

Q10 Please use the comment box below to relay any additional comments, questions, or feedback you have about the scenarios and zoning options presented.

Answered: 219 Skipped: 376

#	RESPONSES	DATE
1	Bigger developments in residential areas will lead to greater flooding.	1/25/2024 2:45 PM
2	1. Limit % affordable. 2. Affordability requirement only for large projects. 3. Reduce parking requirements. 4. Increase maximum number of stories in Scenario A. 5. Increase units per acre in A, B, and I districts.	1/25/2024 2:44 PM
3	I would like to see zoning allow buildings as high as possible up to 5 or 6 stories in selected places. These could be tapered down to areas that are zoned for 2 1/2 stories. Developers will need this latitude to make developments economically feasible.	1/25/2024 2:40 PM
4	Should include Hersay Station! What would this cost the people of Needham?	1/25/2024 2:35 PM
5	Shrink GR and decrease number of units. One thing I noticed is that where I live is currently SR, but in Scenario C, it is zoned as GR. Not a fan, especially since Hersey is off the table because acreage needs to be rezoned as GR. Why add Highland Ave between Morton and the Library? How many acres is that?	1/25/2024 2:26 PM
6	Shrink B-H AV, expand BTCRR, leave GR as is. Decrease the number of units in B-H AV, increase in BTCRR, leave GR as is.	1/25/2024 2:22 PM
7	I like standard housing. Limit retail; parking and traffic could be an issue.	1/25/2024 2:18 PM
8	Thank you for the Committee's past and continued work for the MBTA zoning regs.	1/25/2024 2:14 PM
9	This is an unfunded state mandate. Confine Needham's compliance to the minimum required to comply. Preserve Needham's character as embodied in our one acre zoning and General Residential zoning. Do not allow excessive theoretical capacity (units) because if authorized it will be built! Scenario A.	1/25/2024 2:12 PM
10	What would happen if the Heights Station is closed - is that possible? Why does Needham need 3 stops which are approximately 1 - 1 1/2 miles apart.	1/25/2024 2:07 PM
11	Please include controls and incentives to ensure there is affordable housing getting built, rather than more profitable housing for builders and sellers.	1/25/2024 2:01 PM
12	3 units per GR lot probably doesn't make 15 unit per acre required average. If so, do it (allow 3 units per confirmed GR lot) in a separate bylaw. Thank you.	1/25/2024 1:57 PM
13	Expand Chestnut St area - Density between Chestnut & R.R. Thanks.	1/25/2024 1:47 PM
14	None scenario is preferred. I think the state does not have the constitutional authority to force a town to zone in any way.	1/25/2024 1:39 PM
15	These maps are hard to read streets need to be identified better	1/25/2024 1:37 PM
16	Expand Hillside Ave District (B-H AV), Expand Center Business Residential District (BTCRR), Shrink General Residence (GR). General residence inclusion would invite developers to reap easy profits without providing any commuter incentive to limit car usage. We should not include residential neighborhoods.	1/25/2024 1:34 PM
17	Congestion will increase and infrastructure does not support this as witnessed by this past year rain	1/25/2024 7:32 AM
18	The town, and in particular these congested parts of the town, simply cannot in my opinion handle the densification being proposed. The net result of the proposal will be to transform the heart of our town into at best, something resembling most parts of Somerville and at worst,	1/25/2024 1:12 AM

Needham Community Meeting #2

something resembling the horrific mess of Needham Street in Newton. Further, I cannot even comprehend why anyone would consider anything more than the bare minimum (Scenario A), if the decision is actually made to comply with the state's legislation. Scenario B and C should never have been created, let alone showed to the public. The town would be far wiser to look at options for executing a growth plan of OUR choosing, as aligned with the people of the town. We should even go so far as to consider removing certain transit stops to sidestep the state's ill-conceived legislation, and to ally with other towns to push back on the state's misguided strategy for: 1. further densifying (at what will prove to be extremely high cost to the eventual occupants) one of the most expensive real estate areas in the country, 2. inflicting not-yet-even-being-discussed-in-any-detail cost on the 177 named towns to make massive and comprehensive infrastructure updates because they were unlucky enough to have rail /bus lines within their borders, 3. not geographically diversifying the Boston/128 loop economic zone, by continuing to starve economic development through a failure to instead invest in the periphery loop cities (e.g. Lowell, Worcester, Wrentham, and beyond), where dollars spent will go FAR further than dollars spent inside of the 128 loop, 4. hobbling the state's economic and housing diversification plans to align with existing transit lines, which (let's please admit) though well-intended are not well planned, executed, operated, and utilized given how the region has evolved over the past many decades.

19	I appreciate the color-coded maps and want to rewatch the recording a few more times. I still find it complicated. I am very curious to hear about what other towns are doing (such as Wellesley and other neighboring towns). I am concerned about traffic too.	1/24/2024 11:18 PM
20	I believe it is good to start with a basic approach with just the required number of units and not more.	1/24/2024 10:44 PM
21	For General Residence, I am concerned in the amount of space and its environmental impact. I am in favor of more housing (with option C), but I am concerned with flooding impact and the loss of land that can absorb rainwater. I would like to see this explicitly addressed with any further details provided with any of the plans, as we have issues with even the current state.	1/24/2024 9:26 PM
22	Why are you unfairly rezoning the heights. It's clear that your agenda is that the heights is the expendable casualty of this unlawful act. I see nothing about your plans for the district near Hersey? Show us that plan before you start allowing heights to continually be over built.	1/24/2024 8:37 PM
23	I need more info on the meaning of general use I do not understand why we would take away green space for apartments. I support more residential options but not at the cost of green space	1/24/2024 7:45 PM
24	I am supportive of Option C as a future vision plan. I am concerned that we ensure that infrastructure plans (roads, parking, drainage, schools, etc.) keep up with building changes, and I am not sure how we do that with a single-step zoning law change. It is also important to integrate affordable housing requirements with zoning changes intended to comply with the MBTA Communities Act. If that can't be done this year, perhaps a stepwise approach is more appropriate.	1/24/2024 6:35 PM
25	I support including general residence with 4 units per parcel, particularly if height restrictions are increased 3 or more stories. (2.5 is silly!) THANK YOU to all involved in the research and community conversations to create more housing in Needham! This is an important initiative and a great opportunity to bring new families and businesses to Needham while improving the economy and with sustainability in mind. Not to mention the restorative justice for the decades of redlining policies that have shut out people of color in Needham and surrounding towns. I wish the Central Business District buildings that are only 1/1.5 stories would be torn down and 3 or 4 story mixed use buildings (first floor commercial) built in their place, like in Dedham Square. Such a sad waste of space not having apartments or condos above commercial first floors in so many buildings in this area. This would also support attracting more diverse businesses to the community. If NIMBYs claim these changes will stress our schools - Needham didn't always have a gazillion schools! Over the past centuries, when the community outgrew existing school spaces, more were built. We can do that again. With the tax dollars... from the new residents and businesses. SMH. :)	1/24/2024 6:04 PM
26	One of the greatest difficulties in attracting workers to Metro West is housing/commuting costs. The more housing that goes up, the better for business!	1/24/2024 5:44 PM
27	Hersey seems like a village, please show a scenario D. Also, 10% should be outside the 1/2 mile radius. Hold meetings with people who know little about this please.	1/24/2024 4:46 PM

Needham Community Meeting #2

28	1. Need to insure more resident awareness and information before finalizing this HONE decision. 2. Include a Hersey development scenario. 3. Show a possible scenario of units (10%) outside of designated circle zones.	1/24/2024 4:44 PM
29	I chose A only because some choice was required. I do not think the state has the legal authority to impose zoning requirements on the towns.	1/24/2024 4:31 PM
30	The maps in the PDF's are a bit of a challenge to follow, and the map legend clarity could be improved. For example, what is considered industrial? Right now there are medical offices located in the area designated as "I." Are they considered business or industrial? If the area is industrial, would they no longer be permitted to be there?	1/24/2024 4:21 PM
31	1. Need more info re increases in school population, impact on water, sewer & environment, provisions of parking for residents & businesses. 2. Upgrade of storm drains, provision of infrastructure, construction requirements to prevent street & building flooding. 3. Focus on providing housing for senior citizen who want to down-size & for young individuals & families.	1/24/2024 3:27 PM
32	I am in favor of changing zoning for additional housing units in Needham, however I am concerned that not enough people in town are aware of the MBTA Communities Law and the resulting proposals put forth by HONE. Given the tight time frame in which to comply as well as the "by right" nature of the zoning changes, my preference would be to go the conservative route (Option A). Separately, and after compliance, when there will be more time to fully understand the new zoning changes and subsequent opportunities for additional housing, the town should look at options B and C to see what is viable and desired by the community.	1/24/2024 3:21 PM
33	I am open to seeing some areas of GR upzoned, I do not think a blanket 4 unit per lot makes sense and I think we could create a better zoning plan without the restrictions the MBTA act calls for. Adding GR requires us to up densities elsewhere making the calculation more complicated. Remove it and look individually at the 'step down' areas around the commercial districts that could be rezoned, including some SRB into 2 family and GR to 3 or 4 in some spots. NHA property should not be included at all, as the requirements are separate and zoning should be done in tandem with their planning. The high rock estates area is not suitable to move to 4 units per lot by right due to traffic and parking issues, there are much more walkable areas of town that are not as adjacent to a school and NHA is already increasing density on Linden with its other project. I prefer to see us meet the MBTA zoning at a minimum and tackle each section of town with a focus on housing, business and economic vitality and community benefit. Looking at each area without being forced into MBTA requirements will net the best result. Everyone argues that it will take many many years for these units to be built. So why shouldn't we take the time to have a community conversation about each area and allow ourselves some of the current zoning protections we have in place now, such as site plan review? Allowing everything by right may have downsides for the community. I'm all for bringing more housing and smaller units to the walkable business areas of Needham, but I want the town to maintain control of what we can. I also think that GR is not evenly spread out in town that it is all a natural step down from the most walkable areas. Some very walkable areas are SRB and some GR less so. Town center needs to be left out but should be upzoned for more height to encourage new development and housing. Chestnut street heights and Avery square can be higher as well if ground floor commercial is added. Hillside school should remain in town ownership and should not be touched. All land the town owns at this point is too valuable. More bodies in town may mean more schools at some point in the future. Also - areas being rezoned in flood zone areas need to be looked at through the Lens of storm water protections as well. Will the town need to redo the storm water piping or capacity with more housing, less permeable space etc? These things will have a financial impact and this far I have no felt the impact studies have been thorough or even particularly accurate.	1/24/2024 3:16 PM
34	We need more housing and commercial businesses but if we have to pick, I pick more housing	1/24/2024 2:33 PM
35	It was explained in the meeting that the Hersey station area was not available for application to the quota due to its size ("it would not count" per Heidi Frail) and in order for it to count it would require rezoning of GR and that was out of scope for the work of the committee. I am surprised to see an expansion proposed as a scenario where GR would be rezoned in Scenario C. Given this, why is the area around Hersey not included in a similar scenario where GR is proposed to be rezoned?	1/24/2024 2:19 PM
36	Complying with a new, untested state statute should be approached carefully. The law eclipses some of the town's ability to protect its interests, and so complying with the statute's requirements should be the only change. Perhaps there are other changes we wish to make. We could still do this under our own zoning bylaws, as the HONE committee seems to think	1/24/2024 1:20 PM

Needham Community Meeting #2

should be done around the Hersey Station. For example, Needham may want more inclusionary zoning than permitted by the MBTA statute. The bigger the zone created to comply with the statute, the less room available for projects serving the town's perhaps different goals. Whatever scenario chosen, the zoning changes should be sure to fully protect the town's interests in "what Needham should look like," including with open space requirements, setback, landscaping, traffic impacts and the many other interests protected by zoning. The bylaws should assure the town, which includes the neighbors and abutters to any of these changes, is fully protected against the most uncooperative developer. Comments that the changes will be slow, or organic, or not to be cause for concern should not guide us on this task. Instead, we should be sure that our bylaws comply with the MBTA statute, while fully protecting the interests of the people that call Needham home. Site plan review should be included as part of these changes, and the site plan review considerations should be expanded to assure the town has the authority to regulate these projects appropriately, to allow for the building of these project and the protection of the town's interests. Assuring input by neighbors at every stage of the site plan review process, for example, should be included no matter what changes we make. Requiring meetings with abutters before filing applications (a standard practice for most reputable developers), and notice to neighbors upon filing of building of permits can be included. Traffic implications should always be included in considering these changes, as well as any specific project.

37	The way some of the questions are structured makes it very difficult to answer. For example, for Q2 I would suggest shrinking the A1 district north of Honeywell, but increases A1 to include Greene's Field for contiguity purposes (knowing that Greene's Field will be open space in perpetuity). Also, as mentioned at the 1/18/24 meeting, building height allowances should not be uniform within a district; there should be step-downs as the district gets closer to existing GR or SR zones. For Chestnut St., suggest incentivizing mixed use development with density bonuses, allowing 3.5 stories on the east side and 4 stories on the west side.	1/24/2024 12:21 PM
38	Hire independent research company to evaluate impact on community before any thing is done.	1/24/2024 12:17 PM
39	I would support GR to limit the zoning to 2 units on a parcel	1/24/2024 11:51 AM
40	Don't want massive housing units. We are not Somerville.	1/24/2024 9:27 AM
41	Any plan that does not include Hersey station reeks of red-lining and will result in lawsuits by the residents of Needham. To exclude this district is not fair to those that live in, or near, the other areas under consideration. A more equitable approach would be to spread the impact of this onerous mandate to all station areas.	1/24/2024 6:31 AM
42	It's complex and confusing. Most of my neighbors are unaware or do not understand the implications of these selections. Do you have 3d model for each option? Best to hold meetings at each of the neighborhoods?	1/23/2024 10:27 PM
43	I don't believe we should change zoning for more than what the states required developers can always go through the CBA to get exceptions, but we are allowing Needham to totally change with this and I don't see other towns, extending what is needed to be offered developers will always build more, and we need to keep Needham Suburban Town	1/23/2024 9:51 PM
44	My concern is about the lack of on-street overnight parking, which could make it difficult to have 4 units on a parcel.	1/23/2024 9:27 PM
45	I find it difficult and ill-advised to request public opinion on upzoning scenarios with no data relating experts' views on reasonable density thresholds for the town's schools, sewer, water, storm drains, police, traffic patterns, etc. What are ballpark price tags of upgrades required? When we upzone what are likely forecasts of growth? How does dark real estate like Air BnB, etc. play into the equation? The questions posed here are way beyond the knowledge base of most people, and do not provide an overview of goals/pros/cons. Is taking option A prudent for individuals who are fearful about tax increases and pressures on the school system, or do neutral experts have some examples to the contrary? In other words, provide links to arguments so that citizens can become more educated.	1/23/2024 9:21 PM
46	Needham needs more time to evaluate these proposals & their effects on the town. How will this impact traffic, schools, fire/police services, etc. This feels rushed & doesn't need to be voted on until the end of the year.	1/23/2024 9:17 PM
47	I am against rushing a vote through on this proposal as More time needs to be taken to study this proposal due to the dramatic change in Needham zoning that this will result in and the lack	1/23/2024 9:09 PM

Needham Community Meeting #2

of Needham citizen attention to this matter. Needham needs to hire a consultant/expert familiar with the legislation and similar State initiatives across the United States in order to determine the appropriate path forward.

48	Hersey area should be included in any plan.	1/23/2024 7:29 PM
49	It's necessary to consume availability for all.	1/23/2024 6:19 PM
50	I do not support using this "compliance" effort to change the character of the town. That is a bigger discussion than this.	1/23/2024 6:08 PM
51	Adding business to the center district is fine but would want to limit the residential and also maintain the current parking availability	1/23/2024 5:41 PM
52	I'd like to hear more about ensuring that the housing is affordable. The current requirements for % are too low	1/23/2024 5:08 PM
53	N/A	1/23/2024 5:03 PM
54	See last comment box.	1/23/2024 4:58 PM
55	why isn't Hersey parking lot on the list it is perfect, but I already know the answer	1/23/2024 4:42 PM
56	I have several comments I will share via email.	1/23/2024 4:36 PM
57	I support zoning to create more, denser housing in Needham. We need to do our part to increase housing in the metro Boston area.	1/23/2024 3:43 PM
58	I support stretching beyond the HONE Scenario C, by expanding the GR zones for more up to three (3) units per parcel.	1/23/2024 3:36 PM
59	We should consider only the compliance aspect of the zoning laws. Affordable housing is a different issue. Scenarios B & C seem dependent on developing Glover Meadows for apartment housing. Dense housing in such a low-lying area is not ecologically sound. There is nowhere for rain water to go.	1/23/2024 3:24 PM
60	I think we need to be looking at the overall impact on the town - school capacities, services etc. Adding multiple units per parcel will increase the impact on all local services.	1/23/2024 2:31 PM
61	What is the size of the parcel of land? What about parking for these 4 units? Also I do not see on the map where the General Residence areas are located.	1/23/2024 2:09 PM
62	Mixed used in the town center and commercial districts is critical to the vitality of downtown businesses.	1/23/2024 2:04 PM
63	High priority should be given to keeping as much trees and other open space as possible. Drainage/flooding issues should not be made worse, and in fact should be improved. Thank you for your work.	1/23/2024 2:01 PM
64	1. I chose scenario A because it FULFILLS THE STATE REQUIREMENTS. Could we not expand the zoning in the future? 2. Would strongly like to see GREEN SPACES preserved in Needham for quality of life, especially when there will be an increase in housing and population density. 3. Can the former CARTER'S BUILDING be considered for housing? 4. There is development going in where MUZI MOTORS once stood. Is this area considered part of the homes needed to be built .5 miles away from the train station? 5. I am concerned about the KINDS OF BUILDINGS that will be constructed. I much prefer "colonial" style looking construction than buildings like The Kendrick. Anything that could be done to make the buildings "homey" would be much appreciated. 6. THANK YOU TO THE TEAM OF PEOPLE ON THIS COMMITTEE WHO IS GIVING OF THEIR TIME, ENERGY AND AS MUCH EXPERTISE AS THEY HAVE. I AM GRATEFUL TO EACH ONE OF YOU.	1/23/2024 1:22 PM
65	Very limited GR, not as much as in C.	1/23/2024 1:21 PM
66	I am a 40+ year resident of Needham living on Highland Avenue. When I bought my house my realtor stated that Highland Avenue is the gateway into Needham. The homes have been kept up and are beautiful to view. I do not want to see changes done in this section of the upcoming zoning changes. Also, I am disappointed to learn that the members of the HONE committee made the decision to exclude the Hersey Station area in this process. There should be equity throughout the town. This should have gone out to all residents to voice their opinion on whether to include Hersey area or not. In this law it includes 177 towns throughout	1/23/2024 12:30 PM

Needham Community Meeting #2

Massachusetts. There are town that are considered abutters to towns with MBTA systems. Those town have to comply so in that vein Hersey Station area should comply as well.

67	I felt some of the questions on this survey were unclear and therefore I was unable to answer them all. I would like more clarity on why the area around Hersey station was not included in any of the plans. Was there any thought into why the trains don't travel beyond Avery square to the Muzi Area, which might include possible more housing opportunities.	1/23/2024 12:05 PM
68	I own a home in Needham with over 1 acre, would like to build another home on my lot.	1/23/2024 10:56 AM
69	I feel strongly that Needham should have more projects like the apts over Latina...commercial or retail on the first floor with 1-2-3 br apts on a 2nd, 3rd, 4th and possibly 5th floor...all within reasonable walking distance to the MBTA. We would attract young professionals, young families who are still working towards home ownership, and give older "empty nest" residents an opportunity to stay in Needham in a smaller space. Needham's first-floor retail and commercial spaces, with few exceptions, could really use an upgrade and a bigger project that includes housing could make it attractive to investors, builders, and residents.	1/23/2024 9:27 AM
70	Thank you for this work. Many issues although some may be beyond this iteration. Carter Memorial Methodist, St. Joseph, and First Church seem to be included. The wetlands in Glover Meadow are a problem. Why is the library included? The number of units, height, and the size on each lot are missing ingredients.	1/23/2024 9:27 AM
71	It is typical of the State to issue edicts like this expansion of housing but as usual the State never responds with the money to implement these edicts. As infrastructure costs soar out control (new schools costing \$1,000/SF as example) how does a community like Needham (which has fix land area to tax) pay for the necessary sewer, water, drainage and traffic infrastructure to support this housing? Real estate taxes and other assessments are already burdening seniors and others. I question how the Town can support these improvements without major tax increases. Needham and other communities impacted need to push back and negotiate increase State funds as a condition of implementing these changes.	1/23/2024 9:19 AM
72	I moved to Needham 30 years ago because I liked the character of the town. If I wanted to live in a town that looks like Brighton I would have moved there. I propose stopping train service through Needham thereby eliminating the excessive noise, air pollution and loss of zoning control that comes with it.	1/22/2024 6:50 PM
73	1. Don't understand why the area around the Hersey MBTA station isn't included in this multi-family compliance. I would like to know why it isn't included as I feel there needs to be a very good reason why compliance around Hersey has been excluded. 2. Would prefer the height of any buildings to be limited to 2.5 stories in areas outside the town center and no more than 3 in the center. 3. In each of these proposed developments are there any units which will be designated as "affordable?" 4. Will any of the buildings be rental units or are all to be owner occupied? 5. Once the new zoning multi-family areas have been established, will it be possible to tear down older, single-family properties in streets where they become available within the new zone, and re-built as three or four family properties? 6. I am concerned about the additional parking and traffic congestion, as well as the burden the additional units will place on the school system, which will ensue as a result of compliance with this law. This is mainly why I have chosen the basic compliance option.	1/22/2024 6:10 PM
74	I support bringing our town smartly into compliance with the rules	1/22/2024 4:05 PM
75	Baby steps in this development. Make these improvement testable and verifiable as going in the right direction. Need to have compliance with sustainable, renewable clean energy and clean Air Quality standards. Need to have flexibility with future option on better choices of energy sources. I believe that every square utilized for human usage there must be an equal square footage for green space for plants and wild life.	1/22/2024 3:42 PM
76	The town has failed to restrict VERY LARGE HOUSES, which I think was an enormous failure. Perhaps, one way to deal with that is to allow multiple units, but this will not solve the VERY LARGE HOUSE problem (unless the developer stands to make more money building multiple units). The other significant problem is that many houses / lots are flooding regularly due to lack of water diversion, permeable ground access and a generally high water table due to high-volumes of rainfall. High-density zoning is likely to exacerbate this problem, so we should err on the conservative size with respect to density. We should also be (severely) restricting the size of single-family in height and % of lot-coverage. High-density zoning around commuter rail assumes people living in these areas won't have cars, but of course, they will. Parking for all	1/22/2024 3:16 PM

Needham Community Meeting #2

these people has to be part of the planning effort. And lastly, the town has to factor in the cost of providing schools for MANY additional children if high-density zoning is allowed. Where will these schools be added ? What about the cost? High-density housing is not necessarily more affordable, but this should also be a consideration. With these zoning changes, we should increase the number of (truly) affordable homes and apartments, in addition to requiring the building codes be structured to ensure ecological sustainability (robust insulation, green HVAC, green outdoor spaces, trees, robust rainwater and sewer drainage).

77	I prefer using dimensional and density requirements to limit size and scale versus number of units; as that provides more incentive and flexibility for the creation of 1 and 2 BR housing	1/22/2024 2:19 PM
78	This is quite a technical survey. I wish you had provided links to explain each of the technical questions beyond the three scenarios. Please do take my answers as to say, please rezone to allow much more multi-family housing while preserving our downtown businesses in the Center and the Heights	1/22/2024 2:18 PM
79	Thank you for all your work.	1/22/2024 1:54 PM
80	Please keep as much green space as possible. Include affordable units in all planning	1/22/2024 1:51 PM
81	I also will send expanded comments to your "planning" mail box by Jan-24. I support Scenario A as Needham's MBTA compliant districting, done to satisfy the State mandate. And beyond this I support a 2nd phase which would be a local-centric effort starting in 2025 which would see Needham folks formulating their own vision for an enhanced housing solution, solely controlled and designed + built by Needham residents and outside of State oversight. This phase 2 would include components of Scenarios B and C that are NOT contained in Scenario A. I believe there are some good parts of Scenarios B and C that just require mor thoughtful consideration and time. It just seems to me that for the Committee to attempt to implement a Scenario B or C by Dec 31, 2024 is unreasonable and asking for trouble since the Scenario B and C choices are much more complex. For 2024, I think we need to concentrate on creating the "As-of-Right" rules to avoid later second thoughts, unique future situations, and new concerns in future. In regards to As-of-Right use it should be universal to all zoning efforts in Needham. Trust the market; zoning's purpose is to prevent harms, not force creation of benefits. Keep regulations simple, flexible, and predictable. Once written, leave the rules alone; apply rules by as-of-right with absolute consistency within districts. Lastly, separate the process of defining the rules of zoning from the designation of particular districts. This makes the process far less contentious and arduous. And realize there are no silver bullets to increase housing supply. And also remember that the MBTA Communities Zoning Law contains no affordability requirement; and yet affordability weighs heavily on the minds of Needham residents, which is a real problem and another reason for just doing Scenario A for purposes of complying with the State's mandate and then do the affordability vision as part of a phase 2 under full local control and oversight. Thank you.	1/22/2024 1:22 PM
82	It seems like all plans will create more housing. But will it be affordable?	1/22/2024 1:19 PM
83	The minimum changes that are required to meet the new laws should be implemented at this time. This is not a low income housing initiative and should not be treated as such.	1/22/2024 12:34 PM
84	I think more of the areas should allow for 3.5 - 4.5 stories. I don't think 2.5 stories max is appropriate	1/22/2024 12:14 PM
85	I think it is imperative that, at this moment, Needham should maximize the housing/business option (C) in order to fulfill its role in meeting/exceeding the state mandate AND address housing (now) and far into the future.	1/22/2024 12:02 PM
86	I have been contacting a number of town meeting members on another initiative and have asked some of them what they think of the various scenarios. I am quite disturbed to find that some TMMs think this is an affordable housing initiative (as did many in the recent audience) and would be partially solved by the renovation of the existing affordable housing to improve and increase the number of units. Our own TMMs do not know what these changes mean to the town. I am wondering why you would proceed with "goldilocks" changes so quickly when there is general lack of understanding of how these changes impact the town. It would be a shame to expand beyond compliance when our town is clearly (from the meeting held in January) unaware of how the scenarios impact us. Please stay with compliance as the young man stated in the meeting. If there is interest in changing zoning then have that discussion when there is sufficient time to educate at least our own TMMs! Thank you	1/22/2024 11:31 AM
87	No more apartments! Stop!	1/22/2024 11:03 AM

Needham Community Meeting #2

88	Do not understand why area around Hersey Station is not included...with the station and existing open space (the Town's golf course!), it would be an ideal location for higher density residential	1/22/2024 10:37 AM
89	Allow 5 stories in Center and Heights.	1/22/2024 10:36 AM
90	Traffic is my main concern.	1/22/2024 10:29 AM
91	We should not overly build and expand just to accommodate this quasi legal act. I am opposed to mandated zoning changes regardless of what the state threatens. We are not Boston and shouldn't be expected to be like them.	1/22/2024 10:09 AM
92	Keep it to the minimum required so as not to completely change the character of the community, add to traffic congestion and require additional taxation to support influx.	1/22/2024 10:00 AM
93	Personally, I do not like any of the scenarios. Needham does not need any more housing, our infrastructure is already over- burdened. Our supposedly excellent schools are bursting at the seams. This plan needs to also include how this population increase will affect the zoning of our elementary schools and a vision of our middle and high school expansion plan. Additionally, it takes 15- 20 minutes to drive through the center of town at peak times of the day. This should also include a traffic analysis and report. The last thing this town needs is more housing as with more housing comes more people and more issues. Let's take a different approach and stop allowing tear downs and over development, Let's put a moratorium on greedy builders who tear down affordable houses and build unaffordable McMansions that are displacing rainwater. Which is leading to the flooding and storm water issues the town is dealing with. Several towns on the North and South Shore have stood up to the state, why can't Needham stand with these towns and protect the community that we love.	1/22/2024 9:53 AM
94	I have not participated in any of the meetings, so there may be an easy answer here, but it's surprising to see so much upzoning in the heights and junction area and so little in the central business area. As a general rule, I am supportive of ground floor commercial, but it should only be required in locations where it can actually be successfully tenanted. I like the idea of 3-4 unit general residence, but was unclear how that is differentiated from other housing types analyzed. I should probably start joining the meetings, but weekday evenings are difficult for those of us with young children (I recognize scheduling is difficult and appreciate all the work this team is doing!)	1/22/2024 9:22 AM
95	Why no apartment zoning in Needham Junction?	1/22/2024 8:45 AM
96	I believe we should move slowly and just meet the requirements of the MBTA And take a deeper look at the larger picture in the future	1/22/2024 7:56 AM
97	I believe we should meet the minimum requirements of the MBTA zoning and not expand beyond that level at this time. We need more discussing and study beyond the basic requirements	1/22/2024 7:37 AM
98	It is not clear from your presentation what the different zone categories mean. What exactly could get built? Would all of the color coded areas be subject to the 15 units per acre? Would they be rentals and/or Condos? Would it be all 3 districts? Or only some of them? Why is Hersey excluded? And where do the decision makers reside? I say put Hersey in the table and let the people decide. What is the cost of non compliance to the residents? It feels like you are jamming this down our throats. More time is needed to do this right, The reason Needham has high relative property values and is a place where people want to live is because there are reasonable limits on density. People are willing to pay a premium to live in a safe community to raise their children. Young people do not want to live in Needham. They choose to live in and around Boston for many reasons, like proximity to their college friends. Then they look to communities like Needham later in life to raise their own families. The transformation of Needham into an affluent community has been a success. The builders are merely satisfying demand. The increase in property values has allowed the tax base to increase dramatically and support our school system. Don't allow the state to ruin what we have. We worked hard to live in Needham because it was NOT like Chelsea or Brighton.	1/22/2024 3:21 AM
99	Our schools are already overcrowded	1/22/2024 2:32 AM
100	3 MBTA stops in Needham is excessive. Shut down Needham highlands stop.	1/21/2024 9:20 PM
101	I moved here from Somerville, and I loved the vibrancy that density provides. It would make me very happy to see Needham's business centers develop along the lines of Inman Square. I	1/21/2024 8:54 PM

Needham Community Meeting #2

also feel very strongly that we have a moral obligation to undo the wrongs of exclusionary zoning and segregation that have resulted in Needham becoming so exclusive. Even if it means we have to expand the schools or install a few traffic lights.

102	Need to include Hersey	1/21/2024 8:45 PM
103	<p>1. why not expand along highland the whole length and on both sides of the train tracks all the way up to muzi. It seems certain areas are not included yet appear workable. Such as where businesses are opposite the town Green, is there a reason? Also noted church lands are being rezoned, as well as the memorial parking lot and appears ball fields. I don't understand the way the lines are drawn. 2. we expanded size and setbacks in late 90s and there has been major change in scale of housing, much higher as well as foot print, therefore I don't feel there is any argument for limiting multifamily buildings due to size. 3. per Globe series, I learned economy of scale is essential to enable home unit cost to be lowered, therefore more units per lot is going to be needed, so I am in favor of that. I would prefer no more than 3 stories. Ideally there will be various options in various zones to enable builders to choose to build a variety of housing options per their business models, basically set the ground rules and let capitalism function. 4. heard comments on: water/flooding issues is a great point and several zones are in wetland areas, we will need to avoid those areas or the town will need to address and enable a place for the water to go. again thinking 50 years out there will be more water. 5. wondered why we say commercial but does that allow office (differing from retail I mean)? 6. I fully support broadening standalone multifamily much more widely from highland ave. in GR. 6. perhaps if you expand the standalone MF it could be up to 4 close to highland and then up to 3 in a concentric zone further out. 7. hersey should be considered for SAMF, however I heard you that it can be done later. 8. one person suggested doing A and then modifying later, however I disagree, I think now is the time to make the change as it will take decades for building to occur, and this will be a ton of work to go back in say five years to start over, it's been 3 years to this point. 8. for any historical home, I wonder if they should not be in the color zones. 9. good point about traffic being more for commercial v housing- consider also about lowering # of required parking places-- from globe, that will lower the cost per unit. 11. more housing and higher value buildings (with more housing) will increase tax base and compensate for increased cost to schools with higher enrollments, no new roads are being built so that is a net good positive, fire and police are function of # residents so slight increase in cost there, I believe that our current single fam stock will run lower on students in a period of time due to the very high cost of homes at present -- most new builds appear to be 1.5-2.5M. 10. thank you to you all for all this work and for listening.</p>	1/21/2024 8:45 PM
104	Include the Birds Hills area	1/21/2024 7:21 PM
105	I feel at this point we should do the minimum to meet the requirements to meet the mandate and a later time as requirements change we can revisit the B and C scenarios. I think placing the industrial zones into play for multi family is something that we should enable.	1/21/2024 7:20 PM
106	Birds Hill area should be excluded	1/21/2024 7:15 PM
107	I do not think it is fair to exclude the area around Hersey station. Even if it is challenging, one area should not be treated differently. By excluding Hersey area, the density in the other areas is increased. The density per area would be less in Hersey area was included.	1/21/2024 6:37 PM
108	Any of these scenarios are awful. Really terrible planning by the town.	1/21/2024 5:01 PM
109	Housing near commuter transit means that more people will be walking. Please consider increasing pedestrian walkways/paths and improving safety at current crosswalks.	1/21/2024 5:01 PM
110	I live right in town center and would be personally affected by any choice. I support increasing affordable housing in town. My main concerns include having adequate parking, limiting tear-downs and mc-mansions, ensuring adequate water drainage, and maintaining the nice town center character. Allowing builders to come in and replace beautiful homes with mcMansions would be awful. Losing the town character to fast food and large apartment buildings would ruin the town. You can legislate good taste, but you can prevent some of the more egregious practices.	1/21/2024 5:00 PM
111	I want to minimize any addition to our town and not overwhelm our public schools	1/21/2024 4:54 PM
112	We have experienced substantial challenges with water mitigation in our neighborhood near Needham Junction, with significant flooding impacting homes on Grant Street. This has become increasingly pertinent over time. Overall, there appears to be insufficient infrastructure	1/21/2024 4:50 PM

Needham Community Meeting #2

to meet some of the towns needs as they currently stand. Adding more density will detract from some of the reasons we sought to move here from Boston.

113	Are the School growth plans being included in the housing growth plan?	1/21/2024 3:47 PM
114	When things can go wrong or right with our final plan, one thing that would go wrong more than anything else is residential by right in downtown, image 20 years from now the whole downtown being residential, which no recourse for the town. That would be a big mistake.	1/21/2024 3:35 PM
115	Imperative that flooding problems as well as parking issues be considered from the beginning	1/21/2024 2:49 PM
116	Town should comply with the law first (scenario A), then take more time and thought for expansion	1/21/2024 2:48 PM
117	I favor Scenario A but would increase it to include CTRR, increasing it by adding the 90 units from Scenario B or the 174 units from Scenario C.	1/21/2024 1:31 PM
118	This is very concerning as adding units will increase congestion of already busy Needham heights. Eliot school can't support increased number of students. There should be exploration into other parts of Needham	1/21/2024 1:23 PM
119	I do not agree with complying at all	1/21/2024 11:41 AM
120	Please answer all questions that were presented on 1/18/24. Please explain in detail why Hershey Station is not included as a zoning option. Thanks in advance	1/21/2024 10:44 AM
121	Consider looking at Hersey area as well	1/21/2024 9:23 AM
122	As a town, we need to limit the number of 5,000 sq foot homes that are being built on 10,000sq foot lots. These "McMansions" destroy land, overuse resources, and create eyesores. We are destroying green spaces to allow single families to live in giant, empty houses. Housing prices have skyrocketed and there is no affordable housing, in part because the houses that are available are 6,000 sq feet and are prohibitively expensive.	1/21/2024 7:39 AM
123	Why was Grant Street, Warren, garland, Norfolk, laurel drive etc. not included when so closely located to the junction? The heights already has parking and density issues that this is could impact negatively. These roadways are not wide enough for on street parking and redevelopment of these smaller parcels will limit off street parking space and overall green space. Storm water management and a tree bylaw should be considered. Kevin Reulbach	1/21/2024 7:15 AM
124	Are there flexible scenarios in zoning? Such as allowing commercial when it enhances the quality of life in the area and meets an important need in the community.	1/21/2024 6:09 AM
125	I agree with the comments made by Johnathan Drum and Dina Crier- the committee should limit its efforts to compliance of the MBTA regulations. The time frame for a larger undertaking is too short for due process and, as Mr. Fox pointed out, people are largely unaware of the changes being considered by this committee. In fact, a large number of people think this is about affordable housing opportunities and do not really understand the ramifications of zoning changes. Respectfully, I believe the committee may be overreaching. If we need to be "future forward" with housing, let's have that conversation in a more comprehensive way and bring in affordable housing, infrastructure considerations, density and so forth, all of which need more thought than the very brief timeline with which you are working. Thank you!	1/20/2024 6:17 PM
126	I strongly support generally expanding the options for higher density as outlined in scenario C. I support allowing first floor residential dwellings in all business districts which reduces the barrier to builders. Allowing 4 units per lot in General Residence seems to be an approach that helps move us away from the knock downs with huge expensive single family homes. Thank you for your efforts to move this process ahead.	1/20/2024 5:41 PM
127	I feel strongly that this is a golden opportunity for Needham to expand access to our town for others who cannot now find housing but want to live here. I feel strongly that the general residential zoning in option C to 4 units per parcel is key to this plan. I find it intolerable that we are knocking down starter homes and replacing them with so many huge homes, when we could be building more units on those properties. This is not only a housing issue, but an environmental issue as well.	1/20/2024 5:28 PM
128	I understand there is not much control of architectural design but I am highly in favor of construction that blends with the feel of the suburban community (like those in the sample images of 3 unit dwellings). Also, I know in areas of Newton where they have multi-family	1/20/2024 5:08 PM

Needham Community Meeting #2

homes, many were single homes that were expanded on but maintained the original style of the house. The expansion of the areas for multi-families in Needham could potentially reduce the number of homes demolished in order to create very large new houses.

129	The school plan needs to support the implied population expansion	1/20/2024 5:04 PM
130	It's still all pretty confusing to me.	1/20/2024 4:46 PM
131	We need more apartments and multi-family apartments in Needham, as there is a huge demand; especially where we have access to commuter rail and abut Newtons with the T.	1/20/2024 4:39 PM
132	Thank you to the leaders doing this work.	1/20/2024 4:08 PM
133	What would multifamily housing look like? I would certainly be ok with 2 family houses, but more than that changes the neighborhood to a city feel which people that live in the proposed neighborhoods don't particularly want. I noticed while watching the meeting, that the people who had the most to say and that wanted the densest zoning, did not live in any of the areas affected. It might be good to have a meeting for just the people that live in the areas that will change to see if we can come to a decision that everyone can be comfortable with.	1/20/2024 4:01 PM
134	I think the Hersey area should be in scope. Given the golf course is only used by a select few residents, and that station has the largest parking lot it makes sense to add hosing and commercial there	1/20/2024 3:50 PM
135	My priorities are (1) having first floor commercial throughout our business zones and (2) if there is standalone residential in the commercial areas, having it be on the larger side (3-4) to create "life" and activity in those spaces. Ideally restaurants and bars could be increased in the mixed commercial and residential zones to create a lively and vibrant town feel.	1/20/2024 3:36 PM
136	Allow Assisted Living Zoning by Right	1/20/2024 3:17 PM
137	I think we should focus only on complying with the MBTA act requirements as suggested by plan A and leave any other housing plans for the future.	1/20/2024 3:16 PM
138	I would support this at another time with other boundaries; but the mapping currently presenting GR areas is too large/dense.	1/20/2024 2:18 PM
139	Increasing housing around Needham Center and Needham Heights will have a huge impact on traffic that I feel has not been addressed at the meetings. While the increased housing units are around trains, it does not mean that people won't be driving. In fact, adding commercial on first floors will bring people to Needham. Our roads are not set up for that. Traffic lights in Town Center are a mess; back up in the Heights is notoriously bad. I also do not understand why Hersey has totally been removed from the rezoning discussions. Because it's primarily "single family"? Isn't the whole point of rezoning that we can change that? Hersey needs to be put back into the discussion. Scenario C is the least acceptable. The increased in number of units along GPA/Center is too much for the area.	1/20/2024 2:11 PM
140	I am concerned about allowing General Residence zoning in the southern part of Maple Street due to likelihood of increased flooding from over-building in that area. I would like to know what lot size will be required to comply as suitable for General Residence zoning.	1/20/2024 2:06 PM
141	We cannot support it as a town school-wise or traffic wise. We also need to see a plan for the Hersey stop. There's no reason that area should be excluded	1/20/2024 1:50 PM
142	Needham needs to do more with multi family dwellings to ease the housing crisis in the Boston area going forward as long as schools are included in the decision making b/c continued high level school accreditation is paramount in keeping Needham a great town for families.	1/20/2024 1:47 PM
143	Thank you to everyone who has put an extraordinary amount of time into bringing us this survey, and helping residents navigate this complicated landscape.	1/20/2024 1:41 PM
144	Get rid of the sweet deal (for the Golf Club at least) that the town gave away and we would have plenty of land to meet requirements for additional housing without rezoning anything in the Hersey area.	1/20/2024 1:25 PM
145	We should do the BARE MINIMUM to comply with the new law. Then as a town we can consider other re-zoning and development options when there is more time and normal voting procedures. We don't want to change the character of our town without ample time for consideration.	1/20/2024 12:57 PM

Needham Community Meeting #2

146	Making a walkable and bicycle friendly downtown is most important.	1/20/2024 12:50 PM
147	Leave zoning to towns and cities not MBTA	1/20/2024 12:35 PM
148	Needham is well positioned to increase housing density. I support anything that would increase diversity in our town. We are agile enough to handle any demands on our community infrastructure and schools	1/20/2024 12:31 PM
149	The state should not dictate the Needham community's strategy for housing. We are required to comply, but by maintaining minimum compliance leave more wiggle room to do what is best for us. With the limitations on schools, infrastructure, and resources in town, increasing housing density is contradictory to our best interests. Density does not equate to affordability.	1/20/2024 12:29 PM
150	I would be okay increasing units in or expanding any of the districts. However, to know which really makes the most sense I would have to do much more extensive study. HONE and the previous planning board study committee have spent extensive time and effort in doing this and if they thought there was a reasonable area to increase, I trust that it would be suggested. I understand that the likelihood that even scenario 1 is fully realized is slim. I support multi-family housing anywhere in town, even in the single family zoned areas. I don't believe it will have any negative impact on home values and actually increases the Needham's home values and contributes to the greater good. Thanks for everyone's time and effort.	1/20/2024 12:29 PM
151	I feel strongly that the area around Hersey Station should not be excluded from MBTA Communities rezoning. This places all of the burden of multi-family zoning on those around the other 2 stations and preferences this area over the other 2. The area along Great Plain between the Station and up to where Hazel's Bakery is located specifically seems like an ideal location for additional commercial and multi-family residential. Change the zoning specifically along Great Plain between Harris Ave and Green Street to allow 1st floor commercial plus multifamily housing or multifamily housing by right. Then, reduce the multifamily zoning that is NOT along main roads within the Heights accordingly to alleviate the burden within that area.	1/20/2024 12:29 PM
152	(1) The radius area around Hersey must be included. It is biased to completely exclude this area as part of the MBTA plan. It is an MBTA station just like the 3 other MBTA stations in Needham. (2) What specific state grants and dollar amounts would Needham lose if we do not comply by Dec 31, 2024? Some residents may support absorbing the loss of state grants depending on what they are and how much they are for. (3) I strongly support and advocate for the minimum changes required to comply with the state requirements at this time. This should be a plan similar to Scenario A, but with Hersey included. Additional zoning changes beyond that should be evaluated separately as part of other efforts, such as Affordable Housing, etc. (4) I worked and saved for 20 years to be able to afford to move from multi-family neighborhoods/towns to Needham, which is primarily single-family residential. That was our family goal and we worked hard to finally achieve it. It is upsetting to think that my area will change to a multi-family zone, and eventually my family and property will revert to aspects similar to where we previously lived. I am for affordable housing programs, but I'm against being penalized for personally working, saving and achieving the ability to own a single-family zoned property in Needham.	1/20/2024 12:28 PM
153	I think these questions are not written well and I worry the data you will get back will reflect that. I suggest in the future you usability test these surveys with regular people who don't follow zoning and don't understand all the language used.	1/20/2024 12:27 PM
154	I am a lifelong Needham resident who owns a \$2 million home in Birds Hill, Who has served as a Town Member member and member of the school committee. I grew up in general residence homes that is single-family homes over 100 years old located in general residence districts. The 4-7000 square-foot homes need to be housing more people.	1/20/2024 12:22 PM
155	Bare minimum is all we should do.	1/20/2024 12:05 PM
156	I think GR would be expanded to include all the streets bounded by Central Ave., Nehoiden, Rosemary, Hillside, and Hunnewell.	1/20/2024 11:49 AM
157	No	1/20/2024 11:46 AM
158	In addition to supporting this meaningful opportunity to improve housing access, I am hopeful that future teardown activity in town might result in more multifamily housing rather than the current trend of oversized, wasteful single family homes.	1/20/2024 11:46 AM
159	This requires zoning change is a terrible idea from the State. There are no issues with housing.	1/20/2024 11:41 AM

Needham Community Meeting #2

The issue is with developers not developing housing in areas where it should be. Adding housing in Needham will only make everything denser, not less expensive.

160	No high density housing in existing residential neighborhoods.	1/20/2024 8:30 AM
161	Thank you for the attempt at getting residents opinions	1/20/2024 6:12 AM
162	I think this survey asks questions that can't possibly be answered in an informed way by the vast majority of the people being asked to respond. Even with a planner standing over my shoulder, explaining the concepts and ramifications of the various choices, I struggled.	1/19/2024 7:18 PM
163	For any potential redevelopments of broader areas, relative to the objectives of the climate action plan, let's consider networked geothermal heating/cooling solutions.	1/19/2024 6:01 PM
164	I support Scenario A to fulfill Needham's requirements under the MBTA Community Act. Do what the state requires, no more. Any further zoning changes in Needham should be generated from a citizen/town initiative and voted on at Town Meeting/town wide vote at another time but not in conjunction with the MBTA Community Act. I would also like assurance from the MBTA that the Needham commuter rail service will not be discontinued. As far as I can tell, the Needham Line is the only line that serves just ONE community outside of Boston. Other than the four stops in Needham all the other stops on the Needham line are in the limits of the city of Boston whose communities also have access to other modes of public transportation, eg buses, trolley service. The MBTA is having issues. It would be tragic if in order to resolve some of these issues that the MBTA would consider discontinuing the Needham line since it serves only one community outside Boston city limits and argue that Needham would have access to commuter rail in Natick, Wellesley, Newton.	1/19/2024 5:59 PM
165	Scenario A doesn't show Hillside Avenue Business, and it should be added to Scenario A and (like Industrial, Business and Chestnut Street Business districts) should be rezoned to allow stand-alone MF by right (stand-alone MF is now allowed in Hillside Avenue Business by SP - see 8-unit condominium recently built at 400 Hunnewell Street). Scenario A also doesn't show as Apt A-1 the parcel on Highland Ave (developed as Hamilton Highlands apartments) that is now zoned Apt A-1 - it should be added to Scenario A. Scenario A also doesn't show the parcel on Highland Avenue (Avery Condominium - formerly a public school) that is developed for MF housing but is now zoned SRB - it should be added to Scenario A and rezoned Apt A-1. Even though these 2 Highland Avenue parcels are not contiguous with the rest of the proposed MBTA 3A-compliant district farther South on Highland Avenue/Chestnut Street, together they have at least 5 acres, so could count. Scenario B does show these 2 Highland Avenue parcels but links them by rezoning a significant area along Highland Avenue, now zoned SRB, as Apt A-1 - I do not agree that SRB rezoning should be proposed. Another parcel that might be rezoned Apt A-1 (as shown on Scenario B) is the Stephen Palmer School apartments at the corner of May and Pickering Streets; since it is likely not 5 acres, it would need to be linked to the Apt A-1 zone along Highland Avenue between May Street and Highland Street (developed with The Highlands Condominium and institutional uses) by rezoning a portion of St. Joseph's School (now zoned SRB) along May Street to connect the Highland Avenue/May Street Apt A-1 district with the Stephen Palmer site - this is only worth pursuing if the Stephen Palmer site would not be excluded land, being owned by the Town and leased to the apartment operator. Furthermore, since 90% of 3A-compliant parcels must be within 1/2 mile of commuter rail stations, and 10% can be outside the 1/2 mile radius, can we include the condominium development at 1202-1212 Greendale Avenue and 31 Hamlin Lane (148 units) that is now zoned Apt A-1? My reason for choosing Scenario A with these additions, rather than Scenario B is that I don't want to allow stand-alone MF along Great Plain Avenue in the Needham Center District between Garden Street and Nehoiden/Linden Streets. It appears (as shown in Scenario A) that we can achieve contiguity between the Business district and the Chestnut Street district by allowing stand-alone MF on Garden Street without extending that use to Great Plain Avenue other than by using a narrow strip by the RR ROW.	1/19/2024 5:36 PM
166	What considerations are being made for the impact on Needham's schools with respect to increases in population along the MBTA corridor.	1/19/2024 4:57 PM
167	I was unable to complete question #3, having no idea why my answers wouldn't be the same as question #2. If I want a small area, I get fewer units; if I want a larger area to be zoned, then we have more units. Help. How are the units counted? What are the height limits? Over what area? I strongly encourage you to address the Hersey issue so that it will go away and stop being a distraction. One idea is to commit to an article, to be offered at the 10/24 Town Meeting, that zones for multi-family housing near the Hersey station (without touching single-	1/19/2024 2:22 PM

Needham Community Meeting #2

family districts, in an area less than 5 acres). Please mention in future meetings that the new zoning will be overlay districts and that current zoning will remain in place.

168	First, thank you for your hard work and clarity of presentation. Full disclosure: (a) I live close to the intersection of Hunnewell St. and West St....i.e. Needham Heights where the concentration of the neighborhood re-zoning plan will be primarily impacted; (b) I have lived in center cities most of my life, so I am well aware of the benefits and problems of a more concentrated population. As a for instance, parking in Avery Square area is already overflowing. So, two primary comments: (i) I support the Scenario A: Base Compliance due to the potential strain on surrounding support, traffic/parking and commercial services. Accordingly, I would appreciate an analysis on how the added housing will impact the need for services in the area and whether the town has appropriately positioned itself in anticipation of same. And, of course, re-zoning in excess of the Base Compliance, without first realizing on its sole benefits and problems, may be a step to far at this point. Yes, I understand that the HONE program is an incentive for the town to look "deeper" into its future...but, please be mindful of unintended consequences. Lastly, just an overall general comment. While Needham Heights would benefit from a more active commercial and services center; I am not unaware that most of the impact will fall on the Needham Heights neighborhood...so I hope the comments from the local residents in that area will be viewed by the committee with a bit more importance than from Needham residents in other less impacted areas of the town. Thank you Len Singer 574 Hunnewell St. Needham MA, singer283@comcast.net 203-550-5442	1/19/2024 12:32 PM
169	Where GR and A1 district about single family district, there should be a step down density "buffer" between the two districts.	1/19/2024 10:50 AM
170	I am particularly in favor of loosening restrictions in the Chestnut St. zone. It could not help but improve things.	1/19/2024 10:38 AM
171	Glover Meadow area should be excluded and flooding/water mitigation issues should be considered in the expansion of zoning area.	1/18/2024 9:17 PM
172	I prefer something between B and C -- include GR, but keep the height limit in center business to 3 stories and require a bit more open space in Apt and Ind. Taller buildings without setbacks (which are inappropriate in center) create shadows on pedestrian streets and since they're wood these days, are firetraps. 2 1/2 stories in GR, and 3 1/2 in Apt. zones should fit in.	1/18/2024 9:05 PM
173	There is no affordable housing in Needham except for those eligible for Section 8 housing. Everything is districted for the Heights not the south of Needham. The Heights already is too congested. Furthermore why would a developer want to create affordable housing in Needham given the price of Needham land. Not including Hersey Station is shameful & Needham land such as the golf course should be included. Why should the MBTA dictate how Needham should be zoned. The MBTA is corrupt to the core. This is not about affordable housing. This is about the MBTA controlling the zoning of Needham.	1/18/2024 8:57 PM
174	What will happen with the existing houses, not meeting zoning requirements?	1/18/2024 8:51 PM
175	Due to likely impact on school capacity, and traffic, I don't understand why we would implement a larger zone and larger housing capacity than the minimum required at this time	1/18/2024 8:12 PM
176	Why would we want to jump into any more than the minimum state law requirement when our schools are over capacity and our roads are congested and have become less safe than ever before.	1/18/2024 8:12 PM
177	The massing of the typical mcmansion is probably like a three unit mfh already.	1/18/2024 8:10 PM
178	What is the lot size for general residence?	1/18/2024 8:09 PM
179	I believe we should provide Needham as much flexibility as possible to address our current and future housing needs. By selecting the most ambitious, scenario C, we will be doing that.	1/18/2024 8:08 PM
180	I would like to see the Center Business District or the permission of stand alone buildings on GPA to the right from the Town Center as we look at the map in the area running done to across from the YMCA. In GR, I support 4 units per 10000sq ft lot	1/18/2024 8:08 PM
181	I support ensuring first floor businesses in the town center and Avery Square.	1/18/2024 8:08 PM
182	Need more info on general residential areas. What will happen to those current residences? Also thinking about the type of structures and would people who are physically disabled be able to access those structures?	1/18/2024 8:08 PM

Needham Community Meeting #2

183	I am generally in favor of allowing for as much additional affordable housing as possible to make Needham an inclusive and accessible community	1/18/2024 8:07 PM
184	The Hartney Graymont parcel should be removed from the Chestnut district for this rezoning process. Development of this parcel was blocked by residents recently. Most of the opposition was related to the unique situation of this site. There would need to be extensive modification to the site and surrounding infrastructure in order to safely develop this parcel. I strongly support inclusion of the central business district in this process but feel strongly that first floor commercial space should be required in this district in order to preserve the active downtown area. Lastly, the vacant parcel btw the church and Needham house of pizza should be added to this district to encourage development of this site. Finally, as you know we have experienced flooding in many of these districts this past year. Improvement of the storm drainage in these districts should be prioritized and the use of materials that allow for the the floor of water and minimize runoff should be encouraged. Development on existing water storage land should be prohibited. This is one of the reasons I oppose optionC. Thank you.	1/18/2024 8:07 PM
185	The potential financial impact on the town and taxpayers is the primary reason I am picking option A. You can always expand in the future, but will be difficult to roll back if option B or C is chosen.	1/18/2024 8:07 PM
186	Rezoning the abandoned retirement home parcel in the Heights should be a priority.	1/18/2024 8:05 PM
187	Given that up to 10% can be outside of the 1/2 mile radius, I would like to see zoning to encourage multifamily housing in other parts of the town. The Hersey decision needs to be better explained and to demonstrate with a map why it would not be compliant with MBTA requirements	1/18/2024 8:05 PM
188	I think we might consider this as a phase 2. I prefer option B.	1/18/2024 8:05 PM
189	Scenario C appears to be most expansive without adding significant value. It appears to be trying to push other ideas that are not necessary to the MBTA district requirements. It's not necessarily a bad plan but can be added at a later date or as part of a more thoughtful long-term approach rather than forced through as part of the existing need.	1/18/2024 8:04 PM
190	What is the current average density in General Residence?	1/18/2024 8:04 PM
191	Worried that my neighbors would sell to a contractor and build a multi unit property . I live near wingate which is too compact and building higher or more units is too much	1/18/2024 8:03 PM
192	This is hard to envision - more specifics, including sketches, would be helpful.	1/18/2024 8:03 PM
193	Some options look to encroach on Glover Meadows wetlands. I don't know the rules here but want to support our wetlands and conservation land.	1/18/2024 8:02 PM
194	I am very much against an increase in transience (increased transience means an increase in crime), traffic and overcrowding. Going above and beyond the state law's requirements for zoning (options b and c) seems preposterous. We don't want Needham to look like Brookline or turn into Newton	1/18/2024 8:02 PM
195	The HONE are volunteers doing a lot of hard work. I truly believe leaving Hershey out is short sighted. The future almost begs for there to be more housing there. It would be a small "Village." We have to think of the future. If it is not planned for now it will a lifetime before it changes. There is a very logical break where the 5 acres would fall. If needed for fear of push back add the 5 acra parcel as an additional above and beyond the minimum requirement.	1/18/2024 8:01 PM
196	Does changing the units/acre (if it were to happen) for GR within the MBTA district also change it town wide? Also, why is the A1 district in between the two halves of B-CTRR not also B-CTRR? Personally I would support making it B-CTRR but maybe there is something that complicates doing so.	1/18/2024 8:00 PM
197	For great plain, chapel, highland and chestnut, I strongly recommend enabling mixed use: 1st fl retail, 2.5 stories of housing above w partial 3rd setback, at 50 units/acre, which is similar to what 50 Dedham st is currently.	1/18/2024 8:00 PM
198	Handle GR carefully.	1/18/2024 7:59 PM
199	The rezoning presents us with an amazing opportunity to expand the ability to produce much needed housing in Needham and the state in general. An important consistently that isn't	1/18/2024 7:59 PM

Needham Community Meeting #2

represented is all the people who would like to move to Needham but can't. Please don't forget about them!

200	I would caution against too much more density on Hillside Ave, between Rosemary Street and West Street. The traffic there is already bad and on-street parking makes it dangerous. So if density is potentially increasing, then traffic management and parking regulations need to change. I hope that will be considered in all of this.	1/18/2024 7:58 PM
201	Need to comply at the minimum required level to maintain quality of life for existing residents, and need to understand infrastructure costs for each scenario, as well as incremental revenue from property taxes as we are flying blind.	1/18/2024 7:57 PM
202	My concerns would be around an increase in traffic, crowding, transience, and crime in the town that come with expanded zoning laws.	1/18/2024 7:57 PM
203	I feel that the entire town should share in denser zoning and not limited to the districts that are shown in 3 scenarios.	1/18/2024 7:57 PM
204	Id like to see more two or three-family options throughout general residence districts in town	1/18/2024 7:57 PM
205	I do feel strongly that we should have a vision for what types of housing we are seeking to achieve. I also think that including multi-family stand alone units that are owned rather than rental units provides a path for permanent residency in Needham at a lower entry point.	1/18/2024 7:56 PM
206	I would like to see parking minimums set to 0 per unit, allowing the market to decide what is appropriate.	1/18/2024 7:56 PM
207	Handicapped accessible as well as affordable housing units should be a top priority	1/18/2024 7:54 PM
208	Thank you. More diversity of housing options helps all of us. More can stay in their homes or in the community. School diversity....vibrancy ... income diversity hopefully ... and attracting young families to live, work, recreate, and worship here.	1/18/2024 7:54 PM
209	The heights should respect ground floor commercial along Highland and West and change ht limit to 3.5stories to allow more residential above retail	1/18/2024 7:53 PM
210	I'm learning about this process and the complex balancing act this takes. In general, I'm in support of plans that favor equity and favor opportunity for disadvantaged groups.	1/18/2024 7:52 PM
211	I think we need to plan and allow Needham to change over the next 30-50 years. We need more multi-family housing and more life.	1/18/2024 7:51 PM
212	It would be awesome to get some economic diversity in Needham.	1/18/2024 7:51 PM
213	How can we get a variety of housing options in terms of affordability	1/18/2024 7:48 PM
214	The goal of the HONE board should be to meet the minimum requirements to comply with law and not push through other zoning changes under the guise of Complying with law.	1/18/2024 7:48 PM
215	Allow 50 units acre across highland, chestnut, great plain, chapel. Enable 1st floor retail + 2.5 stores above of residential Allow by right of 18 units/acre, by sp 50 units	1/18/2024 7:48 PM
216	None	1/18/2024 7:47 PM
217	None	1/18/2024 7:46 PM
218	How will parking be handled at these properties?	1/18/2024 7:46 PM
219	The goal should be to legitimately create housing and economic development and not just comply with the minimum MBTa requirements.	1/18/2024 7:44 PM