

NEEDHAM PLANNING BOARD

Tuesday, April 5, 2022

7:15 p.m.

Virtual Meeting using Zoom

Meeting ID: **826-5899-3198**

(Instructions for accessing below)

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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: **826-5899-3198**

Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

1. ANR Plan – Gordon C. Russell, Petitioner, (Property located at 18 and 62 Brookside Road, Needham, MA).
2. Public hearings:
 - 7:20 p.m. Amendment to Major Project Site Plan Special Permit No. 91-7: Henry Hospitality Inc., d/b/a The James, 18 Cliftdale Street, Roslindale, MA, Petitioner. (Property located at 1027 Great Plain Avenue, Needham, Massachusetts). Regarding request to permit up to 69 outdoor seats by the James Pub on 5 on-site parking spaces. *Please note: This hearing will not proceed on April 5, 2022 and will be re-noticed for a later date to be determined.*
 - 7:45 p.m. Amendment to Major Project Site Plan Special Permit No. 2005-07: Carbon Health Medical Group of Florida, PA, 300 California St (Suite 700), San Francisco, CA and Needham Gateway LLC, 66 Cranberry Lane, Needham, Massachusetts, Petitioners. (Property located at 100 and 120 Highland Avenue, Needham, Massachusetts). Regarding request for a new principal use in the subject property, described as a medical professional office providing primary and walk-in medical care. *Please note: This hearing has been continued from the March 15, 2022 meeting.*
3. De Minimus Change: Major Project Site Plan Special Permit No. 2019-03: PM Story Corporation, (President Apirak Chuenprapa), 952 Great Plain Avenue, Petitioner. (Property located at 952 Great Plain Avenue, formerly 946 Great Plain Avenue, Needham, Massachusetts). Regarding request to allow deliveries to be made from the public way.
4. Decision: Major Project Site Plan Special Permit No. 2022-01: Needham Farmer’s Market, Inc., 28 Perrault Road, Apt. #1, Needham, MA 02494 and Town of Needham, 1471 Highland Avenue, Needham, MA,

Petitioners. (Property located at Greene's Field, Needham, Massachusetts, shown on Assessors Plan No. 50 as Parcel 31-02 containing 108,278). Regarding request to operate a farmers market on a portion of Greene's Field on Sundays during the renovation of the Town Common.

5. Planning Board Vote and Recommendation on Article 1: Amend Zoning By-Law -Schedule of Use Regulations, Brew Pub and Microbrewer for the May 2022 Special Town Meeting.
6. Planning Board Report on Article 7 referral from the May 2021 Annual Town Meeting. Citizens Petition Map Change to Single Residence B District. Property bounded generally to the northwest by Kendrick Street, to the northeast by the State Circumferential Highway, to the southeast by Cheney Street, and to the southwest by Hunting Road.
7. Request to Release Performance Bond: Hutter Ridge Definitive Subdivision: Southfield Associates c/o Petrini Corporation, 187 Rosemary Street, Needham, MA 02494, Petitioner (Property located at 1135 Webster Street, Needham, MA).
8. Minutes.
9. Report from Planning Director and Board members.
10. Correspondence.

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