employee parking lot areas to provide for pedestrian movement.

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

Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises has been achieved, as follows:

The project site currently has less than half of the parking required by zoning (existing nonconforming condition allowed by special permit). The proposed project will reduce the square footage of the existing building thereby reducing the number of required spaces per zoning and add 115 new spaces, significantly reducing this non-conformity. Loading and parking spaces are provided in the same general area as currently exist on site. Vehicle turning movements have been performed to verify adequate layout.

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

The site has been designed such that adequate methods of disposal of refuse resulting from the uses permitted on the site have been assured, in that the project will maintain current methods of disposal, which are entirely adequate for the site and use.

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

Needham Planning Board
September 21, 2022
Page 3

The matters to be considered by this Board in connection with relationship of structures and open spaces to the natural landscape, existing buildings, and other community assets in the area, have been addressed, and with the exception of the special permit requested regarding bicycle racks, the project complies with (or, due to lawful pre-existing non-conformities, is exempt from) all other requirements of the Town Bylaw. In general, the project will result in a decreased building footprint area; increased landscaping and open space area; and significant reduction in the existing non-compliance with respect to parking spaces.

More specifically, the site has lawful pre-existing non-conformities with respect to certain requirements imposed by Section 4.8.1 of the Bylaw, including surface parking lot setbacks (Bylaw Section 4.8.1 (1)); landscaping in the 20-foot buffer area (Bylaw section 4.8.1 (2)); open space (Bylaw section 4.8.1(4)); and building façade length (Bylaw Section 4.8.1 (6)). Even though no special permit or waiver is required with respect to these provisions of the bylaw (because the non-conformities pre-date the bylaw), the Board should be aware that the project will significantly increase the amount of landscaped and pervious space in the parking areas, and the amount of “open space” on the site (which under section 4.8.1 (4) of the bylaw *excludes* parking areas) will be increased from the current 9.5% to 12.7%. The extent of the other non-conformities will also be reduced by the proposed project.

The site is also non-conforming with respect to the number of parking spaces. Site Plan Special Permit No. 94-5 dated August 9, 1994, and Site Plan Special Permit Amendment No. 1 dated May 1, 1996, granted waivers from strict adherence with the number of parking spaces required by the Bylaw. Moreover, this proposal will both decrease the square footage of the building, and increase the number of parking spaces on site, both of which will have the effect of reducing the extent of the non-conformity with respect to parking spaces. The proposed change does not trigger a requirement for a special permit or waiver with respect to parking.

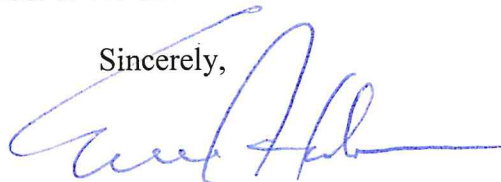
(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets; and may require when acting as the Special Permit Granting Authority or recommend in the case of minor projects, 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.

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 has been assured, as follows: There are no new sanitary or water connections proposed as part of the project. Existing fire protection systems will remain unchanged as part of the project.

Needham Planning Board
September 21, 2022
Page 4

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Evans Huber", with a long horizontal flourish extending to the right.

Evans Huber

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Coca Cola Amendment, 9 B Street
Date: Tuesday, September 13, 2022 3:21:42 PM

Police has no issue with this project.

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Monday, September 12, 2022 4:45 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>; Justin Savignano <jsavignano@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>
Subject: Request for comment - Coca Cola Amendment, 9 B Street

Dear all,

We have received an application materials for a proposed amendment to Coca Cola, 9 B Street. The proposal is a request to renovate the existing building by removing the existing 14,500 square foot office wing and incorporating those functions with the building, removal of 44,985 square feet of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 square foot attached new single-story Fleet Services wing and addition of 14 loading docks. Interior renovations will include incorporation of a new automated product retrieval system and interior office fit up. Exterior façade improvement will incorporate a combination of reskinning of the building with an architectural metal panel system, painting and new signage.

More information can be found in the application: <https://www.needhamma.gov/Archive.aspx?AMID=&Type=&ADID=9887>.

The Planning Board has scheduled this matter for October 3, 2022. Please send your comments by Wednesday September 28, 2022 at the latest.

The documents attached for your review are as follows:

1. Application for an Amendment to Major Project Special Permit No. 94, with Exhibit A.
2. Letter from Evans Huber, date September 1, 2022.
3. Plans entitled "Site Plans," prepared by VHB, 101 Walnut Street, Watertown MA, consisting of 16 sheets: Sheet 1, Cover Sheet, dated August 29, 2022; Sheet 2, Sheet C1.0, entitled "Legend and General Notes" dated August 29, 2022; Sheet 3, Sheet C2.0, entitled "Overall Layout and Materials," dated August 29, 2022; Sheet 4, Sheet C2.1, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 5, Sheet C2.2, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 6, Sheet C3.1, entitled "Grading and Drainage Plan," dated August 29, 2022; Sheet 7, Sheet C3.2, entitled "Grading and Drainage Plan," dated August 29, 2022;

Sheet 8, Sheet C4.1, entitled "Utility Plan," dated August 29, 2022; Sheet 9, Sheet C4.2, entitled "Utility Plan," dated August 29, 2022; Sheet 10, Sheet C5.1, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 11, Sheet C5.2, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 12, Sheet C6.1, entitled "Details," dated August 29, 2022; Sheet 13, Sheet C6.2, entitled "Details," dated August 29, 2022; Sheet 14, Sheet L1.1, entitled "Planting Plans," dated August 29, 2022; Sheet 15, Sheet L1.2, entitled "Planting Plan," dated August 29, 2022; Sheet 16, Sheet L-2.1, entitled "Planting Detail," dated August 29, 2022.

4. Plan entitled "Color Site Plan," dated August 29, 2022.
5. Stormwater Management Plan, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 24, 2022.
6. Traffic Evaluation, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 30, 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](#)
Cc: [Lee Newman](#)
Subject: RE: Request for comment - Coca Cola Amendment, 9 B Street
Date: Friday, September 23, 2022 12:23:25 PM
Attachments: [image002.png](#)
[image003.png](#)

Alex –

The Public Health Division conducted the review for the Amendment to Major Project Special Permit No. 94 request for the proposal at **9 B Street**, specifically for the Coca-Cola site, and have the following comments noted below:

- Prior to the start of extensive renovations/demolition and removal of the Office and Fleet Wings, and associated storage, the owner must apply for this Demolition review online, via our online permit application system. See direct link to this form: <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508> . This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE:** Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of an extensive renovation/Demolition permit by the Building Department.
- On-going pest control must be conducted during extensive renovations/demolition AND on-going pest control must be conducted throughout construction.

Please let us know if you have any follow-up questions or if you need any additional information from us 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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message. Thank you.



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From: Alexandra Clee <aclee@needhamma.gov>

Sent: Monday, September 12, 2022 4:45 PM

To: David Roche <droke@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>; Justin Savignano <jsavignano@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>

Cc: Lee Newman <LNewman@needhamma.gov>; Elisa Litchman <elitchman@needhamma.gov>

Subject: Request for comment - Coca Cola Amendment, 9 B Street

Dear all,

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More information can be found in the application: <https://www.needhamma.gov/Archive.aspx?AMID=&Type=&ADID=9887>.

The Planning Board has scheduled this matter for October 3, 2022. Please send your comments by Wednesday September 28, 2022 at the latest.

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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 - Coca Cola Amendment, 9 B Street
Date: Wednesday, September 28, 2022 1:28:04 PM

Hi Alexandra

Looks good on our end.

Thanks,

Tom

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Tuesday, September 27, 2022 2:59 PM
To: Tom Conroy <TConroy@needhamma.gov>
Cc: Lee Newman <LNewman@needhamma.gov>
Subject: FW: Request for comment - Coca Cola Amendment, 9 B Street

Hi Chief,

Just a reminder to get me comments when you can, ideally by day end tomorrow.

Thanks!

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

From: Alexandra Clee
Sent: Monday, September 12, 2022 4:45 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>; Justin Savignano <jsavignano@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
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1. Application for an Amendment to Major Project Special Permit No. 94, with Exhibit A.
2. Letter from Evans Huber, date September 1, 2022.
3. Plans entitled "Site Plans," prepared by VHB, 101 Walnut Street, Watertown MA, consisting of 16 sheets: Sheet 1, Cover Sheet, dated August 29, 2022; Sheet 2, Sheet C1.0, entitled "Legend and General Notes" dated August 29, 2022; Sheet 3, Sheet C2.0, entitled "Overall Layout and Materials," dated August 29, 2022; Sheet 4, Sheet C2.1, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 5, Sheet C2.2, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 6, Sheet C3.1, entitled "Grading and Drainage Plan," dated August 29, 2022; Sheet 7, Sheet C3.2, entitled "Grading and Drainage Plan," dated August 29, 2022; Sheet 8, Sheet C4.1, entitled "Utility Plan," dated August 29, 2022; Sheet 9, Sheet C4.2, entitled "Utility Plan," dated August 29, 2022; Sheet 10, Sheet C5.1, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 11, Sheet C5.2, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 12, Sheet C6.1, entitled "Details," dated August 29, 2022; Sheet 13, Sheet C6.2, entitled "Details," dated August 29, 2022; Sheet 14, Sheet L1.1, entitled "Planting Plans," dated August 29, 2022; Sheet 15, Sheet L1.2, entitled "Planting Plan," dated August 29, 2022; Sheet 16, Sheet L-2.1, entitled "Planting Detail," dated August 29, 2022.
4. Plan entitled "Color Site Plan," dated August 29, 2022.
5. Stormwater Management Plan, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 24, 2022.
6. Traffic Evaluation, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 30, 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**

September 30, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Amendment Major Project Site Plan Special Permit 94-5
9 B Street -Coca Cola

Dear Members of the Board:

The Department of Public Works has completed its review of the above referenced request to amend the Major Project Special Permit. The applicant is proposing to renovate the existing building, replace the existing Fleet Service wing and the addition of 14-loading docks. The site improvements will consist of reshaping the parking lots and creating landscape and hardscape 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 an Amendment to Major Project Special Permit No. 94, with Exhibit A.
2. Letter from Evans Huber, date September 1, 2022.
3. Plans entitled "Site Plans," prepared by VHB, 101 Walnut Street, Watertown MA, consisting of 16 sheets: Sheet 1, Cover Sheet, dated August 29, 2022; Sheet 2, Sheet C1.0, entitled "Legend and General Notes" dated August 29, 2022; Sheet 3, Sheet C2.0, entitled "Overall Layout and Materials," dated August 29, 2022; Sheet 4, Sheet C2.1, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 5, Sheet C2.2, entitled "Layout and Materials Plan," dated August 29, 2022; Sheet 6, Sheet C3.1, entitled "Grading and Drainage Plan," dated August 29, 2022; Sheet 7, Sheet C3.2, entitled "Grading and Drainage Plan," dated August 29, 2022; Sheet 8, Sheet C4.1, entitled "Utility Plan," dated August 29, 2022; Sheet 9, Sheet C4.2, entitled "Utility Plan," dated August 29, 2022; Sheet 10, Sheet C5.1, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 11, Sheet C5.2, entitled "Erosion and Sediment Control Plan," dated August 29, 2022; Sheet 12, Sheet C6.1, entitled "Details," dated August 29, 2022; Sheet 13, Sheet C6.2, entitled "Details," dated August 29, 2022; Sheet 14, Sheet L1.1, entitled "Planting Plans," dated August 29, 2022; Sheet 15, Sheet L1.2, entitled "Planting Plan," dated August 29, 2022; Sheet 16, Sheet L-2.1, entitled "Planting Detail," dated August 29, 2022.
4. Plan entitled "Color Site Plan," dated August 29, 2022.
5. Stormwater Management Plan, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 24, 2022.

6. Traffic Evaluation, prepared by VHB, 101 Walnut Street, Watertown MA, dated August 30, 2022.

Our comments and recommendations are as follows:

- As part of the NPDES requirements, the applicant has submitted a letter proposing Public Outreach & 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 additional stormwater recharge onsite in order to minimize future disruptions if EPA subjects properties greater 1-acre in size of this requirement. The additional stormwater recharge proposal is not a requirement at this time as the project meets Town's standards. However, it may be advantageous to add some offline infiltration areas while the site is under construction.
- Prior to modifications to the sewer services, the DPW's Sewer Division will need to be contacted to review the proposed changes.

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer



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, and Special Permit 2017-01, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, September 20, 2022 at 7:10 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 Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc., for a Major Project Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 29-37 Franklin Street, Needham, MA, located in the Mixed Use 128 Zoning District. The property is shown on Assessors Plan No. 75 as Parcels 6 and 8 containing a total of 13,365 square feet. The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to do the following: FIRST: by authorizing the activities permitted at 29-37 Franklin Street, Needham, to be conducted by Sira Naturals, Inc. d/b/a Ayr. SECOND: by requiring the Petitioner to comply with the requirements of the Massachusetts Cannabis Control Commission, rather than the Massachusetts Department of Public Health. THIRD: by eliminating the “appointment-only” operational requirement for the facility. FOURTH: by allowing sales of marijuana products other than those cultivated and processed at the Petitioner’s Milford facility. FIFTH: by allowing an increase in the maximum number of sales stations from five to seven. SIXTH: by eliminating the requirement that the delivery van(s) for home deliveries be housed at the Petitioner’s main facility in Milford, and by allowing two vans to be kept in the garage at the facility. SEVENTH: by making such additional amendments to the Original Decision dated June 13, 2017 as are needed to comport with the preceding proposed amendments.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit Amendment is required. In accordance with Special Permit No. 2017-01, Section 4.2, further site plan approval is required.

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, September 1, 2022 and September 8, 2022.

ROBERT T. SMART, JR., ESQ.

ATTORNEY AT LAW

399 CHESTNUT STREET

NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242

E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

July 26, 2022

BY HAND DELIVERY, AND ELECTRONIC MAIL

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman, Planning Director

Re: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.
Application for Amendments to Special Permit

Dear Members of the Board:

I represent Sira Naturals, Inc., d/b/a Ayr (hereinafter "Sira"), of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. (hereinafter "Sage"). Sira is proposing amendments to the Special Permit which the Planning Board granted to Sage in 2017 for operation of a medical marijuana facility at 29-37 Franklin Street, Needham (hereinafter, the "facility"). The amendments pertain to certain restrictions on operation of the facility, as will be detailed below.

In support of this application, Sira is submitting two originals of this letter and its listed exhibits, and two originals of the following additional materials and information:

1. Application for Amendments to Special Permit.
2. Memorandum to Dave Roche, Building Commissioner, from the Planning Department, dated June 23, 2022, with materials attached thereto.
3. First Floor Plan, Updated July 21, 2022, by Peter Quinn Architects.
4. Filing fee check of \$1,000.00.

Background

On June 13, 2017, the Planning Board granted special permits to Sage for operation of a medical marijuana treatment center at the facility. Special permits were also granted to alter a non-conforming building, and to waive certain parking plan and design requirements.

The Applicant has been operating a treatment center at the facility since obtaining a special permit from the Needham Planning Board in 2017. To the best of the Applicant's knowledge, there have been no traffic, parking, safety, or other issues in connection with the operation of the facility.

No changes to the footprint of the building(s) at the facility, or to its parking space layout, are contemplated as part of this application.

Since the grant of the Special Permit in 2017, the number of registered medical marijuana facilities in Massachusetts has increased dramatically, from 15 to over 80. The General Court enacted legislation creating the Cannabis Control Commission (CCC), and regulation of marijuana facilities is now entrusted to the CCC, rather than to the Massachusetts Department of Public Health. The CCC has promulgated detailed and comprehensive regulations for medical marijuana facilities, at 935 CMR 501 *et seq.* The CCC requires all medical and retail operators to comply with a comprehensive "seed to sale" program, called Metrc. Vertical integration of cultivation, processing, and dispensing operations is no longer required.

Proposed Amendments to the Special Permit

Sira seeks to amend the Special Permit in the following respects:

FIRST: by authorizing the activities permitted at 29-37 Franklin Street, Needham, to be conducted by Sira Naturals, Inc. d/b/a Ayr.

SECOND: by requiring the Applicant to comply with the requirements of the Massachusetts Cannabis Control Commission, rather than the Massachusetts Department of Public Health.

THIRD: by eliminating the "appointment-only" operational requirement for the facility.

FOURTH: by allowing sales of marijuana products other than those cultivated and processed at the Applicant's Milford facility.

FIFTH: by allowing an increase in the maximum number of sales stations from five to seven.

SIXTH: by eliminating the requirement that the delivery van(s) for home deliveries be housed at the Applicant's main facility in Milford, and by allowing two vans to be kept in the garage at the facility.

SEVENTH: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendments.

In support of the requested amendments, Sira submits the following:

I. Authorize Sira Naturals, Inc. d/b/a Ayr, rather than Sage Naturals, Inc. to operate a medical marijuana treatment center at 29-37 Franklin Street, Needham.

The 2017 Special Permit Decision, Section 3.11, requires written approval of the Planning Board for an entity other than Sage Naturals, Inc. to operate the facility. Written approval authorizing Sira Naturals, Inc., d/b/a Ayr should be granted.

First, the corporate name was changed from Sage Naturals, Inc. to Sira Naturals, Inc. on November 27, 2017. See Exhibit A, attached.

Second, the Cannabis Control Commission approved the change of name on September 3, 2021. See Exhibit B, attached.

Third, the Community Benefit Agreement with the Town was amended on September 21, 2021, to authorize this change. See Exhibit C, attached.

Fourth, a filing indicating that Sira Naturals, Inc. is doing business as Ayr was made with the Needham Town Clerk on March 11, 2022. See Exhibit D, attached.

II. Require Sira to comply with the requirements of the Cannabis Control Commission rather than the Massachusetts Department of Public Health.

The Massachusetts state legislature established the Cannabis Control Commission, by Chapter 55 of the Acts of 2017, and it mandated a transfer of the administration and oversight of the Massachusetts Medical Use of Marijuana Program from the Department of Public Health to the CCC as of December 31, 2018. See Exhibit E, attached.

III. Eliminate the “appointment only” requirement for operations.

Section 1.8 of the Planning Board’s Special Permit Decision requires to Sira to operate on an “appointment-only” basis. The Applicant requests that this restriction be removed.

The requirement of appointments creates an administrative burden for Sira employees and patients. Patients often cancel appointments at the last minute, or simply don’t come on the dates and times of their appointments. This leaves designated appointment times unused. In addition, requiring an appointment may keep a patient from coming to the facility at a time which is convenient for the patient. Managing an appointment calendar, in addition to conducting the normal check-in process, takes more time for the processing of each visit.

Walk-in visits are the norm in the medical marijuana business. Garden Remedies in Newton, Ethos Cannabis in Watertown, and Holistic Industries, Inc. in Somerville, for example, do not require appointments. Sira's Somerville facility operates without an appointment requirement. Sira would like its Needham facility to be comparably treated.

As noted by Vanasse & Associates, removal of an appointment requirement is likely to result in a modest increase in transaction activity, but there exists sufficient capacity on site to accommodate this increase. Overall daily demand is low and the facility has a lot of room, not only in the waiting area, but on the sales floor. Sira's experience in Somerville confirms that elimination of an appointment requirement does not cause patient arrivals to be unduly bunched.

IV Allow Sales of marijuana products other than those cultivated and processed at the Applicant's Milford facility.

Section 1.4 of the Planning Board Special Permit limits dispensing of medical marijuana products to those cultivated and processed at the Applicant's Milford facility. The Applicant requests that this limitation be removed.

In the early phases of the regulation of medical marijuana facilities, a form of "vertical integration" was required. Under Department of Public Health regulations at 105 CMR 725.105(B), a cultivation location of a registered marijuana dispensary that acquires, cultivates, possesses, processes, sells, and dispenses marijuana products (RMD) could cultivate marijuana only for that RMD, or up to two additional RMDs under a common non-profit corporation, and under 105 CMR 725.105(N)(2), an RMD was prohibited from acquiring marijuana or marijuana plants except through the cultivation of marijuana by that RMD, with a limited exception. See Exhibit E, attached.

In 2018, the CCC contracted with a private company, called Metrc, to create a "seed to sale" tracking system, to assist the state in regulating the cultivation, tracking, transport, testing, and sale of medical and adult use cannabis. See Exhibit G, attached. Sira has complied with that requirement. With the advent of the tracking system requirement, there was no longer any need to prohibit local medical marijuana dispensaries from selling marijuana products cultivated and processed at facilities other than their own.

The CCC's regulation at 935 CMR 501.050(4), titled Dispensing Operations, Medical Marijuana Treatment Centers (MTCs, formerly known as RMDs), provides in pertinent part: "An MTC may perform dispensing operations at the address approved to do so by the Commission. At the dispensing location, the MTC may purchase and transport Marijuana Products from MTCs and transport, sell, Repackage or otherwise transfer Marijuana Products to MTCs and to Registered Qualifying Patients." (*NOTE THE PLURALS*). Neither the Operational Requirements section, 935 CMR 501.105, nor any other section of the CCC's medical marijuana regulations, prohibits the acquisition

and sale of marijuana from facilities other than the RMDs own. See Exhibit H, attached.

Other medical marijuana facilities in the area, and Sira itself in Somerville, routinely sell marijuana products other than those cultivated and processed at their own facilities. Limiting Sira's sales to Sira's own products cultivated in Milford puts Sira at a competitive disadvantage, while providing no health or safety benefit.

V. Allow an increase in the number of sales stations from five to seven.

Section 3.5 of the Planning Board Special Permit limits the number of sales stations to five. The Applicant would like to increase that number to seven.

The addition of two sales stations to the five currently permitted will allow Sira to complete transactions with patients more quickly, resulting in a reduction in the time a patient's vehicle will be parked at the facility.

Since the Planning Board special permit already allows Sira to have eight employees on site at one time, there will be enough staff for seven sales stations. The First Floor Plan, submitted herewith, shows there is adequate room for the two additional sales stations.

VI. Eliminate the requirement that any van for home deliveries be returned each evening to Milford, and authorize two vans to be stored at the Needham facility.

Currently, Section 3.9 the Planning Board's special permit Decision requires any delivery van to be housed overnight in Milford, and it contemplates only one van. In practice, this restriction has prevented the Applicant's from making home deliveries, which are allowed by the Decision. Home deliveries would reduced the need for patients to drive to the facility, park, and drive home.

This restriction causes significant operational problems. Requiring the housing of delivery vehicles in Milford means that at the end of each day, these vehicles are driven empty to Milford, only to be driven back the next morning, empty, before they can be filled with the day's orders for delivery to patients in Needham and surrounding communities. Milford is a 45-minute drive from Needham. This is a waste of gas.

There are no operational or safety reasons to require return of vans being used for home deliveries to Milford each evening. The vans will be stored in the garage, which is safely locked at night.

VII. Other amendments.

Approve such other Special Permit amendments as may be required in connection with the above-listed amendments.

Request for Hearing

I understand that you will be filing copies of the Application and related materials to the Town Clerk.

Please confirm that this matter will be heard at the Planning Board's September 20, 2022, hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Smart'.

Robert T. Smart, Jr.

Cc: Sira Naturals, Inc.

**TOWN OF NEEDHAM
MASSACHUSETTS**

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

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.

Location of Property: 29 and 37 Franklin Street, together with a parking and access easement over part of 55 Franklin Street, Needham, MA 02494

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly known as Sage Naturals, Inc.

Address: 300 Trade Center, Suite 7750, Woburn, MA 01801

Applicant is: Owner ☐ Tenant ☒

Property Owners:

As to 29 Franklin Street: Mad Dog Realty Trust, 29 Franklin St., Needham, MA 02494

As to 37 Franklin Street: 37 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035

As to 55 Franklin Street: 55 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035

Characteristics of Property: Lot Area: 13,365 sq. ft. Present Use: Medical Marijuana Treatment Center

Map #: 75 Parcels #s: 6 and 8 Zoning District: Mixed Use - 128

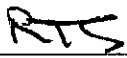
Description of Proposed Amendment: See attached Exhibit A

Signature of Applicant:

(or his representative)

Address if not Applicant:

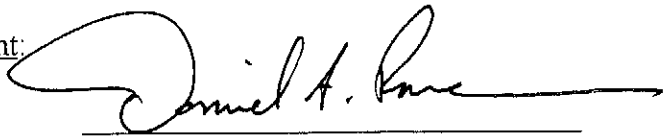
Tel #:



Robert T. Smart, Jr., Esq.
399 Chestnut Street
Needham, MA 02492
781-444-9344

Owner's permission if other than applicant:

As to 29 Franklin Street:

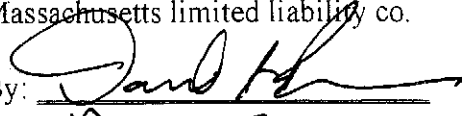


Daniel A. Roma, Trustee of
Mad Dog Realty Trust

As to 37 Franklin Street:

37 Franklin, LLC, a
Massachusetts limited liability co.

By:


Manager

As to 55 Franklin Street:

55 Franklin, LLC, a
Massachusetts limited liability co.

By:

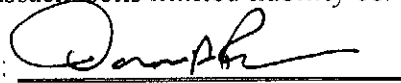

Manager

EXHIBIT A

**TOWN OF NEEDHAM
MASSACHUSETTS**

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.

Description of Proposed Amendment:

The Applicant proposes to amend the Planning Board's DECISION, Granting of Special Permits, dated June 13, 2017, in the following respects:

FIRST: by authorizing the activities permitted at 29-37 Franklin Street, Needham, to be conducted by Sira Naturals, Inc. d/b/a Ayr.

SECOND: by requiring the Applicant to comply with the requirements of the Massachusetts Cannabis Control Commission, rather than the Massachusetts Department of Public Health.

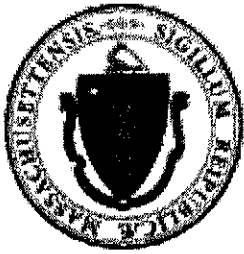
THIRD: by eliminating an "appointment-only" operational requirement for the facility.

FOURTH: by allowing sales of marijuana products other than those cultivated and processed at the Applicant's Milford facility.

FIFTH: by allowing an increase in the maximum number of sales stations from five to seven.

SIXTH: by eliminating the requirement that the delivery van(s) for home deliveries be housed at the Applicant's main facility in Milford, and allowing two vans to be kept in the garage at the facility.

SEVENTH: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendments.



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$15.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Amendment

(General Laws, Chapter 180, Section 7)

Identification Number: 465147723

We, MICHAEL DUNDAS ☒ President ☐ Vice President,

and MICHAEL DUNDAS ☒ Clerk ☐ Assistant Clerk,

of SAGE NATURALS, INC.

located at: 13 COMMERCIAL WAY MILFORD, MA 01757 USA

do hereby certify that these Articles of Amendment affecting articles numbered:

☒ Article 1 ☐ Article 2 ☐ Article 3 ☐ Article 4

(Select those articles 1, 2, 3, and/or 4 that are being amended)

of the Articles of Organization were duly adopted at a meeting held on 11/1/2017, by vote of: 0 members, 6 directors, or 0 shareholders, being at least two-thirds of its members/directors legally qualified to vote in meetings of the corporation (or, in the case of a corporation having capital stock, by the holders of at least two thirds of the capital stock having the right to vote therein):

ARTICLE I

The exact name of the corporation, **as amended**, is:
 (Do not state Article I if it has not been amended.)

SIRA NATURALS, INC.

ARTICLE II

The purpose of the corporation, **as amended**, is to engage in the following business activities:
 (Do not state Article II if it has not been amended.)

ARTICLE III

A corporation may have one or more classes of members. **As amended**, the designation of such classes, the manner of election or appointments, the duration of membership and the qualifications and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

ARTICLE IV

As amended, other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the business entity, or of its

directors or members, or of any class of members, are as follows:
(If there are no provisions state "NONE")

The foregoing amendment(s) will become effective when these Articles of Amendment are filed in accordance with General Laws, Chapter 180, Section 7 unless these articles specify, in accordance with the vote adopting the amendment, a *later* effective date not more than *thirty days* after such filing, in which event the amendment will become effective on such later date.

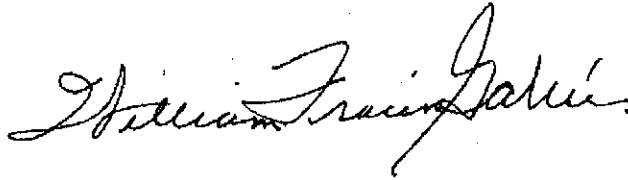
Later Effective Date:

Signed under the penalties of perjury, this 27 Day of November, 2017, MICHAEL DUNDAS, its ,
President / Vice President,
MICHAEL DUNDAS, Clerk / Assistant Clerk.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 27, 2017 09:44 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is positioned centrally on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Corporations Division

Business Entity Summary

ID Number: 001312028

[Request certificate](#)

[New search](#)

Summary for: **SIRA NATURALS, INC.**

The exact name of the Domestic Profit Corporation: SIRA NATURALS, INC.

Converted from SIRA NATURALS, INC. on 02-07-2018

Entity type: Domestic Profit Corporation

Identification Number: 001312028

Date of Organization in Massachusetts:
02-07-2018

Last date certain:

Current Fiscal Month/Day: 12/31

Previous Fiscal Month/Day: 12/31

The location of the Principal Office:

Address: 2601 SOUTH BAYSHORE DRIVE, SUITE 900

City or town, State, Zip code, MIAMI, FL 33133 USA

Country:

The name and address of the Registered Agent:

Name: CORPORATE CREATIONS NETWORK INC.

Address: 225 CEDAR HILL STREET #200

City or town, State, Zip code, MARLBOROUGH, MA 01752 USA

Country:

The Officers and Directors of the Corporation:

Title	Individual Name	Address
PRESIDENT	DAVID S. ROSENBERG	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
TREASURER	LOUIS F. KARGER	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
SECRETARY	LOUIS F. KARGER	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
DIRECTOR	DAVID S. ROSENBERG	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
DIRECTOR	LOUIS F. KARGER	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
DIRECTOR	JONATHAN SANDELMAN	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33133 USA
DIRECTOR	ERIC J. WARDROP	2601 SOUTH BAYSHORE DRIVE, SUITE 900 MIAMI, FL 33408 USA

Business entity stock is publicly traded: ☐

The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:

Class of Stock	Par value per share	Total Authorized		Total issued and outstanding
		No. of shares	Total par value	No. of shares
CNP	\$ 0.00	137,500	\$ 0.00	0
CNP	\$ 0.00	137,500	\$ 0.00	0

**Consent****Confidential
Data****Merger
Allowed****Manufacturing****View filings for this business entity:**

ALL FILINGS
Administrative Dissolution
Annual Report
Application For Revival
Articles of Amendment
Articles of Change
Articles of Incorporation

[View filings](#)**Comments or notes associated with this business entity:**[New search](#)

September 3, 2021

Sira Naturals, Inc.
MR283946; MR283886; MR282672; RMD245; RMD625; RMD325
Aodian@siranaturals.org

NOTICE: CHANGE OF NAME APPROVAL

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Marijuana Establishment ("ME") and/or Medical Marijuana Treatment Center ("MTC") has been approved by the Commission to officially add the d/b/a name of Sira Naturals, Inc. d/b/a Ayr.

WHAT ARE YOUR NEXT STEPS?

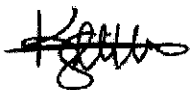
The ME/MTC may now change its business name with the Massachusetts Secretary of the Commonwealth. Within 30 days from the date of this notice, the ME/MTC shall submit to the Commission a certificate of good standing from the Massachusetts Secretary of the Commonwealth, Articles of Organization, and Bylaws reflecting the new name of the ME/MTC. This information shall be sent to licensing@cccmass.com.

If your change of name involves a d/b/a name, please send municipal approval or confirmation of the d/b/a name within 30 days. This information shall be sent to licensing@cccmass.com.

Please be advised that the ME/MTC, within 30 days, should be in full compliance with Commission regulations pertaining to disclosing or displaying the business name on buildings and products. The ME/MTC is subject to inspection, at any time without prior notice, to ensure full compliance with 935 CMR 500.000 and 935 CMR 501.000. 935 CMR 500.301; 935 CMR 501.301.

If you have any questions regarding this notice, please contact the Commission by email at licensing@cccmass.com.

Sincerely,



Kyle Potvin, Esq.
Director of Licensing



**AMENDMENT TO COMMUNITY BENEFIT AGREEMENT
BETWEEN THE TOWN OF NEEDHAM AND SIRA NATURALS, INC. d/b/a Ayr.
(f/k/a SAGE CANNABIS, INC.)**

WHEREAS, the Town of Needham (the "Town") and Sage Cannabis, Inc. are parties to the Community Benefit Agreement dated June 14, 2016; and

WHEREAS Sage Cannabis, Inc. has changed its name to Sira Naturals, Inc., and also wishes to designate a new point of contact for purposes of Section 11 of the Community Benefit Agreement and update certain provisions.

NOW THEREFORE, in consideration of the provisions contained in the Community Benefit Agreement and this amendment thereto, the parties hereby amend the Community Benefit Agreement specifically as follows:

1. All references in the Community Benefit Agreement to Sage Cannabis, Inc. and/or Operator shall henceforth be construed as referring to Sira Naturals, Inc. d/b/a Ayr, and Sira Naturals, Inc. d/b/a Ayr expressly agrees that it is subject to all of the terms and conditions contained therein.

2. For purposes of Section 11 of the Community Benefit Agreement, the contact for Operator is:

Dwan Packnett, Vice President Government Relations & Community Investment
Sira Naturals, Inc. d/b/a Ayr
300 Trade Center, Suite 7750
Woburn, MA 01801

3. Section 1 Annual Payments is amended by deleting subsection (c) in its entirety, and inserting in its place the following:

(c) Each Annual Payment shall be paid to the Town not later than May 15 following the calendar year. To the extent the Annual Payment is to be made before the Operator has submitted its audited financial records and certification of gross sales as required by section 2(a), said payment shall be based on a gross sales draft estimate and shall be subject to reconciliation not later than June 15.

4. Section 2 Financial Records and Audit Rights of Town, subsection (a) shall be amended by deleting the date "March 15" and inserting in place the date "May 15".

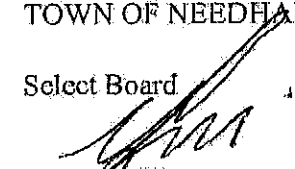
Except as specifically noted above, all remaining terms of the Community Benefit Agreement shall remain unamended and in full force and effect.

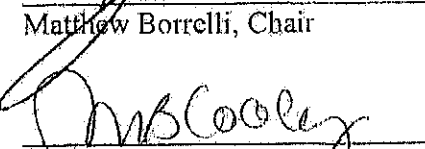
IN WITNESS WHEREOF, the Parties to this Agreement have hereunto set their hands and seals
on this 20th day of September, 2021.

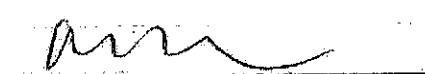
TOWN OF NEEDHAM

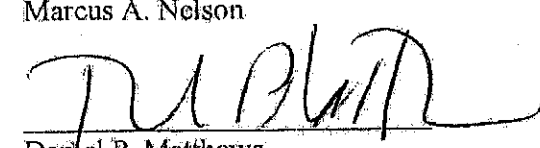
OPERATOR

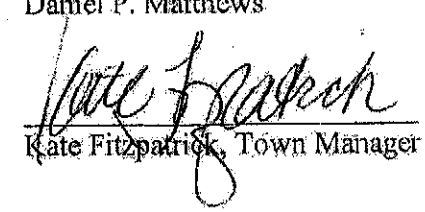
Select Board


Matthew Borrelli, Chair


Marianne B. Cooley, Vice Chair


Marcus A. Nelson


Daniel P. Matthews


Kate Fitzpatrick, Town Manager


Dwan Packnett, Vice President
Government Relations & Community Investment
Sira Naturals, Inc. d/b/a Ayr



Fee: \$60.00

The Commonwealth of Massachusetts

Town of Needham

Theodora K. Eaton, MMC
Town Clerk

1471 Highland Avenue, Needham, MA 02492
Tel: 781-455-7500 / Fax: 781-455-1248

Certificate # 8990Issue Date: 3/11/2022Expiration Date: 3/11/2026

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of

Name of Business: Sira Naturals, Inc. d/b/a "Ayr" is conducted at

Address of Business: 29 Franklin Street, Needham Heights, MA 02494

Type of Business: Retail Cannabis Telephone Number: 617.818.4022

Business is conducted by the following named persons: ** If a corporation is the owner, please provide the corporate name and address, plus the name and title of the signing officer.

Louis F. Karger, Treasurer 300 Trade Center Drive, Ste. 7700 Woburn, MA 01801

Full Name Street/City or Town/State/Zip Code

Full Name Street/City or Town/State/Zip Code

Full Name Street/City or Town/State/Zip Code

Full Name Street/City or Town/State/Zip Code

Signed

(Signature)

(Signature)

(Signature)

(Signature)

The Commonwealth of Massachusetts

Middlesex ss.

March 10, 2020

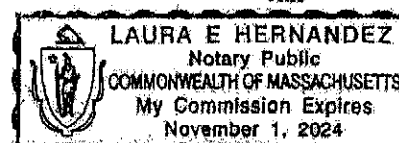
Personally appeared before me the above named Louis Karger
and made oath that the foregoing statement is true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed. A statement under oath must be filed with the City/Town Clerk upon discontinuing, retiring or withdrawing from such business or partnership. (M.G.L. Chapter 110, s. 5 and Ch. 337 of the Acts of 1985)

My Commission Expires: November 1, 2024

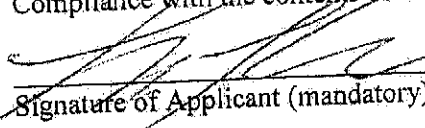
(Seal)

Laura E. Hernandez
Notary Public
Title



Pursuant to MGL Ch. 62C, Sec. 49A:

I certify under the penalties of perjury that I, to the best of my knowledge and belief, have read and am in Compliance with the contents of MGL Chapter 62C, Section 49A (included with this application).


Signature of Applicant (mandatory)

Sira Naturals, Inc. d/b/a "Ayr" - Treasurer
By Corporate Officer (if applicable)

465147723

Either a Social Security Number or
Federal Identification Number Must be
Supplied

3/10/22
Date

This License will not be issued unless this certification clause is signed by the applicant

**News / Administration of Massachusetts
Medical Marijuana Program to Transfer to
Cannabis Control Commission**

Contact

Cedric Sinclair
Director of Communications
857-268-6454

Maryalice Curley
Press Secretary
857-292-4891

Press@CCCMass.Com

**For Immediate Release
December 6, 2018**

**Administrati
of
Massachuset
Medical
Marijuana
Program
to
Transfer
to
Cannabis**

Control Commission

Boston, MA (December 6, 2018): On December 23, 2018, administration and oversight of the Massachusetts Medical Use of Marijuana Program will transfer from the Department of Public Health (DPH) to the Cannabis Control Commission (CCC), a change that is mandated by Massachusetts law, **Chapter 55 of the Acts of 2017, AN ACT TO ENSURE SAFE ACCESS TO MARIJUANA**. The law requires that the transfer take place by December 31, 2018.

During the transition, patients who are currently registered with the Medical Use of Marijuana Program should not experience any substantial change in their service. The only major change expected is the move of administration of the Medical Use of Marijuana Program to a different state agency that also oversees adult-use cannabis in Massachusetts.

“We have worked very hard to put in place an effective, high-quality, and streamlined medical marijuana program that is focused on patient safety and access,” said Public Health Commissioner Monica Bharel, MD, MPH. “We want to assure medical marijuana patients in the Commonwealth that we have worked closely with the CCC and our constituents over the past several months to support a smooth transition of the Program and to ensure that patient access is not impacted by this change.”

DPH has overseen the Medical Use of Marijuana Program since its launch in 2014. Currently, there are 47 Registered Marijuana Dispensaries (RMDs) approved for sales across Massachusetts, serving more than 57,000 patients and more than 7,000 personal caregivers. The 22 staff employed by DPH as part of the Medical Use of Marijuana Program will become employees of the Cannabis Control Commission.

“The upcoming transfer of the Medical Use of Marijuana Program would not have been possible without considerable collaboration between DPH and the CCC,” said CCC Chairman Steven J. Hoffman. “We appreciate the guidance that Commissioner Bharel and her team have provided for many months, and look forward to welcoming Program staff to the CCC who will help us maintain consistent, top-notch care that all Massachusetts patients deserve.”

The program's **website** has been updated with information to answer questions that patients may have about the transfer.

For more details, contact the Medical Marijuana Program Support Center at (617) 660-5370 or by email at **MedicalMarijuana@state.ma.us**. For inquiries related to adult-use cannabis, call (617) 701-8400.

##

Administration of Massachusetts Medical Marijuana Program to
Transfer to Cannabis Control Commission

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Sign up for Updates

725.105: continued

- (6) Procedures to ensure accurate recordkeeping, including inventory protocols;
- (7) Plans for quality control, including product testing for contaminants in compliance with 105 CMR 725.105(C)(2);
- (8) A staffing plan and staffing records in compliance with 105 CMR 725.105(I)(4)(c);
- (9) Emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (10) Alcohol, smoke, and drug-free workplace policies;
- (11) A plan describing how confidential information will be maintained in accordance with 105 CMR 725.200;
- (12) A description of the RMD's patient education activities in accordance with 105 CMR 725.105(K);
- (13) The standards and procedures by which the RMD determines the price it charges for marijuana, and a record of the prices charged, including the RMD's policies and procedures for the provision of marijuana to registered qualifying patients with verified financial hardship without charge or at less than the market price, as required by 105 CMR 725.100(A)(6);
- (14) Written policies and procedures for the production and distribution of marijuana, which shall include, but not be limited to:
 - (a) Methods for identifying, recording, and reporting diversion, theft, or loss, and for correcting all errors and inaccuracies in inventories;
 - (b) A procedure for handling voluntary and mandatory recalls of marijuana. Such procedure shall be adequate to deal with recalls due to any action initiated at the request or order of the Department, and any voluntary action by an RMD to remove defective or potentially defective marijuana from the market, as well as any action undertaken to promote public health and safety;
 - (c) A procedure for ensuring that any outdated, damaged, deteriorated, mislabeled, or contaminated marijuana is segregated from other marijuana and destroyed. This procedure shall provide for written documentation of the disposition of the marijuana;
 - (d) Policies and procedures for patient or personal caregiver home-delivery; and
 - (e) Policies and procedures for the transfer, acquisition, or sale of marijuana between RMDs.
- (15) A policy for the immediate dismissal of any dispensary agent who has:
 - (a) Diverted marijuana, which shall be reported to law enforcement officials and to the Department; or
 - (b) Engaged in unsafe practices with regard to operation of the RMD, which shall be reported to the Department; and
- (16) A list of all board members and executives of an RMD, and members, if any, of the entity, must be made available upon request by any individual. This requirement may be fulfilled by placing this information on the RMD's website.
- (17) Policy and procedure for the handling of cash on RMD premises including, but not limited to, storage, collection frequency, and transport to financial institution(s).

(B) Cultivation, Acquisition, and Distribution Requirements.

- (1) The following requirements pertain to cultivation of marijuana for medical use:
 - (a) Only an RMD is permitted to cultivate marijuana, with the exception of a registered qualifying patient granted a hardship cultivation registration or that patient's personal caregiver;
 - (b) A cultivation location of an RMD may cultivate marijuana for only that RMD, and up to two additional RMDs under an entity;
 - (c) All phases of the cultivation of marijuana shall take place in designated, locked, limited access areas that are monitored by a surveillance camera system in accordance with 105 CMR 725.110(D)(1)(d) through (i);
 - (d) Application of any pesticide not approved by the Department in the cultivation of marijuana is prohibited. An RMD may label marijuana and MIPS with the word "organic" only if all cultivation is consistent with U.S. Department of Agriculture organic requirements at 7 CFR Part 205;
 - (e) Soil for cultivation shall meet the *U.S. Agency for Toxic Substances and Disease Registry's Environmental Media Evaluation Guidelines* for residential soil levels; and

- (f) The cultivation process shall use best practices to limit contamination, including but not limited to mold, fungus, bacterial diseases, rot, pests, pesticides not approved by the Department, mildew, and any other contaminant identified as posing potential harm.
- (2) An RMD may acquire marijuana from or distribute marijuana to another RMD when:
 - (a) An documented emergency situation occurs such as loss of crop, vandalism, or theft, or other circumstance as approved by the Department; or
 - (b) The distribution and acquisition of marijuana, except MIP's, to and from all other RMDs does not exceed, cumulatively, 45% of the RMD's total annual inventory of marijuana as measured by weight; and
 - (c) The distribution and acquisition of MIPs to and from all other RMDs does not exceed, cumulatively, 45% of the RMD's total annual inventory of MIPs as measured by its dry weight equivalent to marijuana.

(C) Requirements for Handling and Testing Marijuana and for Production of MIPs:

- (1) Except for a registered qualifying patient or personal caregiver, who are not subject to 105 CMR 725.105, only a registered RMD is permitted to produce MIPs. An MIP production facility of an RMD may produce MIPs for only that RMD, and up to two additional RMDs under an entity.
- (2) The RMD is responsible for having all marijuana cultivated by the RMD tested in accordance with the following:
 - (a) Marijuana shall be tested for the *cannabinoid* profile and for contaminants as specified by the Department including, but not limited to, mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides. The Department may require additional testing;
 - (b) The RMD shall maintain the results of all testing for no less than one year;
 - (c) The RMD must follow established policies and procedures for responding to results indicating contamination as well as:
 - 1. notification within 72 hours by the RMD and the independent testing laboratory separately and directly to the Department on a form prescribed by the Department of any results indicating contamination that cannot be remediated; and
 - 2. submission of any information regarding contamination immediately upon request by the Department.

Such policy shall be available to registered qualifying patients and personal caregivers. Any notifications indicating contamination that cannot be remediated shall include a proposed plan for destruction of contaminated product and assessment of the source of contamination;
 - (d) All testing must be conducted by an independent laboratory that is:
 - 1. Accredited to International Organization for Standardization (ISO) 17025 by a third party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement; or
 - 2. Certified, registered, or accredited by an organization approved by the Department.
 - (e) The RMD shall arrange for testing to be conducted in accordance with the frequency required by the Department;
 - (f) An RMD must have a contractual arrangement with a laboratory for the purposes of testing marijuana;
 - (g) An executive of an RMD, or a member, if any, of the entity, is prohibited from having any financial or other interest in a laboratory providing testing services for any RMD;
 - (h) No individual employee of a laboratory providing testing services for RMDs may receive direct financial compensation from any RMD;
 - (i) All transportation of marijuana to and from laboratories providing marijuana testing services shall comply with 105 CMR 725.110(E);
 - (j) All storage of marijuana at a laboratory providing marijuana testing services shall comply with 105 CMR 725.105(D); and
 - (k) All excess marijuana must be returned to the source RMD and be disposed of pursuant to 105 CMR 725.105(J).

(M) Reports to the Department. The Department may require ongoing reporting on operational, quality, and financial information in a form and manner determined by the Department.

(N) Prohibitions.

- (1) An RMD may not dispense, deliver, or otherwise transfer marijuana to a person other than a registered qualifying patient or to his or her personal caregiver, to another RMD as specified in 105 CMR 725.105(B)(2), or to a laboratory as specified in 105 CMR 725.105(C)(2).
- (2) An RMD may not acquire marijuana or marijuana plants except through the cultivation of marijuana by that RMD or another RMD as specified in 105 CMR 725.105(B)(2), provided however that an RMD may acquire marijuana seeds, cuttings or genetic plant material. Cuttings or genetic plant material may only be acquired within 90 days of receiving a final certificate of registration, or such other time period approved by the Department and otherwise as authorized under 105 CMR 725.105(B)(2).
- (3) An RMD is prohibited from acquiring, possessing, cultivating, delivering, transferring, transporting, supplying, or dispensing marijuana for any purpose except to assist registered qualifying patients.
- (4) An RMD may not give away any marijuana except as required pursuant to 105 CMR 725.100(A)(6). An RMD may not provide any samples of marijuana.
- (5) An RMD may not receive orders for marijuana in any manner other than from a registered qualifying patient or personal caregiver in-person at the RMD, except in the cases of delivery, in which an order may be received by telephone or through a password-protected, internet-based platform.
- (6) An RMD may not fill orders for marijuana in any manner other than to a registered qualifying patient or personal caregiver in-person at the RMD, except in the case of delivery, in which an order may be delivered only to the primary residence of a registered qualifying patient or personal caregiver or the caregiving institution of a registered qualifying patient. The qualifying patient or caregiver receiving the delivery must who possess a registration card and valid photo identification as required pursuant to 105 CMR 725.105(F)(2).
- (7) An RMD may not sell any products other than marijuana, including MIPs and marijuana seeds, and other products such as vaporizers that facilitate the use of marijuana for medical purposes.
- (8) Consumption of marijuana on the premises or grounds of any RMD is prohibited, provided however that an RMD may administer marijuana for the purposes of teaching use of vaporizers, or demonstration of use of other products as necessary.
- (9) An RMD may not adulterate marijuana, including with psychoactive additives or other illicit substances.
- (10) An RMD may not sell marijuana to a registered qualifying patient with a hardship cultivation registration or to his or her personal caregiver(s), provided however that the RMD may sell seeds to such individuals.

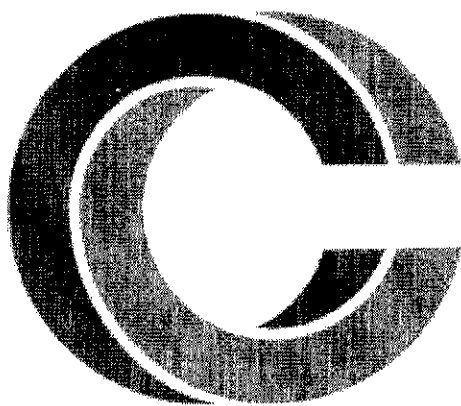
(O) Requirements Upon Expiration, Revocation, or Voiding of Certificate of Registration of RMD.

- (1) If a registration to operate expires without being renewed, is revoked, or becomes void, the RMD shall:
 - (a) Immediately discontinue cultivation and production of marijuana;
 - (b) Weigh and inventory all unused marijuana in all stages of cultivation and all MIPs in any stage of production, and create and maintain a written record of all such items;
 - (c) Dispose of the unused marijuana in accordance with 105 CMR 725.105(J) subsequent to approval by the Department. Such disposal shall be considered to be in the best interests of the general public, and the Department shall not be held liable in any way for any financial or other loss; and
 - (d) Maintain all records as required by 105 CMR 725.105(I)(7).
- (2) If the RMD does not comply with the requirements of 105 CMR 725.105(O)(1), the Department shall have the authority to, at the RMD's expense, secure the RMD, and after a period of 30-calendar days, seize and destroy the inventory and equipment and contract for the storage of RMD records.

MASSACHUSETTS

The state set up the Cannabis Control Commission in 2017. Metrc was contracted the following year, charged with helping the state regulate the cultivation, tracking, transport, testing, and sale of medical and adult-use cannabis and to assist in the creation of what Massachusetts Governor Charlie Baker called the “safe, reliable, legal market.”

GREETING PROGRAM OVERVIEW TRAINING AND INFO VIDEOS RECENT BULLETINS AND RESOURCES



Cannabis
Control
Commission

COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS WELCOMES YOU

Translate »

The Cannabis Control Commission (CCC) welcomes you to the Massachusetts Metrc webpage. Massachusetts' licensees must utilize the seed-to-sale system to track all marijuana products being cultivated, manufactured, transported, tested, and sold in the Commonwealth.

This portal contains important resources, training, and updates for Marijuana Establishments and their agents. The information and tools provided by Metrc are critical in ensuring that your establishment remains in compliance with the laws and regulations of the state of Massachusetts and the CCC.

We look forward to working with you to ensure a safe, equitable, and effectively run adult use marijuana industry.

CANNABIS CONTROL COMMISSION

EVENTS LOGGED

338771754

NUMBER OF SALES

30009693

PROGRAM OVERVIEW

Partnership Start: November 2018

The Cannabis Control Commission set to work to establish the parameters of the medical and adult-use markets, creating inventory quotas, an economic empowerment program, licensing guidelines, fee structures, and more. Sales of recreational cannabis are subject to a 10.75 percent excise tax, plus the state's normal 6.25 percent sales tax, and an optional local excise tax of up to three percent. Metrc's system tracks cannabis-related products through the point of sale, helping the state reconcile tax obligations. Purchasers pay no taxes on medical marijuana. In 2021, Metrc worked with the CCC to establish the state's first-ever product catalog, listing all the flower, pre-rolls, tinctures, beverages, and edibles sold legally in Massachusetts. The catalog provides valuable assistance to police, parents and regulators identifying licensed products versus those sold on the illicit market.

REGISTER FOR A TRAINING

MA New Business Metrc System Training

March 30, 2022 at 12:00 PM EDT

MA Advanced Retail Metrc System Training

March 31, 2022 at 12:00 PM EDT

MA Advanced Manufacturer Metrc System Training

March 31, 2022 at 10:00 AM EDT

MA Advanced Cultivator Metrc System Training

April 05, 2022 at 12:00 PM EDT

[SEE ALL TRAININGS](#)

QUICK LINKS

[INTEGRATION AND API](#)

[FAQ](#)

VALIDATED INTEGRATORS

We've made it easier to find licensed businesses in Metrc's validated integrators list. Search and sorting functionality has been added to the system to help users find what they need quickly and easily.

[SEE MASSACHUSETTS' VALIDATED INTEGRATORS](#)

TRAINING VIDEOS



[Translate »](#)

RECENT METRC BULLETINS FOR MASSACHUSETTS

MA BULLETIN 55:
ITEM CATEGORY
REQUIREMENTS
March 1, 2022

MA BULLETIN 54:
TISSUE CULTURE
PLANT BATCH
TYPE
March 1, 2022

MA BULLETIN 54:
TISSUE CULTURE
PLANT BATCH
TYPE
January 12, 2022

MA BULLETIN 53:
METRC LEARN
AND METRC
KNOWLEDGE
CENTER
March 1, 2022

MA BULLETIN 51:
TRANSFERS OF
IMMATURE
PLANTS TO
RETAILERS
November 17, 2021

MA BULLETIN 50:
NEW FEATURE
RELEASE - SAVE
TABLE
CONFIGURATIONS,
FIXED GRID
HIGHLIGHTING,
UPDATED CSV
GUIDE
October 22, 2021

MA BULLETIN 49:
LAB TEST BATCH
GUIDELINES
UPDATE
October 18, 2021

MA BULLETIN 48:
LAB TEST BATCH
GUIDELINES
October 18, 2021

MA BULLETIN 47:
NEW LAB TEST
BATCH UPDATE,
SOURCE
PRODUCTION
BATCH FIELD
April 9, 2021

MA BULLETIN 46:
NEW LAB TEST
BATCHES UPDATE
July 2, 2021

MA BULLETIN 45:
ITEM CATEGORY
CHANGES
October 27, 2021

MA BULLETIN 44:
EDIT SAVED
TRANSPORTER
INFO,
PRODUCTION
MANAGEMENT
REPORT, AND
UPDATED GUIDES
June 15, 2021

MA BULLETIN 43:
NEW LAB TEST
BATCHES
2021

MA BULLETIN 42:
UPDATE TO
ADULT-USE SALES
DELIVERIES
April 27, 2021

MA BULLETIN 41:
SAME ITEM
FUNCTIONALITY
AND GUIDANCE
ON ITEM

MA BULLETIN 40:
RENAME
HARVEST, DATA
OPTIMIZATION.
REMEDIATION

Translate »

CREATION
March 23, 2021

REVISION
HISTORY, AND
INGREDIENTS
March 10, 2021

MA BULLETIN 39:
404 ERROR
RESOLVED
March 1, 2021

MA BULLETIN 38:
ITEM
REQUIREMENT
DEADLINE
EXTENSION
February 8, 2021

MA BULLETIN 37:
ADDITIONAL ITEM
CATEGORY
GUIDANCE
January 28, 2021

MA BULLETIN 36:
ADDITION OF
NEW ITEM
CATEGORIES
January 20, 2021

BULLETIN ARCHIVE

RESOURCES FROM MASSACHUSETTS

Forms and Templates

Guidance Documents

Program News and Updates

info@metrc.com | TEL: 1-877-566-6506

3111 West Pipkin Rd. Suite 140 | Lakeland, FL 33811



Copyright 2022 | Metrc LLC

Translate »

501.050: continued

(c) Tier Expansion. An MTC may submit an application, in a time and manner determined by the Commission, to change the tier in which it is classified. An MTC may change tiers to either expand or reduce production. If an MTC is applying to expand production, it shall demonstrate that while cultivating at the top of its production tier, it has sold 85% of its product consistently over the six months preceding the application for expanded production for an indoor cultivator, or during the harvest season, prior to the application for expanded production for an outdoor cultivator.

(d) Tier Relegation. In connection with the License renewal process for MTC, the Commission will review the records of the MTC during the six months prior to the application for renewal for an indoor cultivator or during the harvest season prior to the application for renewal for an outdoor cultivator. The Commission may reduce the Licensee's maximum Canopy to a lower tier if the Licensee sold less than 70% of what it produced during the six months prior to the application for renewal for an indoor cultivator or during the harvest season prior to the application for renewal for an outdoor cultivator.

(e) Tier Factors. When determining whether to allow expansion or relegate a Licensee to a different tier, the Commission may consider factors including, but not limited to:

1. Cultivation and production history, including whether the plants/inventory suffered a catastrophic event during the licensing period;
2. Transfer, sales, and excise tax payment history;
3. Existing inventory and inventory history;
4. Sales contracts; and
5. Any other factors relevant to ensuring responsible cultivation, production, and inventory management.

(3) Product Manufacturing Operations. An MTC may perform manufacturing operations only at the address approved to do so by the Commission. At the Processing location, MTCs may obtain, Manufacture, Process and package Marijuana Products, to transport Marijuana Products to MTCs and to Transfer Marijuana Products to other MTCs, but not to Patients.

(4) Dispensing Operations.

(a) An MTC may perform dispensing operations only at the address approved to do so by the Commission. At the dispensing location, the MTC may purchase and transport Marijuana Products from MTCs and transport, sell, Repackage or otherwise transfer Marijuana Products to MTCs and to Registered Qualifying Patients.

(b) MTCs may perform home deliveries to Registered Qualifying Patients or Personal Caregivers from their dispensing location if approved by the Commission to do so. An MTC shall only deliver to an Institutional Caregiver at their Caregiving Institution.

501.052: Independent Testing Laboratories

(1) An Independent Testing Laboratory shall apply for licensure in the manner prescribed in 935 CMR 500.101: *Application Requirements*.

(2) The Commission will accept certificates of registration for Independent Testing Laboratories validly issued prior to the Program Transfer. A certificate will remain valid until the certificate expires or the laboratory is licensed pursuant to 935 CMR 500.101: *Application Requirements*, whichever occurs first.

(3) An Independent Testing Laboratory may not cultivate Marijuana.

(4) An Independent Testing Laboratory may not possess, transport or Process Marijuana other than that necessary for the purposes of testing in compliance with 935 CMR 500.000: *Adult Use of Marijuana* and 935 CMR 501.000. Laboratories registered prior to the Program Transfer and that have not been licensed pursuant to 935 CMR 500.101: *Application Requirements*, are limited to possessing, transporting or Processing Marijuana for the purposes of testing in compliance with 935 CMR 501.000.

(5) An Executive or Member of an MTC is prohibited from being a Person or Entity Having Direct or Indirect Control in an Independent Testing Laboratory providing testing services for any MTC, except as otherwise provided in 935 CMR 501.200.



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

MEMORANDUM

TO: Dave Roche, BUILDING COMMISSIONER
FROM: PLANNING DEPARTMENT *AC*
DATE: June 23, 2022
SUBJECT: Required parking
Sira Naturals, Inc. dba Ayr, formerly Sage Naturals
Property located at 29-37 Franklin Street, Needham, MA

The Planning Board is in receipt of a letter dated June 7, 2022, from Robert Smart, Attorney, requesting the Board's recommendation as to the number of parking spaces that should be required for the above-named medical marijuana facility, after proposed changes to operation (namely, the elimination of the by-appointment requirement, all as further described in the attachments). Upon review of the parking requirement for the above-named project, and after receiving the recommendations of the Department of Public Works (DPW) on the matter, the Board recommends a total number of required parking spaces of 18 spaces. The Planning Board's recommendation of 18 spaces was based upon the applicant's representation, as described in the letter from Robert Smart, Attorney, dated June 7, 2022, as well as a review of the following materials:

1. Memorandum from Scott W. Thornton, Vanasse & Associates, Inc., dated June 7, 2022, regarding traffic and parking assessment.

DPW's recommendation is that the use requires 18 parking spaces, and such recommendation relies on the information provided by the applicant. See letter directed to Planning Board, from Thomas Ryder, Town Engineer, dated June 16, 2022.

Accordingly, the Board voted to recommend a parking requirement total of 18 parking spaces contingent upon the property being used as described in the materials provided and detailed above (copies enclosed).

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

cc: Carys Lustig - DPW
Tom Ryder - TOWN ENGINEER
Robert Smart, Attorney



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

June 16, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: Sira Naturals, Inc. (formerly Sage Naturals)
Required Parking

Dear Members of the Board:

The Department of Public Works has completed its review of the above referenced request for a parking requirement determination. The applicant is proposing to amend the 2017 Special Permit, to change the operations of the facility to remove the limitation of the site's "appointment only", expand the sales positions, and expand delivery services.

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

1. Letter directed to Planning Board, from Attorney Robert T Smart Jr., Esq. dated June 7, 2022.
2. Letter directed to Planning Board, from Scott W Thornton, PE Vanasse & Associates, Inc. dated June 7, 2022 with attached parking study report.

Our comments and recommendations are as follows:

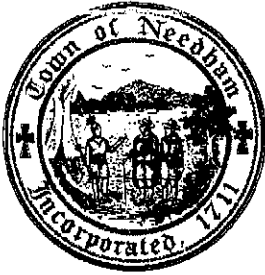
We agree with the conclusion that the facility's 18 spaces, plus the available on street parking, and the noted home delivery services proposed will be sufficient to accommodate the anticipated increase in parking demand.

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

MEMO

TO: Carys Lustig - DPW
Tom Ryder - TOWN ENGINEER

FROM: PLANNING BOARD *AC*

DATE: June 9, 2022

SUBJECT: Required parking
Sira Naturals, Inc. dba Ayr, formerly Sage Naturals
Property located at 29-37 Franklin Street, Needham, MA

The Planning Board is in receipt of a memo dated June 7, 2022, from Robert Smart, Attorney, requesting the Board's recommendation as to the number of parking spaces that should be required for the above-named medical marijuana facility, after proposed changes to operation (namely, the elimination of the by-appointment requirement, all as further described in the attachments). Please review the attachments and provide the Board with a recommendation as to the number of parking spaces that should be provided for this use based on the expected parking needs of occupants, users, and employees. As the parking generation requirements for this use are not studied in the Institute of Traffic Engineers Parking Generation Manual, you will need to select an alternative technical source in making your recommendation to the Board.

Accordingly, please find attached:

1. Letter form Robert T. Smart, Attorney, dated June 7, 2022.
2. Memorandum from Scott W. Thornton, Vanasse & Associates, inc., dated June 7, 2022, regarding traffic and parking assessment.

The Planning Board has scheduled this item for discussion on Tuesday, June 21, 2022, and would appreciate receiving your written comments prior to that meeting (and ideally by Wednesday June 22, 2022).

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

ROBERT T. SMART, JR., ESQ.

ATTORNEY AT LAW

399 CHESTNUT STREET

NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242

E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

June 7, 2022

BY HAND DELIVERY, AND ELECTRONIC MAIL

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman, Planning Director

Re: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.
Application for Amendments to June 13, 2017 Special Permit
29-37 Franklin Street, Needham, MA

Dear Members of the Board:

I represent Sira Naturals, Inc., d/b/a Ayr (hereinafter "Sira"), of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. (hereinafter "Sage"), which is currently operating a medical marijuana facility at 29-37 Franklin Street, Needham, MA. Sira intends to file an application in July of 2022 to amend the 2017 special permit which was granted by Planning Board.

The amendments to be proposed will include several operational changes: (a) removal of the "appointment only" limitation, (b) allowing sales of marijuana products in addition to those cultivated and processed at Sira's Milford facility, (c) allowing an increase in the maximum number of sales stations from five to seven, and (d) allowing delivery vans to be garaged overnight in a locked building at the Needham facility, rather than requiring them to be garaged in Milford.

Members of the Sira team and I met in April of 2022 with Lee Newman and Alexandra Clee, to discuss the upcoming application. They suggested that we conduct a traffic and parking analysis, to determine the parking demand which the revised operations would generate. Further, they suggested that the analysis be submitted by June 7, 2022, so the Board could obtain input from the Department of Public Works, in advance of the Board's meeting on June 21st. Finally, they suggested that the Board could consider and vote on the applicable parking demand standard at its June 21, 2022 meeting.

Accordingly, I enclose two copies of a June 7, 2022 letter from Scott Thornton, of Vanasse and Associates, Inc., which provides the required traffic and parking analysis. Scott's letter includes copies of the Sira data which he reviewed in order to conduct his analysis.

Please let me know if any additional materials are needed from Sira, and confirm that Sira's parking demand determination will be conducted by the Planning Board at its June 21, 2022 meeting.

Thank you for your consideration.

Very truly yours,



Robert T. Smart, Jr.

Cc: Sira Naturals, Inc.
Scott Thornton

Ref: 9320

June 7, 2022

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: Proposed Operations Changes to Sira Naturals
Needham, Massachusetts

Dear Members of the Board:

As requested by Sira Naturals, Vanasse & Associates, Inc. (VAI) has prepared this traffic and parking assessment of proposed operations changes for the Sira Naturals facility located at 29-37 Franklin Street in Needham. These operations changes consist of the following:

- removal of the appointment-based system for patients,
- expansion to provide an increase in the number of sales positions from 5 to 7, and
- expanded delivery service.

To assess the traffic and parking implications of these changes, VAI conducted parking counts and a review of transaction data from the existing Needham facility as well as from the Sira facility located at 240 Elm Street in Somerville, Massachusetts. Our findings are that the proposed removal of the appointment basis for patients is likely to result in a modest increase in transaction activity; however, there exists sufficient parking on site to accommodate this increase. In addition, we have assumed an increase in sales activity based on the additional sales positions to provide a conservative treatment of the analysis, although this is likely to speed processing time of transactions rather than increase the number of transactions. Finally based on information provided by Sira, a 10% reduction in on-site transactions is expected with the expansion of home deliveries. The net result of these changes is that while an increase in activity is expected on-site, the on-site parking capacity can accommodate the anticipated increase. Should additional parking be required, a review of on-street parking demand on Franklin Street that was also conducted indicates that there are sufficient spaces on Franklin Street to provide additional parking capacity if required.

PROJECT DESCRIPTION

The Sira Naturals site is a Medical Cannabis Facility. The facility is open seven (7) days a week from 10:00 AM to 8:00 PM and currently operates on an appointment basis only. Based upon information provided by the proponent, the site can accommodate up to 200 patients per day but typically services half or less on a given weekday, with fewer patients typically on Saturday and Sunday. Currently the number of employees on site total eight (8) including five (5) sales associates, two (2) security officers, and one manager. The project site is situated on the east side of Franklin Street, north of Highland Avenue. Access to the project site is provided by way of Wexford Street that intersects Highland Avenue from the north while Franklin Street intersects Wexford Street from the west. A total of 18 parking spaces are on-site and accommodate eight (8) staff spaces and ten (10) patient spaces. In addition, Franklin Street permits on-street parking, with approximately 18 available spaces not reserved by other entities on Franklin Street.

PREVIOUS TRAFFIC STUDY

VAI prepared a traffic study in 2017 for the facility which reviewed traffic generation and parking impacts of the proposed project. Additional items of study included area intersection counts, projections of future conditions, and level-of-service (LOS) analyses of the following locations:

1. Highland Avenue at Wexford Street
2. Wexford Street at Franklin Street

The 2017 study estimated traffic at the proposed facility by counting The Garden Remedies facility located at 697 Washington Street in Newton. At that time, Garden Remedies was a similar appointment only facility, which could service up to five (5) patients at a time. The Garden Remedies facility was monitored for customer counts on Wednesday, December 21, 2016 between the hours of 11:00 AM and 2:00 PM and 5:00 and 8:00 PM to determine midday and evening traffic generation. A summary of the peak counts is presented in Table 3. The project was expected to result in the vehicle trips noted in Table 1 below.

Table 1
INITIAL TRIP-GENERATION SUMMARY

Time Period/Direction	Trips Generated
<i>Evening Peak Hour:</i>	
Entering	11
<u>Exiting</u>	<u>11</u>
Total	22
<i>Midday Peak Hour:</i>	
Entering	15
<u>Exiting</u>	<u>15</u>
Total	30

In general, operations at these locations were not expected to change as a result of the project traffic, with no changes in LOS due to the addition of the project trips.

In addition, the 2017 study included a parking accumulation survey of Franklin Street conducted during a typical weekday in December between the hours of 11:00 AM and 2:00 PM and between 5:00 and 8:00 PM, as these were expected to be the peak time periods of the facility. The survey indicated that the peak demand was 14 spaces (12:15 PM, 12:30 PM and 2:00 PM) between 11:00 AM and 2:00 PM and seven spaces (5:00 PM) between 5:00 and 8:00 PM with on-street spaces available throughout the study period. This survey indicated that sufficient on-street parking supply was available on Franklin Street should it be occasionally required, but the on-site supply was expected to provide sufficient capacity for the project.

It should be noted that currently, the U-Do-It Electronics store has reserved 6 spaces for their customer parking across from the Sira Naturals site. This reduces the available 24 space total on-street supply to 18 spaces.



CURRENT STATUS

Removal of Appointment-Only Basis

Sira is proposing changes to their Needham operations in order to make them consistent with other area medical cannabis facilities. With the increase in the number of medical facilities, as well as in the number of adult retail cannabis facilities, demand at individual facilities and Sira's Needham facility in particular has declined. Most facilities have eliminated appointment-only operations. This system was required at many locations in order to manage the expected customer traffic and not overwhelm a store's capacity to process patient demand. However, Sira has determined that this system is no longer necessary and may in fact hamper their ability to compete with other similar stores that do not have a similar requirement and are easier for patients to do business with.

To address concerns raised during the COVID pandemic, Sira voluntarily operated its Somerville facility under an appointment-only basis for a limited time. This facility was able to return to a non-appointment basis in July 2021. This experience allows Sira to provide transaction data with both appointment-based operations and post-appointment-based operations. This data indicates a minor increase in transactions with the removal of the appointment system. Sira provided data to VAI for the month of April for both 2021 (appointment) and 2022 (non-appointment) for a review of the most recent time period comparison. This data is summarized in Table 2 below.

Table 2
NON-APPOINTMENT/APPOINTMENT TRANSACTION COMPARISON*

Time Period	April 2021 Data (Appointment)	April 2022 Data (Non-Appointment)	Increase (Decrease), percent
<i>Weekday Total</i>	6,124	7,049	15.1
<i>Weekend Total</i>	2,307	2,169	(6.0)

*Based on data provided by Sira for their Somerville store.

As shown in Table 2, the data indicates an increase in weekday transactions for the non-appointment basis operations compared to the appointment-only operations. Although a decrease was noted in the weekend operations, this is not pertinent to this discussion as the Needham facility has a higher activity during the weekday conditions than weekends; therefore, the weekend data above is not being used in future analysis.

Additional Sales Clerks

Sira is also proposing up to two additional sales clerks at their Point of Sale (POS) locations. Currently the facility has a maximum of five (5) sales clerks on site in order to accommodate the existing demand. However, to accommodate an expected increase in demand and to increase the pace of transactions so that duration of parking space use is minimized, the two additional POS locations are proposed. With a total of 7 POS locations and assuming 15 minutes per transaction, approximately 28 transactions per hour could be processed. However, Sira indicates that transactions take at most 15 minutes, with most requiring between 5 and 10 minutes. Transaction data from May 25, 2022 at the Needham facility indicated approximately 8 minutes between transactions over the course of the day. The additional sales clerks can accommodate additional transactions as needed and are not expected to create an increase in business. However, an



increase due to the additional clerks was in fact assumed, to provide a conservative treatment of project traffic changes.

Increased Home Deliveries With Change in Van Storage Requirement

Sira's special permit allows home deliveries, but contemplates only one delivery van, and requires that delivery van to be housed overnight in Milford. These requirements make home delivery from the Needham facility impractical. Sira is proposing to house up to two delivery vans overnight in its garage in Needham. There is ample room in the garage for this. Based on its experience at other facilities, Sira expects that the proposed changes will account for up to a 10 percent decrease in on-site transactions. These transactions would be made through online order with vehicles making deliveries to patients. The vehicles would be loaded at the beginning of the day for deliveries and could return in the off-peak times between 2:00 PM and 5:00 PM or at the close of business after 8:00 PM. These vehicles would result in fewer patients' vehicles coming to the store. Accordingly, a 10 percent reduction in on-site transactions was incorporated into site traffic calculations.

Trip Calculations

Trip estimates were calculated based on the proposed changes to the Needham facility. The starting point was the transactional data provided by Sira for a representative weekday (May 25, 2022) at the Needham facility for the midday (11:00 AM to 2:00 PM) period and the evening (5:00 to 8:00 PM) period. This data was then adjusted as follows:

- Increased 35 percent to account for an average weekday number of transactions based on April 2022 data,
- Increased 15.1 percent to account for removal of appointment basis,
- Increased by 40 percent to account for additional POS positions,
- Adjusted the three-hour data to average hour and then incorporated a 40 percent peaking factor to account for peak-hour parking demands within the three-hour window of transactions provided,
- Decreased by 10 percent to account for reductions in on-site transactions due to delivery service.

For simplicity of calculations, no sharing of vehicles or reduction due to mode split was assumed, so that the transactions were assumed to equal vehicle trips. The resulting trips are shown in Table 3.



Table 3
TRIP-GENERATION SUMMARY

Time Period/Direction	5/25/2022 Current Transactions	Adjusted to Monthly Weekday Average ^a	Adjusted for Removal of Appointment Basis ^b	Adjusted for Increase in Sales Positions ^c	Average Hourly Distribution ^d	Peak Hour Distribution ^e	Reduction due to Delivery ^f
Weekday Midday							
11AM-2PM (3 hours)							
Entering	19	26	30	42	14	20	18
Exiting	19	26	30	42	14	20	18
Total	38	52	60	84	28	40	36
Weekday Evening							
5PM-8PM (3 hours)							
Entering	26	36	42	59	20	28	26
Exiting	26	36	42	59	20	28	26
Total	52	72	84	118	40	56	52
Daily							
Entering	75	101	117	164	--	--	--
Exiting	75	101	117	164	--	--	--
Total	150	202	234	328	--	--	--

^aBased on transaction data for Needham month of April 2022 indicating 101 average transactions per weekday

^bBased on review of Somerville data indicating a 15% increase in transactions following lifting of appointment basis (1.15 factor applied)

^cBased on increase from 5 positions to 7 positions (140 percent increase)

^dDivided 3-hour ranges by 3 to derive average hour over period

^eAssumed peaking based on difference between average parking demand and 85th percentile parking demand (140 percent increase)

^fBased on 10% reduction as noted by Sira staff

As shown in Table 3, the proposed changes have the net result of transactions/trips similar to what was identified in the 2017 traffic study. This is shown in Table 4.

Table 4
TRIP-GENERATION COMPARISON

Time Period/Direction	Initial Trips Estimated (2017)	Current Trips Estimated (2022)
<i>Midday Peak Hour:</i>		
Entering	15	18
<u>Exiting</u>	<u>15</u>	<u>18</u>
Total	30	36
<i>Evening Peak Hour:</i>		
Entering	11	26
<u>Exiting</u>	<u>11</u>	<u>26</u>
Total	22	52

Increases are expected during both time periods, with the weekday evening peak hour time period expected to experience a higher increase than the weekday midday peak hour period. However, this is expected over a one-hour basis, and with transactions likely to average 10 minutes or less, parking supply is expected to meet demand, as shown in the following section.

PARKING ANALYSIS

Parking counts were conducted at the Needham facility on May 25, 2022. Counts were conducted during the periods identified previously (11:00 AM to 2:00 PM and 5:00 to 8:00 PM) and accounted for parking on-site and on-street. A total of 18 parking spaces are on-site and accommodate staff and patient parking, while Franklin Street accommodates 24 parking spaces. However, 6 of the Franklin Street spaces are signed for U-Do-It Electronics customer use only; therefore, these spaces were not included in calculations. These spaces are shown on Figure 1.

The results of the parking accumulation survey are shown in Figure 2 for on-site spaces and Figure 3 for off-site spaces. Figure 2 indicates the maximum parking demand during the midday time period was 9 spaces or 50 percent utilization while the maximum parking demand during the evening time period was 7 spaces, or 39 percent utilization. This included staff vehicles.

Figure 3 indicates the maximum parking demand on Franklin Street was 14 spaces during the midday time period or 78 percent utilization while the maximum parking demand during the evening time period was 10 spaces or 56 percent utilization, without including the 6 U-Do-It spaces. It should be noted that the maximum utilization was observed between 5:00 and 5:15 and after that interval the maximum demand decreased to 8 spaces or 50 percent.

The transaction data from May 25, 2022 indicated approximately 8 minutes between transactions over the course of the day. A 10-minute transaction time would allow each of the 10 spaces reserved for patients to turn over 6 times, for an average capacity of 60 vehicles to be parked. Since a maximum of 26 transactions are expected during the evening peak hour time period, this would leave sufficient capacity for the patients

Traffic and Parking Memorandum - Site Natural - Needham, Massachusetts

Legend:

- On Site = 18 Parking Spaces
- Off Site = 18 Parking Spaces
- Total = 36 Parking Spaces

5 SPACES

FRANKLIN STREET

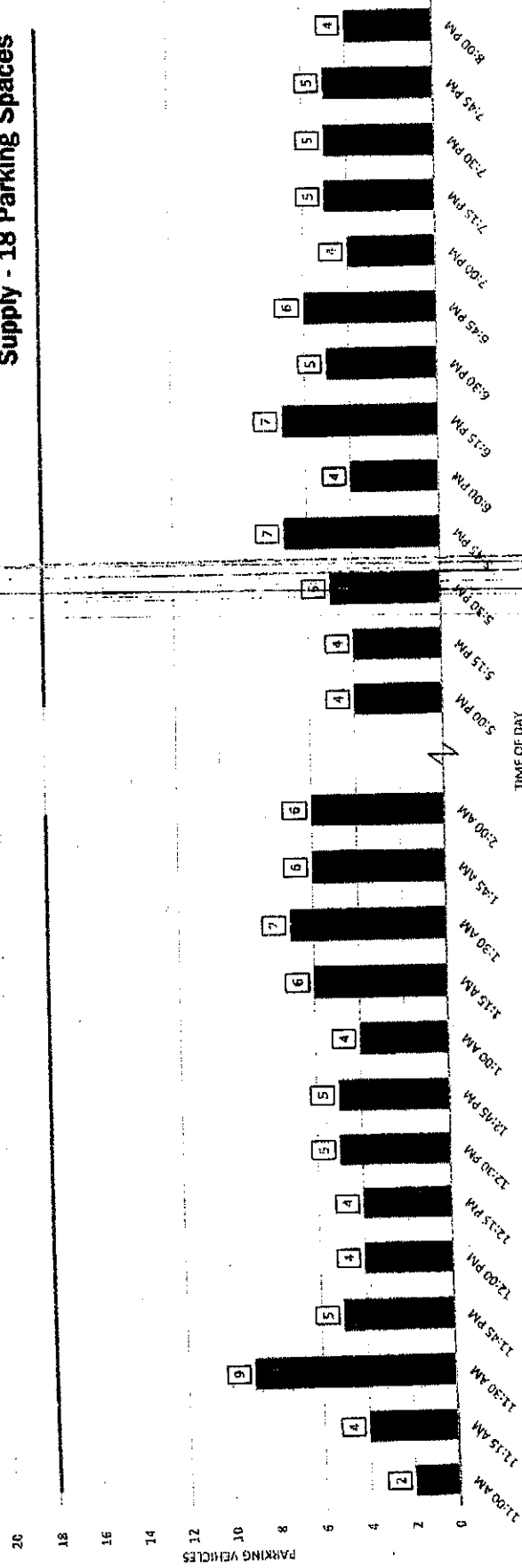
13 SPACES



Vanasse &
Associates inc

Figure 1
Parking Inventory

Supply - 18 Parking Spaces

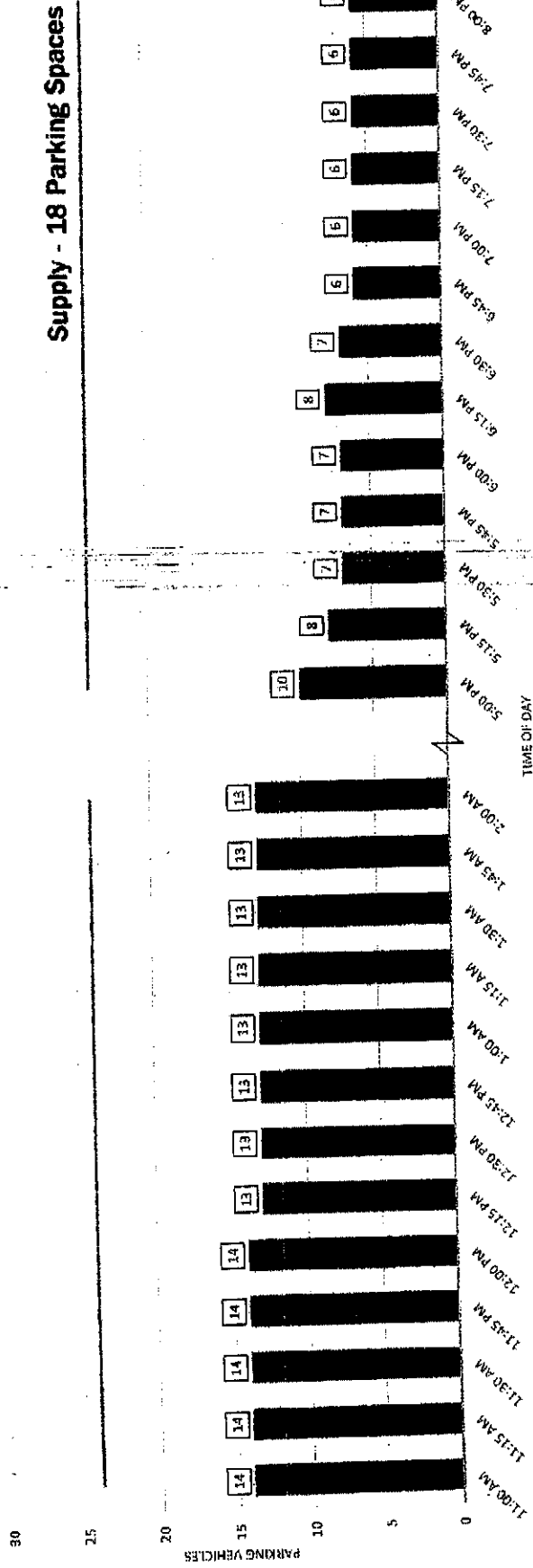


Source: VAI Survey

Figure 2

Parking Demand Study
On-Site Spaces
Wednesday, May 25, 2022

VAI Vanasse & Associates inc



Source: VMI Survey

Figure 3

Parking Demand Study
Off-Site Spaces
Wednesday, May 25, 2022

VMI Vanasse &
Associates inc

to park their vehicles on-site. In addition, during the evening there would be between 8 and 10 available spaces on Franklin Street available for use.

CONCLUSION

VAI has conducted a traffic and parking assessment of the changes proposed for the Sira Naturals Medical Cannabis Facility located at 29-37 Franklin Street in Needham, Massachusetts. Based on the proposed changes of removal of appointment-only service, an increase in the sales positions from 5 to 7, and a decrease in on-site transactions due to expanded delivery service, an overall increase in on-site activity is expected. However, the on-site parking capacity can accommodate the anticipated increase. Should additional parking be required, a review of on-street parking demand on Franklin Street indicates that there are sufficient spaces on Franklin Street to provide additional parking capacity if required.

Sincerely,

VANASSE & ASSOCIATES, INC.



Scott W. Thornton, P.E.
Principal

cc: D. Packnett, Sira Naturals, Inc. d/b/a "Ayr"
R. Smart, Esq.
File

Enclosures: Technical Appendix



APPENDIX

**TRANSACTION DATA
PARKING COUNTS
TRIP GENERATION CALCULATIONS**



Day	2022	Column 2	2022 Som Trans	2021	Day of Week 22	2021 Som Trans	Day of Week Needham	Needham 4/2022:
1	4/1/2022	Thu	271	271	4/1/2021	Wed	269	121
2	4/2/2022	Fri	278	278	4/2/2021	Thu	332	96
3	4/3/2022	Sat	214	214	4/3/2021	Fri	342	92
4	4/4/2022	Sun	214	214	4/4/2021	Sat	240	101
5	4/5/2022	Mon	208	208	4/5/2021	Sun	215	106
6	4/6/2022	Tue	231	231	4/6/2021	Mon	290	91
7	4/7/2022	Wed	227	227	4/7/2021	Tue	283	106
8	4/8/2022	Thu	409	409	4/8/2021	Wed	298	114
9	4/9/2022	Fri	353	353	4/9/2021	Thu	380	103
10	4/10/2022	Sat	372	372	4/10/2021	Fri	313	97
11	4/11/2022	Sun	268	268	4/11/2021	Sat	316	83
12	4/12/2022	Mon	264	264	4/12/2021	Sun	206	118
13	4/13/2022	Tue	299	299	4/13/2021	Mon	220	75
14	4/14/2022	Wed	376	376	4/14/2021	Tue	250	108
15	4/15/2022	Thu	486	486	4/15/2021	Wed	259	107
16	4/16/2022	Fri	441	441	4/16/2021	Thu	384	103
17	4/17/2022	Sat	331	331	4/17/2021	Fri	384	69
18	4/18/2022	Sun	295	295	4/18/2021	Sat	299	70
19	4/19/2022	Mon	389	389	4/19/2021	Sun	273	92
20	4/20/2022	Tue	584	584	4/20/2021	Mon	496	108
21	4/21/2022	Wed	386	386	4/21/2021	Tue	177	88
22	4/22/2022	Thu	451	451	4/22/2021	Wed	191	81
23	4/23/2022	Fri	377	377	4/23/2021	Thu	282	93
24	4/24/2022	Sat	349	349	4/24/2021	Fri	204	79
25	4/25/2022	Sun	176	176	4/25/2021	Sat	209	73
26	4/26/2022	Mon	139	139	4/26/2021	Sun	237	92
27	4/27/2022	Tue	170	170	4/27/2021	Mon	239	97
28	4/28/2022	Wed	191	191	4/28/2021	Tue	232	90
29	4/29/2022	Thu	263	263	4/29/2021	Wed	251	116
30	4/30/2022	Fri	256	256	4/30/2021	Thu	360	111

Row Labels	Sum of 2022 Som Trans	Sum of 2021 Som Trans	Rate of Increase/Decrease
Sun	903	1064	-15.1%
Mon	1000	931	7.4%
Tue	1284	1245	3.1%
Wed	1180	942	25.3%
Thu	1880	1268	48.3%
Fri	1705	1738	-1.9%
Sat	1266	1243	1.9%
Grand Total	9218	8431	9.3%
Weekday Total	7,049.0	6,124.0	15.1%
Weekend Total	2169	2307	-6.0%

Row Labels	Sum of Needham 4/2022:	Average of Needham 4/2022: 2	Count of Needham 4/2022: 2
Sun	327	81.75	4
Mon	408	102	4
Tue	371	92.75	4
Wed	392	98	4
Thu	542	108.4	5
Fri	506	101.2	5
Sat	328	82	4
Grand Total	2874	95.8	30
Total of weekday customers	2219		
Average customers	100.8636364		
with 15.1% increase	116.0985912		

SEAL

CONSULTANT

PROJECT

SIRA
NATURALS
NEEDHAM

29 FRANKLIN STREET
NEEDHAM, MA 02494

PREPARED FOR

Sira Naturals, Inc.

300 Trade Center

Suite 7700
Woburn, MA 01801

DRAWING TITLE

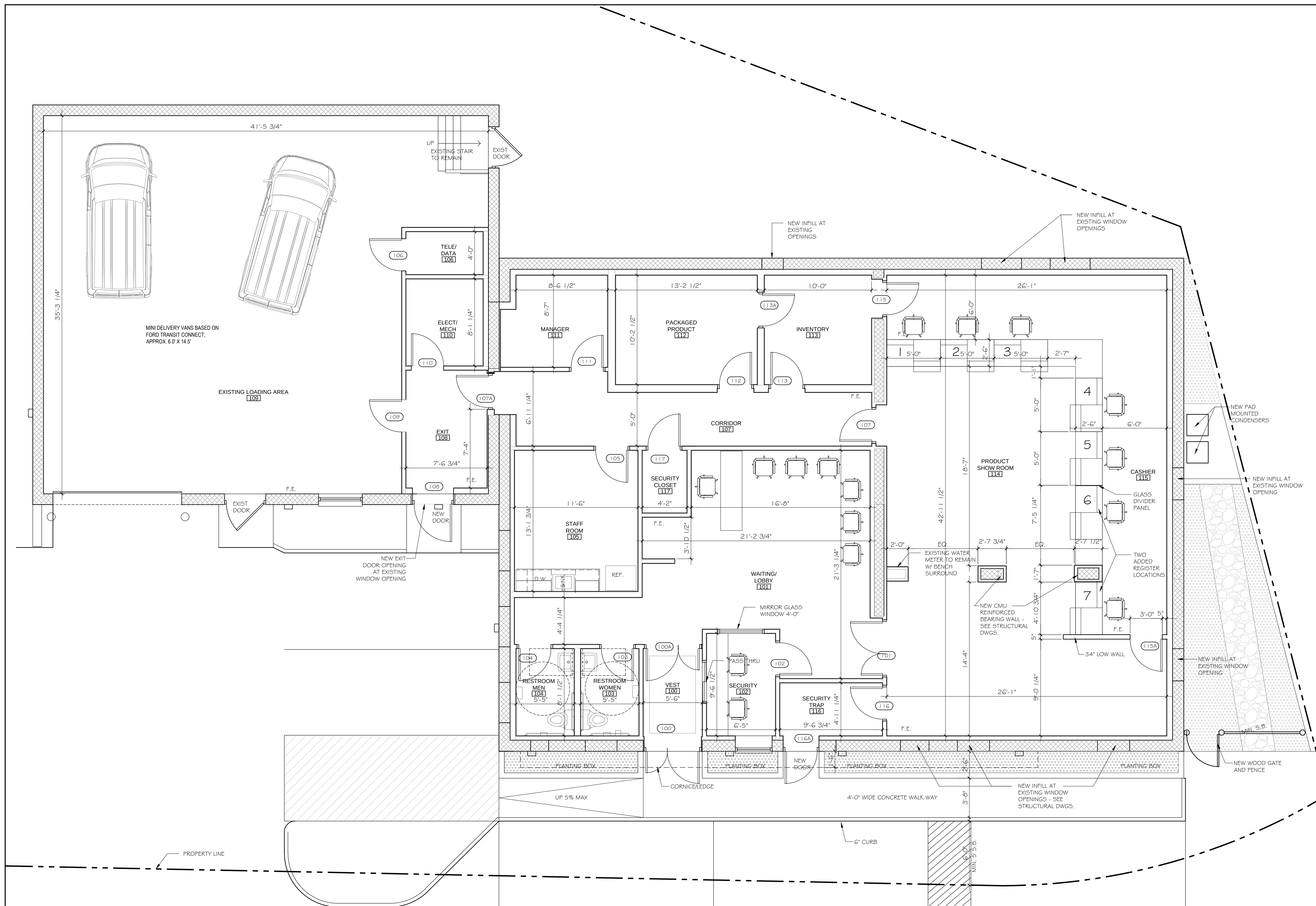
FIRST FLOOR PLAN
UPDATE 7-21-22

SCALE AS NOTED

REVISION / ISSUE	DATE
PROPOSED PLAN UPDATES	21 JUL. 2022
PROPOSED PLAN UPDATES	22 APR. 2022
AS BUILT PLAN	02 JAN. 2018
PERMIT SET	07 JUN. 2017
DRAWN BY AMF	REVIEWED BY PQ

SHEET

A1.1



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



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2017 JUN 19 PM 1:20

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

DECISION Granting of Special Permits June 13, 2017

PLANNING

Sage Naturals, Inc. (formerly known as Sage Biotech, Inc. and Sage Cannabis, Inc.)
29-37 Franklin Street, Needham, MA 02492
Application No. 2017-01

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Sage Naturals, Inc., formerly known as Sage Biotech, Inc. and Sage Cannabis, Inc., 13 Commercial Way, Milford, MA 01757 (hereinafter referred to as the Petitioner), for property located at 29 and 37 Franklin Street, together with a parking and access easement over a portion of 55 Franklin Street, Needham, MA, shown on Assessors Plan No. 75 as Parcels 6 and 8 containing 13,365 square feet. Note that 55 Franklin Street is shown on Assessors Plan No. 75 as Parcel 5. Said parcels are all located in the Mixed Use – 128 Zoning District.

This Decision is in response to an application submitted to the Board on March 28, 2017, by the Petitioner for: (1) a Special Permit under Sections 3.2.6.2(h) and 6.10 of the Needham Zoning By-Law (hereinafter referred to as the By-Law) for the operation of a Medical Marijuana Treatment Center in the Mixed Use – 128 Zoning District; (2) a Special Permit under Section 1.4.6 of the By-Law for the structural alteration, enlargement or reconstruction of a non-conforming building; (3) a Special Permit under Section 5.1.1.5 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.3 (Parking Plan and Design Requirements) of the By-Law, Subsection 5.1.3(h) (Parking Space Layout), Subsection 5.1.3(j) (Parking Setbacks), Subsection 5.1.3(k) (Landscaped Areas), Subsection 5.1.3(l) (Trees) and Subsection 5.1.3(m) (Location); (4) findings and determinations required by Sections 7.5.2 and 7.5.2.1 of the By-Law; and (5) a finding that the criteria set forth in Section 6.10 of the By-Law are met.

The requested Special Permits, would, if granted, permit the Petitioner to construct and operate a Medical Marijuana Treatment Center at 29-37 Franklin Street. The Petitioner proposes to dispense medical marijuana, marijuana-infused products and vaporizers to patients at the site. The medical marijuana will be grown, processed and packaged off-site at the Petitioner's cultivation facility in Milford, Massachusetts and delivered to the Needham site approximately once per day. The Needham facility will only dispense medical marijuana products that are cultivated and processed at the Petitioner's Milford facility. The proposed facility will be designed and operated in accordance with state and local regulations for registered marijuana dispensaries and will be subject to oversight by the Massachusetts Department of Public Health.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the hearing was called to order by the Chairperson, Elizabeth J. Grimes, on Tuesday, April 25, 2017 at 7:45 p.m. in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. The hearing was continued to May 23, 2017 at 7:30 p.m., in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. Board members, Elizabeth J. Grimes, Paul S. Alpert, Martin Jacobs, Jeanne S. McKnight, and Ted Owens were present at the April 25, 2017 and May 23, 2017 public hearings. The record of the proceedings and the submission upon which this Decision is based may be referred to in the office of the Town Clerk or the office of the Board.

Submitted for the Board's deliberation prior to the close of the public hearing were the following exhibits:

- Exhibit 1 - Properly executed Application for a Special Permit under Section 1.4.6 of the By-Law, Sections 3.2.6.2(h) and 6.10 of the By-Law, and Section 5.1.1.5 of the By-Law as well as a request for findings that the criteria set forth in Section 6.10 of the By-Law have been met. Said application submitted on March 28, 2017.
- Exhibit 2 - Letter to Planning Board Members, from Attorney Roy A. Cramer, dated March 24, 2017, with Exhibits A and B.
- Exhibit 3 - Plans entitled "Site Development Plans, for 29 and 37 Franklin Street, Needham, MA 02494," prepared by Kelly Engineering Group, Inc., 0 Campenelli Drive, Braintree, MA 02184, consisting of 5 sheets: Sheet 1, entitled "29 and 37 Franklin Street, Needham, MA," dated January 3, 2017; Sheet 2, entitled "Existing Conditions Plan," dated January 3, 2017; Sheet 3, entitled "Layout Plan," dated January 3, 2017, revised March 17, 2017; and Sheet 4, entitled "Site Plan," dated January 3, 2017; Sheet 5, entitled "Detail Sheet," dated January 3, 2017.
- Exhibit 4 - Plans entitled "Needham Dispensary, 29 Franklin Street," prepared by Peter Quinn Architects, 259 Elm Street, Suite 301, Somerville, MA 02144, consisting of 4 sheets: Sheet 1, Sheet A-1.0, entitled "Rendered Elevation and 3D View," dated February 6, 2017, revised March 21, 2017; Sheet 2, Sheet A-1.1, entitled "Floor Plan," dated February 6, 2017, revised March 21, 2017; Sheet 3, Sheet A-1.2, entitled "Roof Plan," dated February 6, 2017, revised March 21, 2017; and Sheet 4, Sheet A2.0, entitled "Elevations," dated February 6, 2017, revised March 21, 2017.
- Exhibit 5 - Transportation Impact Assessment, 29-37 Franklin Street, prepared by Vanasse & Associates, Inc., 35 New England Business Center Drive, Suite 140, Andover, MA 01818, dated January 2017.
- Exhibit 6 - Letter from Brandon Li, Project Engineer, Kelly Engineering, directed to Anthony Del Gaizo, Needham Town Engineer, dated January 3, 2017.
- Exhibit 7 - Two plans showing 500 and 1,000 foot radius from subject property to the potential "protected uses" described in Section 6.10, undated.
- Exhibit 8 - Information sheet on Charles River Pathway Conservation Area in Newton, MA.
- Exhibit 9 - Letter to Planning Board Members, from Attorney Roy A. Cramer, dated March 27, 2017, with exhibits.
- Exhibit 10 - Information sheets on Newton Upper Falls Greenway in Newton, MA. Exhibit comprises 4 pages.
- Exhibit 11 - Lease Agreement by and between 37 Franklin LLC and Mad Dog Realty Trust, as Landlord, and Sage Biotech, Inc., dated October 17, 2016.
- Exhibit 12 - Parking Easement Agreement by and between 55 Franklin LLC and Sage Biotech, Inc., executed March 23, 2017.

- Exhibit 13 - Letter from Peter Quinn, project architect, directed to Roy A. Cramer, Attorney, dated March 22, 2017.
- Exhibit 14 - Letter to Planning Board Members, from Attorney Roy A. Cramer, dated May 15, 2017, with exhibits.
- Exhibit 15 - RAB Lighting Technical Specifications Cut Sheet for SLIM37N.
- Exhibit 16 - Plans entitled "Needham Dispensary, 29 Franklin Street," prepared by Peter Quinn Architects, 259 Elm Street, Suite 301, Somerville, MA 02144, consisting of 3 sheets: Sheet 1, Sheet L1.1, entitled "Site Lighting Plan," dated May 11, 2017; Sheet 2, Sheet L1.2, entitled "Photometric Plan," dated May 11, 2017; and Sheet 3, Sheet L1.3, entitled "Photometric False Color Diagram," dated May 11, 2017.
- Exhibit 17 - Email from Attorney Roy Cramer, dated May 17, 2017, with attached letter from Daniel Roma, Nature Springs Water Company, dated May 15, 2017.
- Exhibit 18 - Letter from Marianne Connaughton, 19 Brook Road, Needham, dated May 18, 2017, with attachments.
- Exhibit 19 - Letter to Planning Board Members, from Attorney Roy A. Cramer, dated May 22, 2017, with exhibits.
- Exhibit 20 - Letter of non-opposition from Needham Board of Selectmen, to the Massachusetts Department of Public Health, dated June 14, 2016.
- Exhibit 21 - Community Benefit Agreement, between the Town of Needham and Sage Cannabis, Inc., dated June 14, 2016.
- Exhibit 22 - Letter from Eric Sheehan, Interim Bureau Director, Massachusetts Department of Public Health, dated July 12, 2016.
- Exhibit 23 - Email from Attorney Roy Cramer, dated May 22, 2017.
- Exhibit 24 - Letter from David Roche, Needham Building Commissioner to Attorney Roy Cramer, dated May 23, 2017.
- Exhibit 25 - Interdepartmental Communication (IDC) to the Board from Thomas Ryder, Assistant Town Engineer, by memo dated April 20, 2017 and May 19, 2017; IDC to the Board from Lt. John Kraemer, Needham Police Department, dated April 19, 2017; and IDC to the Board from Chief Dennis Condon, Needham Fire Department, dated April 21, 2017.

Exhibits 3, 4 and 16 are referred to hereinafter as the Plan.

Submitted following the close of the public hearing were the following exhibits:

- Exhibit 26 - Letter to Planning Board Members, from Attorney Roy A. Cramer, dated June 6, 2017, with exhibits.

FINDINGS AND CONCLUSIONS

- 1.1 The subject property is located at 29 and 37 Franklin Street, together with a parking and access easement over a portion of 55 Franklin Street, Needham, MA. The property located at 29 and 37 Franklin Street is shown on Assessors Plan No. 75 as Parcels 6 and 8 containing 13,365 square feet. The property located at 55 Franklin Street is shown on Assessors Plan No. 75 as Parcel 5. Said parcels are all located in the Mixed Use – 128 Zoning District.
- 1.2 29 Franklin Street consists of a one-story building containing approximately 2,925 square feet and an attached one-story garage containing 1,613 square feet. The square footage of the lot is 9,124 square feet. 37 Franklin Street, the adjoining property to the west, contains a one-story wood building of approximately 1,715 square feet. The square footage of the lot is 4,241 square feet. Together 29 and 37 Franklin Street comprise 13,365 square feet.
- 1.3 The Petitioner proposes to establish a Medical Marijuana Treatment Center location at 29 and 37 Franklin Street. The Petitioner is a Registered Marijuana Dispensary (RMD) with a state registered cultivating facility located in Milford, Massachusetts. The proposed facility will be designed and operated in accordance with state and local regulations for RMDs and will be subject to oversight by the Massachusetts Department of Public Health.
- 1.4 The Petitioner proposes to dispense medical marijuana, marijuana-infused products and vaporizers to patients at the subject site. The medical marijuana will be grown, processed and packaged off-site at the Petitioner's cultivation facility in Milford, Massachusetts and delivered to the Needham site approximately once per day. The Needham facility will only dispense medical marijuana products that are cultivated and processed at the Petitioner's Milford facility.
- 1.5 The Petitioner will operate the RMD within the framework established by the Department of Public Health, which requires that patients complete certain steps before coming to the dispensary. The patient must receive a certification from a certified physician who is registered with the State, and patients under 18 years old will need to receive prescriptions from two physicians. Patients will then register with the Department of Public Health, where they will be provided a photo identification card. Patients are required to re-register every year. After completing these steps, patients will be able to make an appointment with the Petitioner, which will operate by appointment only. In no case will people be able to enter the premises without showing the Department of Public Health identification. The Petitioner expects a substantial number of patients will prefer to receive their product by delivery.
- 1.6 The dispensary operation is proposed to be located primarily in the 2,925 square foot building at 29 Franklin Street. The attached garage will house the van to be used for home deliveries during the day and the van will be housed overnight at the Petitioner's main facility in Milford, Massachusetts. The building located at 37 Franklin Street will be utilized primarily for storage but will not be utilized for storage of any marijuana products.
- 1.7 In terms of the fit out of the interior space at 29 Franklin Street, the first floor plan establishes three important areas for patient contact; an initial check-in/entry area inside of the building, the main interior area where patients meet with patient-care advocates, and an exit area. Patients accessing the site will be buzzed in from the outside of the building to the entry area, and then buzzed in from the entry area to the main interior area. Patients will also be buzzed out of the building when exiting. The floor plan is designed so that security

staff can monitor and control access to the interior of the commercial space at both the entrance and exit points.

- 1.8 The facility will be operated on an appointment-only basis and will be opened seven (7) days per week from 10:00 a.m. to 8:00 p.m. The scheduled appointments will be not less than 15 minutes long and will be accommodated at five (5) sales stations in the facility.
- 1.9 The facility is designed to accommodate up to 200 appointments per day. Given a 10 hour work day, 5 sales stations and 15 minute scheduled appointments the maximum number of patients per day is 200. (4 appointments per hour per sales station x 5 sales stations = 20 appointments per hour x 10 = 200 appointments). Based upon information provided by the Petitioner, the facility is expected to accommodate on a typical day an average of seven (7) patients per hour and eighty-four (84) patients per day.
- 1.10 The maximum number of employees based at the site at any given time will be eight (8) including five (5) sales associates, two (2) security officers, and one (1) manager.
- 1.11 Under the By-Law Section 5.1.2, in the event that the Building Inspector is unable to determine if a particular use relates to any use within the table of "Required Parking" (Section 5.1.2), the Planning Board shall recommend to the Building Inspector a reasonable number of spaces to be provided based on the expected parking needs of occupants, users, guests or employees of the proposed business. In the subject case, the Board voted to recommend a parking requirement total of eighteen (18) parking spaces based upon recommendations from the Department of Public Works and contingent upon the property being used as stated in a letter from Roy A. Cramer, Attorney, dated January 19, 2017 (Exhibit 2).
- 1.12 A total of eighteen (18) parking spaces are on-site to accommodate eight (8) staff spaces and ten (10) patient appointments. The facility will have five (5) sales stations and the maximum patient demand of ten (10) spaces is based upon five (5) patients at appointments and five (5) patients waiting for the next appointment. Visits are by appointment only which will limit any peak parking demand. In addition, Franklin Street accommodates twenty-four (24) on-street spaces and observations by Vanasse & Associates, Inc. on December 20, 2016 indicate a maximum parking demand of fourteen (14) spaces between 11:00 a.m. and 2:00 p.m. and demand drops to seven (7) or less after 5:00 p.m. These spaces are available for overflow parking, but it is not anticipated that any will be needed and the on-site parking supply of eighteen (18) spaces will adequately service the peak parking demand.
- 1.13 A portion of parking spaces 16, 17 and 18, as shown on the Layout Plan, are located within the Franklin Street right-of-way. The Petitioner will request a permit authorizing that parking use within the right-of-way from the Board of Selectmen or other appropriate Town department. Parking spaces located partially on the property and partially within the Franklin Street right-of-way presently exist at the location and are currently perpendicular to the building, requiring vehicles to back out of the parking spaces. The proposed parking spaces have been rotated so that they are parallel with the building and Franklin Street, rather than perpendicular to the building. Parking spaces 1-7 are partially located on the property at 55 Franklin Street. Parking spaces 11-13 are designated as Employee Parking and are tandem spaces.
- 1.14 A portion of parking spaces 1-7, as shown on the Layout Plan, are located on and accessed from the abutting property at 55 Franklin Street. The Petitioner has secured a parking easement agreement from the Owner of 55 Franklin Street so that said parking spaces may

be used exclusively for the Medical Marijuana Treatment Center use at 29-37 Franklin Street. Additionally, the owner of 55 Franklin Street and the owner of the business at 55 Franklin Street have agreed that the trailer on 55 Franklin Street will be restricted from occupancy at the 55 Franklin Street site except as noted herein. The trailer may enter the site at approximately 8:00 a.m. two or three times a week. The unloading and loading of water bottles may then proceed for approximately 1 hour. After the loading/unloading operation is complete the trailer shall leave the site. The Petitioner has agreed to change its proposed opening time from 8:00 a.m. to 10 a.m. so that the Petitioner does not interfere with the loading/unloading operation and to assure that parking spaces 1-7 as shown on the Plan are available for the stated parking use.

- 1.15 The Petitioner has requested a Special Permit under Section 5.1.1.5 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.3, more specifically, in Subsection 5.1.3 (h), (“Parking Space Layout”), Subsection 5.1.3(j) (“Parking Setbacks”), Subsection 5.1.3(k) (“Landscaped Areas”), Subsection 5.1.3(l) (“Trees”) and Section 5.1.3(m) (“Location”).
- 1.16 The Petitioner provided a traffic study from Vanasse & Associates. Access to the project site is provided by way of Wexford Street that intersects Highland Avenue from the north while Franklin Street intersects Wexford Street from the west. The Project is expected to generate approximately 22 vehicle trips (11 entering and 11 exiting) during the weekday evening peak hour and 30 additional vehicle trips (15 entering and 15 exiting) during the Saturday peak hours. In order to assess the impact of the project on the roadway network, a traffic operations analysis was performed at two intersections 1) Highland Avenue at Wexford Street; and 2) Wexford Street at Franklin Street under 2015 Existing, 2023 No-Build and 2023 Build conditions. The study results indicated that the project will add some traffic to the area, but will not have a significant impact (increase) on motorist delays from the 2023 No-Build to the 2023 Build conditions at the noted intersections. None of the intersections had a drop in the Level-of-Service from the 2023 No-build to the 2023 Build condition.
- 1.17 The Petitioner is also proposing the following modest changes to the site and the exterior of the building: a façade change on the Franklin Street side of the building, installation of site landscaping, additional security cameras and lighting around the building to meet Department of Public Health requirements, two new accessible handicapped parking spaces, and restriping of the parking lot.
- 1.18 The Petitioner appeared before the Design Review Board on February 6, 2017, and obtained approval for the project.
- 1.19 The Petitioner has requested a Special Permit under Section 1.4.6 of the By-Law for the alteration of a lawful, pre-existing, non-conforming structure. Under Section 1.4.6 of the By-Law, a lawful, pre-existing, non-conforming building may be structurally altered only pursuant to a special permit issued by the Board pursuant to Section 7.5.2, provided that the Board determines such alteration would not be substantially more detrimental to the neighborhood than the existing non-conforming structure. On the basis of the above findings and criteria, the Board finds that the proposed alteration, as conditioned and limited herein, is to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not expand the existing non-conforming structure nor to be more detrimental to the neighborhood than the existing non-conforming structure. The Board notes that the structure is non-conforming in that the minimum side setback in the Mixed Use – 128 Zoning District is 10 feet but the minimum side setback of the building at

29 Franklin Street to the east is 0.4 feet and the minimum side setback to the west is approximately 2 feet. Portions of the building are also less than the minimum rear setback of 10 feet and the lot size of both 29 and 37 Franklin Street are both less than 10,000 square feet. The project does not contemplate a change in the footprint of the structures that comprise the project.

- 1.20 The Petitioner has requested a Special Permit under Sections 3.2.6.2(h) and 6.10 of the By-Law for the operation of a Medical Marijuana Treatment Center in the Mixed Use – 128 Zoning District. Under Section 3.2.6.2(h), a special permit may be granted to operate a Medical Marijuana Treatment Center in the Mixed Use – 128 Zoning District provided that the proposed use, building, structure, off-street parking or loading, modification of dimensional standards, screening or landscaping are in harmony with the general purposes and intent of the By-Law as set forth in Section 1.1 of the By-Law and is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area. The Board finds that the proposed development plan shown on the Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law and to comply with all applicable By-Law requirements. The Board further finds that the proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from: (a) excessive noise, level of illumination, glare, dust, smoke or vibration which are higher than levels now experienced from uses permitted in the surrounding area; (b) emission or discharge of noxious or hazardous materials or substances, or pollution of waterways or ground water; (c) pollution of waterways or ground water. The Board notes that the proposed facility does not manufacture any product on site, is a secure facility with a maximum number of employees, maximum number of sales stations and a by appointment only business model.
- 1.21 The Petitioner has requested a Special Permit under Section 5.1.1.5 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.3, more specifically, in Subsection 5.1.3 (h), (“Parking Space Layout”), Subsection 5.1.3(j) (“Parking Setbacks”), Subsection 5.1.3(k) (“Landscaped Areas”), Subsection 5.1.3(l) (“Trees”) and Section 5.1.3(m) (“Location”). Under Section 5.1.1.5 of the By-Law, a special permit to waive strict adherence with the requirements of Section 5.1.3 (Parking Plan and Design Requirements) may be granted in the Mixed Use – 128 Zoning District provided the Board finds that: (a) The issuance of a special permit will not be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses, and is consistent with the intent of the By-Law; (b) The ability to provide parking and design in accordance with the particular requirements of Section 5.1.3 of the By-Law was considered; and (c) The circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential traffic accidents on the site or in the surrounding area.

On the basis of the above findings and conclusions, the Board finds that the proposed project and plan, as modified by this Decision and as conditioned and limited herein, to meet these requirements, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and will not be a detriment to the Town’s and neighborhood’s inherent use of the surrounding area. The Board also finds and determines that the circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area.

- 1.22 The Board finds that the criteria set forth in Section 6.10 (a) of the Zoning By-Law are either inapplicable to the four properties/uses described below, or if applicable, the criteria are met. That section states in part that if the site on which a Medical Marijuana Treatment Center or Off-site Medical Marijuana Dispensary is more than 500 feet but less than 1,000 feet from a public or private elementary school, middle school or a municipal park or playground, that the Planning Board shall determine if the said “protected use” is sufficiently buffered such that its users will not be adversely impacted by the operation of the Medical Marijuana Treatment Center or Off-site Medical Marijuana Dispensary. The distance is to be measured in a straight line.

The first property is located across the Charles River in the City of Newton and is administered by the Newton Conservation Commission. The property consists of a short path (the Charles River Pathway Conservation Area) paralleling the Charles River that begins at Williams Street (off Oak Street) and ends at the foot of a steep railroad embankment. A portion of the path lies within the 1000 foot radius from the project site. The Board finds that pursuant to Section 6.10 of the By-Law that the Charles River Pathway Conservation Area, portions of which are located at least 500 feet distant but less than 1,000 feet distant from the proposed use, is not considered “a public or private elementary school, middle school, or secondary school, or a municipal park or playground” and as a result the provisions of Section 6.10 of the By-Law are not applicable to the pathway. The Board further finds, however, that in the event that the Charles River Pathway Conservation Area is considered a municipal park or playground (a protected use), that the project site is determined to be sufficiently buffered from such protected use such that its users will not be adversely impacted by the operation of the Medical Marijuana Treatment Center. The Board notes that the Charles River Pathway Conservation Area is located in Newton, Massachusetts on the other side of the Charles River and parallel to the Charles River. While portions of the conservation area are located less than 1,000 feet from the proposed facility as the crow flies, since the property in question is located on the other side of the Charles River it is not accessible from the proposed Medical Marijuana Treatment Center unless one travels from the City of Newton land to Oak Street in Newton then to Needham Street in Newton, crosses over the Charles River into Needham and proceeds west on Highland Avenue until Charles Street or Wexford Street are reached and then onto either street to the proposed Medical Marijuana Treatment Center on Franklin Street, a distance that is substantially greater than 1,000 feet and is sufficiently buffered from such “protected use”.

The second property, the Newton Upper Falls Greenway, is also located in the City of Newton on the other side of the Charles River. It is a walking path on a portion of the inactive old rail corridor that extended south from the MBTA Greenline D Branch through Newton Upper Falls to the Charles River. It runs roughly parallel to Needham Street. The MBTA owns the land and has entered into a long-term lease with the City of Newton. The Board finds that the Newton Upper Falls Greenway, portions of which are located at least 500 feet distant but less than 1,000 feet distant from the project site, is not considered “a public or private elementary school, middle school, or secondary school, or a municipal park or playground” and as a result the provisions of Section 6.10 of the By-Law are not applicable to the Newton Upper Falls Greenway. The Board further finds, however, that in the event that the Newton Upper Falls Greenway is considered a municipal park or playground (a protected use), that the project site is determined to be sufficiently buffered from such protected use such that its users will not be adversely affected by the operation of the Medical Marijuana Treatment Center or Off-Site Medical Marijuana Dispensary. The protected use is located on the other side of the Charles River from the project site and is not accessible unless one travels to Needham Street or Oak Street in Newton, crosses over the

Charles River and proceed west along Highland Avenue until Charles Street or Wexford Street are reached, and then onto either street until the project site on Franklin Street, a distance that is substantially greater than 1,000 feet.

The third property/use is the Montessori School located at 238 Highland Avenue. The Board notes as follows. The Board of Appeals on July 21, 2016 approved the operation of a Montessori School for toddlers and pre-schoolers at 238 Highland Avenue. As of the date of this Decision, no certificate of occupancy has been issued for the facility and it is not operational. The Board determines that Section 6.10 of the By-Law is not applicable because the Montessori School, which is limited to toddlers and preschoolers, does not constitute a “public or private elementary school, middle school or secondary school, or a municipal park or playground”. In addition, even if it were considered a protected use within the meaning of Section 6.10, the route from the Montessori School to the proposed Medical Marijuana Treatment Center involves crossing Highland Avenue (a major thoroughfare), as well as walking on several streets in order to reach the Franklin Street facility. While as the crow flies, the distance is approximately 965 feet from one property to the other, the walking distance is over 1450 feet so that even if the Montessori School is considered a school and covered by Section 6.10 of the By-Law, it is determined by the Board that the project site is sufficiently buffered from such protected use such that its users will not be adversely impacted by the operation of the Medical Marijuana Treatment Center or Off-Site Medical Marijuana Dispensary.

The fourth property/use is Riverside Community Care, located at 255 Highland Avenue. The Board notes the following: Riverside Community Care provides a variety of integrated behavioral health care and human services to individuals, families and communities. Services include programs for emergency services, early childhood services, home-based services such as in-home therapy, intensive family services and therapeutic mentoring, developmental disabilities programs and care coordination services. One component of Riverside Community Care is the Riverside School, a Chapter 766 approved facility that specializes in children with significant emotional difficulties or a psychiatric diagnosis. There is a high staff to student ratio in small group settings, with skilled educational and clinical professionals provided. Children are dropped off in the morning and picked up in the afternoon. They do not make their own way to and from Riverside. The Board doubts that this type of “therapeutic school” which is a Chapter 776 facility is the type of facility that falls within the definition of “public or private elementary school, middle school, or secondary school, or a municipal park or playground” within the meaning of Section 6.10 of the Zoning By-Law. The Board further finds, however, that the Riverside School is at least 500 feet from the project site, and the Board determines that the project site is sufficiently buffered from such protected use such that its users will not be adversely impacted by the Medical Marijuana Treatment Center or Off-Site Medical Marijuana Dispensary. The Board finds, the walking route from Riverside Community Care to Sage Naturals, Inc. would be along Highland Avenue, turning left onto Wexford Street and turning left again on Franklin Street, which is a distance of approximately 1,490 feet. The Board finds that the combination of the type of facility, the drop off/pick up requirement and the necessity of walking approximately 1,490 feet on several streets in order to reach 29-37 Franklin Street, enables the Board to determine that Sage Naturals, Inc. is sufficiently buffered from such protected use such that its users will not be adversely affected by the operation of Sage Naturals, Inc. and so finds.

- 1.23 The Board finds that the criteria set forth in Section 6.10 (b) of the Zoning By-Law are met. That section states that a Medical Marijuana Treatment Center or Off-site Medical Marijuana Dispensary may not be located in a building that contains a licensed daycare

center, or any facility providing educational, recreational or social programs or activities attended primarily by children enrolled in such facility. The Board finds that Sage Naturals, Inc. is not located in a building that contains a licensed daycare center, or any facility providing educational, recreational or social programs or activities attended primarily by children enrolled in such facility.”

THEREFORE, the Board voted 4-0 to GRANT: (1) the requested Special Permit under Sections 3.2.6.2(h) and 6.10 of the By-Law for the operation of a Medical Marijuana Treatment Center in the Mixed Use – 128 Zoning District; (2) the requested Special Permit under Section 1.4.6 of the By-Law for the alteration, enlargement or reconstruction of a non-conforming building; (3) the requested Special Permit under Section 5.1.1.5 of the By-Law to waive strict adherence with the off-street parking requirements of Section 5.1.3 (Parking Plan and Design Requirements) of the By-Law; (4) the requested findings and determinations required by Sections 7.5.2 and 7.5.2.1 of the By-Law; and (5) the requested finding that the criteria set forth in Section 6.10 of the By-Law are met; subject to and with the benefit of the following Plan modifications, conditions and limitations.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Inspector shall not issue any building permit nor shall he permit any construction activity on the site to begin on the site until and unless he finds that the Plan is revised to include the following additional corrected or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Inspector. Where approvals are required from persons other than the Building Inspector, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Inspector before the Inspector shall issue any building permit or permit for any construction on the site. The Petitioner shall submit nine copies of the final Plans as approved for construction by the Building Inspector to the Board prior to the issuance of a Building Permit.

- 2.1 The Plans shall be modified to include the requirements and recommendations of the Board as set forth below. The modified plans shall be submitted to the Board for approval and endorsement.
 - a) The Plan shall be revised to show a reduction in the overall illumination level of the portion of the site between the buildings and Franklin Street.

CONDITIONS

- 3.0 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and permit conditions shall give the Board the rights and remedies set forth in Section 3.32 of this Decision.
- 3.1 This special permit shall authorize Sage Naturals, Inc. to establish and operate a Medical Marijuana Treatment Center at 27 and 39 Franklin Street, Needham, in compliance with the Application Documents received March 28, 2017 and dated March 24, 2017, and supplemental documents and information submitted by the Petitioner to the Planning Board as referenced above in this Decision. This special permit does not authorize any activities related to marijuana cultivation or product manufacturing at 29 and 37 Franklin Street.

- 3.2 This special permit is conditioned upon the ongoing registration of the approved Medical Marijuana Treatment Center with the Massachusetts Department of Public Health, and shall terminate if such registration is terminated or fails to be renewed.
- 3.3 The approved Medical Marijuana Treatment Center shall be operated in accordance with all applicable state and local regulations, including but not limited to regulations set forth by the Massachusetts Department of Public Health as well as any additional regulations promulgated by local agencies that are applicable to the facility.
- 3.4 The Medical Marijuana Treatment Center may not be changed to a Recreational Marijuana facility under this permit without further approval of the Board through issuance of an amendment to this special permit under M.G.L., Ch. 40A, S.9 following a public hearing for which notice has been given as provided in M.G.L., Ch. 40A, S.11.
- 3.5 The proposed Medical Marijuana Treatment Center facility shall contain the dimensions and shall be located on that portion of the locus exactly as shown on the Plan, as modified by this Decision, and in accordance with applicable dimension requirements of the By-Law. Any changes, revisions or modifications to the Plan, as modified by this Decision, shall require approval by the Board, except that the floor plan may be modified without further Board review and approval provided that (a) the square footage of the facility is not increased, (2) the number of sales stations does not exceed five (5), and (3) the current level of security is maintained.
- 3.6 The parking areas, driveways, lighting, fencing, and landscape areas and other site features shall be located and constructed in accordance with the Plan. Any changes, revisions or modifications to the Plan shall require approval by the Board.
- 3.7 The operation of the proposed Medical Marijuana Treatment Center at 27 and 39 Franklin Street, Needham, shall be as described in Sections 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9., and 1.10 of this Decision and as further described under the support materials provided under Exhibits 1, 2, 9, 11, 12, 15, 17, 19, and 23.
- 3.8 The maximum number of employees present at the site (excluding 2 delivery personnel, who will park their personal cars at the Milford facility) at any given time shall not exceed eight (8) including five (5) sales associates, two (2) security officers, and one (1) manager.
- 3.9 The delivery van to be used for home deliveries shall not be parked in any of the 18 on-site parking spaces. Said delivery van shall be housed in the garage at 29 Franklin Street during business hours and shall be housed at the Petitioner's main facility in Milford outside of said business hours.
- 3.10 The Medical Marijuana Treatment Center may be open for business seven (7) days per week from 10:00 a.m. to 8:00 p.m.
- 3.11 This Special Permit to operate a Medical Marijuana Treatment Center at 27 and 39 Franklin Street, Needham, is issued to Sage Naturals, Inc., 13 Commercial Way, Milford, MA 01757, and may not be transferred, set over, or assigned by Sage Naturals, Inc., to any other person or entity, without the prior written approval of the Board following such notice and hearing, if any, as the Board, in its sole and exclusive discretion, shall deem due and sufficient.
- 3.12 Eighteen (18) parking spaces shall be provided for 27 and 39 Franklin Street at all times in accordance with the Plan. All off-street parking as shown on the Plan shall contain the

dimensions and shall be located on that portion of the locus exactly as shown on the Plan and in accordance with applicable requirements of Section 5.1.3 of the By-Law, except that the requirements noted more specifically, in Subsection 5.1.3 (h) the required parking space layout, in Subsection 5.1.3(j), the parking setback requirements, in Subsection 5.1.3(k), the landscape requirements, in Subsection 5.1.3(l), the tree requirements, and in Subsection 5.1.3(m) the location of parking, are hereby waived as further described in Section 1.15 of this Decision and as shown on the Plan. ‘

- 3.13 The Parking Easement Agreement described in Exhibit 12 shall be recorded at the Norfolk Registry of Deeds prior to the issuance of a building permit.
- 3.14 The Petitioner shall deliver to the Board an amendment to the Lease Agreement regarding the premises located at 29 and 37 Franklin Street that incorporates the terms and conditions of the May 15, 2017 letter signed by Daniel Roma (Exhibit 17) regarding the loading and unloading of the trailer serving the business located at 55 Franklin Street. A copy of said amendment shall be filed with the Board prior to the issuance of a building permit for Petitioner's project.
- 3.15 The Petitioner shall secure a permit from the Board of Selectmen or other appropriate Town department authorizing the placement of a portion of parking spaces 16, 17 and 18, as shown on the Layout Plan, within the right- of-way of Franklin Street. Said permit shall be filed with the Board prior to the issuance of a building permit for the Petitioner's project.
- 3.16 All required handicapped parking spaces shall be provided including above-grade signs at each space that include the international symbol of accessibility on a blue background with the words "Handicapped Parking Special Plate Required Unauthorized Vehicles May Be Removed At Owners Expense". The quantity and design of spaces, as well as the required signage shall comply with the M.S.B.C. 521 CMR Architectural Access Board Regulation and the Town of Needham General By-Laws, both as may be amended from time to time.
- 3.17 All lights shall be shielded during evening hours to prevent any annoyance to the neighbors and to minimize light pollution.
- 3.18 All deliveries and trash dumpster pick up shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, not at all on Sundays and holidays. The trash shall be picked up no less than two times per week or as necessary.
- 3.19 The maintenance of parking lot landscaping and site landscaping, as shown on the Plan, shall be the responsibility of the Petitioner.
- 3.20 The parking lot shall be swept a minimum of four times per year, at least once during April and again during September.
- 3.21 No unregistered vehicles or commercial vehicles are to be stored in the parking lot.
- 3.22 No maintenance operations, washing, oil changes, etc., are to be performed in the parking lot.
- 3.23 All snow shall be removed from the site so that the total number and size of parking spaces are not reduced.

- 3.24 Trash receptacles shall be provided if required, and the area shall be kept free of litter from the parking lot operation. The trash receptacles if required shall be emptied as needed, cleaned, and maintained to meet Board of Health Standards.
- 3.25 That the following interim safeguards shall be implemented during construction:
- a) The hours of construction shall be 7:00 a.m. to 5:00 p.m. Monday through Saturday.
 - b) The Petitioner's contractor shall provide temporary security chain-link or similar type fencing around the portions of the project site that requires excavation or otherwise pose a danger to public safety.
 - b) The Petitioner's contractor shall designate a person who shall be responsible for the construction process. That person shall be identified to the Police Department, the Department of Public Works, the Building Inspector, and the abutters and shall be contacted if problems arise during the construction process. The designee shall also be responsible for assuring that truck traffic and the delivery of construction material does not interfere with or endanger traffic flow on Highland Avenue.
- 3.26 No building permit shall be issued in pursuance of the Special Permit until:
- a) The Petitioner shall submit nine copies of the final Plans as approved by the Board.
 - b) Where approvals are required from persons other than the Building Inspector, the Petitioner shall be responsible for providing a written copy of such approval to the Building Inspector.
 - c) The final plans shall be in conformity with those previously approved by the Board in this Amendment, and a statement certifying such approval shall have been filed by this Board with the Building Inspector.
 - d) Pursuant to Section 3.13 of this Decision, the Petitioner shall have recorded the Parking Easement Agreement described in Exhibit 12 of this Decision at the Norfolk Registry of Deeds.
 - e) Pursuant to Section 3.14 of this Decision, the Petitioner shall have delivered to the Board an amendment to the Lease Agreement regarding the premises located at 29 and 37 Franklin Street that incorporates the terms and conditions of the May 15, 2017 letter signed by Daniel Roma regarding the loading and unloading of the trailer serving the business located at 55 Franklin Street.
 - f) Pursuant to Section 3.15 of this Decision, the Petitioner shall have delivered to the Board a copy of the permit issued by the Board of Selectmen or other appropriate Town department authorizing the placement of a portion of parking spaces numbered 16, 17 and 18 within the right-of-way of Franklin Street.
 - g) The Petitioner shall have recorded with the Norfolk County Registry of Deeds a certified copy of this Decision granting this Special Permit with the appropriate reference to the book and page number of the recording of the Petitioners title deed or notice endorsed thereon.
- 3.27 The space that is the subject of this Special Permit and Site Plan Approval shall not be

occupied until:

- a) A Final Affidavit and an as-built floor plan, signed by the registered architect of record certifying that the project was built according to the approved documents, has been submitted to the Board.
- b) That there shall be filed, with the Building Inspector, a statement by the Board approving the Certificate of Compliance and as-built plan floor plan for the proposed improvements, in accordance with this Decision and the approved Plan.
- c) An as-built plan site plan supplied by the surveyor of record certifying that the project was built according to the approved documents has been submitted to the Board and Department of Public Works.
- d) That there shall be filed, with the Building Inspector, a statement by the Board approving the as-built site plan for the proposed improvements, in accordance with this Decision and the approved Plan.
- e) Notwithstanding the provisions of Sections c and d hereof, the Building Inspector may issue one or more certificates for temporary occupancy of all or portions of the buildings prior to the installation of final landscaping and other site features, provided that the Petitioner shall have first filed with the Board in an amount not less than 135% of the value of the aforementioned remaining landscaping or other work to secure installation of such landscaping and other site and construction features.

Operation of Sage Naturals, Inc. at the subject location shall not commence until a Final Certificate of Registration to operate an RMD is issued by the Massachusetts Department of Public Health and has been submitted to the Board.

- 3.28 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commission or other agencies, including, but not limited to the Building Inspector, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.
- 3.29 The portion of the building that is authorized for construction by this Approval shall not be occupied or used, and no activity except the construction activity authorized by this permit shall be conducted within said area until a Certificate of Occupancy and Use or a Certificate of Temporary Occupancy and Use has been issued by the Building Inspector.
- 3.30 All solid waste shall be removed from the site by private contractor.
- 3.31 The Petitioner, by accepting this Approval, warrants that the Petitioner has included all relevant documentation, reports, and information available to the Petitioner in the application submitted, and that this information is true and valid to the best of the Petitioner's knowledge.
- 3.32 Violation of any of the conditions of this Decision shall be grounds for revocation of any building permit or certificate of occupancy granted hereunder as follows: In the case of violation of any conditions of this Decision, the Town will notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If, at the end of said thirty (30) day period, the Petitioner has not cured the violation, or in the

case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure continuously, the permit granting authority may, after notice to the Petitioner, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in a recommendation to the Building Inspector to revoke any building permit or certificate of occupancy granted hereunder. This provision is not intended to limit or curtail the Town's other remedies to enforce compliance with the conditions of this Decision including, without limitation, by an action for injunctive relief before any court of competent jurisdiction. The Petitioner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Decision if the Town prevails in such enforcement action.

LIMITATIONS

- 4.0 The authority granted to the Petitioner by this permit is limited as follows:
- 4.1 This permit applies only to the site improvements, which are the subject of this petition. All construction to be conducted on site shall be conducted in accordance with the terms of this permit and shall be limited to the improvements on the Plan, as modified by this Decision.
- 4.2 There shall be no further development of this site without further approval by the Board. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this Decision and to take other action necessary to determine and ensure compliance with the Decision.
- 4.3 This Decision applies only to the requested Special Permits. Other permits or approvals required by the By-Law, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this Decision.
- 4.4 No approval of any indicated signs or advertising devices is implied by this Decision.
- 4.5 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the By-Law.
- 4.6 The Special Permits granted herein shall lapse on June 13, 2019 if substantial use thereof has not sooner commenced, except for good cause. Any requests for an extension of the time limits set forth herein must be in writing to the Board at least 30 days prior to June 13, 2019. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided unless it finds that the use of the property in question or the construction of the site has not begun, except for good cause.
- 4.7 This decision shall be recorded in the Norfolk District Registry of Deeds and shall not become effective until the Petitioner has delivered a certified copy of the document to the Board. In accordance with G.L. Chapter 40A, Section 11, this Special Permit shall not take effect until a copy of this decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time is recorded in the Norfolk District Registry of Deeds and is indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at the risk that a court will reverse the permit and that any construction performed under the permit may be ordered

undone.

The provisions of this Special Permit shall be binding upon every owner or owner of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown on the Plan, as modified by this Decision, in full force and effect for the benefit of and enforceable by the Town of Needham.

Any person aggrieved by this Decision may appeal pursuant to the General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this Decision with the Needham Town Clerk.

Witness our hands this 13th day of June, 2017.

NEEDHAM PLANNING BOARD



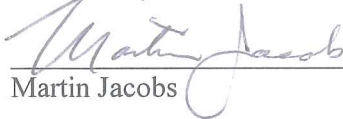
Ted Owens, Chairman



Paul S. Alpert, Vice Chairman



Elizabeth J. Grimes



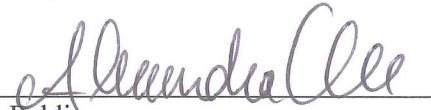
Martin Jacobs

Jeanne S. McKnight

COMMONWEALTH OF MASSACHUSETTS

June 13 2017

On this 13 day of June, 2017, before me, the undersigned notary public, personally appeared Ted Owens, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.



Notary Public

My Commission Expires: March 18, 2022

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the Decision on Sage Naturals, Inc., formerly known as Sage Biotech, Inc. and Sage Cannabis, Inc., 13 Commercial Way, Milford, MA 01757 has passed, and there have been no appeals made to this office. (All Judicial Appeals taken from this Decision have been dismissed.)

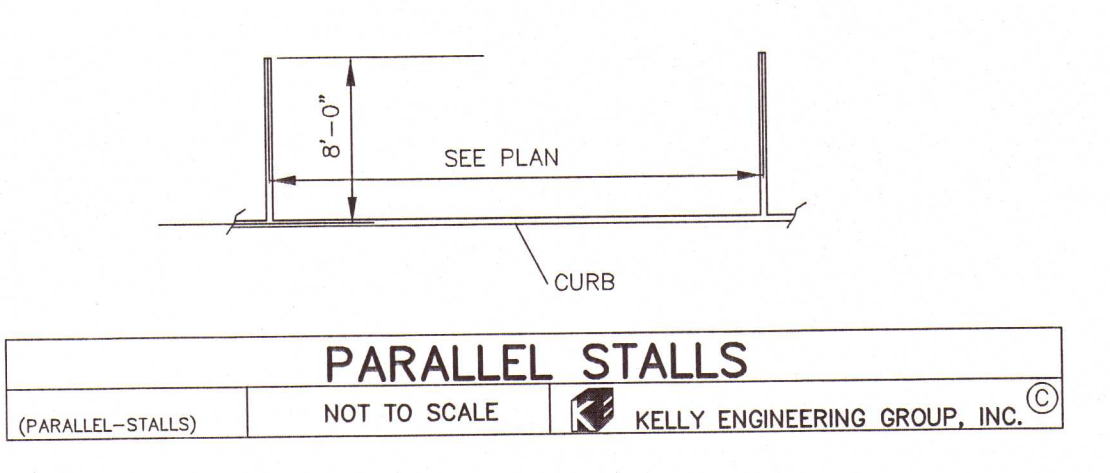
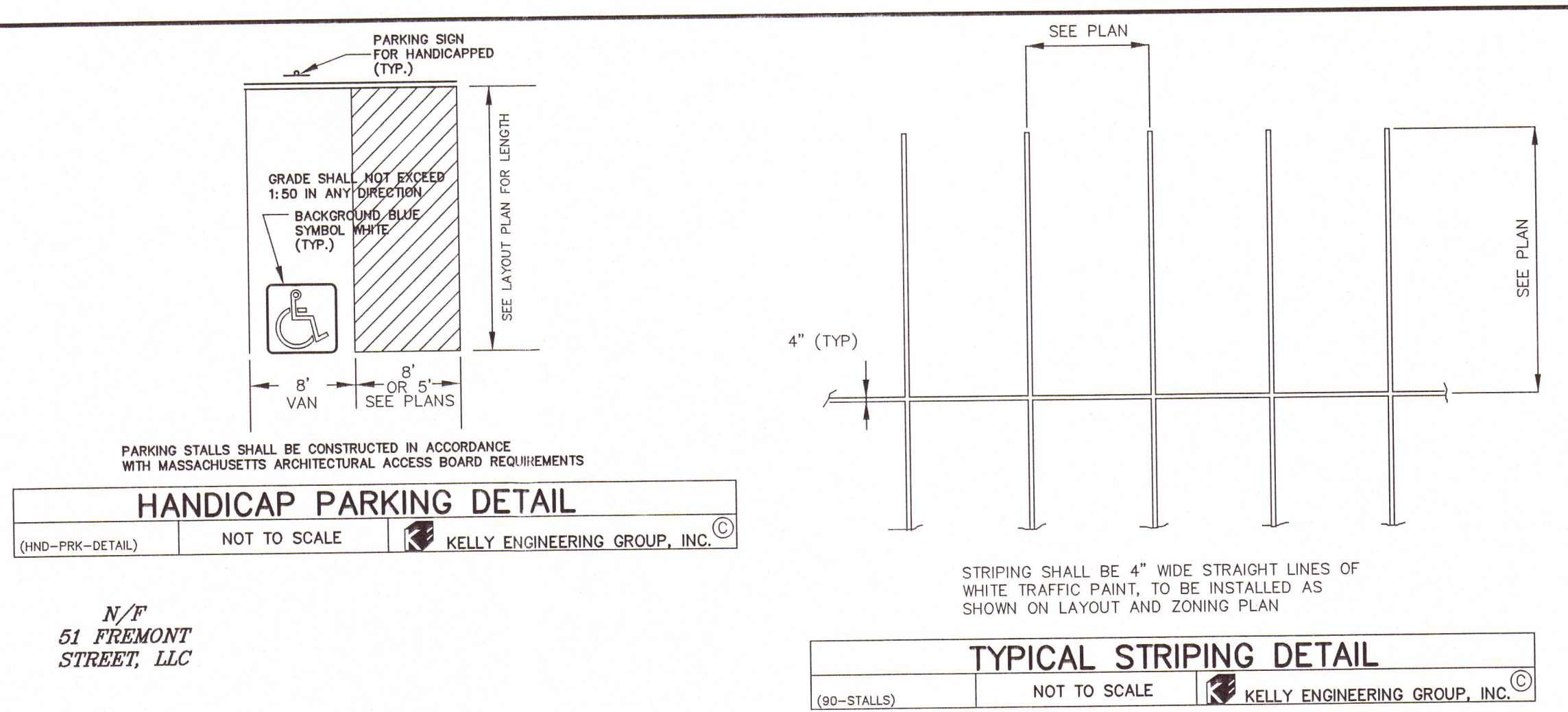
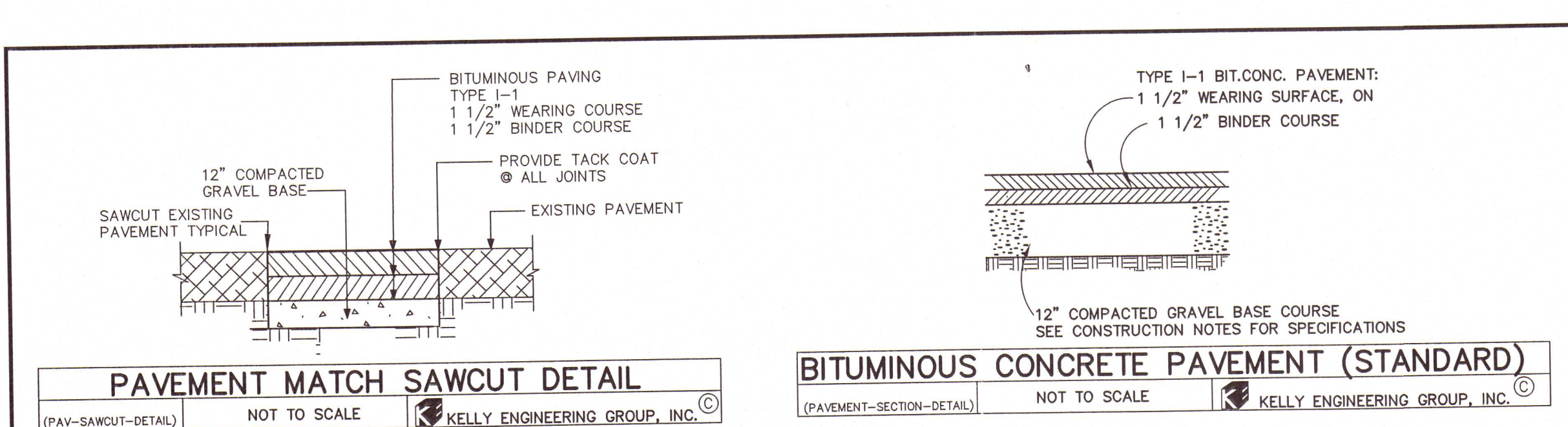
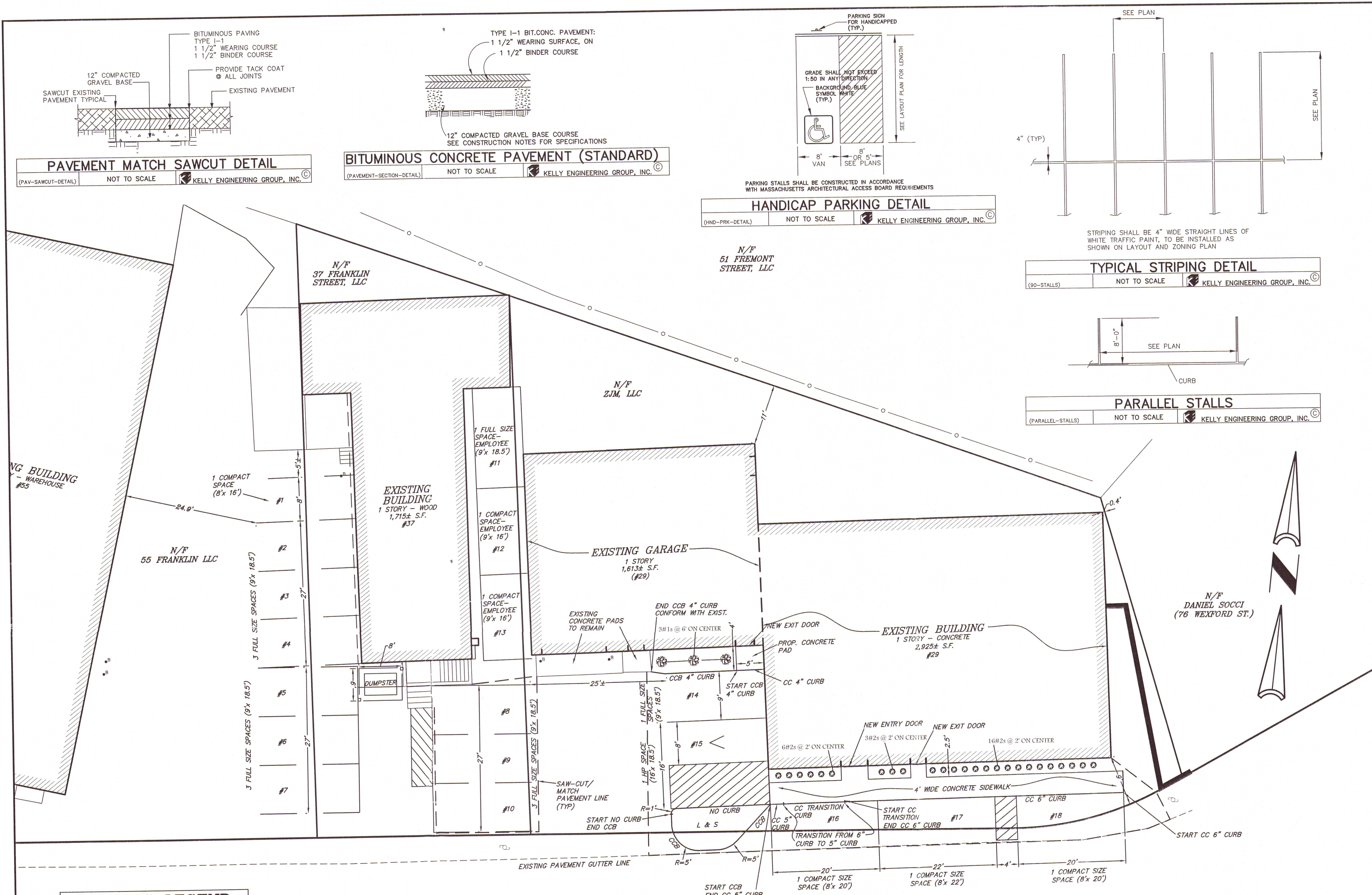
Date

Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner - Certified Mail #
Town Clerk
Building Inspector
Director, PWD
Board of Health
Conservation Commission

Board of Selectmen
Engineering
Fire Department
Police Department
Roy A. Cramer
Parties in Interest



ZONING LEGEND			
ZONING DISTRICT: MIXED USE - 128			
OVERLAY DISTRICT: ADULT USE & WIRELESS COMMUNICATIONS FACILITIES TOWERS			
	REQUIRED	PROVIDED	COMPLIANCE
MIN. AREA	10,000 S.F.	9,124 S.F.	EXISTING NONCONFORMING
MIN. FRONTAGE	100'	123'±	YES
MIN. YARD -FRONT	5'	9'	YES
-SIDE	10'	0.4'±	EXISTING NONCONFORMING
-REAR	10'	11'±	YES
MAX. HEIGHT	70'	<70'	YES
MIN. OPEN SPACE	20%	25±%	YES
MAX. LOT COVERAGE	65%	50%	YES
FLOOR AREA RATIO	1.0	<1.0	YES
PARKING TOTAL	TBD	18 (NOTE 1)	TBD

ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS FOR 29 & 37 FRANKLIN ST.

A) PARKING ILLUMINATION	AVG 1 FOOT CANDLE	AVG 1 FOOT CANDLE	YES
B) LOADING REQUIREMENTS	1	1	YES
C) HANDICAPPED PARKING	1	1	YES
D) DRIVEWAY OPENINGS	NA	NA	YES
E) COMPACT CARS	50% (8'x16')	33% (6 COMPACT)	YES
F) PARKING SPACE SIZE	9'x18.5'	9'x18.5'	YES
G) BUMPER OVERHANG	1' OVERHANG	NONE REQUIRED	YES
H) PARKING SPACE LAYOUT	(NOTE 2)	(NOTE 2)	WAIVER
I) AISLE WIDTH	24' (90 DEG. STALL)	24'	YES
	20' (TWO WAY)	24'	YES
J) PARKING SETBACK			
-FRONT	10'	0' (NOTE 3)	EXISTING NONCONFORMING
-SIDE	4'	0' (NOTE 3)	EXISTING NONCONFORMING
-REAR	4'	>4'	YES
-BUILDING	5'	0' (NOTE 3)	EXISTING NONCONFORMING
K) LANDSCAPED AREAS	10%	<10% (NOTE 4)	EXISTING NONCONFORMING
L) TREES	1 PER 10 SPACES	0 (NOTE 4)	NONCONFORMING
M) LOCATION	(NOTE 5)	(NOTE 5)	WAIVER
N) BICYCLE RACKS	NA	NA	YES

- NOTES:
- REQUIRED NUMBER OF PARKING SPACES TO BE DETERMINED BY THE PLANNING BOARD. PARKING SPACES PROVIDED FOR THE PROPOSED USE ARE LOCATED ON 29 FRANKLIN STREET AND 37 FRANKLIN STREET.
 - PARKING SPACE LAYOUT HAS BEEN MODIFIED TO PREVENT VEHICLES FROM BACKING ONTO FRANKLIN STREET. PERPENDICULAR SPACES IN FRONT OF 29 FRANKLIN ST. HAVE BEEN MODIFIED TO PARALLEL SPACES. 3 PARKING SPACES WILL REQUIRE MOVEMENT OF OTHER VEHICLES TO ENTER AND EXIT. THESE 3 SPACES WILL BE DESIGNATED AS EMPLOYEE PARKING ONLY. A WAIVER IS REQUESTED FROM SECTION 5.1.3(H) OF THE ZONING BYLAW.
 - EXISTING PARKING SPACES WERE LOCATED AGAINST BUILDING AND WITHIN FRONT AND SIDE SETBACKS. PARKING SPACES IN FRONT OF 29 FRANKLIN ST. HAVE BEEN RELOCATED FURTHER FROM THE BUILDING.
 - THE EXISTING PARKING AREA DID NOT INCLUDE ANY LANDSCAPED AREAS. LANDSCAPED AREAS WITH SHRUBS AND GROUND COVER ARE PROVIDED IN THE PROPOSED PARKING LAYOUT WHERE PRACTICAL.
 - 3 PARKING SPACES ARE LOCATED PARTIALLY ON FRANKLIN STREET. A WAIVER IS REQUESTED FROM SECTION 5.1.3(M) OF THE ZONING BYLAW.

EXISTING LEGEND

○	UTILITY POLE
●	BOLLARD
—	CHAINLINK FENCE

PROPOSED LEGEND

CC	INTEGRAL CONCRETE CURB
CCB	CAPE COD BERM
L & S	LOAM & SEED
∇	HANDICAP VAN SPACE
---	SAW-CUT/ MATCH PAVEMENT LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLICS, OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BE PENALTY AND UNLAWFUL.

FRANKLIN STREET

(PUBLIC - 1996 TOWN LAYOUT)

PLANTING LEGEND

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPEC
SHRUBS					
1	3	SHAMROCK INKERRY	LIX GLABRA VAR. SHAMROCK	#2 POT	F & B
GROUND COVER					
2	25	CARL FOESTER REATHER REED GRASS	CALAMAGROSTIS X ACUTIFOLIA	#2 POT	F & B

SHRUB PLANTING DETAIL

(SHRUB-PLANT-DETAIL) NOT TO SCALE KELLY ENGINEERING GROUP, INC. ©

NOTES:

- PLANTING BACKFILL: 1/3 LIAM, 1/3 SAND, 1/3 PEAT, BY VOLUME.
- WHEN PLANTING ON SLOPE-MODIFY SLOPE AS SHOWN-NOTE PARTICULARLY BUILT-UP SAUDES ON LOW SIDE SHALL BE EQUAL TO 1 ROOT BALL DIA. FROM PLANT CENTER.

SCALE 1" = 10'

DATE 01/03/17 REV 1 03/17/17 REVISE 5.1.3(H) & 5.1.3(M)

SHEET 3 OF 5

PLAN NO. 2016-011-LA01

DISK REF NO. F:VP\2016-011

DRAWN BY C.J.L.

CHKD BY BGL

APPD BY DNK

SAGE CANNABIS

29 & 37 FRANKLIN STREET
NEEDHAM, MASSACHUSETTS

LAYOUT PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
8 CAMPANELLI DRIVE • BRAINTREE MA • 02184
PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO. 3

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, Inc., ou, email=kelly@kellyengr.com, c=US
Date: 2017.03.20 16:33:25 -0400

BELLE LANE REALTY TRUST

September 19, 2022

Town of Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Ms. Lee Newman – Planning Director

Re: Belle Lane Subdivision – Extension of Tripartite Agreement

Dear Lee:

Reference is hereby made to that certain Tripartite Agreement dated August 13, 2015 by and among the Belle Lane Realty Trust, Boston Private Bank and Trust Company, and the Planning Board of the Town of Needham, which requires the completion of certain road work and off-street drainage work (the "Agreement"). The remaining escrow held under the agreement is currently \$48,000.00 of which \$20,000.00 is held for street maintenance and \$28,000.00 is held as a surety for off-street drainage.

Belle Lane Realty hereby requests that the Agreement be extended to September 30, 2025, so that the remaining subdivision work may be completed. Belle Lane Realty Trust intends to conclude the required work as soon as possible, however, the off-street drainage surety bond will take additional time. The extension will allow the off-street drainage work and surety to be completed pursuant to the Agreement.

Kindly place this request on the next Planning Board meeting agenda. Please contact me with any questions or concerns.

Sincerely,



Annmarie von der Goltz
Trustee of the Belle Lane Realty Trust



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

October 3, 2022

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: BELLE LANE-REQUEST FOR BOND EXTENSION

Dear Members of the Board:

The Department of Public Works has conducted several inspections of the subdivision in preparation to determine if the existing Bond of \$20,000 is sufficient. The applicant will need to have the Belle Lane drainage system inspected, maintained and cleaned if necessary and per their proposed maintenance schedule. The drainage system inspection report, as well as the NPDES control measure requirements need to be submitted to the DPW.

Our estimate to complete this work is calculated below. We expect that the work can be done in less than one year, a 2-year contingency period has been included. In addition, a calculation of extra loam and seed is added to account to maintain some of the landscape areas.

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

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

Truly yours,

Sincerely,

Thomas A Ryder
Town Engineer



MEMORANDUM

TO: Tom Ryder –Engineering Department
Carys Lustig – Public Works Department

FROM: Planning Department 

DATE: September 26, 2022

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

Enclosed please find a copy of a letter from Annemarie von der Goltz, directed to Lee Newman, Director of Planning and Community Development, dated September 19, 2022. Ms. von der Goltz is requesting that the Board extend the Tripartite Agreement originally dated October 26, 2015 (and extended twice by dates September 30, 2017 and October 2, 2019) which requires the completion of construction and installation of all municipal services and ways on or before September 30, 2021. Ms. Annemarie von der Goltz is now requesting that the completion of construction and installation of all municipal services and ways be extended to September 30, 2025.

The Town is presently holding Forty-Eight Thousand Dollars and 00/100 cents (\$48,000.00) which funds shall remain in the account as follows; \$20,000.00 for the completion of construction and installation of all municipal services and ways and \$28,000.00 for off-street drainage surety for Lots 1, 2, 3, 4, 5, 6, 7 and 8.

Please review this request and provide the Planning Board with a recommendation relative to the amount of surety that should be held for the extended period. The Planning Board will be considering this request at its meeting of Tuesday, October 3, 2022, and would appreciate receiving your recommendation by that time.

For your review I have enclosed your bond estimate of January 13, 2021 and Ms. von der Goltz's request.

Thank you for your attention to this matter.



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

January 13, 2021

Needham Planning Board
Public Service Administration Building
Needham, MA 02492

RE: BELLE LANE-REQUEST FOR BOND REDUCTION

Dear Members of the Board:

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

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

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

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

Truly yours,

Sincerely,

Thomas A Ryder
Assistant Town Engineer

For Planning Board Use Only.

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

WEDNESDAY, October 20, 2022 - 7:30PM

Zoom Meeting ID Number: 869-6475-7241

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 Meeting ID: 869-6475-7241

Or join the meeting at link: <https://us02web.zoom.us/j/86964757241>

AGENDA

Minutes Review and approve Minutes from September 15, 2022 meeting.

Case #1 – 7:30PM **164 Broad Meadow Road**– Arthur and Valentina Elzon, owners, applied to the Board of Appeals for a Special Permit under Sections 6.1.2, and any other applicable Sections of the By-Law to allow one additional garage space on the lot. This request is associated with the demolition and reconstruction of a new single-family house with an attached three car garage. The property is located at 164 Broad Meadow Road, Needham, MA in the Single Residence B (SR-B) District.

Case #2 – 7:30 PM **84 Fair Oaks Park**– Roger N. Squire III and Quinby Y. Squire, owners, applied to the Board of Appeals for a Special Permit under Sections 1.4.3, 3.15; 4.2.1, and any other applicable Sections of the By-Law to demolish an existing garage and construction of a new two-story detached garage with an ADU on the second floor. An open breezeway connecting the principal unit and ADU shall also be constructed. The property is located at 84 Fair Oaks Park, Needham, MA in the Single Residence B (SR-B) District.

Case #3 – 7:45PM **150 Gould Street** –Gordon’s Fine Wines of Needham, Inc, applicant, applied to the Board of Appeals seeking relief for the following: a) Special Permit Amendment under Sections 3.2.1 for a retail establishment serving the general public and containing 5,750 or more gross square feet of floor area; b) Special Permit pursuant to Section 3.2.1 for a lawful purpose or special use not enumerated elsewhere in the Zoning By-Law; c) Special Permit pursuant to Section 3.2.1 for more than one non-residential use on a lot; d) Special Permit pursuant to 5.1.1.5, 5.1.2, 5.1.3 for waivers of strict adherence with parking and parking plan and design requirements; and any other applicable Sections of the By-Law. This application is in connection with the applicant’s planned use of one-half of the building for its logistics and retail distribution and planning facility.

Next ZBA Meeting – November 17, 2022



ZBA Application For Hearing

2022-09-27 AM 9:35

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Arthur & Valentina Elzon			Date:	09/23/2022
Applicant Address	62 Dawson Dr, Needham, MA 02492				
Phone	617-869-7777	email	Arthur@sagagc.com		
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____					
If not the owner, a letter from the owner certifying authorization to apply must be included					
Representative Name					
Address					
Phone		email			
Representative is ☐ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____					
Contact ☒ Me ☐ Representative in connection with this application.					

Subject Property Information

Property Address	164 Broad Meadow Rd, Needham, MA 02492		
Map/Parcel Number	1990130002600000	Zone of Property	SRB
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☒ Residential or ☐ Commercial			
If residential renovation, will renovation constitute "new construction"? ☒ Yes ☐ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (select one): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Existing structure to be demolished; new construction home to be erected

Statement of Relief Sought:

Request to build a third car garage

Applicable Section(s) of the Zoning By-Law:

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

Date Lot was created:

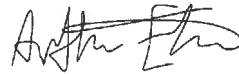
Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	Yes
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	Yes
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	Yes
Elevations of Proposed Conditions <i>(when necessary)</i>	Yes
Floor Plans of Proposed Conditions <i>(when necessary)</i>	Yes

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector 09/21/2022
date of consult

Date: 09/23/2022 Applicant Signature 

*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*

TOWN OF NEEDHAM, MASSACHUSETTS

BUILDING INSPECTION DEPARTMENT

Assessor's Map & Parcel No. 199/013.0-0026-0000.0

Building Permit No. _____ Zoning District SR-B

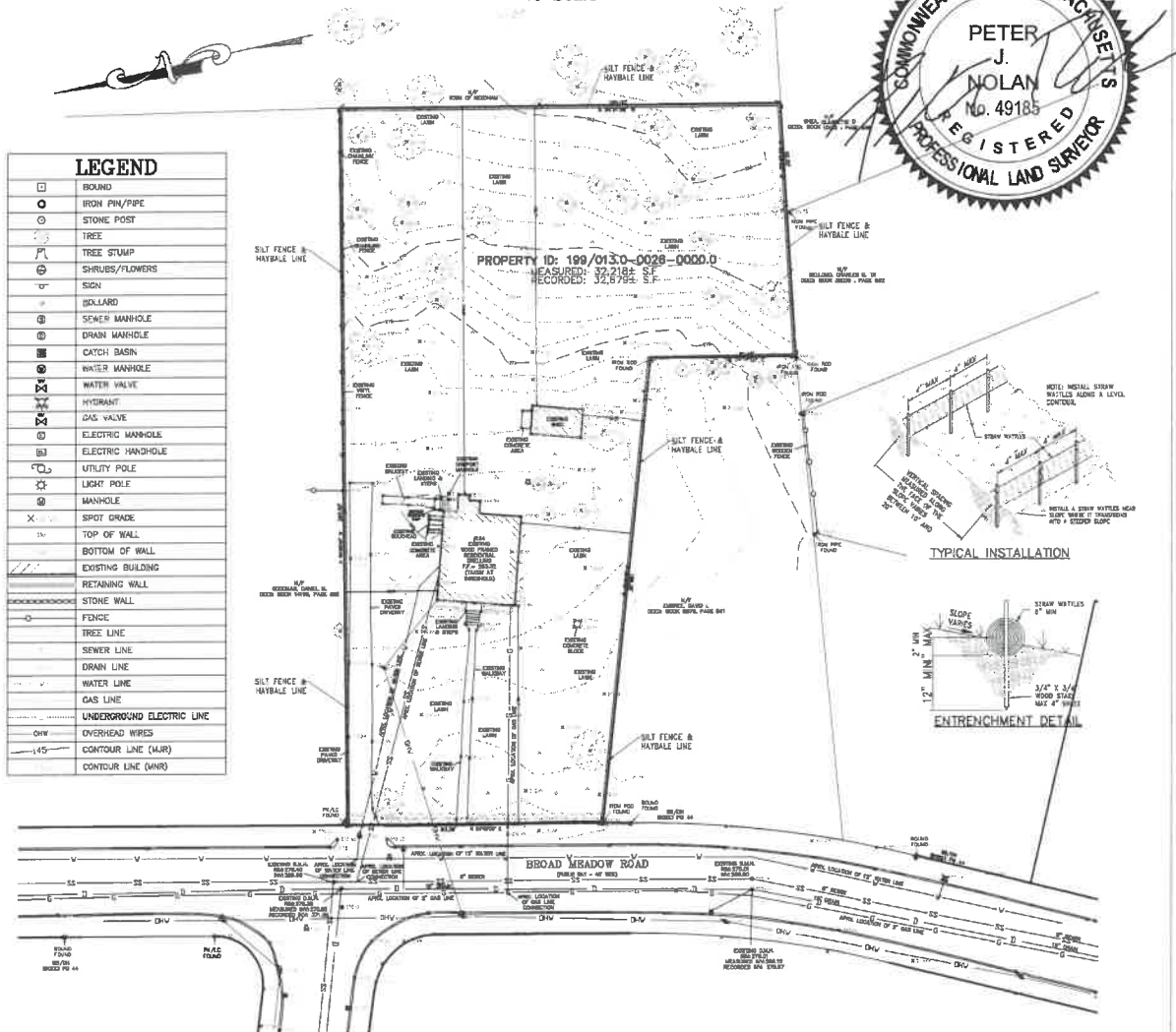
Lot Area 32,679 S.F. Address No.164 BROAD MEADOW ROAD

Owner ARTHUR AND VALENTINA ELZON Builder SAGA PARTNERS MA, LLC

DEMO / PROPOSED PLAN / FOUNDATION AS-BUILT / FINAL AS-BUILT

Circle One that Applies

40' Scale



Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public & private utilities, including water mains, sewers, drains, gaslines, etc.; driveways, septic systems, wells, Flood Plain and Wetland Areas, lot dimensions, lot size, dimensions of proposed structures, sideline, front and rear offsets and setback distances, (measured to the face of structure) and elevation of top of foundations and garage floor. For new construction, lot coverage, building height calculations proposed grading and drainage of recharge structures. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in areas with no public sewer.

(*Accessory structures may require a separate building permit — See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.

The above is subscribed to and executed by me this 31 day of MARCH 2022.

Name PETER J. NOLAN

Registered Land Surveyor No. 48649

Address 80 JEWETT ST. (SUITE 2) City NEWTON

State MA Zip 02458 Tel. No. (617) 782-1533

Approved _____

Director of Public Works

Date _____

Approved _____

Building Inspector

Date _____

New
Residence
164
Broad
Meadow Road
Needham, MA

OWNER

architects
mckay

35 Bryant Street
Dorchester, MA 02124
p: 781.376.5400
www.mckayarchitect.net



DATE: 09/23/11
BY: [Signature]
REVISIONS:

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First Floor Plan

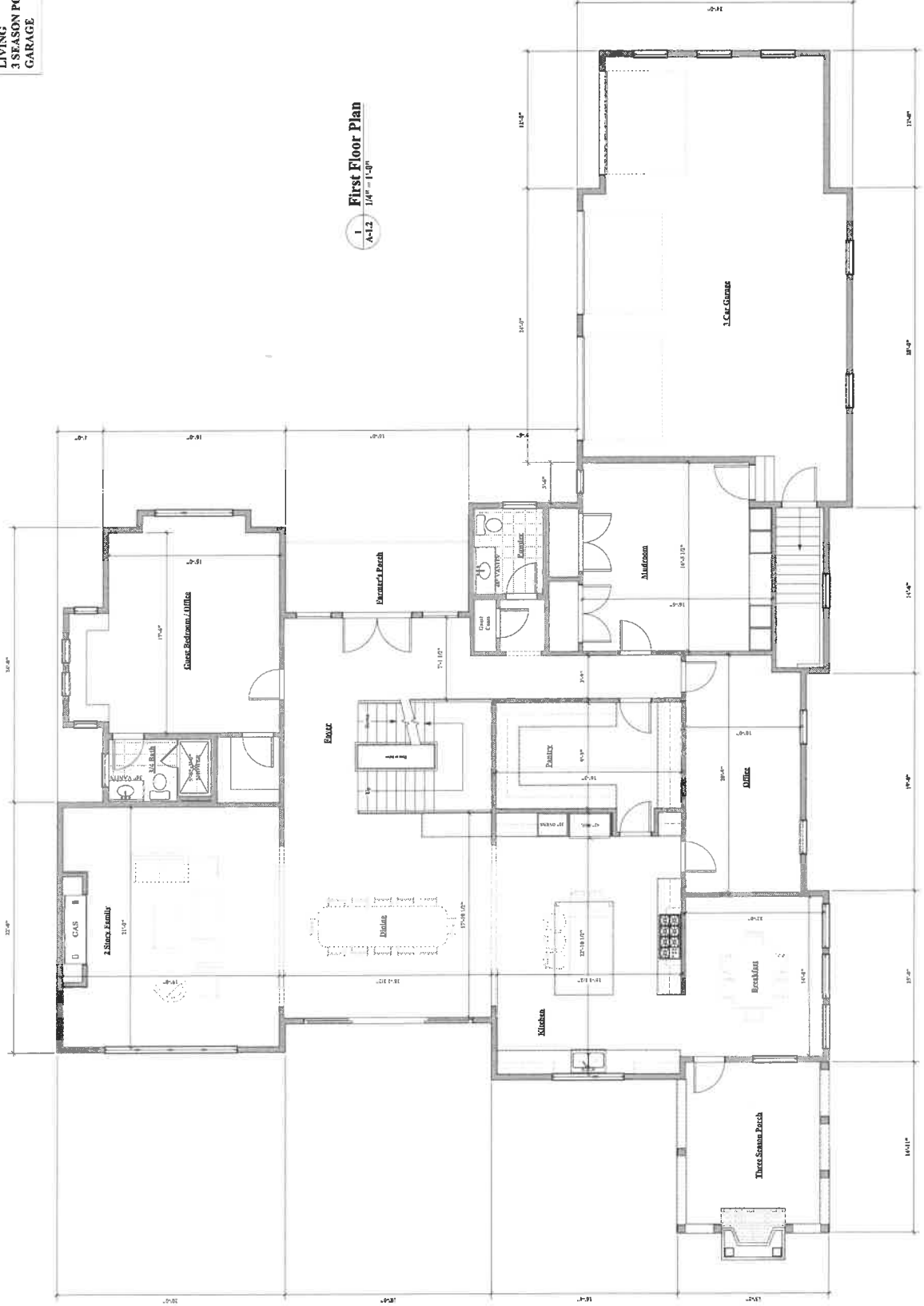
A-1.2

DATE	BY	NO.	AS NOTED
09/23/11	[Signature]	01	

SQUARE FOOTAGE:	
GROSS	4085 SF
LIVING	3038 SF
3 SEASON PORCH	209 SF
GARAGE	838 SF

Broad Meadow Road

1 First Floor Plan
A-1.2 1/4" = 1'-0"



04/28/00

35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mekayarchitects.net



1

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1

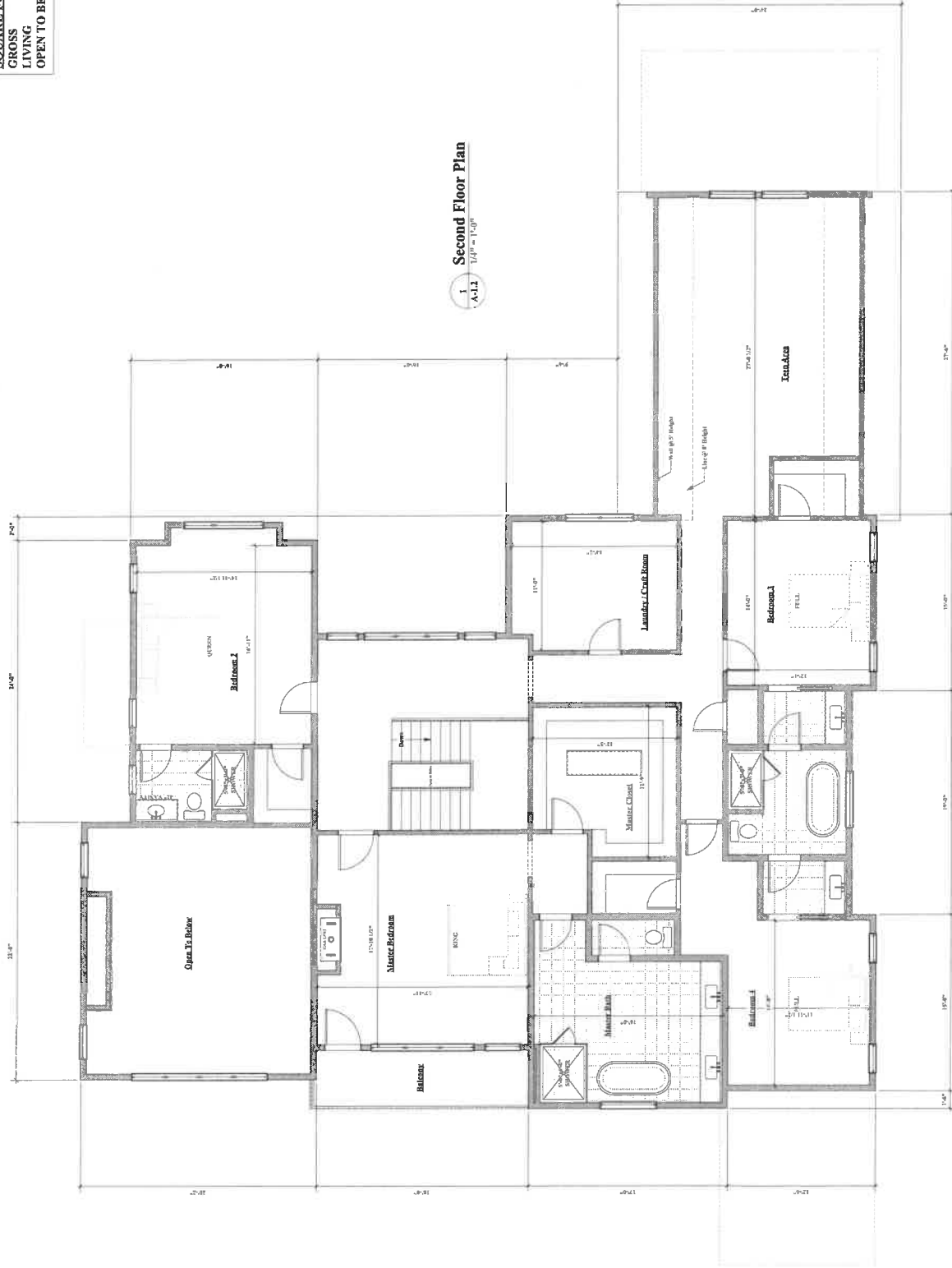
DATE

NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____
---	---

AS NOTED

Broad Meadow Road

Second Floor Plan



New
Residence
164
Broad
Meadow Road
Needham, MA

OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02016
p: 781.336.5400
www.mckayarchitects.net

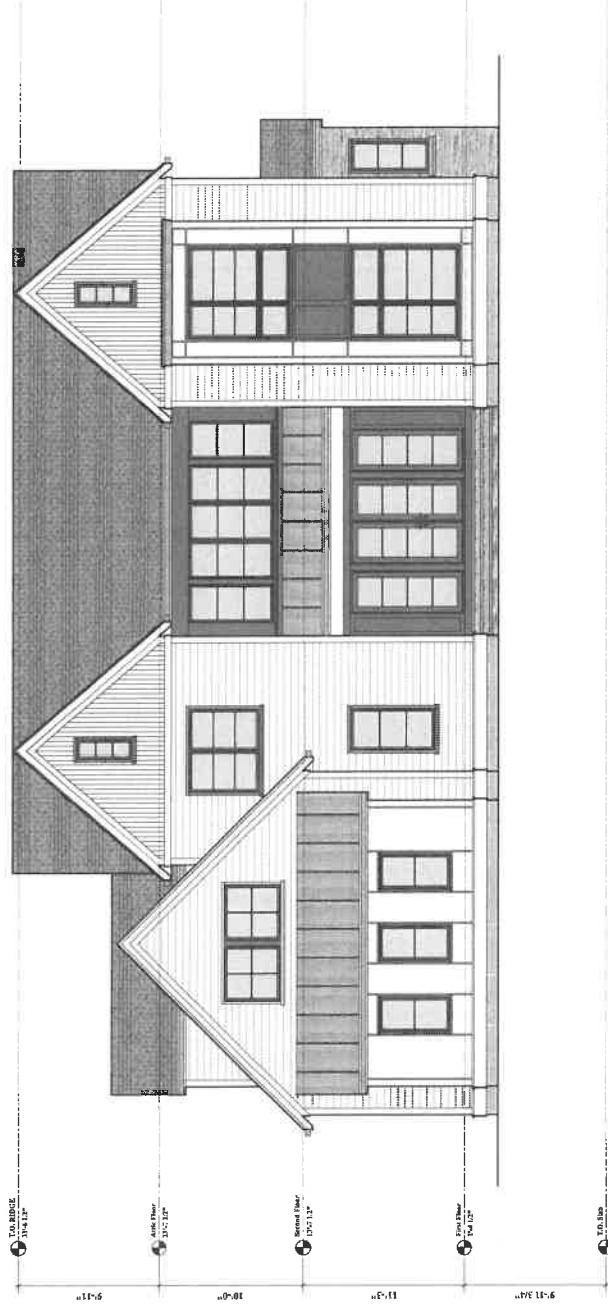


DATE: 11/11/11
BY: [Signature]
PROJECT: 164 Broad Meadow Road
SHEET: 1 of 1

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Front Elevation

DATE: 11/11/11
BY: [Signature]
PROJECT: 164 Broad Meadow Road
SHEET: 1 of 1
A-2.1



1
A-2.1
Front Elevation
1/8" = 1'-0"

New
Residence
164
Broad
Meadow Road
Needham, MA

OWNER

architects
mcKay

35 Bryant Street
Dedham, MA 02026
p: 781.336.5400
www.mckayarchitects.net

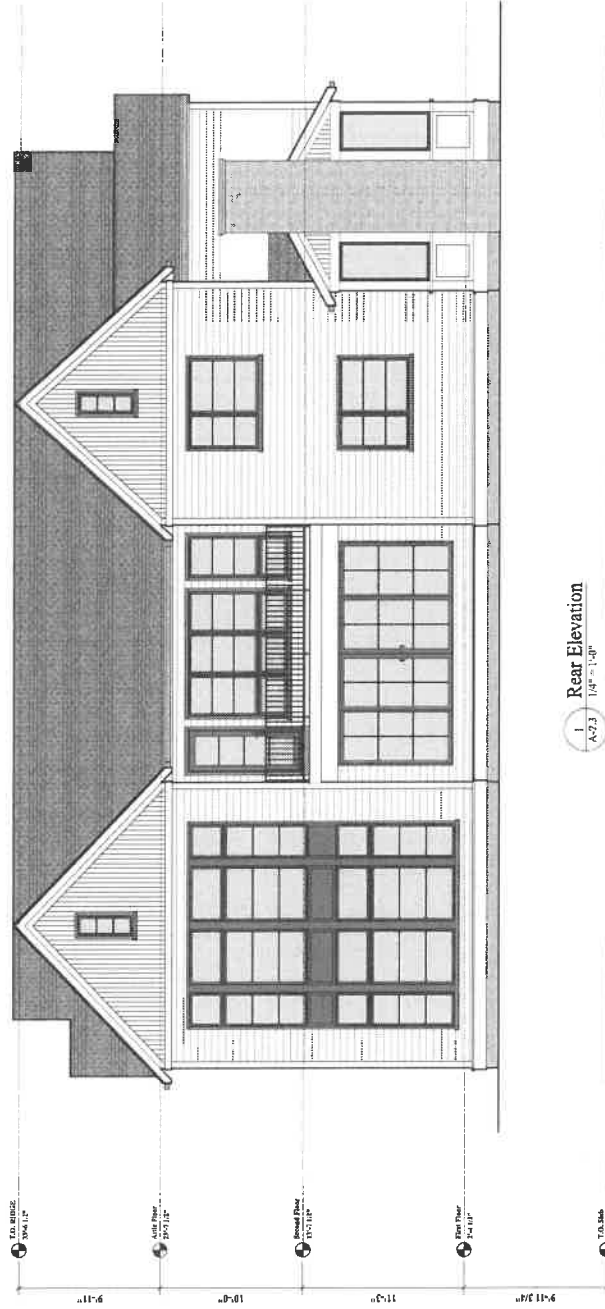


NO.	DATE	DESCRIPTION
1	08/22/11	Final Elevation

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Rear Elevation

DATE	08/22/11
BY	MM
DATE	08/22/11
BY	MM
DATE	08/22/11
BY	MM



1
A-2.3
1/4" = 1'-0"
Rear Elevation

New
Residence
164
Broad
Meadow Road
Needham, MA

OWNER

architects
mckay

15 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net



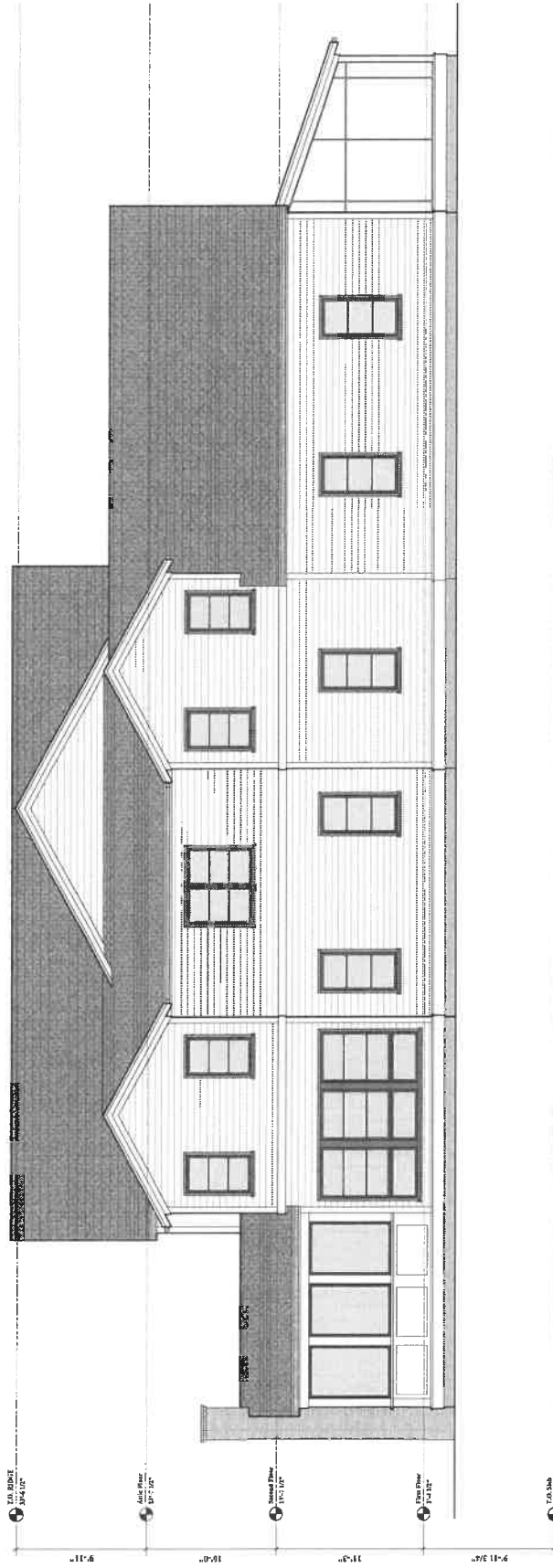
DATE: 01/11/11
BY: JLM
PROJECT: 164 Broad Meadow Road

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These drawings and specifications are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The client is responsible for obtaining all necessary permits and for the accuracy of any data provided.

Left Side Elevation

JOB NO.
DATE
BY
SCALE
AS NOTED

A-2.4



Left Side Elevation
A-2.4 1/8" = 1'-0"



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Roger N. Squire III and Quinby Y. Squire			Date:	09/23/22
Applicant Address	84 Fair Oaks Park, Needham, MA 02492				
Phone	781-405-7849	email	rosquire@squireventures.com		
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____					
If not the owner, a letter from the owner certifying authorization to apply must be included					
Representative Name	John Peterson				
Address	15 Channel Center St Unit 104, Boston, MA 02210				
Phone	857-991-1021 ext. 1020	email	john@studiotroika.com		
Representative is ☐ Attorney; ☐ Contractor; ☒ Architect; ☐ Other _____					
Contact ☐ Me ☒ Representative in connection with this application.					

Subject Property Information

Property Address	84 Fair Oaks Park, Needham, MA 02492		
Map/Parcel Number	1990490008000000	Zone of Property	SR-B
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☒ Residential or ☐ Commercial			
If residential renovation, will renovation constitute "new construction"? ☐ Yes ☒ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (select one): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Two story house with detached single story garage

Statement of Relief Sought:

Demolition of existing garage and construction of new two story detached garage with an ADU on the second floor. An open air breezeway connecting the Principal Unit and ADU shall also be constructed.

Applicable Section(s) of the Zoning By-Law:

1.4, 3.15, 4.2.1

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use	SR-B	SR-B
# Dwelling Units	1	2
Lot Area (square feet)	11,872	11,872
Front Setback (feet)	46	46
Rear Setback (feet)	6.5	11.2
Left Setback (feet)	13.8	21.1
Right Setback (feet)	13.4 (House)	29 (ADU)
Frontage (feet)	76.23	76.23
Lot Coverage (%)	19.9%	21.8%
FAR (Floor area divided by the lot area)	0.30	0.37
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

1923, 2001, 2016

Date Lot was created:

1923

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	Yes
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" (Required)	Yes
If applicant is tenant, letter of authorization from owner (Required)	N/A
Electronic submission of the complete application with attachments (Required)	Yes
Elevations of Proposed Conditions (when necessary)	Yes
Floor Plans of Proposed Conditions (when necessary)	Yes

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector 04/15/2022
date of consult

Date: 9/20/22 Applicant Signature Roger W. Purie

An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov



ADU – ZBA Special Permit Application

Owner's Name	Roger N. Squire III and Quinby Y. Squire			
Address	84 Fair Oaks Park, Needham, MA 02492			
Phone	781-405-7849	E-mail	rosquire@squireventures.com	
ADU Resident's Name	Drew Squire			
Phone	same as above	E-mail	same as above	
ADU Resident's Relationship to Owner (Select one)	☐ spouse ☐ parent ☐ sibling ☒ child ☐ grandchild	Spouse of: ☐ parent ☐ sibling ☐ child ☐ grandchild	Child of: ☐ parent ☐ sibling ☐ child ☐ grandchild	☐ Caregiver. If caregiver, select type of caregiver: ☐ Elderly ☐ Chronically Ill ☐ Disable Owner
Total Occupants in Principal Dwelling Unit and ADU	4	Total Occupants not related to Owner (not to exceed five)	0	Owner to occupy: ☒ Principal Unit ☐ ADU

ADU Information

Map & Page ID	Map 049, Page 43	Zoning District	SR-B
Size of ADU (not to exceed 850 sq. feet)	727	Location of ADU: ☐ basement, ☐ attic, ☐ 1 st floor, ☒ 2 nd floor	
Does ADU have separate provisions for (ADU limited to one bedroom): Living ☒ Yes ☐ No; Sleeping ☒ Yes ☐ No; Cooking ☒ Yes ☐ No; Eating ☒ Yes ☐ No			
Number and location of Means of Egress: 2, North and South sides			
Describe where the interior door access between ADU and Principal Dwelling Unit is? N/A, ADU is located in detached garage			
Total number of off-street parking for Principal Dwelling Unit and ADU: 2			

I attest that the information in this application is true and accurate to the best of my knowledge and understanding:

Roger N. Squire III 9/20/22

Owner's Signature/Date

(over for Additional Information on ADUs)

)



ADU – ZBA Special Permit Application

Additional Information Regarding the ADU Special Permit

- An ADU is an apartment in a single-family detached dwelling that is second, self-contained dwelling unit and a complete, separate housekeeping unit containing provisions for living, sleeping, cooking, and eating.
- Only one ADU is allowed per lot.
- The owner of record shall be responsible for submitting an ADU application to the Building Commissioner.
- At least one of the units, the principal unit or the ADU, shall be owner-occupied.
- Occupancy of the unit not occupied by the owner is limited to a member of the owner's family or a caregiver and such caregiver's family.
- The owner may be temporarily absent for a period of up to nine-months or less if written notice is given to the Building Commissioner within 60 days of the commencement of the absence.
- The installation of the ADU requires the issuance of a building permit by the Building Commissioner.
- Occupancy of the ADU requires proof of the recorded Special Permit and an occupancy permit issued by the Building Commissioner.
- The initial occupancy permit shall remain in force for a three (3) year period from the date of issue if the ownership of premises is not changed. The Building Commissioner may issue permits for succeeding three-year periods provided the structure and use continues to conform to the By-Law.
- The Special Permit and occupancy permits are not be transferable upon a change in ownership or occupancy.

SQUIRE RESIDENCE

84 FAIR OAKS PARK, NEEDHAM, MA 02492

ZBA APPLICATION

SEPTEMBER 23, 2022

DRAWING INDEX

EXISTING PHOTOS	2
PLOT PLANS	3
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PROPOSED EXTERIOR ELEVATIONS	9
PROPOSED RENDERINGS	13

TROIKA

PRINCIPAL UNIT



EXISTING FRONT ENTRY PORTICO



EXISTING RAILING STYLE



EXISTING SIDING, TRIM, AND WINDOW STYLE



EXISTING REAR FACADE AND PATIO



EXISTING MUDROOM ENTRY AND OFFICE ABOVE



EXISTING GARAGE TO BE DEMOLISHED

EXISTING CONDITIONS PLAN
84 FAIR OAKS PARK
NEEDHAM, MASSACHUSETTS
1 INCH = 20 FEET AUGUST 26, 2022
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071



16020.DWG
AUGUST 26, 2022



OWNERS OF RECORD:

ROGER N. SQUIRE III
&
QUINBY Y. SQUIRE
BK.27425 PG.43

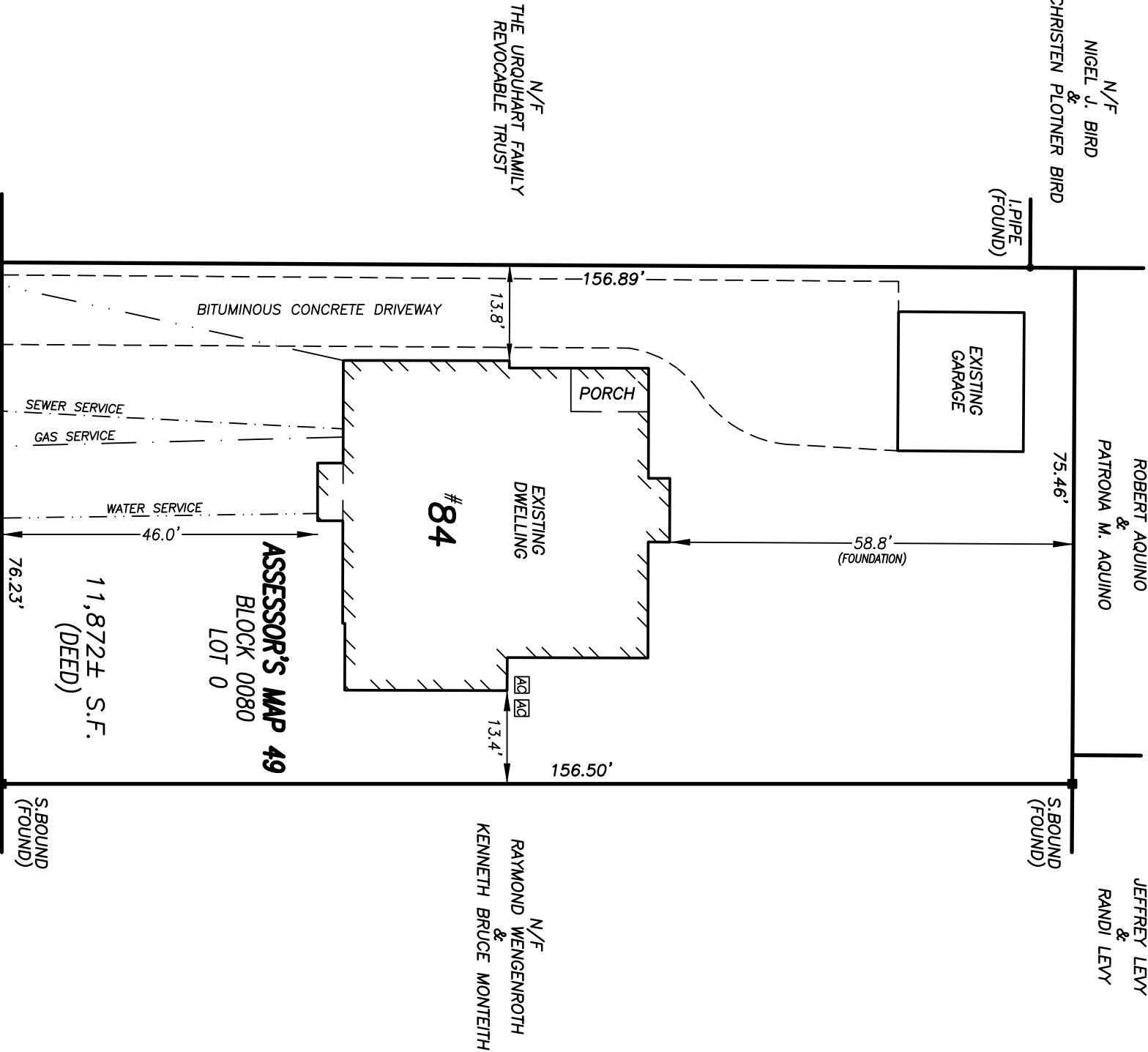
N/F
ROBERT AQUINO
&
PATRONA M. AQUINO

N/F
JEFFREY LEVY
&
RANDI LEVY

N/F
NIGEL J. BIRD
&
CHRISTEN PLOTNER BIRD

1. PIPE
(FOUND)

S. BOUND
(FOUND)



PLAN REFERENCES:
- LAND COURT PLAN 2886B
- LAND COURT PLAN 5502A

NOTES:

- ZONING DISTRICT: SINGLE RESIDENCE B
- EXISTING LOT COVERAGE = 2,359± SF OR 19.9%
- THE LOCATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE AND BASED UPON FIELD OBSERVATION AND INFORMATION PROVIDED BY OTHERS

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF FEBRUARY 7, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



AUGUST 26, 2022
DATE

EXISTING

BUILDING PERMIT PLAN
84 FAIR OAKS PARK
NEEDHAM, MASSACHUSETTS
1 INCH = 20 FEET AUGUST 26, 2022
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

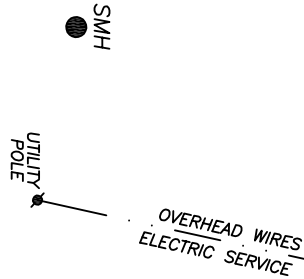
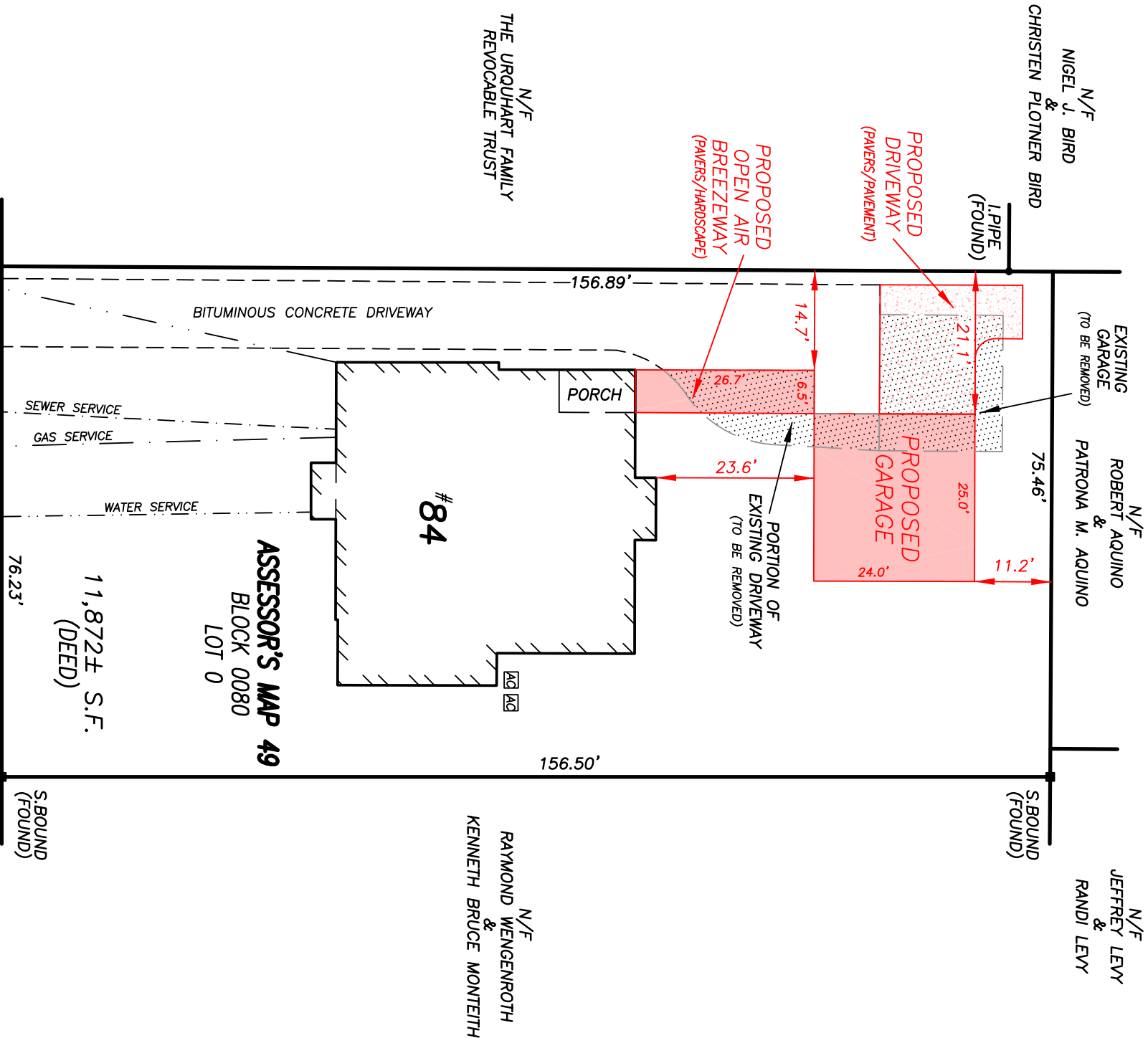


16020.DWG
AUGUST 26, 2022



OWNERS OF RECORD:

ROGER N. SQUIRE III
&
QUINBY Y. SQUIRE
BK.27425 PG.43



PLAN REFERENCES:
- LAND COURT PLAN 2886B
- LAND COURT PLAN 5502A

NOTES:

- ZONING DISTRICT: SINGLE RESIDENCE B
- EXISTING LOT COVERAGE = 2,359± SF OR 19.9%
- PROPOSED LOT COVERAGE = 2,585± SF OR 21.8%
- THE LOCATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE AND BASED UPON FIELD OBSERVATION AND INFORMATION PROVIDED BY OTHERS

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF FEBRUARY 7, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel

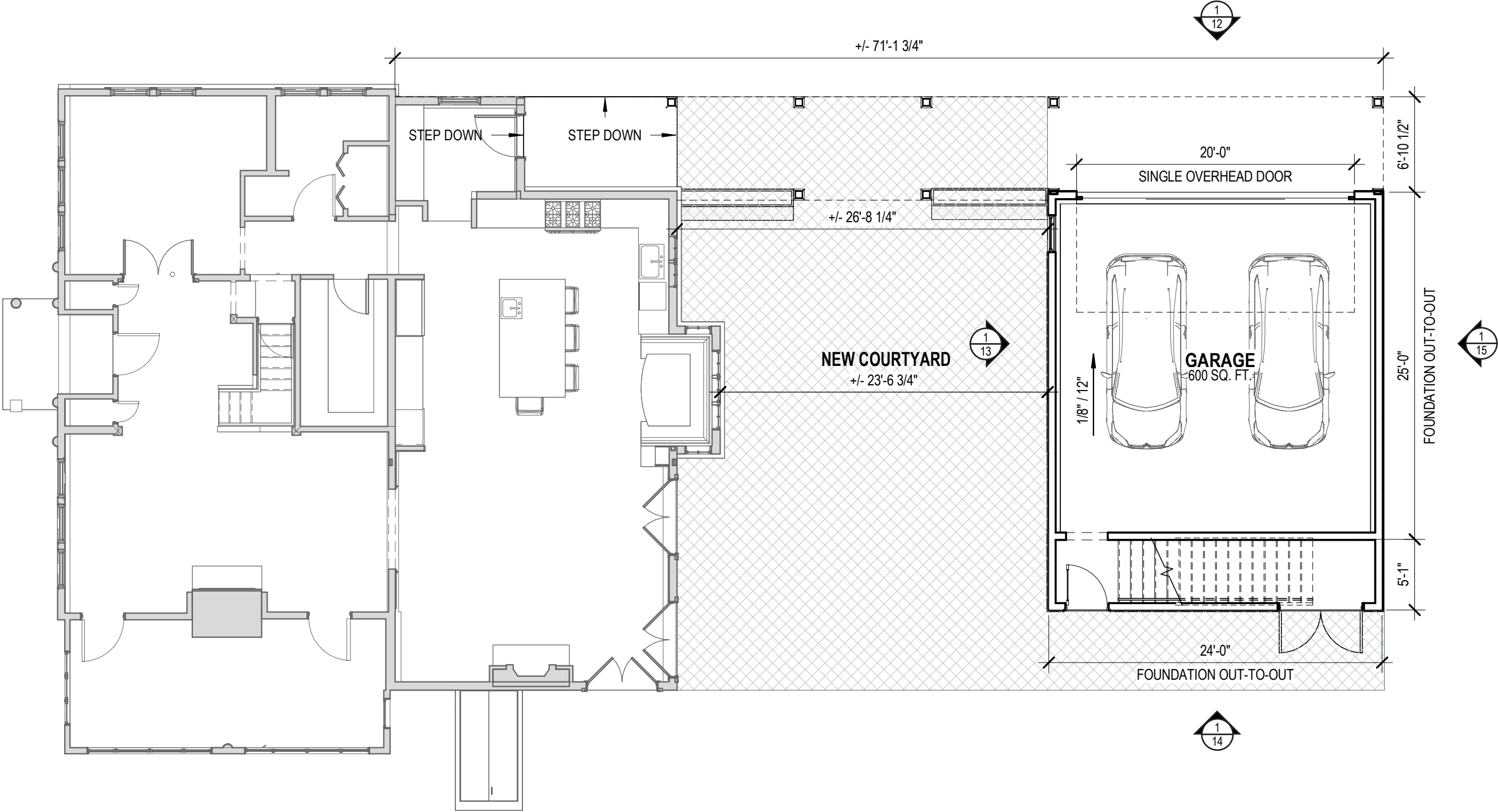
JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



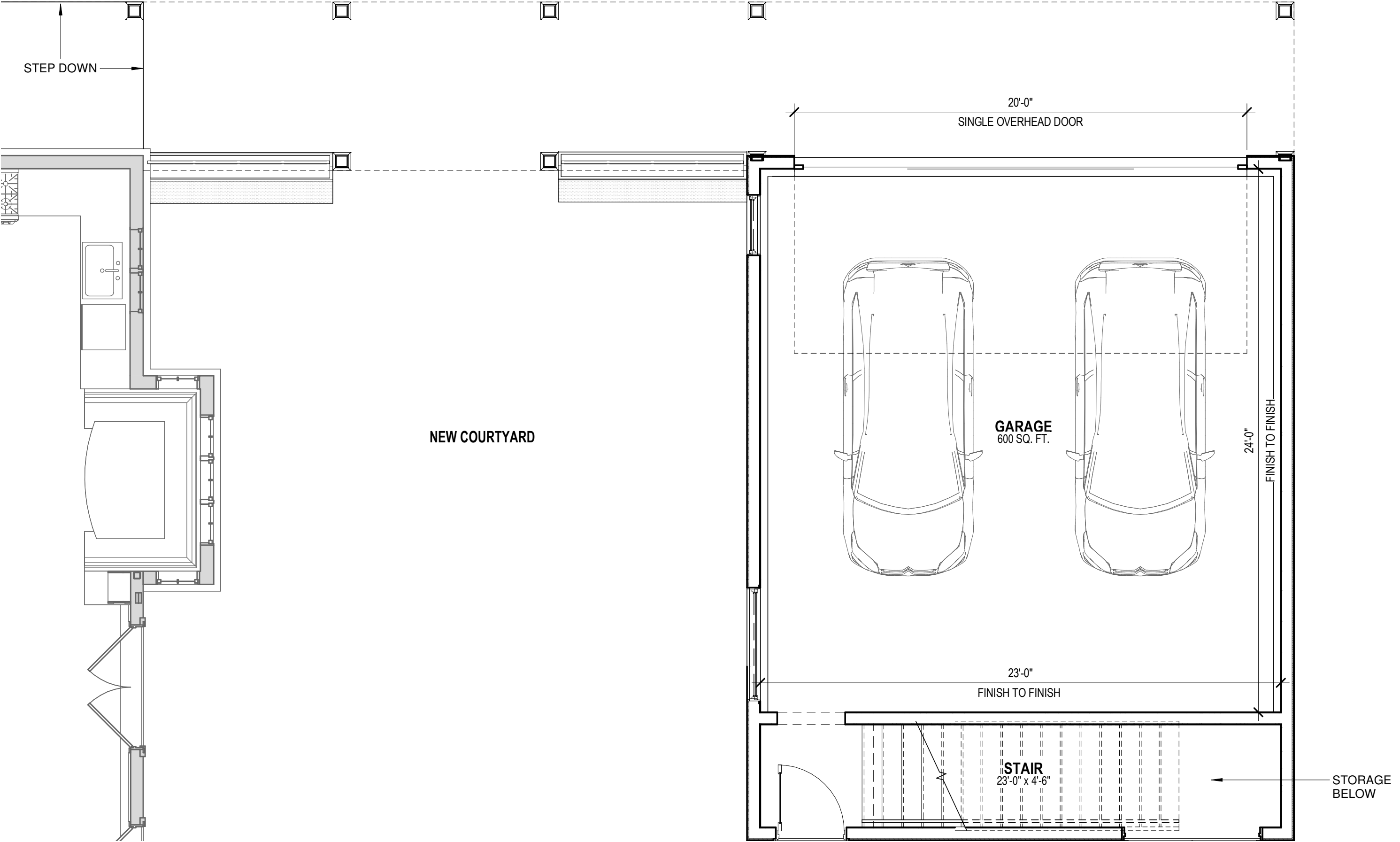
AUGUST 26, 2022
DATE

PROPOSED

FIRST FLOOR - OVERALL PLAN

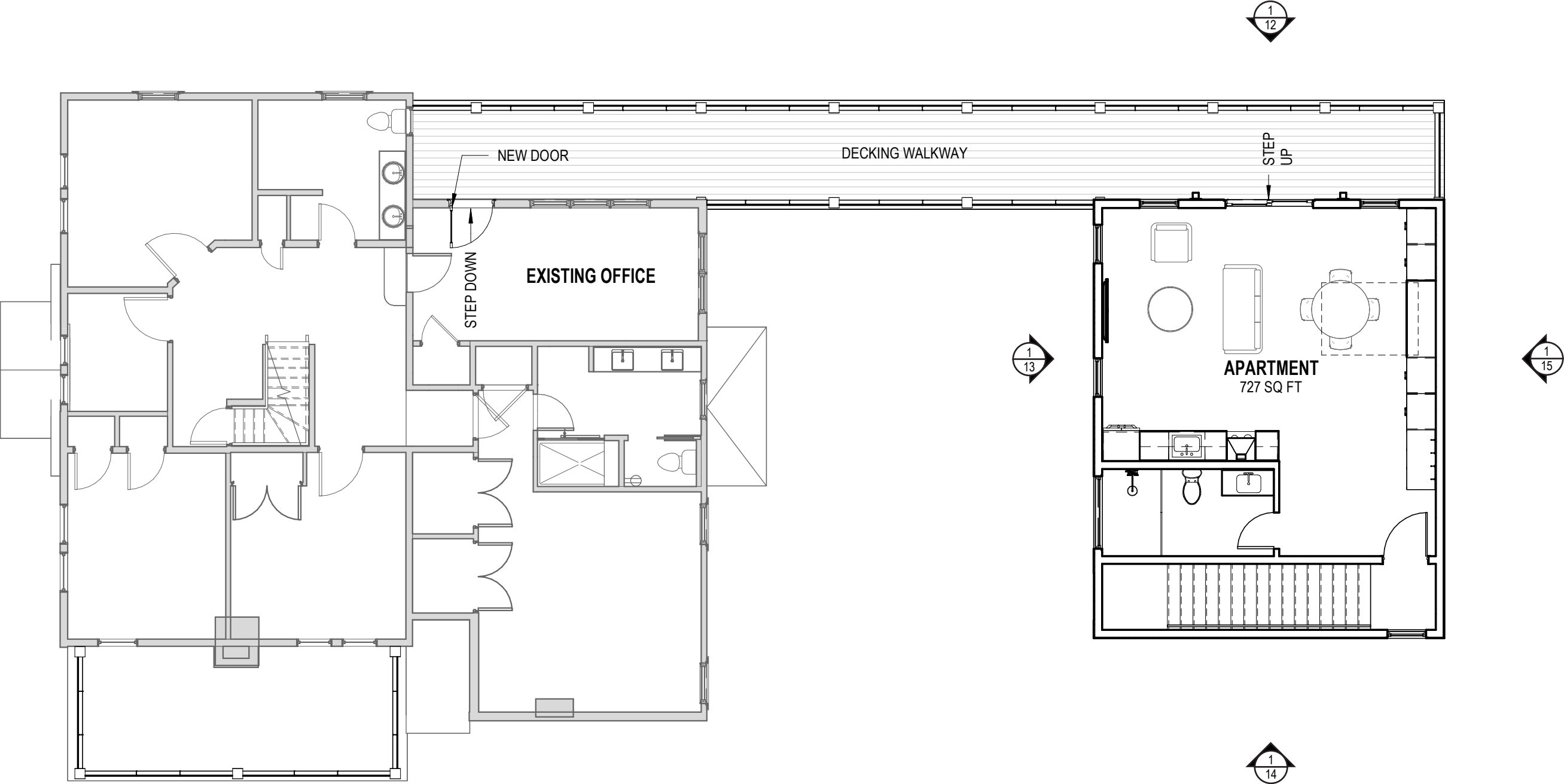


FIRST FLOOR - ENLARGED PLAN

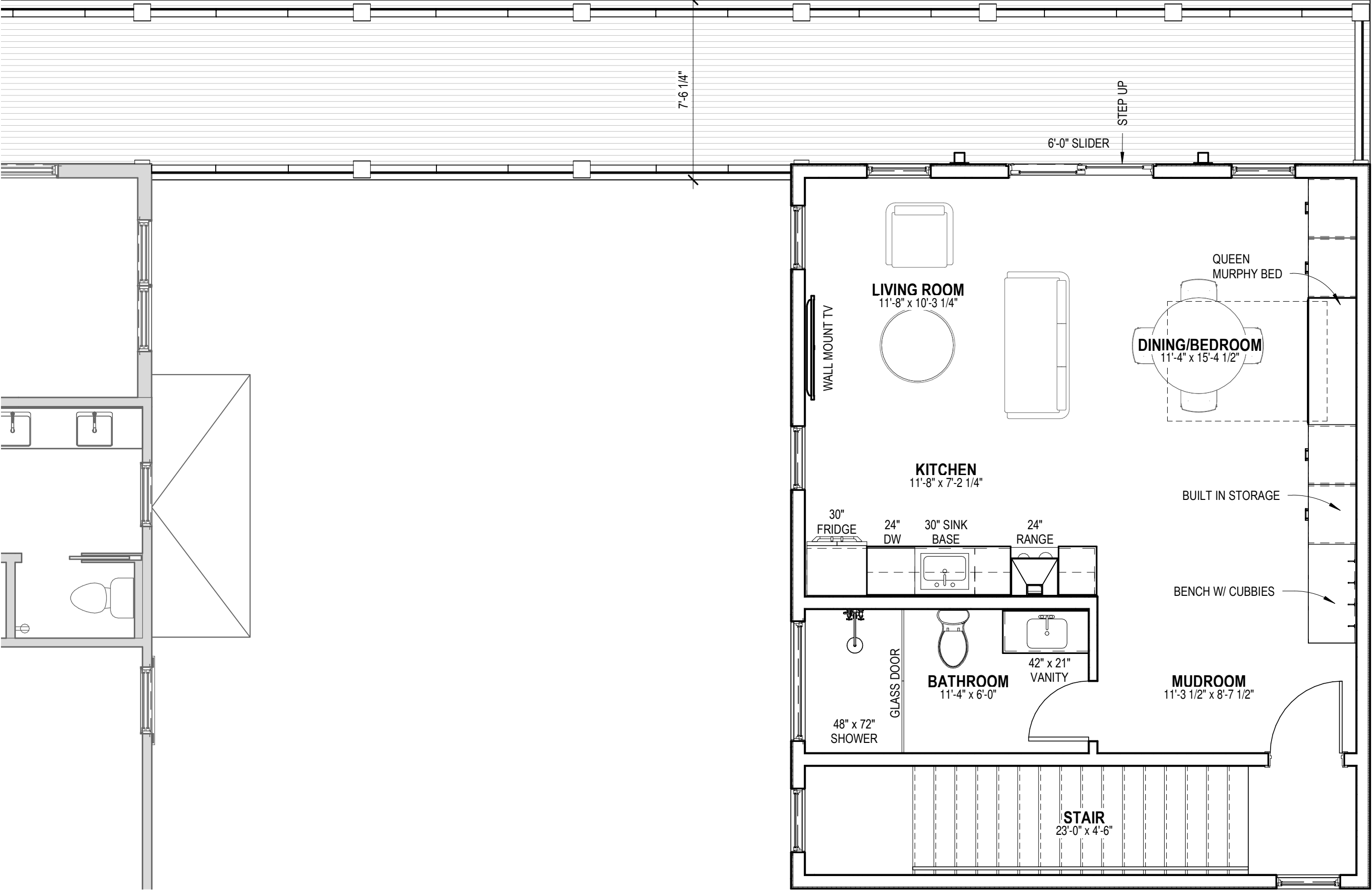


SCALE: 1/4" = 1'-0"

SECOND FLOOR - OVERALL PLAN

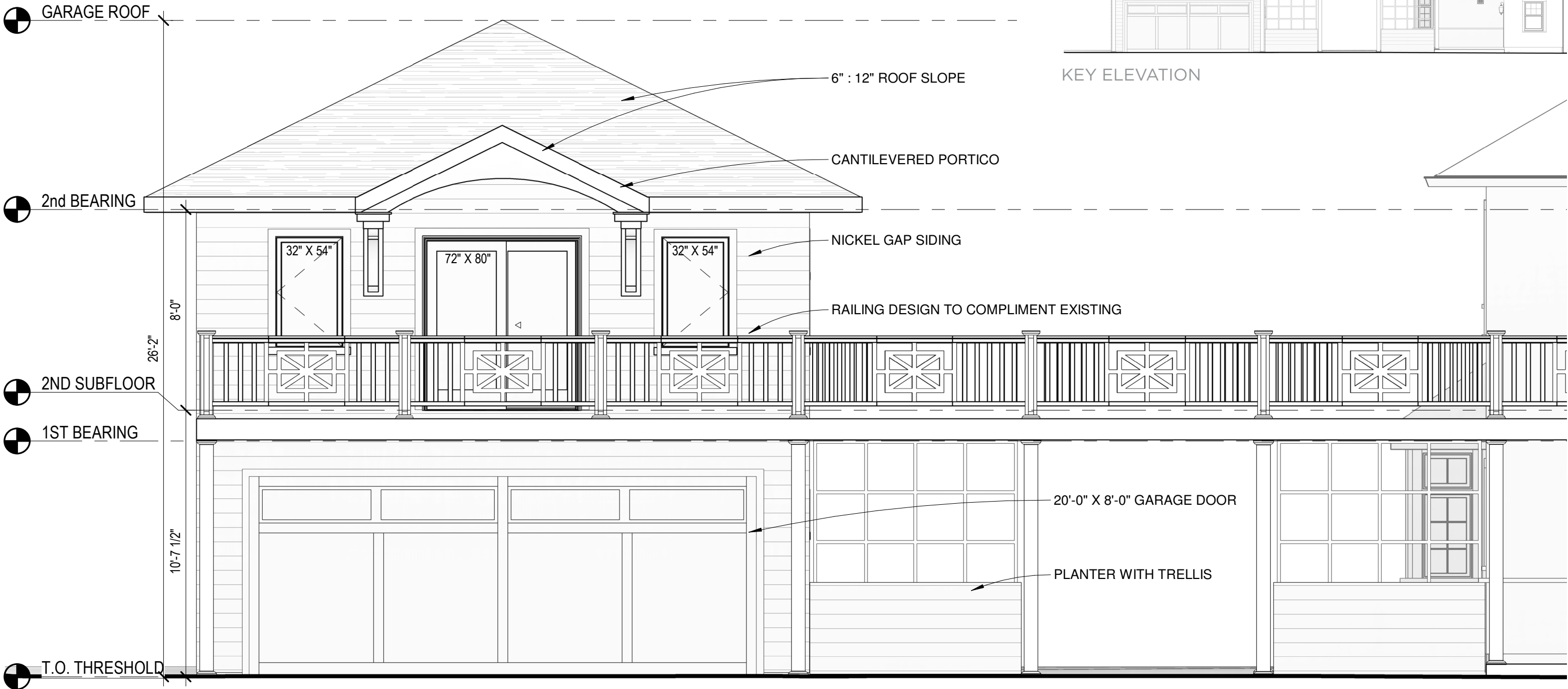


SECOND FLOOR - ENLARGED PLAN

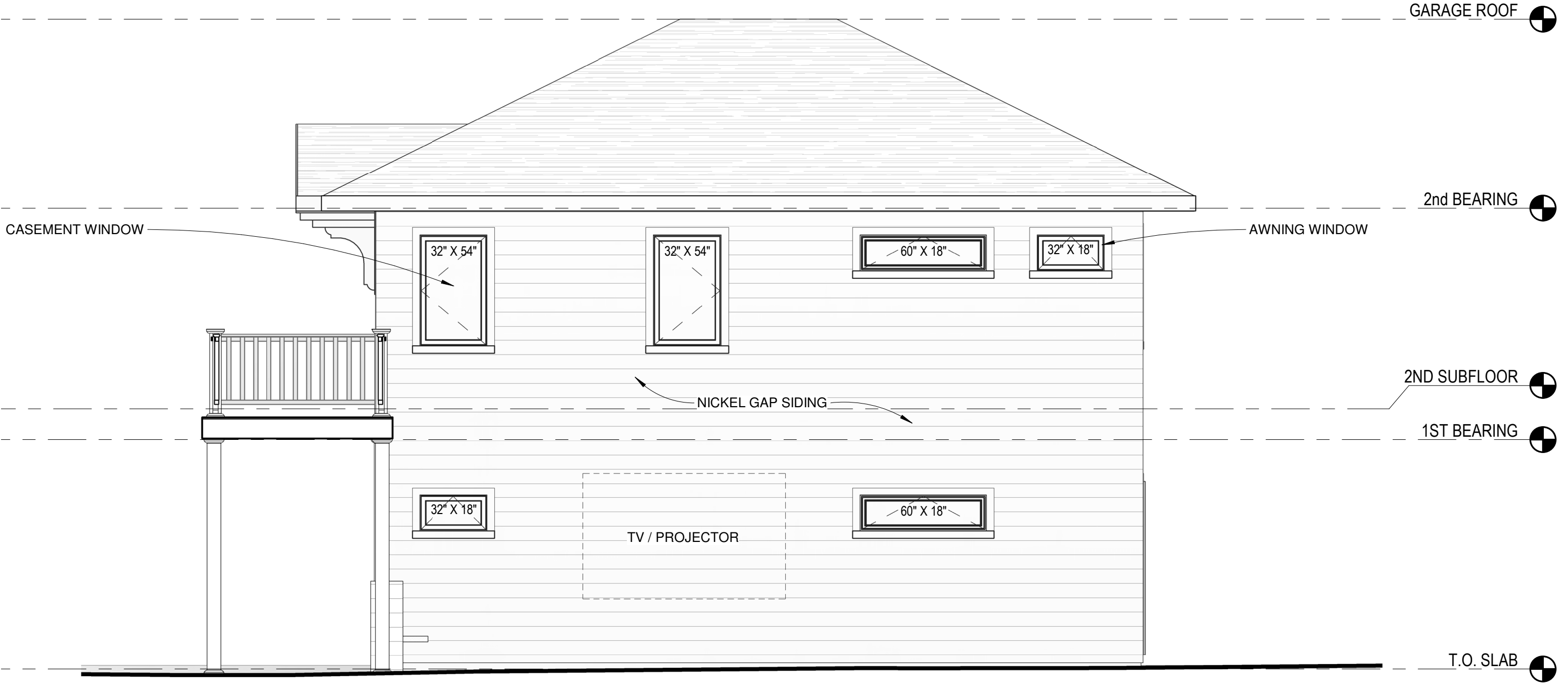


SCALE: 1/4" = 1'-0"

NORTH ELEVATION



WEST ELEVATION

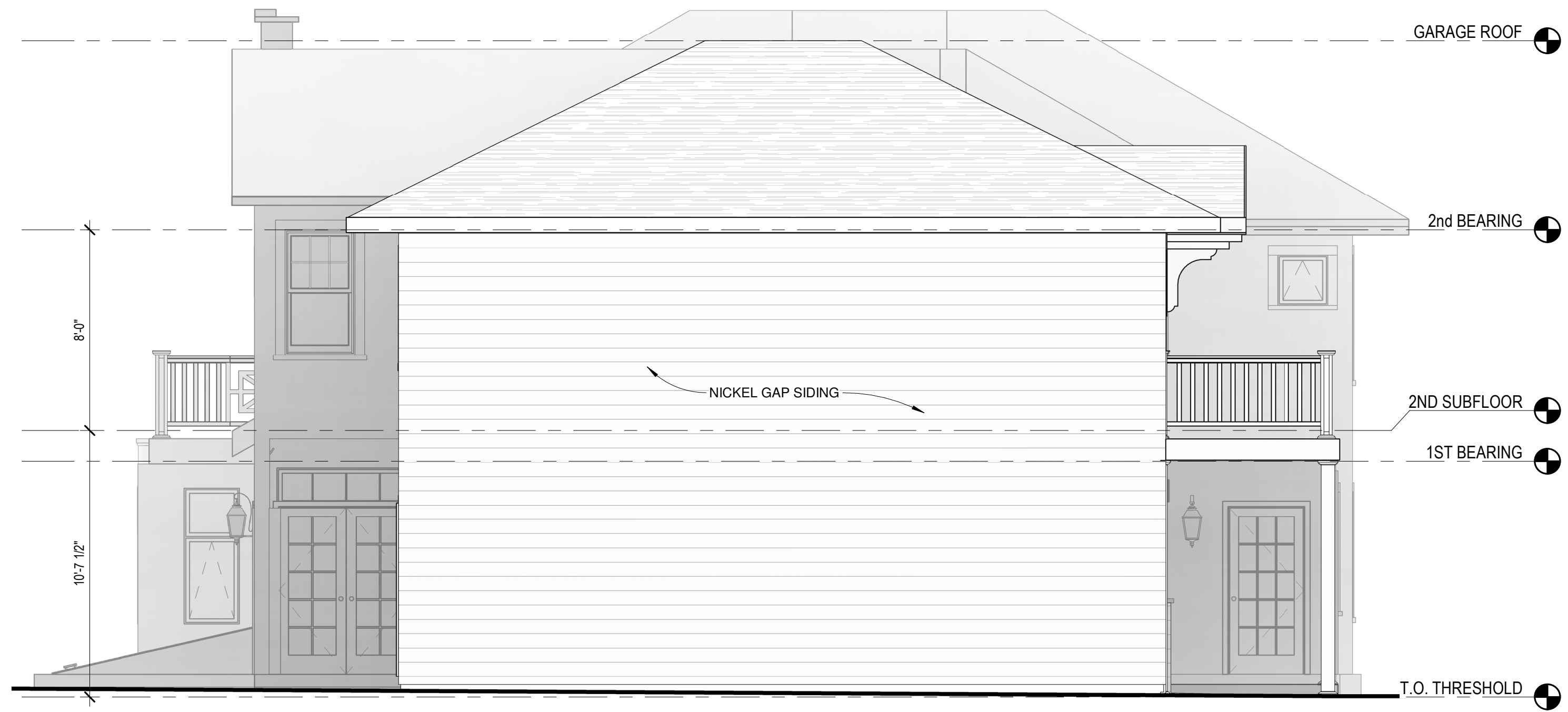


SOUTH ELEVATION



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

EAST ELEVATION



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

EXTERIOR VIEW 1



EXTERIOR VIEW 2



EXTERIOR VIEW 3



THANK YOU!

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

September 22, 2022

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Gordon's Fine Wines of Needham, Inc.
150 Gould Street
Logistics and Retail Distribution and Planning Facility

Dear Ms. Collins,

Please be advised this office represents Gordon's Fine Wines of Needham, Inc. (hereinafter "Gordon's") with respect to the property known and numbered 150 Gould Street, Needham, MA (hereinafter the "Premises"). In connection therewith, submitted herewith, please find the following:

1. Seven copies of a Completed Application for Hearing;
2. Seven copies of authorization letter from Renco Investment Associates Limited Partnership, current owner of the Premises;
3. Seven copies of authorization letter from Bakers' Best, Inc.;
4. Seven copies of plans, consisting of floor plans and site plan;
5. Check in the amount of \$500 for the applicable filing fee.

The Premises is situated in an Industrial-1 (Ind-1) Zoning District and is occupied by an existing commercial structure. From 2006 through 2019, Bakers' Best, Inc. (hereinafter, "Bakers") used and occupied approximately one-half of the existing building and a portion of the exterior area at the Premises for commercial catering and commissary purposes. Then, by Decision dated July 11, 2019, filed with the Town Clerk on August 19, 2019 (the "2019 Decision"), the Board of Appeals authorized the expansion of such use into the entire building.

However, Bakers' business was dramatically and substantially reduced due to the Covid-19 pandemic, and the additional space approved pursuant to the 2019 Decision was no longer required. As a result, some time ago, Bakers' entered into an agreement with Gordon's pursuant to which Gordon's would use and occupy the half of the building that was the subject of the 2019 Decision and Bakers' would remain in the half of the building it had occupied since 2006. Initially, the parties contemplated that Gordon's would sub-lease from Bakers'. However, over the intervening months, things changed and evolved, and now Gordon's is in the process of acquiring not only the entire property, but also the Bakers' business.

The Board has already approved transfer of the Bakers' special permits to Gordon's and no zoning relief is required or necessitated by the transfer of the property. However, additional zoning relief is required in connection with Gordon's planned use of one-half of the building for its planned logistics and retail distribution and planning facility. That is the purpose of the application submitted herewith.

The logistics and retail distribution and planning facility will have two main functions. First, remote orders will be packaged and delivered. In connection therewith, two large warehouse areas (shown as storage A and storage B on the plans submitted herewith) for storage of product are proposed. Second, consultation and planning services will be provided with respect to beverage selection for events and activities. In connection therewith, a few offices are proposed, as well as a small retail area. The retail area will allow clients to purchase samples of the suggested or recommended beverages. While technically open to the general public, the small retail area will not function as a regular store; it is only intended to support the consultation and planning activities.

Kindly schedule this matter for the next hearing of the Board of Appeals. I will submit additional information prior to the hearing. In the meantime, if you have any comments, questions or concerns, or if you require any further information, please contact me so that I may be of assistance.

Sincerely,

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

George Giunta, Jr.



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Gordon's Fine Wines of Needham, Inc.			Date:	9/22/22
Applicant Address	894 Main Street, Waltham, MA 02453				
Phone	617-642-1728	email	dgordon@gordonswine.com		
Applicant is ☐ Owner; ☐ Tenant; ☒ Purchaser; ☐ Other					
If not the owner, a letter from the owner certifying authorization to apply must be included					
Representative Name	George Giunta, Jr., Esq.				
Address	281 Chestnut Street, Needham, MA 02492				
Phone	617-840-3570	email	george.giuntajr@needhamlaw.net		
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____					
Contact ☒ Me and ☒ Representative in connection with this application.					

Subject Property Information

Property Address	150 Gould Street, Needham, MA 02494		
Map/Parcel Number	Map 79 / Parcel 10	Zone of Property	Industrial-1 (Ind-1)
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☐ Residential or ☒ Commercial			
If residential renovation, will renovation constitute "new construction"? Yes ☐ No ☒ N/A			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☒ No			
Do the spaces meet design requirements? ☐ Yes ☒ No			
Application Type (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☒ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Lawful, pre-existing, commercial building, which is non-conforming as to side-yard setbacks, used for commercial catering and commissary purposes pursuant to special permits and associated zoning relief previously issued by the Board of Appeals.

Statement of Relief Sought:

- a. Special Permit pursuant to Section 3.2.1 for a retail establishment serving the general public and containing 5750 or more gross square feet of floor area;
- b. Special Permit pursuant to Section 3.2.1 for a lawful purpose or special use not enumerated elsewhere in the Zoning By-Law;
- c. Special Permit pursuant to Section 3.2.1 for more than one non-residential use on a lot;
- d. Special Permit pursuant to Section 5.1.1.5, waiving strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements); and
- e. any and all other relief as may be necessary for the use of approximately one-half of the Premises for an alcohol related Logistics and Retail Distribution and Planning Facility.

Applicable Section(s) of the Zoning By-Law:

3.2.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Section or By-Law

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (<i>square feet</i>)		
Front Setback (<i>feet</i>)		



ZBA Application For Hearing

Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
<i>Numbers must match those on the certified plot plan and supporting materials</i>		
Date Structure Constructed including additions:	Date Lot was created:	

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	
Elevations of Proposed Conditions <i>(when necessary)</i>	
Floor Plans of Proposed Conditions <i>(when necessary)</i>	

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.





ZBA Application For Hearing

I hereby request a hearing before the Needham Zoning Board of Appeals. I have reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector.

Date: September 19, 2022 Applicant Signature

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", is positioned to the right of the date and signature line.

Gordon's Fine Wines of Needham, Inc.

By its attorney, George Giunta, Jr., Esq.

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

EXHIBIT A

ZONING RELIEF APPLICATION AUTHORIZATION LETTER

September 21, 2022

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Gordon's Fine Wines of Needham, Inc.
Logistics / Retail Distribution and Planning Facility
150 Gould Street
Application for Zoning Relief

Dear Mrs. Collins:

Please accept this letter as confirmation that Renco Investment Associates Limited Partnership, current owner of the property known and numbered 150 Gould Street, Needham, MA, has authorized Gordon's Fine Wines of Needham, Inc., prospective purchaser, through their attorney George Giunta, Jr., Esquire, to make application to the Zoning Board of Appeals for the following special permits and other zoning relief:

- a. Special Permit pursuant to Section 3.2.1 for a retail establishment serving the general public and containing 5750 or more gross square feet of floor area;
- b. Special Permit pursuant to Section 3.2.1 for a lawful purpose or special use not enumerated elsewhere in the Zoning By-Law;
- c. Special Permit pursuant to Section 3.2.1 for more than one non-residential use on a lot;
- d. Special Permit pursuant to Section 5.1.1.5, waiving strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements); and
- e. any and all other relief as may be necessary for the use of approximately one-half of the Premises for an alcohol related Logistics and Retail Distribution and Planning Facility.

Sincerely,

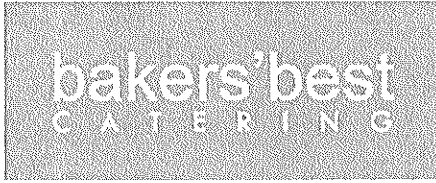
**RENCO INVESTMENT ASSOCIATES
LIMITED PARTNERSHIP, a Massachusetts
limited partnership**

**By: RENCO MANAGEMENT, INC., its General
Partner**

By: 

Name: WALTER INGOFF

Title: PRESIDENT



www.bakersbestcatering.com

150 gould street, needham, ma 02494

617 332 4588 main

June 22 , 2022

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Gordon's Fine Wines of Needham, Inc.
Logistics / Retail Distribution and Planning Facility
150 Gould Street
Application for Zoning Relief

Dear Mrs. Collins,

Please accept this letter as confirmation that Bakers' Best, Inc., tenant of the property known and numbered 150 Gould Street, Needham, MA, has authorized Gordon's Fine Wines of Needham, Inc., prospective purchaser, through their attorney George Giunta, Jr., Esquire, to make application for special permits and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with both (a) the transfer of all current special permits and zoning relief issued relative to Bakers' Best, and (b) the renovation and reuse of a portion of the said property as a Logistics / Retail Distribution and Planning Facility. In connection therewith, Attorney Giunta is specifically authorized to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Baker', is written over a large, stylized, light-colored circular mark that resembles a large 'B' or a stylized 'M'.

Bakers' Best, Inc.
By Michael Baker

RENOVATIONS TO:

GORDONS LIQUORS

150 GOULD STREET

NEEDHAM MA

 C CONCISE DESIGN GROUP
7 KENT STREET, BROOKLINE, MA 02445
TELEPHONE: 617-285-0872

DRAWINGS

ARCHITECTURAL

A00 COVER SHEET
A01 CODE AND ABBREVIATION
A11 DEMO + EXISTING PLAN
A12 PROPOSED PLAN



PERMIT SET
05.02.2022

A0.0

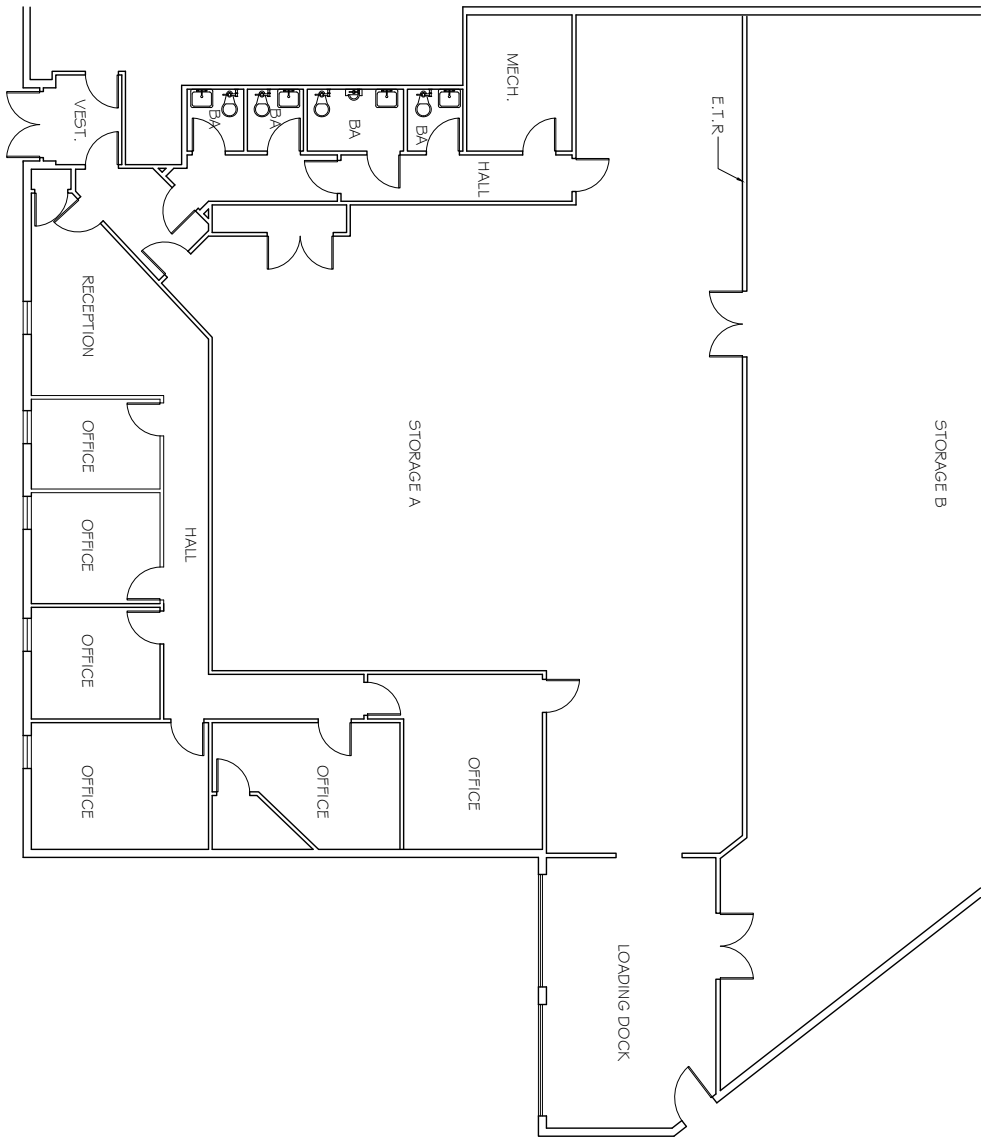
COVER

150 GOULD STREET
NEEDHAM, MA

SCALE: 3/16"=1'-0"
DATE: 01.30.13
REVISED

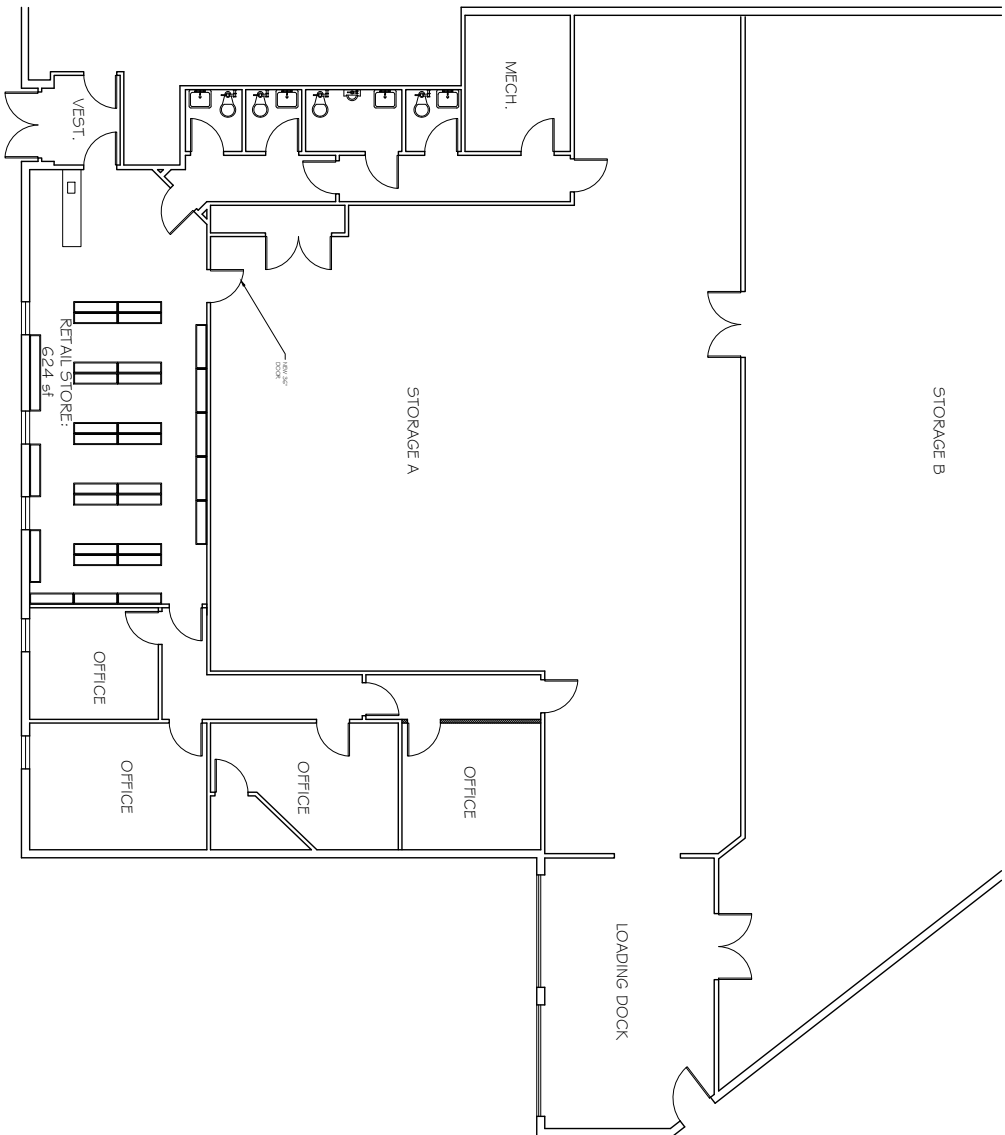


CONCISE DESIGN
7 KENT STREET
BROOKLINE, MA 02445
TELEPHONE: 617-285-0872



1 EXISTING PLAN
Scale: 3/16" = 1'-0"





1 **PROPOSED PLAN**
Scale: 3/16" = 1'-0"



[illegible]

0,1644 SF

Summary

EXISTING 1" CONTOUR		EXISTING 10' CONTOUR		EXISTING 20' CONTOUR		EXISTING 40' CONTOUR		EXISTING 60' CONTOUR		EXISTING 80' CONTOUR		EXISTING 100' CONTOUR		EXISTING 120' CONTOUR		EXISTING 140' CONTOUR		EXISTING 160' CONTOUR		EXISTING 180' CONTOUR		EXISTING 200' CONTOUR	
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LAND IN

NEEDHAM, MASS.

PREPARED FOR: RENCO INVESTMENT ASSOCIATES LP
c/o RENCO MANAGEMENT INC.
5 TURNER STREET
WALTHAM, MA 02454-0867

SCALE: 1" = 20'
DATE: 08 JULY 2019
PREPARED BY: THE JILLSON COMPANY, INC.

P.O. BOX 2135
NEEDHAM, MA 01703
(781) 400-5946
www.311SONCOMPANY.COM

JOB #1140



Town of Wellesley Planning Board

Drainage Review Rules and Regulations (PROPOSED)

1. Authority and Purpose

Pursuant to Section 5.8.D, *Drainage Review Rules and Regulations*, of the Town of Wellesley Zoning Bylaw, the Planning Board is authorized to adopt and amend Rules and Regulations to implement Section 5.8, *Drainage Review*, of the Zoning Bylaw.

The purpose of these Rules and Regulations is to effectuate the purposes of the Drainage Bylaw.

2. Definitions

Applicant – Any person or entity requesting a Drainage Review Permit.

Application – A Drainage Review Permit application.

Critical Area – Any of the following: An Outstanding Resource Water or Special Resource Water as designated in 314 CMR 4.00, a recharge area for a public water supply as defined in 310 CMR 22.02 (a Zone I, Zone II, or Interim Wellhead Protection Area for a groundwater source or a Zone A for a surface water source), a bathing beach as defined in 105 CMR 445.000, or a cold-water fishery as defined in 310 CMR 10.04.

Drainage Bylaw – Section 5.8 of the Zoning Bylaw, as amended from time to time.

Drainage Review Permit (DRP) - A permit issued by the appropriate Permitting Authority applying the standards and requirements set forth in these Regulations.

Impaired Water – A water is impaired if it does not meet one or more of its designated use(s). For purposes of these Regulations, Impaired Waters are those classified as categories 4 and 5 of the five-part categorization approach used for classifying the water quality standards attainment status for water segments under the U.S. EPA Total Maximum Daily Load (TMDL) program.

Impervious Cover - Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This may include but is not limited to: roads, driveways, parking areas and other areas created using non-porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

Infeasible – Not technologically possible, or not economically practicable and achievable in light of best industry practices.

Infiltration – The act of conveying surface water into the ground to permit groundwater recharge and the reduction of stormwater runoff from a project site.

Larger Plan of Development – A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan. For example, if a developer buys a 20-acre lot and builds roads, installs pipes, and runs electricity with the intention of constructing homes or other structures sometime in the future, this would be considered a larger common plan of development or sale. If the land is parceled off or sold, and construction occurs on plots that are less than one acre by separate, independent builders, this activity still would be subject to stormwater permitting requirements if the smaller plots were included on the original site plan.

Low-Impact Development (LID) – Systems and practices that use or mimic natural processes resulting in the infiltration, evapotranspiration or use of stormwater. LID includes (1) environmentally sensitive site design approaches such as minimizing impervious surfaces, fitting the development to the terrain, preserving and capitalizing on natural drainage systems, and reproducing pre-development hydrologic conditions, and (2) stormwater management systems modeled after natural hydrologic features to manage rainfall at the source using decentralized micro-scale controls, such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

Massachusetts Stormwater Management Standards – The Stormwater Management Standards and accompanying Stormwater Handbook issued by the Department of Environmental Protection (as amended), aimed at encouraging recharge and preventing stormwater discharges from causing or contributing to the pollution of the surface waters and groundwaters of the Commonwealth.

New Development - Construction activities or land alteration on an area that has not been previously developed to include Impervious Cover.

Permittee – Any person to whom a DRP has been issued.

Permitting Authority – The board or individuals authorized by Section 5.8.E of the Drainage Bylaw to issue a particular Drainage Review Permit (the Zoning Board of Appeals, the Planning Board, the Wetlands Protection Committee, or the Inspector of Buildings and the Town Engineer).

Pollutant – Means dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. § 2011 et seq.)), heat, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, and agricultural waste, and any other material that may cause or contribute to exceedance of water quality standards in the waters to which the storm drain system discharges.

Redevelopment - Construction, land alteration, or improvement of Impervious Cover that does not meet the definition of New Development.

Runoff – Rainfall, snowmelt, or irrigation water flowing over the ground surface.

Sediment – Mineral or organic soil material that is transported by wind or water, from its origin to another location; the product of erosion processes.

Sedimentation – The process or act of deposition of sediment.

Site – Any lot or parcel of land or area of property where earth disturbance activities are, were, or will be performed.

Stormwater – Any surface flow, runoff or drainage resulting entirely from any form of natural precipitation.

USGS HUC12 – Subwatershed with a unique 12-digit United States Geological Survey Hydrologic Unit Code.

Zoning Bylaw – The Town of Wellesley Zoning Bylaw, as amended from time to time.

3. Applicability

These Rules and Regulations apply to all activities which require a DRP in accordance with Section 5.8.C, *Applicability*, of the Drainage Bylaw. No activities which require a DRP may commence until a DRP is issued by the Permitting Authority, regardless of whether other local permits have been received.

4. Administration

These Regulations shall be administered by:

- a) The Zoning Board of Appeals in combination with the Site Plan Review process under Zoning Bylaw Section 5.6.C.2 for Major Construction Projects and Projects of Significant Impact;
- b) The Planning Board in combination with the Large House Review process for projects subject to Zoning Bylaw Section 5.9;
- c) The Planning Board in combination with its permitting processes for projects subject to the Rules and Regulations Governing the Subdivision of Land in Wellesley Massachusetts adopted by the Planning Board as amended from time to time;
- d) The Wetlands Protection Committee in combination with its permitting process for projects subject to the Wetlands Protection Act or the Wellesley Wetlands Protection Bylaw, Article 44 of the Town Bylaws, as amended from time to time; and
- e) The Inspector of Buildings and the Town Engineer for any projects not subject to the permitting processes listed in Paragraphs (a)-(d) above.

5. Application Submission Requirements

Applicants for projects requiring a DRP shall submit the materials specified in this section and further detailed in Section 6. Once issued, a DRP shall be valid for a period of 3 years.

A. Required Materials: DRP applications shall include the following, to be submitted to the Permitting Authority. In the case of DRP applications submitted to the Inspector of Buildings, copies shall be submitted to the Town Engineer, the Wetlands Administrator, and the Planning Director.

1. Completed *Drainage Review Application* form (to be provided by the Permitting Authority);
2. Drainage Review application fee (see Section D below);
3. Drainage Review Checklist;
4. Plans and other materials, as identified in C. *Plan and Materials Specifications* below; and
5. Additional materials: the Permitting Authority may request that the applicant submit additional materials for consideration before issuing a decision.

B. Submission Requirements:

1. Plans shall be submitted in the form required by the Permitting Authority for the permit that the DRP is issued in combination with, or in guidelines set by the Town Engineer for DRP applications submitted to the Inspector of Buildings pursuant to Section 5.8.E.2 of the Drainage Bylaw.

C. Plan and Materials Specifications

1. A Construction Mitigation Plan as specified in the Drainage Bylaw, subject to the requirements in Section 6 of these Regulations.
2. A Grading and Drainage Plan, as specified in the Drainage Bylaw, subject to the requirements in Section 6 of these Regulations.
3. An Operation and Maintenance Plan as specified in the Drainage Bylaw, subject to the requirements in Section 6 of these Regulations.

D. Fees: An application fee shall be submitted with each application. The DRP application fee shall be set by each Permitting Authority, or by the Select Board for DRP applications submitted to the Inspector of Buildings.

E. Filing an application for a permit grants the Permitting Authority, the Inspector of Buildings and Zoning Enforcement Office, the Town Engineer, and their agents, permission to enter the site to verify the information in the application and (after a permit is granted) to inspect for compliance with permit conditions.

6. Plans and Standards

A. Construction Mitigation Plan

1. The Construction Mitigation Plan shall detail the design, location and type of erosion and sedimentation control measures and other pollution prevention measures to be employed on-site during site work and construction activities. A Stormwater Pollution Prevention Plan prepared to comply with the U.S. Environmental Protection Agency Construction General Permit may be used as the Construction Mitigation Plan only if it meets all of the requirements listed below.
2. The erosion and sedimentation control and pollution prevention measures set forth in the Construction Mitigation Plan shall be designed to meet Standard 8 of the Massachusetts Stormwater Standards (including BMPs appropriate for the conditions at the construction site), minimize the total area of disturbance, and properly manage construction and waste materials (including, but not limited to, discarded building materials, concrete truck washout, chemical, litter, and sanitary wastes).
3. Site plan. The Construction Mitigation Plan shall include a site plan, stamped and certified by a qualified Professional Engineer registered in Massachusetts or a Certified Professional in Erosion and Sediment Control, containing the following information:
 - a. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan;
 - b. Title, date, north arrow, scale, legend, and locus map;
 - c. Locations of watercourses and water bodies;
 - d. Lines of existing utilities, buildings, driveways, sidewalks, and rights of way;
 - e. Property lines showing the size of the entire parcel, and a delineation and number of square feet of the land area to be disturbed;
 - f. Drainage patterns and approximate slopes anticipated after major grading activities (construction phase grading plans);
 - g. Location and details of erosion and sediment control measures, including both structural and non-structural measures, interim grading, and material stockpiling areas;
 - h. Location and description of an implementation schedule for temporary and permanent seeding, vegetative controls, and other stabilization measures; and
 - i. Such other information as required by the Permitting Authority.

B. Grading and Drainage Plan

1. The Grading and Drainage Plan shall detail the stormwater management measures associated with the proposed project. It shall contain sufficient information for the Permitting Authority to evaluate the environmental impacts, effectiveness, and acceptability of the measures proposed by the applicant for reducing adverse impacts from stormwater post-construction, including Low Impact Development site planning and design strategies. The Grading and Drainage Plan shall fully describe the project in drawings and narrative.

2. The Grading and Drainage Plan shall identify all impaired waters to which stormwater from the site will discharge directly or indirectly.
3. For sites that will discharge stormwater (directly or indirectly) to impaired waters in which phosphorus has been identified as a source of impairment (including all sites within the Charles River watershed), the Grading and Drainage Plan shall specify structural Best Management Practices that are optimized for phosphorus removal and shall provide calculations of phosphorus loading and phosphorus removal.
4. For New Development, the stormwater management measures described in the Grading and Drainage Plan shall be designed to meet the following requirements:
 - a. Standards 1 and 2 of the Massachusetts Stormwater Standards.
 - b. Standard 3 of the Massachusetts Stormwater Management Standards, with the additional requirement that Low Impact Development site planning and design strategies (as defined in Section 3 of these Regulations) shall be incorporated unless infeasible in order to reduce the discharge of stormwater.
 - c. Standard 4 of the Massachusetts Stormwater Management Standards, with the additional requirement that stormwater management systems on new development shall be designed to meet an average annual pollutant removal equivalent to 90% of the average annual load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site AND 60% of the average annual load of Total Phosphorus (TP) related to the total post-construction impervious surface area on the site. Pollutant removal is calculated based on average annual loading and not on the basis of any individual storm event. Average annual pollutant removal requirements are achieved through one of the following methods:
 - i. Installing BMPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1's BMP Accounting and Tracking Tool (2016)¹ or other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance, then the Massachusetts Stormwater Handbook may be used to calculate BMP performance; or
 - ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site (if allowed by the Permitting

¹ Available at <https://www.epa.gov/npdes-permits/stormwater-tools-new-england> under "Stormwater BMP Pollutant Removal Tools and Information."

Authority within its sole discretion, and with sufficient guarantees of proper long-term operation and maintenance).

- d. Standard 5 of the Massachusetts Stormwater Management Standards, if the land use associated with the completed project will be a land use with higher potential pollutant loads, as defined by the Massachusetts Stormwater Management Standards.
 - e. Standard 6 of the Massachusetts Stormwater Management Standards, if stormwater discharges from the site, or from the MS4 downstream of the site's discharge to the MS4, are or will be within the Zone II or Interim Wellhead Protection Area of a public water supply, to any other critical area, or near any other critical area (as set forth in the Massachusetts Stormwater Management Standards).
5. For Redevelopment, the stormwater management measures described in the Grading and Drainage Plan shall be designed to meet all of the following requirements:
- a. The stormwater management system design shall meet Standard 7 of the Massachusetts Stormwater Management Standards.
 - b. Low Impact Development site planning and design strategies (as defined in Section 3 of these Regulations) shall be incorporated unless infeasible in order to reduce the discharge of stormwater.
 - c. Stormwater management systems on redevelopment sites shall be designed to meet an average annual pollutant removal equivalent to 80% of the average annual post-construction load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site AND 50% of the average annual load of Total Phosphorus (TP) related to the total post-construction impervious surface area on the site. Average annual pollutant removal requirements are achieved through one of the following methods:
 - i. Installing BMPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1's BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance, then the Massachusetts Stormwater Handbook may be used to calculate BMP performance; or
 - ii. Retaining the volume of runoff equivalent to, or greater than, 0.8 inch multiplied by the total post-construction impervious surface area on the redeveloped site; or
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the redevelopment site (if allowed by the Permitting Authority within its sole discretion, and with sufficient guarantees of proper long-term operation and maintenance).

6. Site plan. The Grading and Drainage Plan shall include a site plan, stamped and certified by a qualified Professional Engineer registered in Massachusetts, containing the following information:
 - a. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan;
 - b. Title, date, north arrow, scale, legend, and locus map;
 - c. The site's existing and proposed topography with contours at two-foot intervals;
 - d. The existing site hydrology, including any existing stormwater conveyances or impoundments;
 - e. Estimated seasonal high groundwater elevation (November to April) in areas to be used for stormwater retention, detention, or infiltration, with verification of depth to groundwater provided by test pits;
 - f. The existing and proposed vegetation and ground surfaces with runoff coefficient for each;
 - g. A drainage area map showing pre- and post-construction watershed boundaries, drainage area, and stormwater flow paths;
 - h. Identification of all critical areas and tributaries to critical areas within the geographic area shown on the plan;
 - i. Drawings of all components of the proposed drainage system; and
 - j. Such other information as is required by the Permitting Authority.

C. Operation and Maintenance Plan

1. An Operation and Maintenance Plan (O&M Plan) is required at the time of application for all projects. The O&M Plan shall be designed to ensure that all aspects of the On-Site Stormwater System operate as designed throughout the life of the system and that non-structural controls are carried out appropriately. The Permitting Authority shall make the final decision regarding what maintenance requirements are appropriate in a given situation. Each parcel must have its own O&M Plan. The O&M Plan shall remain on file with the Permitting Authority and the Town Engineer and shall be an ongoing requirement that runs with the land, enforceable against the owner of the parcel to which it applies.
2. The O&M Plan shall include:
 - a. The name(s) of the owner(s) of the parcel for which the O&M Plan is being submitted;
 - b. A schedule and detailed instructions for the activities constituting annual maintenance of the On-Site Stormwater System, including but not limited to cleaning of dry wells and catch basins (including the area around catch basins), sweeping of paved areas, visual inspection of drainage structures, and inspection and maintenance of BMPs, and a form or template for providing an annual report

- of maintenance and inspections to the Permitting Authority and the Town Engineer;
 - c. A maintenance log to be provided to the Town Engineer;
 - d. Permission for a designee of the Permitting Authority or Town Engineer to enter the property to inspect the operation and maintenance of the On-Site Stormwater System; and
 - e. The signature(s) of the property owner(s).
3. In the case of stormwater BMPs that are serving more than one lot, the applicant shall include a mechanism for implementing and enforcing the O&M Plan. The applicant shall identify the lots or units that will be serviced by the proposed stormwater BMPs. The applicant shall also provide a copy of the legal instrument (deed, declaration of trust, articles of incorporation, etc.) that establishes the terms of and legal responsibility for the operation and maintenance of stormwater BMPs. In the event that the stormwater BMPs will be operated and maintained by an entity or person other than the sole owner of the lot upon which the BMPs are placed, the applicant shall provide a plan and easement deed that provides a right of access for the entity or person to be able to perform said operation and maintenance functions.

7. Permitting Process

- A. If the Permitting Authority is the Zoning Board of Appeals, the Planning Board, or the Wetlands Protection Committee, procedures for abutter notification and public notice, public comment, review by the Permitting Authority, and issuance of a DRP shall be the same as those for the permit that the DRP is issued in combination with.
- B. If the Permitting Authority is the Inspector of Buildings and the Town Engineer, the permitting procedure shall be that specified in Section 5.8.E.2 of the Drainage Bylaw. The Town Engineer shall make the permit applications available for public review and comment and shall post notice (on the Town website and/or with the Town Clerk) of applications under review.
- C. A DRP shall contain appropriate conditions to ensure that the project will meet the objectives and requirements of the Drainage Bylaw and these Regulations. These shall include conditions that survive the approval of the final as-built plan and are sufficient to ensure adequate long-term operation and maintenance of stormwater control measures, including both structural and nonstructural controls. These may include, but are not limited to:
 - 1. A requirement to record notice of the Operation & Maintenance Plan with the Registry of Deeds (or the Land Court for registered land).
 - 2. A requirement to submit an annual certification documenting the work that has been done over the last 12 months to properly operate and maintain the stormwater control measures.
 - 3. A requirement to establish a dedicated source of funding for long-term operation and maintenance of stormwater control measures.

- D. For all projects that receive a Drainage Review Permit, the permittee shall notify the Inspector of Buildings and the Town Engineer prior to commencement of earth moving, removal of vegetative cover, or construction (whichever comes first) of the anticipated start date of such site work or construction. Prior to commencement of any such site work or construction, the permittee shall submit a completed and signed Construction Site Checklist (using a form provided by the Town Engineer) to the Town Engineer, and the Town Engineer or a designated representative of the Town Engineer shall inspect the site to determine whether there is compliance with the Construction Mitigation Plan and shall notify the Inspector of Buildings of the inspection results.
- E. All site work and construction shall be carried out in compliance with the Construction Mitigation Plan. The Town Engineer (or designee) or the Inspector of Buildings (or designee) may conduct a site inspection during the course of site work and construction to determine compliance with the Construction Mitigation Plan.

8. As-Built Plan

- A. For all projects that receive a DRP, prior to a Certificate of Occupancy being issued or final building inspection being made, and within 60 days of the completion of construction of the project, the Permittee shall submit to the Town Engineer a record plan detailing the actual site drainage and On-Site Stormwater System as installed and noting any deviations from the approved plans (the “as-built plan”). The as-built plan shall be signed and stamped by a Massachusetts Registered Professional Engineer or Professional Land Surveyor. The as-built plan must depict all on-site controls, both structural and non-structural, designed to manage the stormwater associated with the completed site. The as-built plan shall also include a delineation of the drainage area for each point at which stormwater from the site discharges to the municipal storm drain system or a surface water body. Such plan shall be provided both in hard copy and as an electronic file. The electronic digital file shall comply with Level III of the current version of the MassGIS “Standard for Digital Plan Submission to Municipalities” (hereafter “the standard”), available at <http://www.mass.gov/mgis>. The vertical datum shall be the Town of Wellesley Vertical Datum.
- B. An inspection shall be made by the Town Engineer or designated representative of the Town Engineer to determine whether there is compliance with the Grading and Drainage Plan. The Town Engineer shall notify the Permitting Authority and the Inspector of Buildings of the inspection results. If there is compliance, the Inspector of Buildings shall be so notified whereupon a Certificate of Occupancy may be issued or a final building inspection may be made. If there is not compliance, the Town Engineer or designee shall notify the applicant, the Inspector of Buildings and the Permitting Authority of the work remaining to be done. No Certificate of Occupancy shall be issued or final building inspection made until the Town Engineer or designee has determined that the Grading and Drainage Plan has been complied with and a final as-built plan has been accepted by the Town Engineer.

9. Operation and Maintenance

A. Changes to O&M Plans.

1. The owner(s) of the parcel to which an O&M Plan applies must notify the Permitting Authority of any changes in ownership of the parcel.
2. In the case of a stormwater BMP that serves more than one lot, the owners of the parcels served by the BMP must notify the Permitting Authority of any change to the entity or person operating or maintaining the BMP or the legal instrument that establishes terms and legal responsibility for the operation and maintenance of the BMP.
3. The O&M Plan may be amended to achieve the purposes of the Drainage Bylaw or these Regulations by mutual agreement of the Permitting Authority and the parcel owner(s). Amendments must be in writing and signed by all owners and the Permitting Authority.

10. Enforcement

These Regulations shall be enforced in accordance with Zoning Bylaw Section 6.1, *Enforcement and Penalties*.

September 15, 2022

Dear Neighbor,

The Planning Department has received notice that Toll 528 Boylston, LLC (the Applicant) has filed a request for a determination of Project Eligibility with the Massachusetts Housing Finance Agency (MassHousing) for a site encompassing 528 Boylston Street, Newton, MA. As currently proposed, the development would consist of one building with a total of 244 units of rental housing and 397 parking garage spaces. Sixty-one (61) units will be made affordable to households earning 80% of the area median income (AMI) and thirteen (13) units will be accessible.

The Planning Department will be compiling a letter addressing comments and concerns with the project to MassHousing. MassHousing must make the findings set forth on the attachment to this letter in order to make a determination of Project Eligibility. Comments relevant to the required findings that would assist the Planning Department as we consider the applicants request should be submitted by 5 p.m. on Friday, October 7th. Please direct any comments to bbelsanti@newtonma.gov. Comments will be used to inform the content of the Planning Department's letter, as well as compiled and attached to our letter.

The Applicant's full application can be viewed online at:

<https://www.newtonma.gov/government/planning/development-review/high-interest-projects/boylston-street-528> General information on the Comprehensive Permit process is also available on this webpage.

Please feel free to contact Jennifer Caira, Deputy Director of Planning, with any questions about this project. She can be reached at 617-796-1121, or jcaira@newtonma.gov

Sincerely,



Barney Heath
Director of Planning and Development