



# TOWN OF NEEDHAM, MA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

500 Dedham Ave  
Needham, MA 02492  
781-455-7500

### PLANNING

#### **NEEDHAM PLANNING BOARD**

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

**Tuesday, July 16, 2019**

**6:45 p.m.**

1. Discussion of Highway Commercial 1 zoning and Accessory Dwelling Unit zoning.
2. Public Hearing:

- 7:00 p.m. Amendment to Major Project Site Plan Special Permit No. 2018-03: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner. (Property located at 88 and 66 Chestnut, 89 School, 43 Lincoln Street, Needham, Massachusetts), regarding Police & Fire Headquarters. *Please note that this hearing has been continued from the June 4, 2019 Planning Board meeting. This hearing was continued to 7:00 p.m. but will not be opened until 7:30 p.m. or later.*
- 7:00 p.m. 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). *Please note that this hearing has been continued from the June 4, 2019 Planning Board meeting. This hearing was continued to 7:00 p.m. but will not be opened until 7:30 p.m. or later.*
- 7:45 p.m. Amendment: Rockwood Lane Definitive Subdivision: Wayside Realty Trust, Chris Kotsiopoulos, Owner and Trustee, 36 Rockwood Lane, Needham, MA, Original Petitioner (current owners: Hillcrest Development, Inc., and Elite Homebuilders, LLC), (Property located at Rockwood Lane consists of the dwellings currently numbered 38, 45, 46, 52, 55, 58, 63, 64, and 69 Rockwood Lane and one adjacent parcel, Needham, MA, Assessors Plan No. 17 as Parcels 71, 72, 73, 79 and 80 and Plan No. 20 as Parcels 86, 87, 88, 89, and 63). *Please note that this hearing has been continued from the May 21, 2019, June 4, 2019 and June 18, 2019 Planning Board meetings.*

3. ANR Plan – David Tocci, Petitioner, (Property located at 77 Oxbow Road, Needham, MA).
4. ANR Plan – BKG Realty, LLC and David E. & Judy M. Zeltserman, Petitioners, (Property located at 22 and 30 Park Avenue, Needham, MA).
5. ANR Plan – Brian D. Brown, Petitioner, (Property located at 770 Chestnut Street, Needham, MA).
6. Vote to Adopt Insignificant Modification - Post Construction Policy.
7. Zoning By-Law Amendment: Accessory Use, Customary Home Occupation.
8. Discussion of short term rentals.
9. Minutes.
10. Correspondence.
11. Report from Planning Director and Board members.

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

FUTURE DATES: Planning Board Meetings: August 6, 2019, September 3, 2019, September 17, 2019.