

NEEDHAM PLANNING BOARD

Tuesday June 3, 2025

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

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Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

1. ANR Plan – Matthew Semprucci, Devon Semprucci, Thomas Hartley Jr., (Property located at 107 Webster Street and 16 Frank Street, Needham, MA).
2. Public Hearing:

7:00 p.m. Amendment to Major Project Site Plan Special Permit No. 93-3: Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494, Petitioner. (Property located at 589 Highland Avenue, Needham, Massachusetts). Regarding certain plan modifications, including the addition of 2 EV changers, a Bocce court, Dog Run, and extended sidewalk and 3 parking spaces.
3. Discussion with Robert Schlager, Bulfinch: Possibility of broader use, including some potential form of residential in an expanded mixed-use development at 557 Highland Avenue.
4. Board of Appeals – June 12, 2025
5. Minutes.
6. Report from Planning Director and Board members.
7. Correspondence.

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