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PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

AMENDMENT TO DECISION

June 4, 2024

Application No. 2007-10

MAJOR PROJECT SITE PLAN SPECIAL PERMIT

Beth Israel Deaconess Hospital Needham, Inc.

148 Chestnut Street, Needham, MA

(Original Decision dated November 13, 2007, revised July 28, 2009, July 12, 2011, September 20, 2011, December 4, 2012, October 24, 2017, March 5, 2019, and May 20, 2020)

DECISION of the Planning Board (hereinafter referred to as the "Board") on the petition of Beth Israel Deaconess Hospital-Needham, Inc. ("BIDN" or the "Hospital") 148 Chestnut Street, Needham, MA, 02492, (the "Petitioner") for property located at 148 Chestnut Street, Needham, MA, 02492 (the "Property"). Said property is shown on Needham Town Assessors Plan No. 47 as Parcel No. 55, containing approximately 193,354 square feet in total.

This decision is in response to an application ("Application") submitted to the Board on April 16, 2024, by the Petitioner for: (1) a Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law (the "By-Law") and Section 4.2 of Major Project Site Plan Special Permit No. 2007-10, dated November 13, 2007, as amended; and (2) a Special Permit under Section 1.4.6 of the By-Law for the structural alteration, enlargement and/or reconstruction of a non-conforming structure.

The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to construct a temporary addition to the Hospital at the former emergency room entrance on Lincoln Street to house medical imaging services during the renovation of the nuclear medicine suite. It is anticipated that the structure will remain for approximately six months. The proposal includes the following elements, to take place while the nuclear medical suite within the Hospital is being renovated: (1) Temporary removal of the existing canopy (the closest point of the existing canopy to the Lincoln Street Property Line is approximately 8.7 feet); (2) Installation of a medical imaging structure in the circular driveway. The closest point of the proposed temporary medical imaging structure to the Lincoln Street property line is approximately twelve (12) feet; (3) Construction of a temporary covered corridor or walkway connecting the medical imaging structure to the hospital building; (4) Removal of a portion of the concrete wall adjacent to the circular driveway and improvements to the landscaping in the area of the medical imaging structure and entrance; and (5) Once the renovations to the nuclear medicine suite within the Hospital are complete, removal of the medical imaging structure and temporary covered corridor, restoration of the current canopy at the entrance to the building (the closest point to the Lincoln Street Property Line will again be approximately 8.7 feet), and restoration of the landscaping as shown on the drawings submitted will be completed.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the hearing was called to order by the Chairperson, Adam Block, on Tuesday, May 14, 2024 at 7:00 p.m. in the Charles River Room of the Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts as well as by Zoom ID number 880 4672 5264. Board members Adam Block, Paul S. Alpert, Natasha Espada, Artie Crocker, and Justin McCullen were present throughout the proceedings. The record

of the proceedings and the submissions upon which this decision is based may be referred to in the office of the Town Clerk or the office of the Board.

Submitted for the Board's deliberation prior to the close of the public hearing were the following exhibits:

- Exhibit 1 - Application for the Amendment to Major Project Special Permit No. 2007-10, dated April 16, 2024.
- Exhibit 2 - Authorization letter from Will Bradford, Director of Finance, BID-Needham, dated April 8, 2024.
- Exhibit 3 - Letter from Attorney Evans Huber, dated April 11, 2024.
- Exhibit 4 - Plans entitled "Imagining Trailer," prepared by VHB, consisting of 5 sheets: Sheet 1, Sheet C-1.01, entitled "Legend and General notes," dated March 27, 2024; Sheet 2, Sheet C-2.01, entitled "Existing Conditions Plan," dated March 27, 2024; Sheet 3, Sheet C-3.01, entitled "Interim Condition: Trailer Site and Landscape Pla," dated March 27, 2024; Sheet 4, Sheet C-3.02, entitled "Future Condition: Restoration Site and Landscape Plan," dated March 27, 2024; and Sheet 5, Sheet C-4.01, entitled "Site Details," dated March 27, 2024.
- Exhibit 5 - Plans entitled "Imagining Trailer," prepared by Margulies Perruzzi, 308 Congress Street, Boston, MA 02210, consisting of 2 sheets: Sheet 1, Sheet L-101, entitled "Site plan," dated January 24, 2024; Sheet 2, Sheet A-300, entitled "Exterior Elevations," dated January 25, 2024.
- Exhibit 6 - Renderings entitled "Imaging Trailer," prepared by Margulies Perruzzi, 308 Congress Street, Boston, MA 02210, consisting of 42 sheets, dated March 27, 2024: Sheet 1, cover sheet; Sheet 2, Existing; Sheet 3, Imaging Trailer; Sheet 4, Imaging Trailer; Sheet 5, Model of Tent; Sheet 6, Imaging Trailer with New Landscaping; Sheet 7, Imaging Trailer with New Landscaping; Sheet 8, Imaging Trailer with New Landscaping; Sheet 9, Imaging Trailer / Tent; Sheet 10, Imaging Trailer / Tent; Sheet 11, Imaging Trailer / Tent; Sheet 12, Imaging Trailer / Tent; Sheet 13, Imaging Trailer with New Landscaping; Sheet 14, Imaging Trailer / Tent; Sheet 15, Imaging Trailer / Tent; Sheet 16, Imaging Trailer / Tent; Sheet 17, Imaging Trailer / Tent; Sheet 18, Aerial – Existing; Sheet 19, Aerial – Imaging Trailer; Sheet 20, Aerial – Imaging Trailer / Tent; Sheet 21, Aerial – Imaging Trailer / New Landscaping; Sheet 22, Aerial – Imaging Trailer / Tent; Sheet 23, Existing; Sheet 24, Imaging Trailer; Sheet 25, Imaging Trailer / Tent; Sheet 26, Post Imagine Trailer / New Landscaping; Sheet 27, Building Entrance – Existing Without Canopy; Sheet 28, Building Entrance – From Inside Tent; Sheet 29, Building Entrance – Looking Toward Trailer Entry; Sheet 30, Inside Tent – Looking at Trailer Entry; Sheet 31, Inside Tent – Looking at Trailer Entry; Sheet 32, Post Imaging Trailer / New Landscaping; Sheet 33, Post Imaging Trailer / New Landscaping; Sheet 34, Post Imaging Trailer / New Landscaping; Sheet 35, Elevation Detail, Looking West; Sheet 36, Elevation Detail, Looking South; Sheet 37, Elevation Detail, Looking North; Sheet 38, Plan Detail; Sheet 39, Imaging Trailer; Sheet 40, Existing Conditions; and Sheet 41, Existing Conditions; Sheet 42, end presentation.
- Exhibit 7 - Design Review Board Approval, dated April 8, 2024.
- Exhibit 8 - Interdepartmental Communications (IDC) to the Board from Dennis Condon, Chief of the Needham Fire Department, dated April 8, 2024; IDC to the Board from Thomas Ryder, Town Engineer, the Needham Department of Public Works, dated May 8, 2024; IDC to the Board from Building Commissioner, Joe Prondak, dated April 17, 2024; IDC to the Board from Edward Olsen, Superintendent of Parks and Forestry, dated April 16, 2024;

and IDC to the Board from Tara Gurge, Assistant Public Health Director, dated May 6, 2024.

Exhibits 1, 2, 3, 4, 5 and 6 are hereinafter collectively referred to as the “Plan”.

FINDINGS AND CONCLUSIONS

- 1.0 Based upon its review of the exhibits and the record of the proceedings, the Board found and concluded that:
- 1.1 The subject property is located in the Medical Overlay District at 148 Chestnut Street, Needham, MA, 02492, owned by Beth Israel Deaconess Hospital-Needham, Inc. Said property is shown on Needham Town Assessors Plan No. 47 as Parcel 55, containing approximately 193,354 square feet in total.
- 1.2 The subject property is currently occupied by the Hospital, and is identified as 148 Chestnut Street, Needham, MA. The Hospital has been operating at 148 Chestnut Street for over 100 years. The Town of Needham operated the Hospital for many years until its sale to the private sector in 1994. The last expansion to the Hospital was constructed pursuant to Amendment to Site Plan Special Permit No. 2007-10, dated October 24, 2017.
- 1.3 The Hospital intends to renovate its existing nuclear medicine imaging suite in the hospital. The temporary imaging structure is needed so that the Hospital can provide medical imaging services during the renovation of the nuclear medicine suite.

The proposed plan includes the following elements, to take place while the nuclear medical suite within the Hospital is being renovated (a process anticipated to take approximately six months):

1. Temporary removal of the existing canopy. (The closest point of the existing canopy to the Lincoln Street Property Line is approximately 8.7 feet).
 2. Installation of a medical imaging structure in the circular driveway. The closest point of the proposed temporary imaging structure to the Lincoln Street property line is approximately twelve (12) feet.
 3. Construction of a temporary covered corridor or walkway connecting the medical imaging structure to the hospital building.
 4. Removal of a portion of the concrete wall adjacent to the circular driveway and improvements to the landscaping in the area of the medical imaging structure and entrance.
 5. Once the renovations to the nuclear medicine suite within the Hospital are complete, removal of the medical imaging structure and temporary covered corridor, restoration of the current canopy at the entrance to the building, and restoration of the landscaping as shown on the drawings submitted herewith. (The closest point of the existing canopy to the Lincoln Street Property Line is approximately 8.7 feet).
- 1.4 As indicated in the said October 24, 2017 Amendment Decision, the Property conforms to zoning requirements as to lot area and frontage. The proposed temporary imaging structure will comply with the following applicable dimensional and density requirements of the Medical District Overlay

Zoning District side and rear setback, maximum building height, maximum lot coverage, floor area ratio, and open space.

The existing Hospital building is a legal, pre-existing, non-conforming structure because of the location of the existing canopy at the former Emergency Department entrance located on Lincoln Street. The minimum front setback on Lincoln Street is 30 feet. At its closest point, the existing canopy and related support structures are currently approximately 8.7 feet from the Lincoln Street property line. The Hospital structure is a legal, pre-existing, non-conforming structure, which has been recognized in prior applications and decisions. The closest point of the proposed temporary imaging structure to the property line on Lincoln Street is 12 feet, further away from the property line than the current structure (8.7 feet).

- 1.5 Access to the temporary imaging structure is only proposed from inside the Hospital. No access is proposed to be from the outside or from Lincoln Street.
- 1.6 If required by the Building Commissioner, a construction management and staging plan (the "Construction Management Plan") shall be submitted to the Needham Police Chief and Needham Building Commissioner for review and approval.
- 1.7 All Subcontractors/Vendors will be contractually required to agree to the requirements of the Construction Management Plan (if said Construction Management Plan is required by the Building Commissioner) in their contract with the Petitioner to work on this project. The Petitioner will post signs on-site regarding truck delivery routes for enforcement purposes.
- 1.8 The Petitioner appeared before the Design Review Board on April 8, 2024 and obtained approval for the project.
- 1.9 There is no generator proposed for the temporary structure.
- 1.10 The temporary structure will be accessible by way of an incorporated lift. There are also stairs into the temporary structure.
- 1.11 Egress from inside the hospital to the exterior will be maintained by a separate existing door. There will also be a means of egress from inside of the temporary structure.
- 1.12 No new exterior lighting is proposed.
- 1.13 Landscaping is proposed for the period while the temporary structure exists as well as for after the structure is removed and the canopy is replaced.
- 1.14 The Board finds that all its findings, conclusions, conditions, and limitations contained in Major Project Site Plan Review Special Permit No. 2007-10, dated November 13, 2007, revised July 28, 2009, July 12, 2011, September 20, 2011, December 4, 2012, October 24, 2017, March 5, 2019, and May 20, 2020 shall continue in full force and effect, with the exception of any conditions contained in this Decision.
- 1.15 Under Section 7.4 of the By-Law, a Major Project Site Plan Review Special Permit Amendment may be granted in the Medical Overlay Zoning District, if the Board finds that the proposed development complies with the standards and criteria set forth in the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds that the proposed development Plan, as conditioned and limited herein for the site plan review, to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements, to have minimal

adverse impact and to have promoted a development which is harmonious with the surrounding area.

- 1.16 Under Section 1.4.6 of the By-Law, a lawful pre-existing nonconforming building may be structurally altered only pursuant to a special permit issued by the Board pursuant to Section 7.5.2 provided that the Board determines such alteration would not be substantially more detrimental to the neighborhood than the existing non-conforming structure. On the basis of the above findings and criteria, the Board finds that the proposed alteration, as conditioned and limited herein, to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the existing non-conforming structure nor to be more detrimental to the neighborhood than the existing non-conforming structure.

THEREFORE, the Board voted 5-0 to GRANT: (1) the requested Major Project Site Plan Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law and Section 4.2 of Major Project Site Plan Special Permit No. 2007-10, dated November 13, 2007, revised July 28, 2009, July 12, 2011, September 20, 2011, December 4, 2012, October 24, 2017, March 5, 2019 and May 20, 2020; and (2) the requested Special Permit under Section 1.4.6 of the By-Law for the structural alteration, enlargement and/or reconstruction of a non-conforming structure, subject to the following plan modifications, conditions and limitations.

PLAN MODIFICATIONS

- 2.0 Prior to the issuance of a building permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Commissioner shall not issue any building permit nor shall he permit any construction activity on the site to begin on the site until and unless he finds that the Plan is revised to include the following additional, corrected, or modified information as set forth below. Except where otherwise provided, all such information shall be subject to the approval of the Building Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Inspector shall issue any building permit or permit for any construction on the site. The Petitioner shall submit three copies of the final Plans as approved for construction by the Building Commissioner to the Board prior to the issuance of a Building Permit.

The Plan shall be modified as follows and shall be submitted to the Board for approval and endorsement, as set forth below:

- a. to label the temporary structure as a “temporary structure” and not a “trailer”.

CONDITIONS

- 3.0 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and permit conditions shall give the Board the rights and remedies set forth in Section 3.17 hereof.
- 3.1 The temporary addition, landscape areas, and other site features shall be constructed in accordance with the Plan. Any other changes, revisions or modifications to the Plan shall require approval by the Board, unless otherwise stated in this Decision.
- 3.2 The proposed temporary addition and other exterior improvements shall contain the dimensions and shall be located on that portion of the locus as shown on the Plan, as modified by this Decision, and in accordance with the applicable dimensional requirements of the By-Law.

- 3.3 This permit is issued for the temporary removal of the existing canopy and construction of a temporary covered vestibule between the building entrance and the temporary location of the medical imaging services, an enclosed area clearly separate from public space. This will allow the temporary medical imaging services location to be an integral part of the Hospital and allow the Hospital staff to provide timely services to the patients. Additionally, a portion of the concrete wall will be removed and landscaping will be installed, as shown in the Plan. Lastly, the whole assembly as noted above shall be removed, the canopy shall be restored to its current location, and the old emergency department entrance and driveway restored to its current condition upon completion of the renovation of the nuclear medicine suite within the Hospital. An as-built plan showing the restored condition shall be submitted to the Board for review and approval. The temporary medical imaging services facility and any other associated improvements shall be removed from the site and the property shall be returned to its current condition within one year of the issuance of a building permit, unless the Board, at the request of the Applicant, determines that the delay beyond one year is for good cause, with the exception of the proposed landscaping and alteration to the concrete wall that is to remain.
- 3.4 Hospital staffing shall not change as a result of the temporary medical imaging services facility.
- 3.5 Access to the temporary medical imaging services facility is only proposed from inside the Hospital. No access will be from the outside or from Lincoln Street.
- 3.6 No deliveries shall be made to the addition on Lincoln Street; all deliveries to the imaging structure shall be made through the interior of the hospital.
- 3.7 If required by the Building Commissioner, a construction management and staging plan (the "Construction Management Plan") shall be approved by the Needham Police Chief and shall be submitted to the Needham Building Commissioner for approval.
- 3.8 All Subcontractors/Vendors shall be contractually required to agree to the requirements of the Construction Management Plan, if required, and traffic conditions in their contract with the Petitioner to work on this project. The Petitioner shall post signs on-site regarding truck delivery routes for enforcement purposes.
- 3.9 During the construction process, the Petitioner shall require employees of contractors and subcontractors to park off-site or within construction site fencing and off-street prior to any hospital parking spaces being used.
- 3.10 All construction staging shall be on-site. No construction parking will be on public streets. Construction parking shall be on site or a combination of on-site and off-site parking at locations in which the Petitioner can make suitable arrangements. Construction staging plans shall be included in the final construction documents prior to the filing of a Building Permit and shall be subject to the review and approval of the Building Commissioner.
- 3.11 The following interim safeguards shall be implemented during construction:
- a. The hours of construction shall be 7:00 a.m. to 5:00 p.m. Monday through Saturday.
 - b. The Petitioner's contractor shall provide temporary security chain-link or similar type fencing around the portions of the project site, which require excavation or otherwise pose a danger to public safety.

- c. The Petitioner's contractor shall designate a person who shall be responsible for the construction process. That person shall be identified to the Police Department, the Department of Public Works, the Building Commissioner, and the abutters and shall be contacted if problems arise during the construction process. The designee shall also be responsible for assuring that truck traffic and the delivery of construction material does not interfere with or endanger traffic flow on Lincoln Street, Chestnut Street and School Street.
 - d. The Petitioner shall take appropriate steps to minimize, to the maximum extent feasible, dust generated by the construction including, but not limited to, requiring subcontractors to place covers over open trucks transporting construction debris and keeping Lincoln Street, Chestnut Street and School Street clean of dirt and debris and watering appropriate portions of the construction site from time to time as may be required.
- 3.12 No building permit shall be issued for the Project in pursuance of the Special Permit and Site Plan Approval until:
- a. The final plans shall be in conformity with those approved by the Board, and a statement certifying such approval shall have been filed by this Board with the Building Commissioner.
 - b. If required by the Building Commissioner, a Construction Management Plan shall have been submitted to the Police Chief and Building Commissioner for their review and approval.
 - c. The Petitioner shall have recorded with the Norfolk County Registry of Deeds a certified copy of this decision granting this Special Permit and Site Plan Approval with the appropriate reference to the book and page number of the recording of the Petitioner's title deed or notice endorsed thereon.
- 3.13 No portion of the temporary addition of the Project that is subject to this Special Permit and Site Plan Approval shall be occupied until:
- a. An as-built plan, supplied by a licensed engineer or a Massachusetts Registered Land Surveyor certifying that the on-site and off-site (if any) project improvements pertaining to the Project were built according to the approved documents, has been submitted to the Board and Department of Public Works. The as-built plan shall show the temporary structure, temporary fencing, the driveway and, if applicable, all finished grades if different from existing conditions, drainage systems, utility installations, lighting installations and sidewalk and curbing improvements associated with the Project, in their true relationship to the lot lines of the property.
 - b. That there shall be filed with the Building Commissioner and the Board a statement by the Department of Public Works certifying that, if applicable, the finished grades (if different from existing conditions) and (if applicable) final construction details of the driveway, drainage systems, fencing installation, utility installations, and sidewalks and curbing improvements on-site and off-site (if any) associated with the construction of the Project that is the subject of this Amendment to Decision, have been constructed to the standards of the Town of Needham Department of Public Works and in accordance with the approved Plan of the Project.
 - c. That there shall be filed with the Board and Building Commissioner a Final Affidavit signed by a registered architect upon completion of construction for the Project.

- d. Notwithstanding the provisions of Section a, b and c, the Building Commissioner may issue one or more certificates for temporary occupancy of the temporary structure prior to the installation of final landscaping and other site features, provided that the Petitioner shall have first filed with the Board a bond in an amount not less than 135% of the value of the aforementioned remaining landscaping or other work to secure installation of such landscaping and other site and construction features for the Project.
- 3.14 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commissions, or other agencies, including, but not limited to, the Board of Selectmen, Building Commissioner, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health, pertaining to the Project.
- 3.15 That the temporary addition for medical imaging services that is subject to this Special Permit and Site Plan Approval shall not be occupied or used, and no activity except the construction activity authorized by this permit shall be conducted within each such area that is the subject of the Project until a Certificate of Occupancy and Use or a Certificate of Temporary Occupancy and Use has been issued by the Building Commissioner, for the applicable portion of the Project. It is anticipated that multiple certificates of occupancy may be issued in connection with this Project.
- 3.16 The Petitioner, by accepting this permit decision, warrants that the Petitioner has included all relevant documentation, reports, and information available to the Petitioner in the application submitted, that this information is true and valid to the best of the Petitioner's knowledge.
- 3.17 Except as otherwise provided in this Decision, violation of any of the conditions of this Decision shall be grounds for revocation of any building permit or certificate of occupancy giving rise to the alleged violation: In the case of violation of any conditions of this Decision, the Town will notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If, at the end of said period, the Petitioner has not cured the violation, or in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure continuously, the permit granting authority may, after notice to the Petitioner, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in a recommendation to the Building Commissioner to revoke any building permit or certificate of occupancy granted hereunder. This provision is not intended to limit or curtail the Town's other remedies to enforce compliance with the conditions of this Decision including, without limitation, an action for injunctive relief before any court of competent jurisdiction. The Petitioner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Decision if the Town prevails in such enforcement action.

LIMITATIONS

- 4.0 The authority granted to the Petitioner by this permit is limited as follows:
- 4.1 This permit applies only to the site and off-site improvements, which are the subject of this Application. All construction to be conducted on-site and off-site shall be conducted in accordance with the terms of this permit and shall be limited to the improvements on the Plan, as modified by this Decision.
- 4.2 There shall be no further development of this site without further site plan approval as required under Section 7.4 of the By-Law. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or

otherwise modify, amend, or supplement, this decision and to take other action necessary to determine and ensure compliance with the decision.

- 4.3 This decision applies only to the requested Special Permits and Site Plan Review. Other permits or approvals required by the By-Law, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- 4.4 No approval of any indicated signs or advertising devices is implied by this decision.
- 4.5 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the By-Law.
- 4.6 This Site Plan Special Permit Amendment shall lapse with respect to the Project on June 4, 2026 if substantial use thereof has not sooner commenced, except for good cause. Any requests for an extension of the time limits set forth herein must be in writing to the Board at least 30 days prior to June 4, 2026. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing.
- 4.7 This Decision shall be recorded at the Norfolk District Registry of Deeds. This Special Permit shall not take effect until a copy of this decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Town Clerk's office or that if such appeal has been filed, that it has been dismissed or denied is recorded with Norfolk District Registry of Deeds and until the Petitioner has delivered a certified copy of the recorded document to the Board.

The provisions of this Special Permit shall be binding upon every owner or owner of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown of the Plan, as modified by this decision, in full force and effect for the benefit of and enforceable by the Town of Needham.

Any person aggrieved by this decision may appeal pursuant to General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this decision with the Needham Town Clerk.

Witness our hands this 4th day of June, 2024.

NEEDHAM PLANNING BOARD

Natasha Espada
Natasha Espada, Chairperson

Artie Crocker

Paul S. Alpert

Adam Block

Justin McCullen

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

6/4 2024

On this 4 day of June, 2024, before me, the undersigned notary public, personally appeared Natasha Espada, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Alexandra Cioe
Notary Public
My Commission Expires: March 9, 2029

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by Beth Israel Deaconess Hospital Needham, Inc., 148 Chestnut Street, Needham, MA 02492, for property located at 148 Chestnut Street, Needham, Massachusetts, shown on Assessor's Map No. 47 as Parcel 55, has passed,

 and there have been no appeals filed in the Office of the Town Clerk or
 there has been an appeal filed.

Date

~~Theodora K. Eaton~~, Town Clerk
Louise Miller

Copy sent to:

Petitioner-Certified Mail # _____
Design Review Board
Building Inspector
Conservation Commission
Attorney Evans Huber

Board of Selectmen
Engineering
Fire Department
Police Department

Board of Health
Town Clerk
Director, PWD
Parties in Interest