

NEEDHAM PLANNING BOARD MINUTES

May 5, 2025

The Needham Planning Board meeting, held in the Highland Room at Needham Town Hall, and virtually using Zoom, was called to order by Natasha Espada, Chairman, on Monday, May 5, 2025, at 7:00 p.m. with Messrs. Block, McCullen, Crocker and Greenberg, Planner, Ms. Newman and Assistant Planner, Ms. Clee.

Ms. Espada noted this is an open meeting that is being held in a hybrid manner per state guidelines. She reviewed the rules of conduct for all meetings. This meeting does not include any public hearings, and no public comment will be allowed. If any votes are taken at the meeting the vote will be conducted by roll call.

Discussion of Town Meeting warrant articles.

Ms. Espada noted this meeting is prior to Town Meeting and will be kept open in case questions come up. There were no changes but updates to the fiscal impact. There is one grammar change and no substantial changes.

Upon a motion made by Mr. McCullen, and seconded by Mr. Block, it was by a vote of the five members present unanimously:

VOTED: to amend the Zoning By-Law to create a Multi-Family Overlay District in compliance with the MBTA Communities Act, the so-called Base Compliance Plan, and if the main motion under Article 18 passes to implement a Map Change consistent with the amendments to the zoning by-law made under Article 18.

Board of Appeals – May 15, 2025.

6 Brook Road – Advanced Softball Training, LLC

Upon a motion made by Mr. McCullen, and seconded by Mr. Block, it was by a vote of the five members present unanimously:

VOTED: “No comment.”

Minutes

There were no minutes.

Correspondence

There was no correspondence.

Report from Planning Director and Board members

Ms. Newman stated she received a \$45,000 grant for a parking study she had applied for back in the Fall. She did not hear anything but heard last week. The scope is to review the parking standard across the commercial district using Stan Tec. They are trying to determine if the standards are still accurate and if there are any changes that need to be identified. She will have to do a Request for Proposals (RFP) to give the framework and modify the zoning to implement those standards. Mr. McCullen stated there have been a number of complaints from downtown businesses that they have seen CVS, Beth Israel Deaconess (BID) - Needham, and other business employees parking in the municipal lots well beyond what was allotted. This needs to be evaluated and looked at to see what the initial expectations were.

Ms. Clee stated the BID Needham Decision required it to represent where their employees were parking, including how many municipal parking permits they were using, but there was no maximum number set. Mr. McCullen noted the Ambulatory Care Center. Rumor has it they have purchased 6 parcels and will expand the ambulatory care center, and parking will be a piece of that. Ms. Espada stated the recent parking study showed excess parking. This needs to be revisited. Mr. McCullen noted the parking study was based on one day. A multi-day study needs to be done. Ms. Espada asked Ms. Newman for an update on anything pertaining to Stephen Palmer at the next meeting. Ms. Newman noted an RFP is supposed to go out next week.

Upon a motion made by Mr. McCullen, and seconded by Mr. Block, it was by a vote of the five members present unanimously:

VOTED: to continue the meeting until the end of Town Meeting.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Artie Crocker, Vice-Chairman and Clerk