

NEEDHAM PLANNING BOARD

Tuesday July 22, 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. 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 certain plan modifications, including the addition of 2 EV changers, a Bocce court, Dog Run, and extended sidewalk and 3 parking spaces.
2. Decision: Amendment to Major Project Site Plan Review No. 2013-02: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner, (Property located at 1407 Central Avenue, Needham, Massachusetts). Regarding proposal for a new building addition of approximately 12,400 square feet, as well as the renovation of roughly 1,800 square feet within the existing storage garage to create a dedicated tire maintenance bay.
3. Decision: Amendment to Major Project Site Plan Special Permit No. 2012-07: The Children’s Hospital Corporation c/o Boston Children’s Hospital, 300 Longwood Avenue, Boston, MA, Petitioner. (Property located at 66 B Street, 360 First Avenue, 410 First Avenue, and 37 A Street, Needham, MA, Needham, Massachusetts). Regarding request for certain modifications to the conditions in the 2021 Amendment.
4. Discussion: Attorney Tim Sullivan regarding possible development at 100-110 West Street.
5. Request to Release Bond: Sunrise Terrace (formerly 1001 and 1015 Central Avenue) Definitive Subdivision Amendment: Hillcrest Development, Inc., 78 Pheasant Landing Road, Needham, MA, Petitioner (original owner and Petitioner RRNIR LLC, 20 Beaufort Avenue, Needham, MA), (Property located at 1001 and 1015 Central Avenue, Needham, MA).
6. Minutes.
7. Report from Planning Director and Board members.
8. Correspondence.

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