

NEEDHAM PLANNING BOARD

Tuesday, May 16, 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**

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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. Reorganization.

2. Public Hearings:

7:00 p.m. Special Permit Amendment No. 2017-01: Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, Petitioner. (Property located at 29-37 Franklin Street, Needham, MA). Regarding proposal to eliminate the “appointment-only” operational requirement for the facility.

7:20 p.m. Major Project Site Plan Special Permit No. 2023-01: Tristan Roveto, 16 Malbert Rd., Brighton, MA 02315, Petitioner. (Property located at 1502 Highland Avenue, Needham, Massachusetts). Regarding request to occupy the Premises for a Personal Fitness Services Establishment.

7:40 p.m. Major Project Site Plan Special Permit No. 2023-02: Shallots Needham, Inc. dba Sweet Boba, Kakada Ly, President, Petitioner. (Property located at 1032 Great Plain Avenue, Needham, Massachusetts). Regarding request to renovate approximately 644 SF of first floor space for use as a retail bakery with an accessory eat in/take out counter and 6 seats.

3. De Minimis Change: Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner. (Property located at 1471 Highland Avenue, Needham, Massachusetts). Regarding proposed design change to the MBTA bus shelter at the Town Common.

4. Decision: Amendment to Major Project Site Plan Special Permit No. 1991-01: Ceed Corp, d/b/a Cook Restaurant, 15 Nell Road, Revere, MA, 02151, Petitioner. (Property located at 101-109 Chapel Street, Needham, Massachusetts). Regarding request for further parking waiver to allow for additional seating (outdoor seats, which will subsequently be reviewed by Select Board).

5. Decision: 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.)

6. Agreement: Scenic Road Act and Public Shade Tree Act: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA).

7. Board of Appeals – May 18, 2023.

8. Minutes.

9. Report from Planning Director and Board members.

10. Correspondence.

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