

NEEDHAM PLANNING BOARD

Tuesday June 17, 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)

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: **880 4672 5264**

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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: **880 4672 5264**

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

1. Decision: 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.
2. Public Hearing:

7:15 p.m. Amendment to Major Project Site Plan Special Permit No. 2012-07: The Children’s Hospital Corporation c/o Boston Children’s Hospital, 300 Longwood Avenue, Boston, MA, Petitioner. (Property located at 66 B Street, 360 First Avenue, 410 First Avenue, and 37 A Street, Needham, MA, Needham, Massachusetts). Regarding request for certain modifications to the conditions in the 2021 Amendment.
3. Public Hearing:

7:45 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). Regarding proposal for a new building addition of approximately 12,400 square feet, as well as the renovation of roughly 1,800 square feet within the existing storage garage to create a dedicated tire maintenance bay. *Please note: this has been continued from the May 20, 2025 Planning Board meeting.*
4. Informal Presentation: Charles River Proposed 40B project.
5. Discussion: Beth Israel Deaconess Hospital-Needham (BIDN) to discuss the possibility of a revision to the Hospital’s approved parking plan through the addition of a valet-only parking lot on property located at 14 and 20 Oak Street.
6. Discussion of Planning Board Goals.
7. Minutes.
8. Report from Planning Director and Board members.
9. Correspondence.

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