

NEEDHAM PLANNING BOARD

Tuesday, June 18, 2024

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. Public Hearing:

7:00 p.m. Major Project Site Plan Special Permit No. 2024-02: WR Noodle Group, Inc., 247 Newbury Street, Boston, MA, 02116, Petitioner (Property is located at 998 Great Plain Avenue, Needham, Massachusetts). Regarding the request to renovate the former retail space for use as a full-service noodle restaurant with 36 seats and a takeout station.

2. Public Hearing:

7:20 p.m. Amendment to Major Project Site Plan Review No. 2005-08, Yeat, Inc. d/b/a Sweet Basil, Dave Becker, President, 942 Great Plain Avenue, Needham, Massachusetts, Petitioner, (Property located at 936-942 Great Plain Avenue, Needham, MA.) Regarding the request to permit the addition of 11 year-round outdoor seats by Sweet Basil adjacent to the building along with the associated parking waiver, as well as parking waiver for additional parklet seats to be subsequently requested of Select Board.

3. Public Hearing:

7:40 p.m. Amendment to Major Project Site Plan Special Permit No. 2005-05: Blue on Highland Restaurant LLC, 882-886 Highland Avenue, Needham, Massachusetts Petitioner (Property is located at 882-886 and 890 Highland Avenue, Needham, Massachusetts). Regarding the request to expand the existing restaurant (located at 882-886 Highland Avenue) by 650 square feet into the adjoining commercial space, formerly a nail salon, located at 890 Highland Avenue. *Note: This hearing has been continued from the Planning Board meeting of June 4, 2024 and will be further continued to July 11, 2024.*

4. Appointment:

8:00 p.m. Discussion of HONE recommended MBTA Communities Act Compliance Zoning at 100 West, Needham. Timothy Sullivan, Goulston & Storrs, Attorney for Property Owner.

5. ANR Plan – Majorie A. Pine, Petitioner, (Property located at 321 Cartwright Road, Needham, MA).
6. Request to review and approve Landscaping Plan and Subdivision documents: 920 South Street Definitive Subdivision: Brian Connaughton, 920 South Street, Needham, MA, Petitioner, (Property located at 920 South Street, Needham, MA).
7. Deliberation: Major Project Site Plan Special Permit No. 2004-01: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner. (Property located at 609 Webster Street, Needham, Massachusetts). Regarding the request to renovate 4 existing tennis courts, add 4 new tennis courts, install stormwater management improvements, ADA accessible walkways, and landscape improvements.
8. Discussion of & Vote to Adopt Code of Conduct.
9. Discussion and Comment on Select Board Goals for FY2025 and FY2026.
10. Design Review Board – reappointment of Steve Dornbusch.
11. Minutes.
12. Report from Planning Director and Board members.
13. Correspondence.

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