

NEEDHAM PLANNING BOARD

Tuesday March 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. 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 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. Public Hearings:

7:05 p.m. Amendment to Major Project Site Plan Special Permit No. 93-3: Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494, Petitioner. (Property located at 589 Highland Avenue, Needham, Massachusetts). Regarding request to permit adding a third floor to the building, which would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable.)

7:45 p.m. Article 1: Amend Zoning By-Law – Accessory 3-Car Garage Use in Single Residence B, General Residence, Business And Industrial Districts
Article 2: Amend Zoning By-Law – Accessory Dwelling Units (ADUs)
Article 3: Amend Zoning By-Law – Corrective Zoning Amendments
Article 4: Amend Zoning By-Law – Single Residence B And General Residence Side Setback

2. Decision: Amendment to Major Project Site Plan Special Permit No. 2014-11: French Press LLC d/b/a French Press Bakery and Cafe, Petitioner. (Property located at 74 Chapel Street, Needham, Massachusetts). Regarding request to permit 22 outdoor seats by French Press Bakery and Café, as well as a pergola to cover the seating.

3. Decision: Amendment to Major Project Site Plan Special Permit No. 2002-02: Sai Restaurant Inc., dba Masala Art, Petitioner. (Property located at 990 Great Plain Avenue, Needham, Massachusetts). Regarding request to permit 44 outdoor seats by Masala Art.

4. Board of Appeals – March 16, 2023.

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.)