

Town of Needham
Historic District Commission
Minutes for Thursday May 21, 2026
Great Plain Room, Needham Town Hall
1471 Highland Avenue
&
Zoom
Link

6:05 p.m. – Call to Order

The meeting of the Historic District Commission was called to order. Members present were Alison Borrelli, Moe Handel, Lauren Soper, Gloria Greis, and Brian LeMay. Sara Squeglia was absent. Staff Liaison Myles Tucker was also present.

6:07 p.m. – Election Commission Officers

Ms. Borrelli led discussion between members on the roles of officers and expectations.

Motion by Mr. Handel to elect a slate consisting of Ms. Borrelli as Chair, Ms. Soper as Vice Chair, and Mr. LeMay as Clerk. Dr. Greis seconded. The motion passed by unanimous voice vote.

6:12 p.m. – Review Commission Responsibilities & Preview Commission Guidelines Discussion

Ms. Borrelli reviewed the roles and responsibilities of the Commission, supported by Mr. Tucker who expanded on the duties of the Commissions as defined by Massachusetts General Law, Chapter 40C and Needham General By-Laws. Consensus emerged that rules and regulations governing the Commission's work would be embarked upon following the completion of Commission efforts relative to 178 South Street.

Ms. Soper asked about the genesis of the Commission and how the Town protects historic homes. Mr. Handel explained the Town's historic home inventory, the origin of the Commission, and the voluntary nature of protection that a historic district provides.

Ms. Borrelli highlighted limitations of current By-laws. Dr. Greis emphasized that the demolition delay and Commission jurisdiction do not govern interior renovations and summarized challenges with the 6-month demolition delay.

6:38 p.m. – 178 South Street

The Commission discussed 178 South Street. Dr. Greis summarized the history of the home, the uniqueness of the property, and the current owner's desire to establish a local historic district at the property.

Motion by Mr. Handel to complete a Preliminary Study Report (PSR) for 178 South Street as a potential Local Historic District. Dr. Greis seconded. The motion passed by unanimous voice vote.

Dr. Greis volunteered to serve as lead drafter of the PSR. The Commission discussed the schedule for the 178 South Street PSR and next steps.

6:55 p.m. – Schedule Next Meeting

The Commission deliberated on dates for upcoming meetings, setting meetings for May 29th at 12 p.m. and June 4th at 9 a.m.

7:12 p.m. – Adjourn

Motion by Mr. Handel to adjourn. Dr. Greis seconded. The motion passed unanimously by rollcall vote.