



TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA
781-455-7500

PLANNING DEPARTMENT

NEEDHAM PLANNING BOARD

Public Services Administration Building, 500 Dedham Avenue
Charles River Room, Needham, Massachusetts

Tuesday March 20, 2012

7:30 p.m.

1. Correspondence
2. Public Hearing:
 - 7:30 p.m. Amendment to Major Project Site Plan Review No. 2010-02: Town of Needham, 470 Dedham Avenue, Needham, MA, and the Needham Historical Society, 1155 Central Avenue, Needham, Massachusetts, Petitioners, (Property located at 1155 Central Avenue, Needham, MA.)
 - 7:50 p.m. Amendment to the Subdivisions Regulations and Procedural Rules of the Planning Board.
 - 8:10 p.m. Article 1:PB Amend Zoning By-Law – Definitions
Article 2:PB Amend Zoning By-Law – Dimensional Regulations
Article 3:PB Amend Zoning By-Law – Off-Street Parking Requirements
Article 4:PB Amend Zoning By-Law – Definition of Structure
3. Minor Project Review for Outdoor Seating: Petit Needham, LLC d/b/a Petit Robert Bistro, 298 Harvard Road, Bolton, MA 01740, Petitioner (Property located at 45 Chapel Street, Needham, MA).
4. De Minimis Change: Major Projects No. 1996-05: Highland Montrose, LLC, 159 Cambridge Street, Allston, MA, Petitioner, (Property located at 922-958 Highland Avenue, Needham, MA.)
5. De Minimis Change: Major Project Site Plan Special Permit No. 91-3: North Hill Needham, Inc., Petitioner (Property located at 865 Central Avenue, Needham, MA).
6. Review and Approval of Easement: Major Project Site Plan Review No. 2011-01: Wingate Senior Living, 63 Kendrick Street, Needham, Massachusetts, Petitioner, (Property located on the westerly side of Gould Street between the Wingate at Needham Nursing Home at 589 Highland Avenue and the MBTA Right of Way).
7. Conversation about De Minimis Change processes.
8. Discussion about Proposed Zoning By-Law Amendments:
 - Flood Plain Amendment
 - Mixed Use 128 Dimensional Changes
9. Discuss MBTA Service Cuts and Fare Increases.
10. Minutes.
11. Board of Appeals- March 29, 2012.
12. Report from Planning Director.

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

FUTURE DATES: Planning Board Meetings: April 9, 2012, April 23, 2012, May 1, 2012, May 22, 2012,
June 12, 2012 and June 26, 2012.
Town Meeting: May 7, 2012.