



# TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

500 Dedham Ave  
Needham, MA 02492  
781-455-7500

## PLANNING

### NEEDHAM PLANNING BOARD

Community Room, Needham Public Library  
1139 Highland Avenue, Needham, Massachusetts.

**Tuesday March 15, 2011**

**7:30 p.m.**

1. Correspondence
2. Minutes
3. Public Hearings:

7:30 p.m. FY 2012 (Program Year 2011) HOME Funds Allocation.

7:45 p.m. Article 1: PB Amend Zoning By-Law – Accessory Pergola.

8:00 p.m. Major Project Site Plan Special Permit No. 2010-04: The Mackin Group, LLC, 7 Harvard Street, Brookline, MA 02445, Petitioner. (Property located at 916-932 Great Plain Avenue and 36-58 Dedham Avenue, Needham, Massachusetts). *Note: This hearing is continued from the September 28, 2010, October 19, 2010, November 1, 2010, December 7, 2010, January 4, 2011, January 18, 2011 and February 15, 2011 Planning Board meetings and **will be further continued to the Tuesday, May 24, 2011 Planning Board meeting.***

4. Deliberation:
  - Article 1: PB Amend Zoning By-Law – Outdoor Seating
  - Article 2: PB Amend Zoning By-Law – Schedule of Use Regulations
  - Article 3: PB Amend Zoning By-Law – Neighborhood Business District
  - Article 4: PB Amend Zoning By-Law – Technical Amendments for New England Business Center, Highland Commercial-128 and Mixed Use-128
  - Article 5: PB Amend Zoning By-Law – Corrective Zoning Amendments
  
  - Article 1: PB Amend Zoning By-Law – Building Height Requirements in the Needham Center Overlay and Chestnut Street Overlay Districts
  - Article 2: PB Amend Zoning By-Law – Reconstruction of Two-Family Dwellings
  - Article 3: PB Amend Zoning By-Law – Farmers Market
5. Deliberation and Decision: Major Project Site Plan Review No. 2011-01: the Continental Wingate Development Company, 63 Kendrick Street, Needham, Massachusetts, Petitioner, (Property located on the westerly side of Gould Street between the Wingate at Needham Nursing Home at 589 Highland Avenue and the MBTA Right of Way).
6. Deliberation and Decision: Amendment to Major Project Site Plan Review No. 1993-03: the Continental Wingate Development Company, 63 Kendrick Street, Needham, Massachusetts, Petitioner, (Property located at 589 Highland Avenue, Needham, Massachusetts).
7. Board of Appeals – March 17, 2011.

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

FUTURE DATES: Planning Board Meetings: April 5, 2011, April 20, 2011  
Town Meeting: May 2, 2011