

NEEDHAM PLANNING BOARD
Tuesday, September 20, 2022
7:00 p.m.

Powers Hall
Needham Town Hall, 1471 Highland Avenue
AND
Virtual Meeting using Zoom
Meeting ID: **826-5899-3198**
(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: **826-5899-3198**

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Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
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. Public Hearing:

7:10 p.m. Special Permit Amendment No. 2017-01: Sira Naturals, Inc., d/b/a Ayr, of 300 Trade Center, Suite 7750, Woburn, MA 01801, Petitioner. (Property located at 29-37 Franklin Street, Needham, MA). Regarding proposal to make certain changes to the approved permit, including a request to eliminate the “appointment-only” operational requirement for the facility.

7:45 p.m. Major Project Site Plan Special Permit No. 2022-03: WELL Belfour Needham Landlord LLC, 4500 Dorr Street, Toledo, Ohio, 43615, Petitioner. (Property located at 100-110 West Street, Needham, MA). Regarding proposal to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer’s/Memory Care units. *Please note: this hearing has been continued from the August 16, 2022 meeting of the Planning Board.*

2. Zoning Recommendation on Article 1: Amend Zoning By-Law – Schedule of Use Regulations Brew Pub and Microbrewery.
3. De Minimus Change: 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 staffing at the Jack Cogswell Building.
4. ANR Plan – Needham Enterprises, Inc., Petitioner, (Property located at Lot 251 on Lawton Road abutting 93 South Street, Needham, MA).
5. Presentation of Compliance Guidelines for Multi-family Zoning Districts under Section 3A of the Zoning Act.
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.)