



TOWN OF NEEDHAM

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Office of the
TOWN MANAGER

November 16, 2024

Local Initiative Program
Executive Office of Housing and Livable Communities (HLC)
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Rieko Hayashi

**Re: Letter of Support from the Town of Needham
Six Unit Local Initiative Project at 339 Chestnut Street**

Dear Local Initiative Program:

I serve as the Chief Executive Officer of the Town of Needham (the "Town"), and I am writing to express the Town's support for the six-unit Local Initiative Project that Needham Enterprises, LLC proposes to construct at 339 Chestnut Street.

339 Chestnut Street is a 6,200 square foot lot with approximately 40 feet of frontage. The lot is currently occupied by a two-story commercial building. Needham Enterprises proposes to raze the existing commercial building, and construct in its place a three-story building containing six residential units (one 1-bedroom unit and five 2-bedroom units). This is a rental project, and two of the new units will be restricted for rental to tenants at or below 80% of AMI. The new units will be supported by eight parking spaces, exterior bicycle storage, recycling and trash collection areas, and a full basement for tenant storage.

339 Chestnut Street is an ideal location for multi-family development. This area of Chestnut Street is a major connecting street with an existing mix of residential and commercial uses, and it is within walking distance of Needham Center and numerous amenities including restaurants, stores, Roche Brothers grocery store, and Beth Isreal Deaconess Hospital. The property is also within walking distance of the Needham Junction MBTA train station.

To further evidence the general suitability of this area for multi-family housing, the Town notes that 339 Chestnut Street and the surrounding lots are included in the multi-family housing overlay district that the Needham Town Meeting recently approved in reaction to M.G.L. c.40A, §3A (the so-called MBTA Communities Act). However, the property does not meet the minimum lot size (10,000 square feet) applicable in the

MBTA overlay district and the underlying zoning district, and by virtue of its nonconforming status cannot be developed as multi-family housing by right or by special permit under the existing zoning.

The area is generally suitable for multi-family housing, and Needham Enterprises' plan set depicts attractive, reasonable and responsible infill housing on this particular site. Needham Enterprises appeared at the Select Board's October 22, 2024 meeting to present the project and, at the conclusion of the presentation and discussion, the Select Board voted to support the LIP application for this six-unit development at 339 Chestnut Street. Based on the foregoing, the Town believes that this project represents an appropriate use of the LIP process and respectfully offers its support for this application to HLC.

Very truly yours,



Kate Fitzpatrick
Town Manager

cc: Select Board
Chris Heep, Town Counsel
Katie King, Deputy Town Manager
Lee Newman, Director of Planning & Community Development
Alison Steinfeld, Community Housing Specialist
Needham Enterprises, LLC