

NEEDHAM PLANNING BOARD

Tuesday January 21, 2025

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)

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

1. Public Hearing:

7:00 p.m. Amendment to Major Project Site Plan Special Permit No. 1997-08: EP 63 Kendrick Realty, LLC, c/o Edgewater Properties, LLC, 14 Mica Lane, Suite 202, Wellesley, MA, 02481, Petitioner. (Property located at 63 Kendrick Street, f/k/a 155 Fourth Avenue, Needham, Massachusetts). Regarding request to make certain revisions to the site and building.

2. Transfer of Permit: Major Project Site Plan Special Permit No. 2008-01: Frozen Custard New England, LLC d/b/a Abbotts Frozen Custard, 2 Thoroughbred Lane, Sherborn, Massachusetts 01770, to Frozen Custard Greater Boston One LLC, Petitioner. (Property located at 934 Great Plain Avenue, Needham, Massachusetts).

3. Discussion and Vote to submit an action plan for interim compliance to the Executive Office of Housing and Livable Communities, which shall consist of the Base Compliance Plan.

4. Discussion and Vote to submit to the Select Board the set of zoning amendments known as the Base Compliance Plan to initiate the process of amending the zoning by-laws in accordance with M.G.L. c. 40A §5.

5. Attorney Christopher Heep – discussion of state draft regulations on Accessory Dwelling Units.

6. Discussion and Vote to appoint Bill Paulsen to the Large House Review Committee Pursuant to M.G.L. c.268A, §19(b).

7. Board of Appeals – January 29, 2025.

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.)