

**NEEDHAM PLANNING BOARD**  
**Tuesday February 7, 2023**  
**7:00 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)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **880 4672 5264**

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](http://www.zoom.us) click “Join a Meeting” and enter the following ID: **880 4672 5264**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):  
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. Board of Appeals – February 16, 2023.
2. Vote to extend Housing Plan Working Group appointments to December 31, 2022.
3. Public Hearing:  
  
7:15 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, November 15, 2022 and December 19, 2022 meetings of the Planning Board. Please Note: The Applicant has requested to withdraw this application and has stated they will file another application at this property.*
4. Review of Zoning Articles for the May 2023 Annual and Special Town Meeting.
5. Public Hearing:  
  
8:15 p.m. 920 South Street Definitive Subdivision: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA). ***Please note: this hearing has been continued from the December 19, 2022 and will be further continued.***  
  
Scenic Road Act and Public Shade Tree Act: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA). ***Please note: this hearing has been continued from the December 19, 2022 and will be further continued.***
6. Minutes.
7. Report from Planning Director and Board members.
8. Correspondence.

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