

NEEDHAM PLANNING BOARD

Wednesday November 12, 2025

7:00 p.m.

Select Board Chambers

Needham Town Hall, 1471 Highland Avenue, Needham, MA

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. Request for Permit Extension: Amendment to Major Project Site Plan Special Permit No. 2015-05: Normandy Real Estate Partners, 99 Summer Street, Boston, MA, Petitioner (Property is located at 89 A Street (formerly 77 A Street), 156 B Street, 189 B Street & 0 A Street, Needham, MA 02494).
2. Public hearing

7:00 p.m. Major Project Site Plan Special Permit No. No. 2025-02: Bohemian, LLC, 1037 Great Plain Avenue, Needham, MA 02492, Petitioner, (Property located at 1037 Great Plain Avenue, Needham, Massachusetts). Regarding request to renovate the former restaurant space for use as a full-service restaurant with 110 indoor seats and a takeout station.
3. Update from the Large House Review (LHR) Study Committee.
4. Update on the Pollard Elementary School project and associated required zoning modifications.
5. Zoning Board of Appeals – November 20, 2025.
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.)