

NEEDHAM PLANNING BOARD

Wednesday, September 7, 2022

7:00 p.m.

Powers Hall

Needham Town Hall, 1471 Highland 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. Public Hearing:

7:05 p.m. Major Project Site Plan Special Permit No. 2022-02: 557 Highland, LLC, an affiliate of The Bulfinch Companies, Inc., 116 Huntington Avenue, Suite 600, Boston, MA, Petitioner. (Property located at 557 Highland Avenue, Needham, Massachusetts). Regarding proposal to redevelop the Property with approximately 496,694 square feet of office, laboratory and research and development uses (see legal notice and application for more details). *Please note: this hearing has been continued from the June 7, 2022 and July 7, 2022 meetings of the Planning Board.*

7:15 p.m. Article 1: Amend Zoning By-Law – Schedule of Use Regulations Brew Pub and Microbrewery *Please note: this hearing will not begin at 7:15 p.m., but will begin at the close of the hearing immediately prior to this one.*

2. Decision: Amendment to Major Project Site Plan Special Permit No. 2012-04: Needham Bank, 1063 Great Plain Avenue, Needham, MA, Petitioner. (Property located at 1063 Great Plain Avenue, Needham, Massachusetts). Regarding proposal to convert the existing bank building mezzanine space into 1,325 SF for executive offices, as well as demolish the existing drive-thru free-standing automatic teller machine (ATM) and to construct a 321 SF drive-up teller building with an ATM.

3. Board of Appeals – September 15, 2022.

4. Minutes.

5. Report from Planning Director and Board members.

6. Correspondence.

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