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281 CHESTNUT STREET
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February 24, 2025

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Needham Enterprises, LLC
339 Chestnut Street, Needham, MA
Comprehensive Permit

Dear Ms. Collins,

Please be advised this office represents Needham Enterprises, LLC, 105 Chestnut Street, Needham, MA 02492 (hereinafter, the Applicant and "Needham Enterprises") in connection with the proposed redevelopment of the property known and numbered 339 Chestnut Street (hereinafter the "Premises"). In particular, Needham Enterprises desires to transform the Premises from a commercial office property to an affordable housing development containing six units. In connection therewith, submitted herewith, please find the following:

1. Twenty copies of a Completed Application for Hearing;
2. Twenty copies of plot plan and architectural plans;
3. Twenty copies of Determination of Project Eligibility d. January 22, 2025;
4. Twenty copies of Memorandum in Support of Application of Needham Enterprises, LLC;
5. Twenty Copies of List of Requested Exemptions; and
6. Check in the amount of \$2,600.00 for the applicable filing fee.

The Premises is located in the Chestnut Street Business District and is currently improved with a two-story building; most recently used for office purposes. Needham Enterprises is proposing to demolish the existing building in its entirety and replace it with a new three-story residential

dwelling and associated parking, to be developed under the Local Initiative Program. The new building will contain a total of six units over three floors, two on each floor. There will be a total of eight off-street parking spaces, accessed from Chestnut Street, one of which will be a handicap space.

Kindly schedule this matter for the next hearing of the Board of Appeals. If you have any comments, questions or concerns, or if you require any further information in the meantime, 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	Needham Enterprises, LLC	Date:	2/24/2025
Applicant Address	105 Chestnut Street, Needham, MA 02492		
Phone	617-435-1090	email	mborrelli@borrellilegal.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 ☒ Representative in connection with this application.			

Subject Property Information

Property Address	339 Chestnut Street, Needham, MA 02492		
Map/Parcel Number	Map 46 / Parcel 54	Zone of Property	Chestnut Street Business (CSB)
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 (<i>select one</i>): ☐ Special Permit ☐ Variance ☒ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Two story building on a non-conforming lot, most recently used for office purposes.

Statement of Relief Sought:

Comprehensive permit pursuant to M.G.L. c.40B to authorize a six unit residential building and associated parking, as shown on the plans submitted herewith.

Applicable Section(s) of the Zoning By-Law:

3.2.2, 4.4 et. seq., 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 (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)		
<i>Numbers must match those on the certified plot plan and supporting materials</i>		



ZBA Application For Hearing

Date Structure Constructed including additions:

1904

Date Lot was created:

1911

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.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

the Applicant and

I certify that I have consulted with the Building Inspector on or before Feb 24, 2025

date of consult

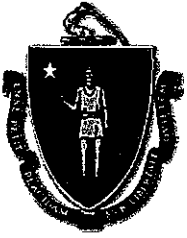
Needham Enterprises, LLC,
by its attorney,

Date: February 24, 2025

Applicant Signature

George Giunta Jr
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*



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

January 22, 2025

Kate Fitzpatrick
Town of Needham
1471 Highland Avenue
Needham, Massachusetts 02492

Matthew Borrelli, Manager
Needham Enterprises, LLC
105 Chestnut Street
Needham, Massachusetts 02492

RE: Chestnut Village, Needham, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Ms. Fitzpatrick and Mr. Borrelli:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Chestnut Village project has been approved. This approval is based on your application that sets forth a plan for the development of six rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project site. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Needham housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;
6. The project sponsor and the development team meet the general eligibility standards of LIP;

7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the Chestnut Village project will consist of six units, two of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application EOHLC has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and
4. The Town shall submit to EOHLC the finalized details of the comprehensive permit.

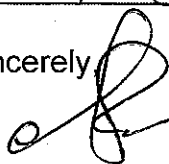
As the Chestnut Village project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received certificates of occupancy, the developer must submit to both EOHLC and the Select Board a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on January 22, 2027, unless a comprehensive permit has been issued.

We congratulate the town of Needham and Needham Enterprises, LLC on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please contact Rieko Hayashi at rieko.hayashi@mass.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Catherine Racer', written over the word 'Sincerely,'.

Catherine Racer
Undersecretary

cc: Lee Newman, Director of Planning and Community Development
Jonathan Tamkin, Zoning Board of Appeals
Office of the Chief Counsel, EOHLC

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, Needham Enterprises, LLC, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Needham with a project cost examination.

Signature: _____

Name (print): _____

Date: _____

Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program.

Chestnut Village, Needham, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT**Sponsor:**

Needham Enterprises, LLC
105 Chestnut Street
Needham, MA 02492

Project Addresses:

339 Chestnut Street
Needham, MA 02492

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# of Units	# of Baths	Gross SF	Utility Allowance	Maximum Rent
A. LIP Units					
One Bedroom	1	1	900	\$164	\$2,605
Two-Bedroom	1	2	980	\$240	\$2,931
Total LIP Units	2				
B. Market Units					
One Bedroom	2	2	900	N/A	\$2,939
Two-Bedroom	2	2	980		\$3,229
Total Market Units	4				
Total Units in Project	6				

TO: THE MEMBERS OF THE BOARD OF APPEALS
TOWN OF NEEDHAM, MA

February 24, 2025

MEMORANDUM IN SUPPORT OF
APPLICATION OF
NEEDHAM ENTERPRISES, LLC
Comprehensive Permit
Chestnut Village
339 Chestnut Street, Needham, MA

The applicant, Needham Enterprises, LLC (hereinafter, jointly and interchangeably, the “Applicant” and “Needham Enterprises”), seek a Comprehensive Permit pursuant to the applicable provisions of M.G.L. c.40B, to permit the redevelopment of the property known and numbered 339 Chestnut Street (hereinafter the “Premises”) as a six unit affordable housing development; and all other relief as may be necessary and appropriate to permit the construction at the Premises of a new six unit residential dwelling with associated off-street parking, as shown on the plans and described in the materials submitted herewith.

PRESENT USE / EXISTING CONDITIONS

The Premises is shown as parcel 54 on sheet 46 of the Assessor’s Map for the Town of Needham and is located in the Chestnut Street Business (CSB) Zoning District. It is located across Chestnut Street from a McDonald’s restaurant and is bounded on the remaining three sides by commercial properties. It is conveniently located within approximately 600 feet of the MBTA Junction Commuter Rail Station and is within walking distance of Needham Center, with numerous restaurants, shopping and an additional commuter rail station, as well as the Beth Israel Deaconess Hospital Needham.

The Premises contains approximately 6,200 square feet of land with 40 feet of frontage on Chestnut Street and was created as a separate lot on or before 1911.¹ It is currently occupied by an existing two-story building, built in 1904, and associated parking and driveway areas, and was most recently used for office purposes.² There are a total of eight designated parking spaces

¹ See deed of David Simon and Sammuell Rosenblat to Ellen Ahearn, dated March 11, 1911, recorded with Norfolk County Registry of Deeds in Book 1170, Page 367

² See Exhibit A, Assessor’s Information, attached hereto.

currently in existence at the Premises, located behind the existing building, as well as a paved open asphalt area in front of the building. All the spaces are compact size, the maneuvering aisle accessing the spaces is only 19' wide, and the parking otherwise does not comply with several applicable design requirements.

PROPOSED ALTERATION

Needham Enterprises is proposing to redevelop the entire property by demolishing the existing building and parking and replacing them with a new building and new parking. The proposed new building will contain a total of six residential units, two of which will be affordable (as that term is used pursuant to M.G.L. c.40B, as applicable). One unit will contain one bedroom and one bathroom, and the remaining five units will contain two bedrooms and two bathrooms. The first floor will contain one of the affordable units, and both units on that floor will be accessible. The remaining affordable unit is designated for the third floor. Each floor will have a laundry room and there will be a package room on the first floor for mail and packages.

The exterior of the building is designed to blend in with the commercial nature of the surrounding area, while maintaining residential features. The building will be set back from Chestnut Street approximately 75 feet, and will be approximately 34.2' high. A total of eight off-street parking spaces are proposed, six full size, including one handicap space, and two compact. The spaces are all located in the front of the building, between the building and Chestnut Street. The building will have an entrance facing and accessible from Chestnut Street, off the proposed parking area. There will be a second means of egress from the hall on the first floor in the middle of the building.

LAW

Massachusetts General Laws, Chapter 40B, Sections 20-23 provides for a streamlined, consolidated permitting process for subsidized low or moderate income housing through "comprehensive permits". Pursuant to c.40B, comprehensive permits are granted by the Zoning Board of Appeals following a public hearing process and may supersede local requirements and regulations, including zoning.

Prior to seeking a comprehensive permit, a developer must first seek project and site eligibility, either on their own, or in cooperation with the municipality through a Local Initiative Program ("LIP"). If a municipality endorses the LIP application, it is understood by DHCD that

the municipality and a developer are working in concert on a project that meets the community's housing need.

The Local Initiative Program is a state program, established in 1990, that encourages the creation of affordable housing by providing technical assistance to communities and developers who are working together to create affordable rental opportunities. Projects proceeding under the LIP receive technical assistance from the Executive Office of Housing and Livable Communities ("EOHLC"). M.G.L. c.40B has been interpreted and applied to define low and moderate-income housing as "any housing subsidized by the federal or state government under any program to assist the construction of low or moderate-income housing." The technical assistance pursuant to the LIP qualifies as such "subsidy". In addition, the LIP may also issue a site eligibility letter for a project, a prerequisite for a developer to apply for a Comprehensive Permit. Unlike conventional housing subsidy programs, in which a state or federal agency must approve every aspect of financing, design and construction, a LIP allows most of these decisions to be made by the municipality, with applicable regulations and guidelines addressing those program components that must be reviewed and approved by EOHLC.

Pursuant to applicable requirements, profits and developer fees from LIP homeownership projects are limited to no more than 20 percent (20%) of the total development costs. For rental and cooperative housing projects, the LIP regulatory agreement, signed by the community, developer, and EOHLC, limits distribution of return to a maximum of 10 percent (10%) equity per year during the time when the affordability restrictions are in place.

DISCUSSION / ANALYSIS

Needham Enterprises approached the Town of Needham in the fall of 2024 relative to its intention to redevelop the Premises as a residential 40B project and asked for support to proceed as a LIP project. The Selectboard approved the LIP approach and endorsed an application to the EOHLC. This resulted in a Determination of Project Eligibility, dated January 22, 2025, provided herewith. Thus, EOHLC has made a determination that the project is eligible, and it is appropriate to proceed with the project at the site under the provisions of c.40B and the LIP.

The project requires several exemptions from current zoning requirements, as set forth at the List of Requested Exemptions provided herewith. Nevertheless, the project is consistent with the spirit and intent of the underlying zoning, as well as current uses and structures, both in the vicinity and in the district at large.³ The Premises is in an excellent location to afford access to MBTA commuter rail service, and is within walking distance of numerous shops, restaurants and essential services.

Certain of the requested exemptions (e.g., relating to lot area and frontage and parking), are aspects that could be waived by special permit and would likely be applicable to commercial redevelopment of the Premises. The remaining exemptions are all directly related to the use of the Premises for exclusively residential purposes, with a relatively small number of units, including two affordable units. For example, the use of the first floor for residential purposes, the creation of a full third story, as opposed to a half-story, and the slight increase in FAR all arise out of the proposed residential use. Moreover, none of these exemptions is overly drastic or significantly inconsistent with the spirit and intent of the By-Law.

Based on the foregoing and the general need for additional housing in the Town of Needham, specifically including affordable housing, Needham Enterprises asserts that the request for comprehensive permit, including the requested exemptions, is proper and appropriate. Needham Enterprises therefore respectfully requests issuance of such permit.

Respectfully submitted,
Needham Enterprises, LLC
by its attorney,



George Giunta, Jr., Esq.
281 Chestnut Street
Needham, Massachusetts 02492
781-449-4520

³ Note, for example, the Chestnut Hollow, affordable housing development a short walk from the Premises at 141 Chestnut Street.

EXHIBIT A
Assessor's Information

PARID: 1990460005400000
NEEDHAM ENTERPRISES LLC

MUNICIPALITY: NEEDHAM
339 CHESTNUT ST

LUC: 340
PARCEL YEAR: 2025

Commercial

Card: 1
Building Number: 1
Structure Code: 353
Year Built: 1904
Effective Year Built: 1904
Grade: C-
Class: 340-GENERAL OFFICE
Other Improvements:
Other Imp Value:
Gross Building Area: 0
Cost Value: \$190,070

Type	Line #	Item	Area
Commercial	1	OFFICE - 400:OFFICE	710
Commercial	2	OFFICE-BSMT - 401:OFFICE-BSMT	710
Commercial	3	OFFICE-BSMT - 401:OFFICE-BSMT	156

LIST OF REQUESTED EXEMPTIONS
TO
APPLICATION OF
NEEDHAM ENTERPRISES, LLC
Comprehensive Permit
339 Chestnut Street, Needham, MA

The following exemptions to local requirements and regulations are hereby requested for the reasons set forth:

1. Zoning Exemptions

The following table set forth current applicable zoning requirements, existing conditions and proposed conditions:

Section of By-Law	Requirement	Existing Condition	Proposed Condition
3.2.2 - Use	Office allowed as of right; Apartment or multifamily allowed on second floor and in half-story directly above second floor by special permit; consistent with density requirements of A-1 (18 units / acre)	Office	Multifamily on three floors, including ground floor, with density of 33 units / acre
4.4.1 – Min Lot Area	10,000 SF	6,200 SF	6,200 SF
4.4.1 – Min Frontage	80'	40'	40'
4.4.2(c) – Max FAR	.7	.25	1
4.4.3 – Max Height – Stories	2 ½	2	3

4.4.3 – Max Height	35'	31.87'	34.2'
4.4.4 – Front Setback	20'	36.6'	75.0'
4.4.5 – Driveway Openings	2 driveways for every 150 feet of frontage' 18-25' wide	1 driveway – 40' wide	1 driveway – 24' wide
4.4.9 – Building Entrance	Building entrance available from Chestnut Street	Entrance available from Chestnut Street	Entrance available from Chestnut Street

As indicated by the above table, the project requires the following zoning exemptions:

- a. **Ground Floor Use.** Exemption from applicable provision of Section 3.2.2 limiting residential use at the Premises to the second floor and half-story above the second floor. This exemption is required for the proposed residential use on the first / ground floor and is necessary to redevelop the Premises for entirely residential use.
- b. **Residential Unit Density.** Exemption from applicable provision of Section 3.2.2 limiting the density of residential at the Premises to 18 units per acre. Without the exemption, the Premises would be limited to a maximum of only 2 residential units.
- c. **Lot Requirements.** Exemption from applicable provisions of Section 4.4.1 relative to minimum required lot area and frontage. The Premises, which was established as a separate lot prior to the adoption of zoning, contains 6,200 square feet of area and 40' of frontage. As a result, the exemption is required to make any use of the lot.
- d. **Floor Area Ratio.** Exemption from the maximum applicable .7 maximum Floor Area Ratio as set forth in Section 4.4.2(c). The proposed new building will have an FAR of 1, in excess of the requirement. This exemption is required so that the proposed building can contain 6 units over three floors.
- e. **Maximum Stories.** Exemption from the applicable provision of Section 4.4.3 limiting the maximum height to two and one-half stories. This exemption is required to allow a full third floor so that the proposed building can contain 6 units over three floors.

2. Parking Exemptions

The following table set forth current applicable parking requirements, existing conditions and proposed conditions:

Section of By-Law	Requirement	Existing Condition	Proposed Condition
5.1.2 – Required Parking – Office	1 space /300 SF: 6 Total Spaces	8 Spaces (Compact)	N/A
5.1.4 – Off-Street Parking for Multifamily Structures (applicable to lots in Apartment District)	1.5 spaces / unit; 9 Total Spaces	N/A	8 Spaces (6 Full (including 1 HP space), 2 Compact)
5.1.2(a) – Parking Lot Illumination	Average of one foot candle	Less than one foot candle	Less than one foot candle
5.1.2 (c) – Handicapped Parking	1 Space	No Spaces	1 Space
5.1.3(e) – Compact Cars	Maximum of 50% of spaces	100%	25%
5.1.3(f) – Space Size	9’ Wide x 18.5’ Long	8 Spaces @ 8.5’ x 15.5’	6 Spaces @ 9’ x 18.5’ 2 Spaces @ 8’ x 16’
5.1.3 (i) - Width of Maneuvering Aisle	24’	19’	20’
5.1.3(j) – Parking Setbacks	20’ from front Chestnut Street 4’ from rear and side lot lines 5’ from building at first floor	0 from Chestnut Street 5.4’ from right lot line >5’ @ Rear of Building	0 from Chestnut Street 1’ from left lot line 5’ from Building Front

5.1.3 (k) – Landscaped Areas	Setbacks areas pursuant to 5.1.3(j) to be landscaped with trees, shrubs, flowers and grass	Minimal	Minimal
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As indicated by the above table, the project requires, or may require, the following zoning exemptions:

a. **Number of Required Spaces.** To the extent that Section 5.1.4 of the By-Law applies to the proposed project, exemption from number of parking spaces required,. If such Section applies, it would require a total of 9 parking spaces, based on 1.5 spaces per unit. However, there is only room on site for a maximum of 8 spaces, which includes one handicapped space. Therefore, an exemption is required for number of spaces.

b. **Illumination.** Exemption from Section 5.1.2(a) requiring an average of one foot candle illumination in throughout the parking area. Not all areas of the parking area will necessarily have an average of one foot candle illumination. However, given the nature of the proposed project and the overall level of ambient lighting in the area around the Premises, the Applicant asserts there is adequate lighting and the one foot candle and additional lighting in compliance with this Section is not necessary.

c. **Width of Maneuvering Aisle.** Exemption from Section 5.1.3(i) relative to minimum required maneuvering aisle. Due to the narrow width of the Premises, it is not possible to provide both a reasonable number of parking spaces and a compliant maneuvering aisle.

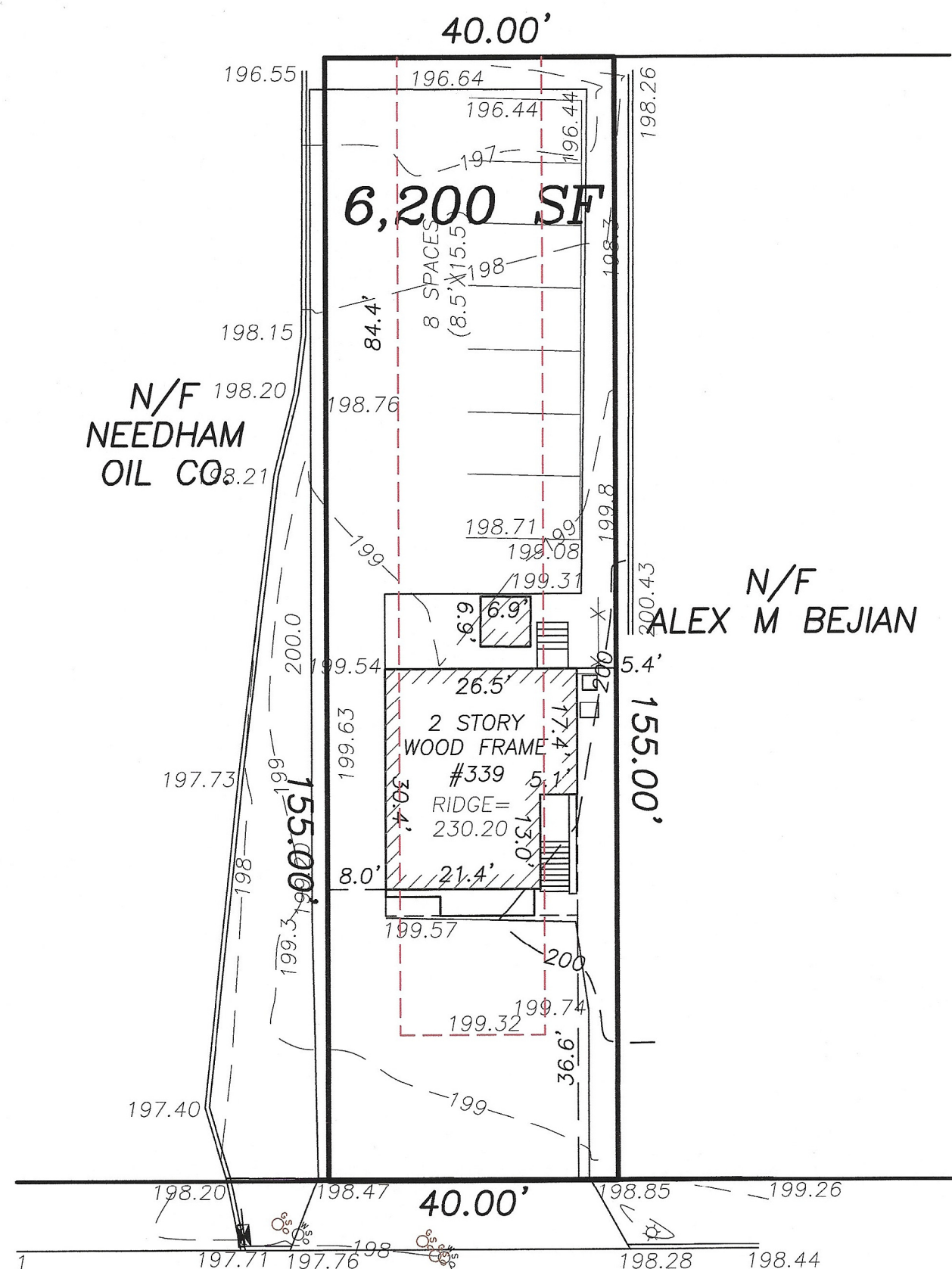
d. **Parking Setbacks.** Exemption from Section 5.1.3(j) relative to parking setbacks. Because of the small size and narrow width of the Premises, it is not practicable to provide a reasonable number of parking spaces, a reasonable maneuvering aisle and comply with applicable parking setbacks.

e. **Required Landscaping.** Exemption from Section 5.1.3(k) requiring that landscaping be provided in required setback areas. As indicated above, it is not practicable to comply with applicable parking setbacks and still provide reasonable parking and maneuvering aisles at the Premises. As a result, it is also not practicable to comply with the requirement for landscaping within such parking setback areas.

3. Procedural Exemptions

a. **Site Plan Review.** Pursuant to Section 7.4.2 of the Zoning By-Law, the construction or reconstruction of any amount of gross floor area in the Chestnut Street Business District constitutes a Major Project requiring Site Plan review as set forth in Section 7.4 et. Seq. An exemption is therefore requested from such requirement in favor of the Comprehensive Permit process with the Board of Appeals.

b. **Design Review.** Pursuant to Section 7.7.2.2 of the Zoning By-Law, all new structures in the Chestnut Street Business District requires design review with the Design Review Board. An exemption is therefore requested from such requirement in favor of the Comprehensive Permit process with the Board of Appeals.



CHESTNUT STREET

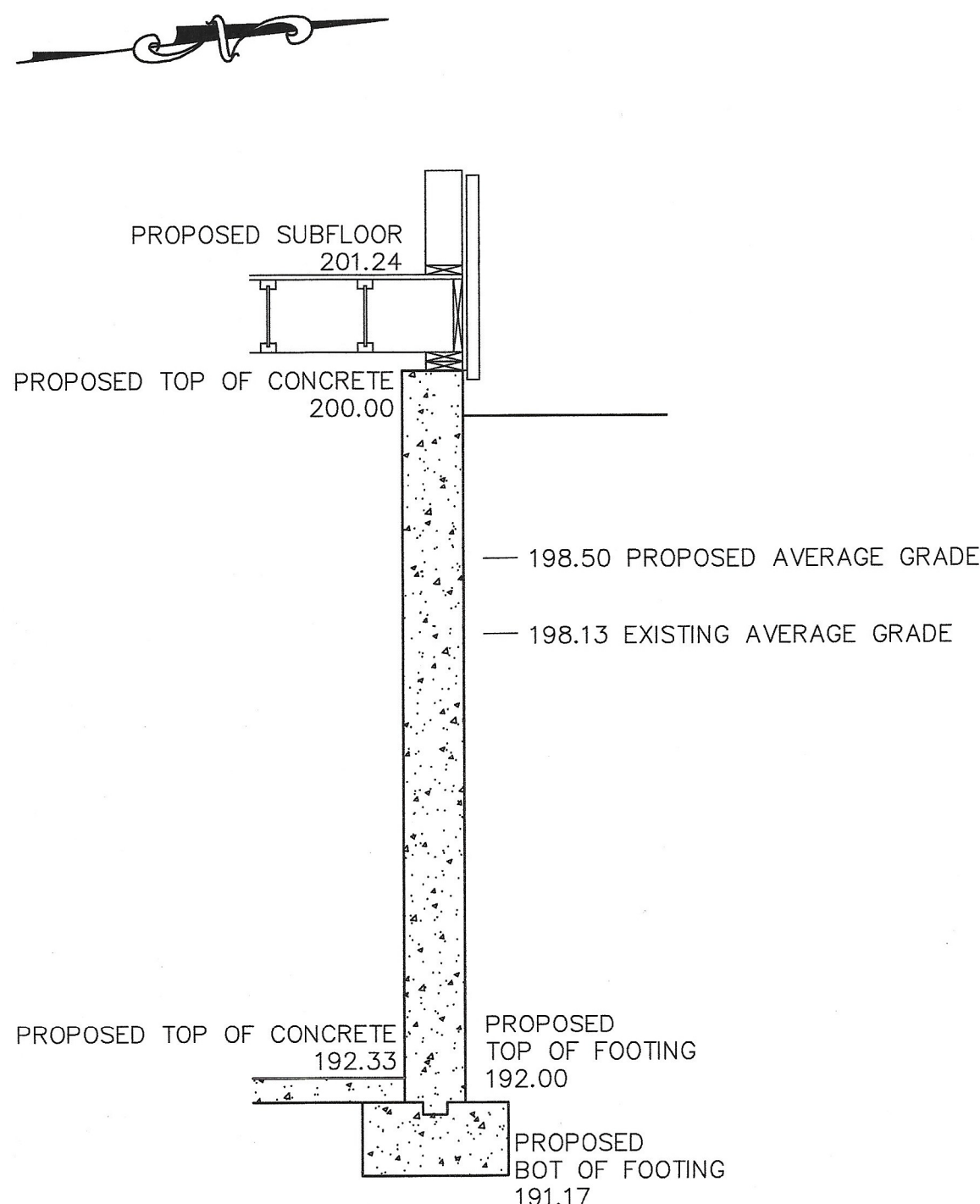
PARKING SPACE SUMMARY

339 CHESTNUT

	FULL SIZE	COMPACT	HANDICAP
EXISTING		8 SPACES	
PROPOSED	6 SPACES INCLUDES HP SPACE	2 SPACES	1 SPACE

ZONING INFORMATION: CHESTNUT STREET BUSINESS (CSB)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	6,200 SF	6,200 SF
MINIMUM LOT FRONTAGE	80 FEET	40 FEET	40 FEET
MINIMUM FRONT SETBACK	20 FEET	36.6 FEET	75.0 FEET
MINIMUM SIDE YARD	10 FEET	8.0 FEET	5.0 FEET
		5.4 FEET	5.0 FEET
MINIMUM REAR YARD	N/A	84.4 FEET	5.0 FEET
MAXIMUM FLOOR AREA RATIO	0.7	SEE ARCHITECTS DOCUMENTS	
MAXIMUM BUILDING HEIGHT	35 FEET	31.87 FEET	34.17 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES	3 STORIES



FOUNDATION WALL SECTION
NOT TO SCALE

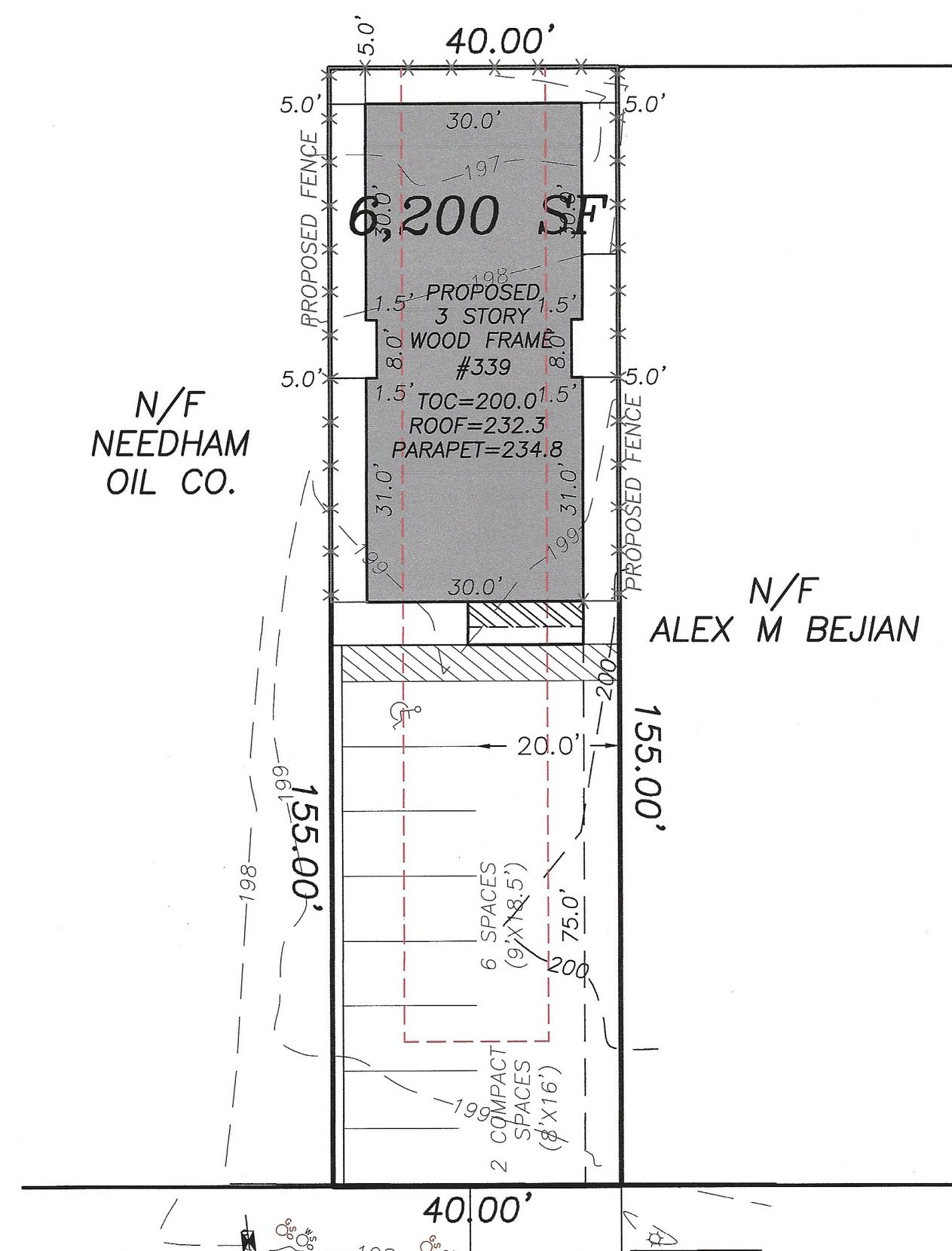
- ELEVATIONS REFER TO PROJECT DATUM
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE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

PROPERTY REFERENCE

BOOK 36596 PAGE 548

ZONING REFERENCE

ASSESSORS MAP 46, PARCEL 54
ZONING DISTRICT: CSB

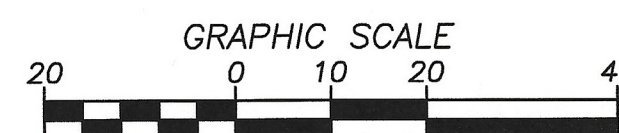


CHESTNUT STREET

PROPOSED SITE PLAN FOR COMPREHENSIVE PERMIT 339 CHESTNUT STREET NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

OCTOBER 29, 2024 SCALE 1"=30'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com



REVISED: FEBRUARY 12, 2025

042-08



ILLUSTRATIVE FRONT ELEVATION - VIEW FROM CHESTNUT STREET

339 CHESTNUT STREET, NEEDHAM, MA 02492

PROJECT TEAM

OWNER / BUILDER

NEEDHAM ENTERPRISES, LLC
105 CHESTNUT STREET
NEEDHAM MA 02492
E : NEEDHAMENTERPRISES105@GMAIL.COM

SURVEYOR

FIELD RESOURCES
281 CHESTNUT STREET
NEEDHAM, MA 0249201760
T: 781.444.5936
W: WWW.FIELDRESOURCES.NET

ARCHITECT

SCOTT MELCHING ARCHITECT LLC
116 ARCH STREET
NEEDHAM MA 02492
E : SCOTT@SCOTTMELCHINGARCHITECT.COM
W : WWW.SCOTTMELCHINGARCHITECT.COM

STRUCTURAL ENGINEER

PROJECT INFORMATION

APPLICABLE CODES:

- C.1 MASSACHUSETTS STATE BUILDING CODE 780 10TH EDITION
- C.2 MASSACHUSETTS STATE ELECTRICAL CODE 524 CMR 12:00
- C.3 MASSACHUSETTS STATE COMPREHENSIVE FIRE SAFETY CODE 527 CMR 1.00 (NFPA 2021)
- C.4 MASSACHUSETTS STATE UNIFORM PLUMBING CODE 249 CMR 10.00
- C.5 MASSACHUSETTS STATE FUEL GAS CODE 249 CMR 4.00
- C.6 IECC 2018 W/ MASSACHUSETTS AMENDMENTS
- C.7 MASSACHUSETTS ACCESS BOARD 521 CMR

PROJECT SUMMARY

PROPOSED 3-STORY 6 UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE WITH FULL HEIGHT BASEMENT. BASEMENT TO BE POURED-IN-PLACE CONCRETE WITH WOOD FRAMED CONSTRUCTION ABOVE. BUILDING TO BE FULLY SPRINKLERED AND ALL ELECTRIC, I.E. NO FOSSIL FUELS. OFF-STREET PARKING IS PROVIDED ALONG THE ENTRY DRIVE AISLE. 6 DEDICATED RESIDENTIAL PARKING SPOTS ARE TO BE PROVIDED ALONG WITH TWO VISITOR PARKING SPACES. ONE PARKING SPOT WILL BE VAN ACCESSIBLE. 2 UNITS WILL BE DESIGNATED AFFORDABLE, PART OF INCLUSIONARY HOUSING PROGRAM.

ADDRESS : 339 CHESTNUT STREET, NEEDHAM MA 02492
ZONING DISTRICT : CHESTNUT STREET BUSINESS (CSB)
ZONING SUBDISTRICT (OVERLAY): LOWER CHESTNUT STREET OVERLAY DISTRICT (LC)
EXISTING USE : COMMERCIAL / RESIDENTIAL
PROPOSED USE : MULTI-FAMILY RESIDENTIAL
LOT AREA : +/- 6,200 SF

GROSS FLOOR AREA (FAR)

FLOOR	SQUARE FOOTAGE (SF)	USE
LEVEL 01	2,048 SF	LOBBY, LAUNDRY ROOM & 2 DWELLING UNITS
LEVEL 02	2,094 SF	LAUNDRY ROOM & 2 DWELLING UNITS
LEVEL 03	2,094 SF	LAUNDRY ROOM & 2 DWELLING UNITS
TOTAL	6,234 SF	
GROSS FAR	1,005	

INCLUSIONARY HOUSING SUMMARY

2 AFFORDABLE UNITS / 6 TOTAL UNITS = 33% AFFORDABLE UNITS

AFFORDABLE UNITS TO A MIX OF FIXED AND FLOATING. ALL UNITS TO HAVE THE SAME LEVEL OF INTERIOR FINISH. UNIT 1A TO BE A FIXED AFFORDABLE UNIT. UNIT 3B TO BE A FLOATING AFFORDABLE UNIT.

SEE UNIT SUMMARY FOR THE PROPOSED UNIT LOCATIONS & SIZES.

DWELLING UNIT INFORMATION

FLOOR	DESCRIPTION	GROSS SQUARE FOOTAGE (SF)	USE
LEVEL 01	UNIT 1-A	598 SF	1 BEDROOM / 1 BATH (ACCESSIBLE & AFFORDABLE)
	UNIT 1-B	900 SF	2 BEDROOM / 2 BATH (ACCESSIBLE)
LEVEL 02	UNIT 2-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 2-B	900 SF	2 BEDROOM / 2 BATH
LEVEL 03	UNIT 3-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 3-B	900 SF	2 BEDROOM / 2 BATH (AFFORDABLE)

6 TOTAL DWELLING UNITS

339 CHESTNUT STREET

NEEDHAM MA 02492

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NEEDHAM MA 02492

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REVISIONS | SUBMISSIONS DATE

ZBA SUBMISSION 2025 02-07
LOCAL INITIATIVE PROJECT SUBMISSION 2024 11-05
SELECT BOARD MEETING 2024 10-14

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PROJECT:
339 CHESTNUT STREET
NEEDHAM | MA | 02492

DRAWING TITLE:
TITLE PAGE, RENDERING,
DWG LIST & BUILDING DEPT.NOTES

SHEET NUMBER :

T - 1
1 OF 6

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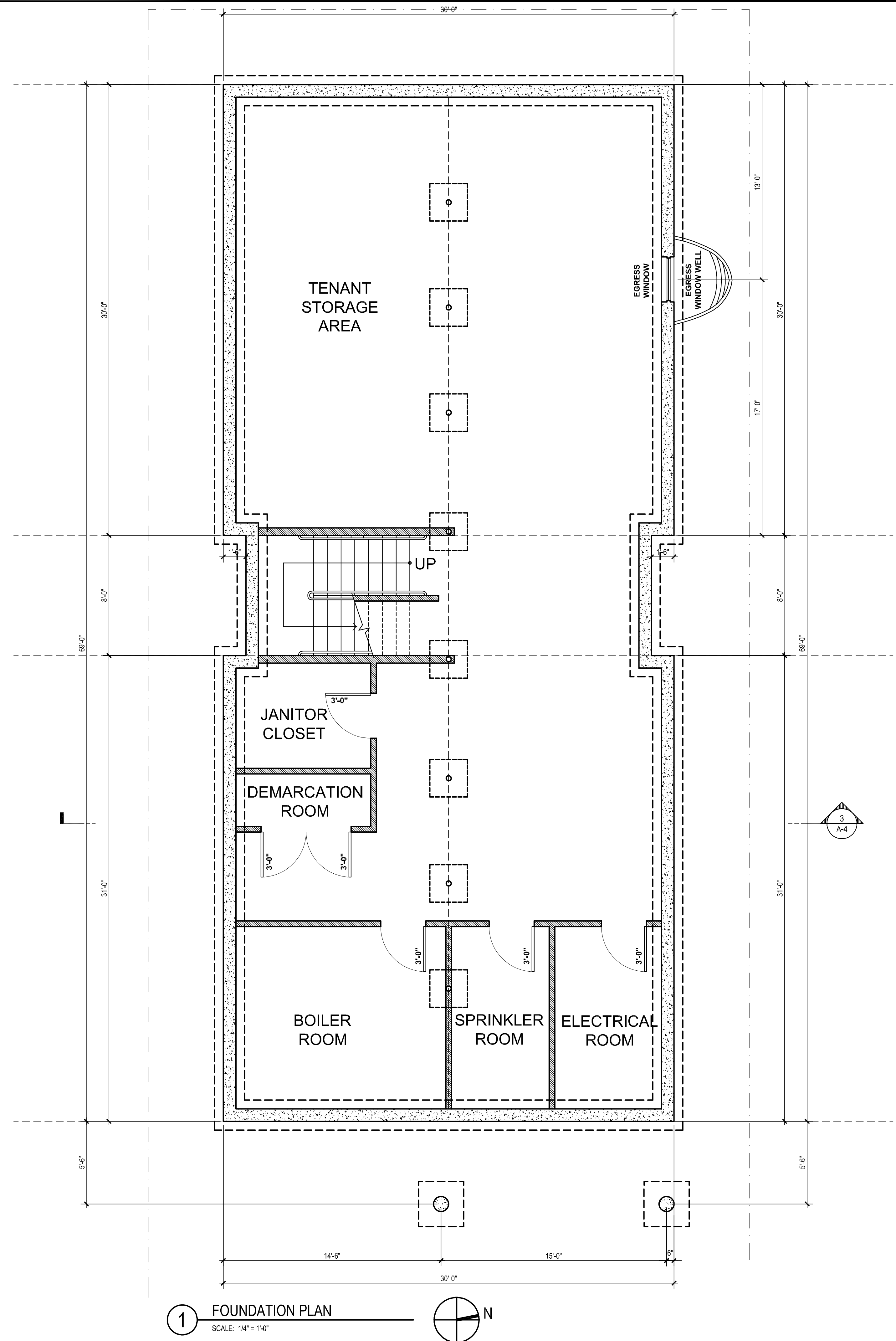
DATE : 2025 02 - 07

ISSUE : ZBA SUBMISSION

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ISSUED FOR OWNER REVIEW	2024 10-03
ISSUED FOR OWNER REVIEW	2024 05-23

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DRAWING TITLE:
**GROUND FLOOR &
SECOND FLOOR PLANS**

SHEET NUMBER:

A-2

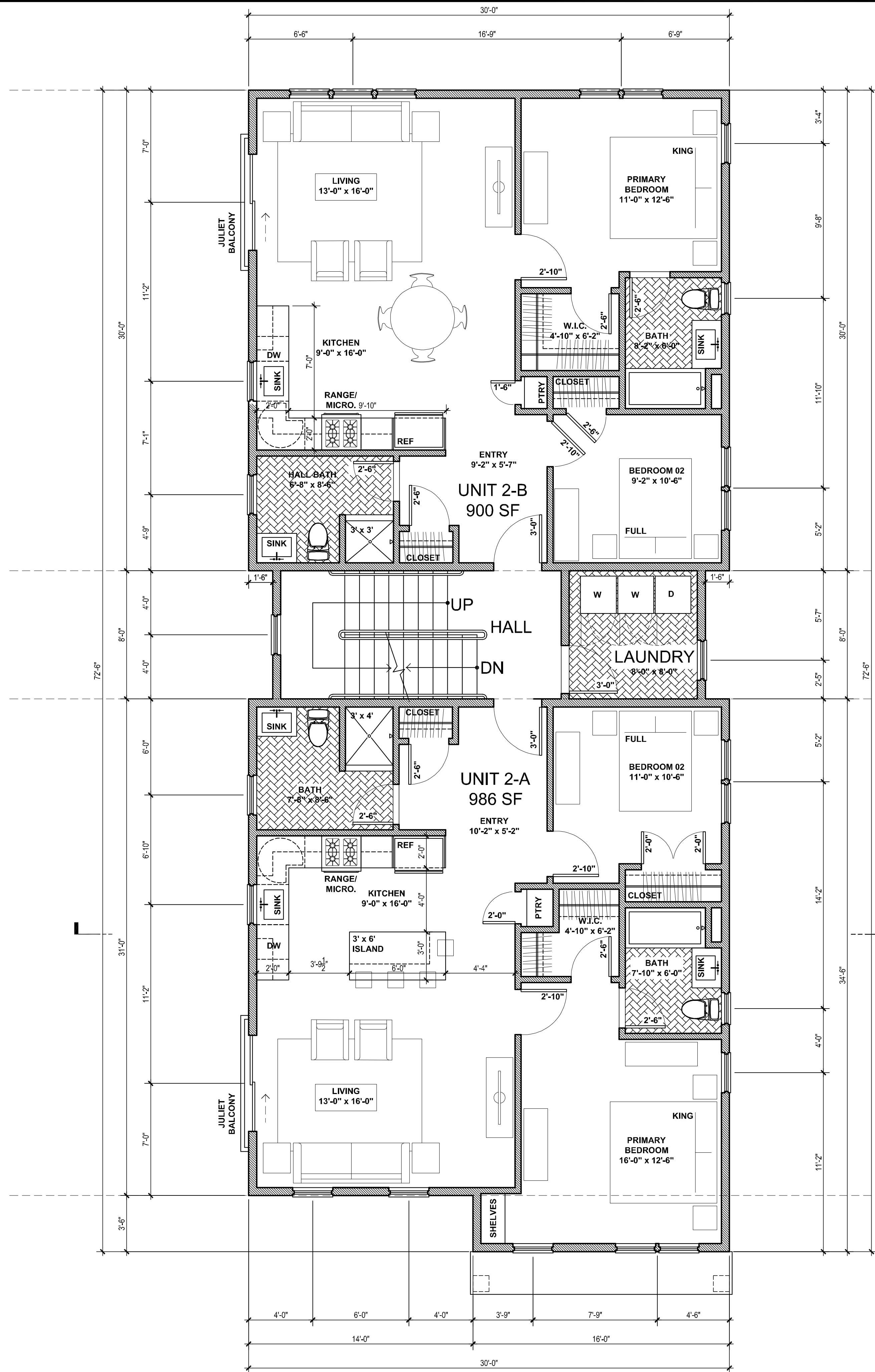
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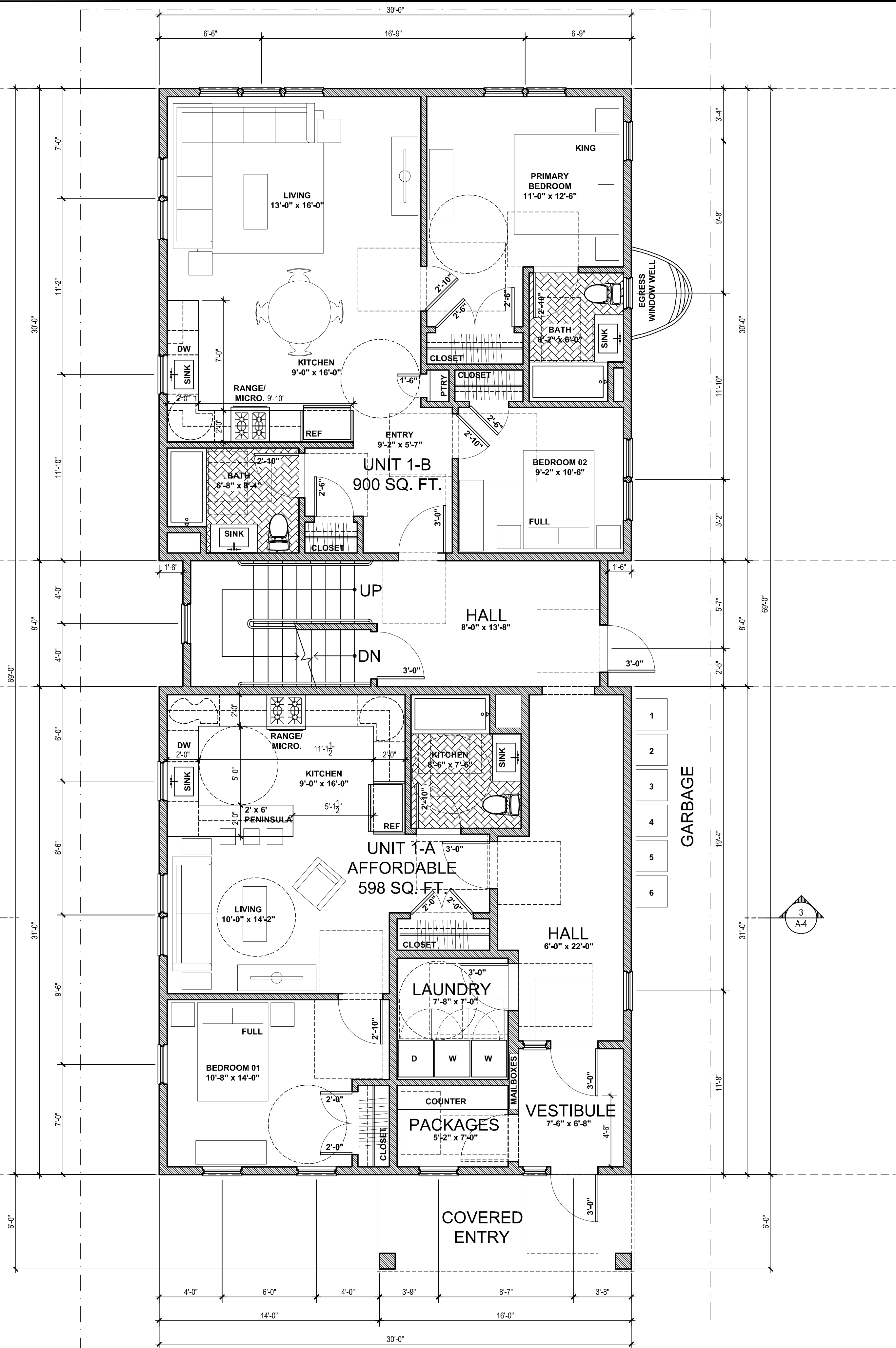
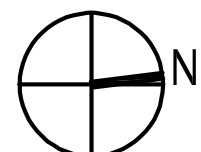
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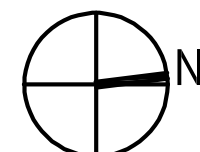
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2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



339

CHESTNUT STREET

NEEDHAM MA 02492

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DRAWING TITLE:
**THIRD FLOOR PLAN &
ROOF PLAN**

SHEET NUMBER:

A-3

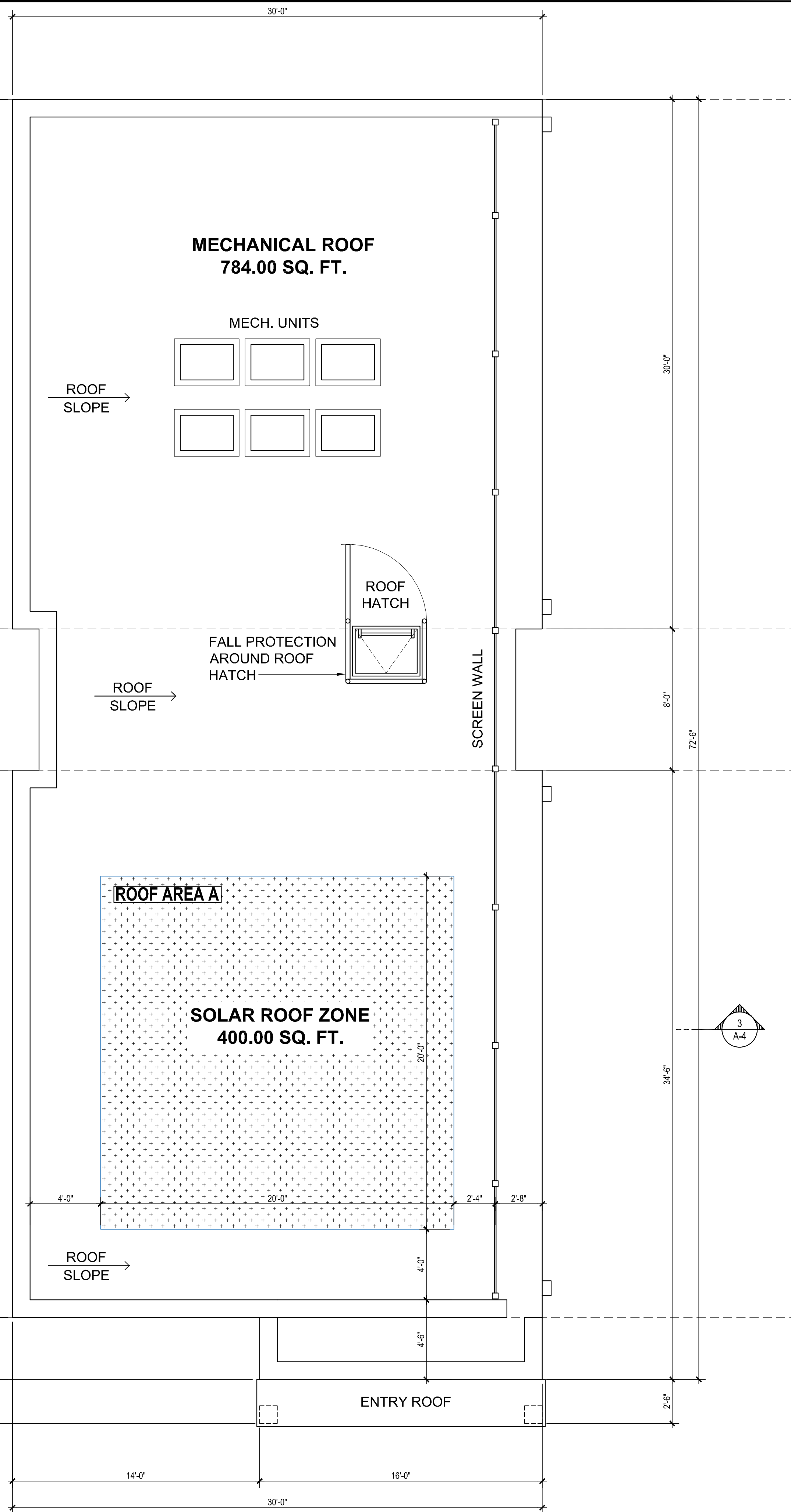
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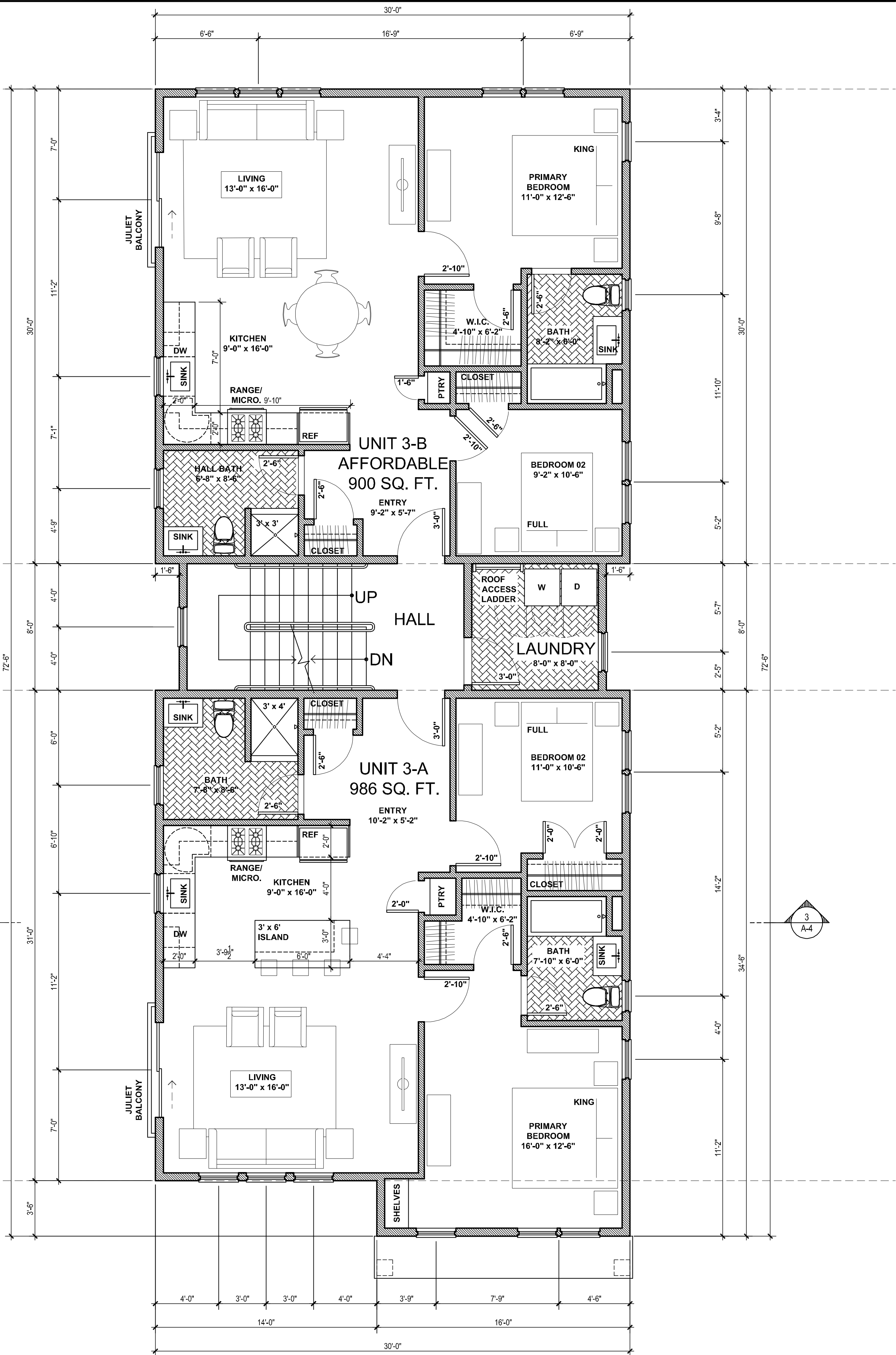
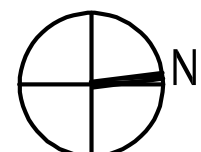
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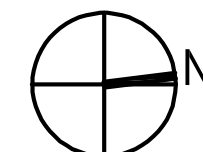
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2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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DRAWING TITLE:
EXTERIOR ELEVATIONS FRONT & RIGHT, & BUILDING SECTION

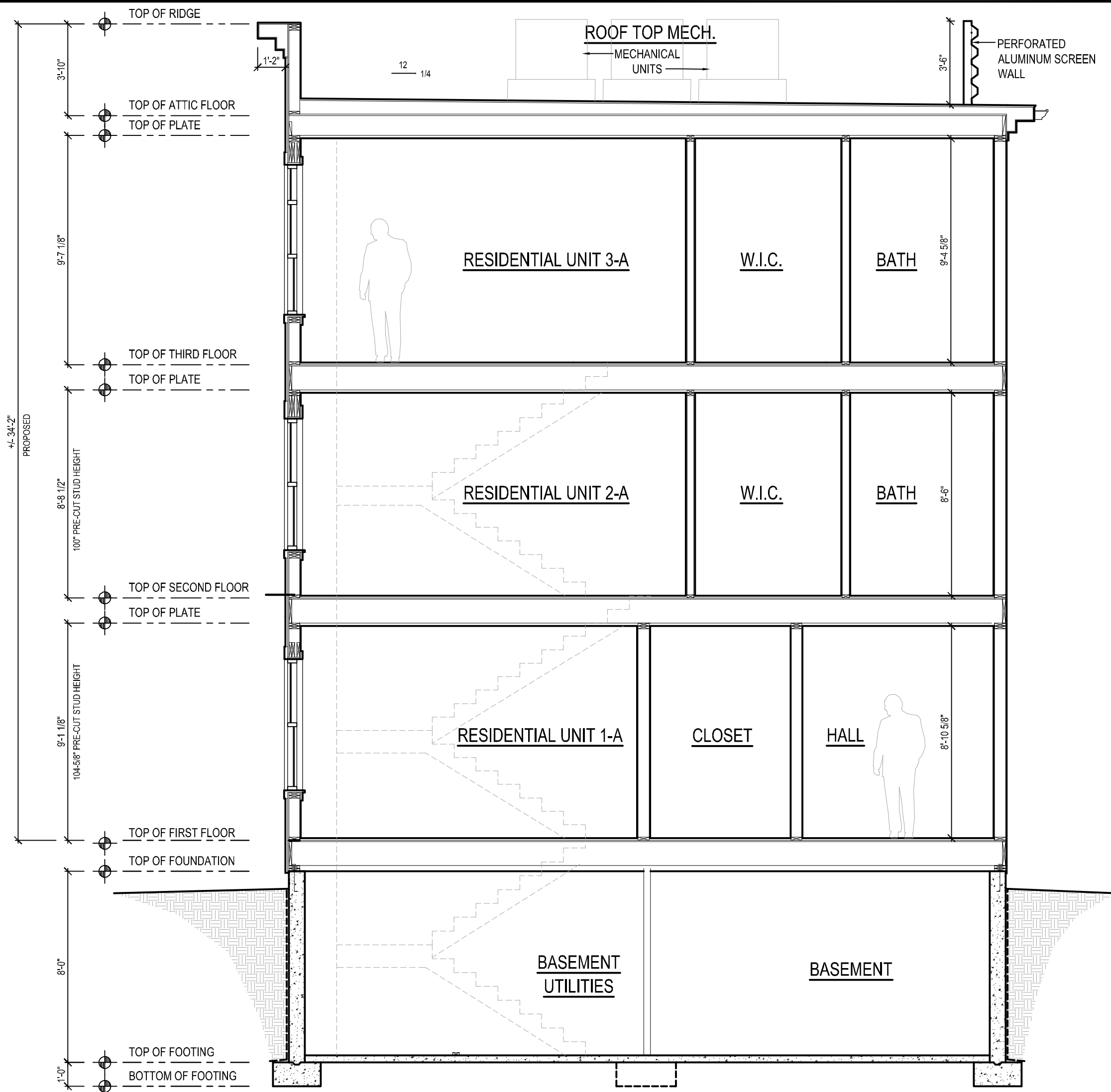
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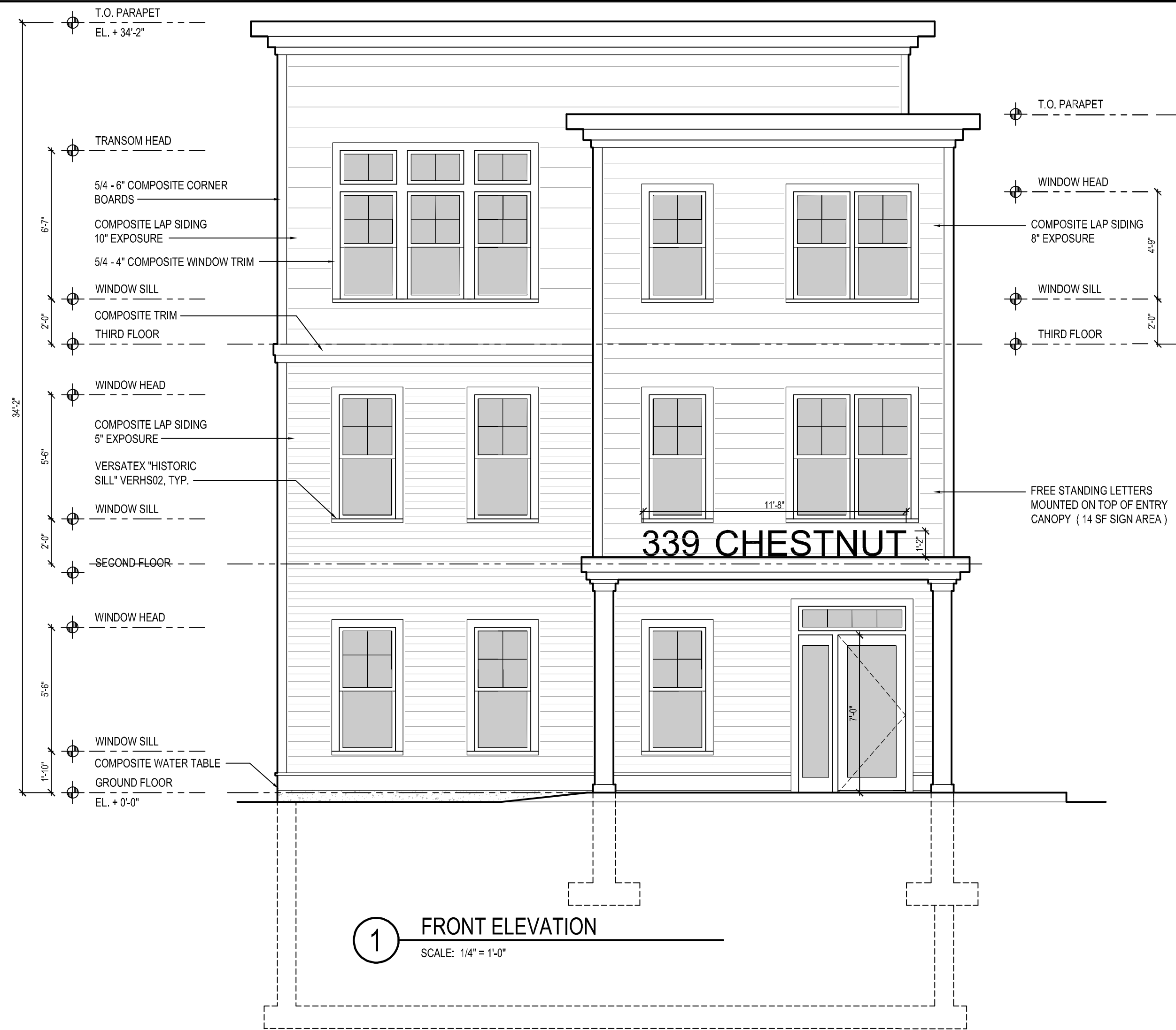
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3 SECTION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE:
**EXTERIOR ELEVATIONS
REAR & LEFT**

SHEET NUMBER:

A-5

6 OF 6

SCALE:

DATE: 2025-02-07

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