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TOWN OF NEEDHAM
MASSACHUSETTS



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one)

Major Project

Amendment
Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property Center 128 West - 66 B Street, 360 First Avenue, 410 First Avenue, 2B Street and 37A street
Name of Applicant The Children's Hospital Corporation
Applicant's Address 300 Longwood Avenue, Boston, MA 02215
Phone Number (857) 218-5073

Applicant is: Owner _____ Tenant _____
Agent/Attorney X _____ Purchaser _____

Property Owner's Name CHB Properties, Inc.
Property Owner's Address 300 Longwood Avenue, Boston, MA 02215
Telephone Number (857) 218-5073

Characteristics of Property: Lot Area 13.68 acres Present Use Pediatric Medical Facility
Map # 300 Parcel # 28 Zoning District New England Business Center

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

Amendment of Special Permit No. 2012-07, as amended on April 2, 2013, Sept. 17, 2013, Jan. 6, 2015, April 28, 2015, Nov. 10, 2015, April 25, 2016, and Jan. 4, 2021, to update certain conditions contained in the 2021 Amendment.

Signature of Applicant (or representative) *Timothy Sullivan, as attorney for Owner and Applicant*
Address if not applicant One Post Office Square, 25th Floor, Boston, MA 02109
Telephone # (617) 574-0515
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board *[Signature]* Date 5/15/25
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

May 12, 2025

BY OVERNIGHT DELIVERY & ELECTRONIC MAIL

Town of Needham Planning Board Members
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Ms. Lee Newman

Re: Center 128 West - 66B Street, 360 First Avenue, 410 First Avenue, 2B Street and 37A Street (collectively, the "Property")

Dear Planning Board Members:

We are counsel to The Children's Hospital Corporation (the "Applicant"), 300 Longwood Avenue, Boston, Massachusetts 02115, an affiliate of Boston Children's Hospital, in connection with the Property, which is subject to the terms of that certain Major Project Site Plan Special Permit issued on October 16, 2012 (the "Original Decision") by the Planning Board (the "Board"), as amended by subsequent decisions issued by the Board on April 2, 2013, September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015, April 25, 2016, and January 4, 2021 (collectively, the "Amendments" and, together with the Original Decision, the "Existing Special Permit").

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law, the Board Rules and Section 4.2 of the Original Decision, the Applicant is proposing minor amendments to the Existing Special Permit to implement the following adjustments discussed with the Town:

1. Amend Section 1.11 and Condition 3.3 to allow the Town to utilize \$30,000 (currently held by the Town of Needham (the "Town")) on traffic operations improvements at a Town intersection other than the intersection of 3rd Avenue and Kendrick Street as is currently written. This update is necessary because the Commonwealth of Massachusetts is not permitting work to be done at 3rd Avenue and Kendrick Street as originally contemplated by the Existing Special Permit.
2. Amend Condition 3.4 so that the monitoring program commences three (3) years following receipt of the final Certificate of Occupancy for the

Planning Board Members

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Pediatric Medical Facility building located at 360 First Avenue; rather than one (1) year as is currently written. The three (3) year time frame will allow for more accurate monitoring results because the Applicant will not start welcoming patients until at least six (6) months after the Certificate of Occupancy is issued, and, following the initial patient visits there is a "ramp-up" period before the facility is fully operational.

3. Amend Section 1.8 and Condition 3.5 to clarify that the Applicant will fulfill its obligations thereunder by providing the Town with \$25,000 to fund the Traffic Signal Warranty Analysis and Roadway Safety Audit of the Kendrick Street and 4th Avenue intersection.

In support of the Application, enclosed are the following materials and information:

1. Application for a minor modification to the Special Permit; and
2. Check payable to the Town in the amount of \$1,000, representing the filing fee for the Application.

We appreciate your attention to this matter. Thank you for your cooperation.

Very truly yours,

Timothy Sullivan

Timothy W. Sullivan
Attorney for The Children's
Hospital Corporation

Enclosures