



PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

NEEDHAM PLANNING BOARD

Monday December 19, 2022

7:30 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

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

1. Public Hearings:

7:30 p.m. Major Project Site Plan Special Permit No. 2022-03: WELL Belfour Needham Landlord LLC, 4500 Dorr Street, Toledo, Ohio, 43615, Petitioner. (Property located at 100-110 West Street, Needham, MA). Regarding proposal to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer’s/Memory Care units. *Please note: this hearing has been continued from the August 16, 2022, September, 20, 2022, October 18, 2022, and November 15, 2022 meetings of the Planning Board.*

8:00 p.m. 920 South Street Definitive Subdivision: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA).

8:00 p.m. Scenic Road Act and Public Shade Tree Act: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA).

2. Transfer of Permit: Major Project Site Plan Special Permit No. 1991-01: TDRG Inc., Paul Turano, President, d/b/a Cook Needham, 63 Kings Road, Canton, MA 02021, to Ceed Corp, d/b/a Cook Restaurant, 15 Nell Road, Revere, MA, 02151, Petitioner. (Property located at 101-105 Chapel Street, Needham, Massachusetts).

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

4. Decision: Major Project Site Plan Special Permit No. 2022-02: 557 Highland, LLC, an affiliate of The Bulfinch Companies, Inc., 116 Huntington Avenue, Suite 600, Boston, MA, Petitioner. (Property located at 557 Highland Avenue, Needham, Massachusetts). Regarding proposal to redevelop the Property with approximately 465,000

square feet of office, laboratory and research and development uses. The proposal also includes construction of one-level of below grade parking under each building and a separate stand-alone parking garage, as well as approximately 10,052 square feet of retail and restaurant uses. See legal notice and application for more details).

5. Minutes.
6. Report from Planning Director and Board members.
7. Correspondence.

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