



TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

PLANNING DEPARTMENT

NEEDHAM PLANNING BOARD

Tuesday October 20, 2009

7:30 p.m.

1. Correspondence
2. Minutes
3. Public Hearings:
 - 7:30 p.m. Amendment to Major Project Site Plan Special Permit No. 1991-07: Gibbous Moon Inc., d/b/a The Center Café Needham, PO Box 723, Natick, Massachusetts 01760, Petitioner. (Property located at 1027 Great Plain Avenue, Needham, MA).
 - 8:00 p.m. Major Project Site Plan Special Permit No. 2009-06: Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, Petitioner. (Property located at 1471 Highland Avenue, Needham, Massachusetts).
4. Appointments:
 - 8:30 p.m. Informal Discussion, Ken Mackin & Bob Smart: Redevelopment of Old Theatre Parcel Great Plain Avenue and Dedham Avenue.
5. ANR Plan – 29 Ardmere Rd, Needham, MA.
6. Proposed Project: Treat Cupcake Bar: Request to waive parking study.
7. Decision: Major Project Site Plan Special Permit No. 2009-05: 1095 LLC d/b/a Comella's Restaurants, c/o 288 Washington Street, Wellesley, Massachusetts, Petitioner. (Property located at 1095 Great Plain Avenue, Needham, MA).
8. Review and Approval of 81X plan, the Access Easement Plan, the Access Easement and the Access License: Major Project Site Plan Special Permit No. 2009-02: Northbridge Communities, LLC, 15 Third Avenue, Burlington, MA 01803, Petitioner (property located at Duncan Drive off Old Greendale Avenue, Needham, MA 02494).
9. Review Landscape Plan: Major Project Site Plan Review No. 2007-10: Beth Israel Deaconess Hospital Needham, 148 Chestnut Street, Needham, MA, Petitioner (Property located at 148 Chestnut Street, Needham, MA).
10. Review and Approval of Final Plans for Building Permit: Major Project Site Plan Review No. 2009-04: Danversbank, One Conant Street, Danvers, Massachusetts, Petitioner (Property located at 827-835 Highland Avenue, Needham, MA).
11. Release of off-street drainage bond for Meadows Woods Subdivision Lot 5/Land Court Lot 51 (#27 Woodworth Rd.): Frank Vacca, Petitioner.

12. Request for Permanent Occupancy Permit: Major Project Site Plan Review No. 2007-05: 868 Highland Avenue, LLC, 66 Crescent Road, Needham, MA 02494, Petitioner (Property located at 868 Highland Avenue, Needham, MA).
13. Planning Board Recommendation on Zoning Article for Special Town Meeting: Citizen's Petition Article.
14. Endorsement of Plan for distribution after appeal period: Amendment to Major Project Site Plan Special Permit No. 2007-09: High Rock School, Town of Needham, Petitioner (Property located at 77 Ferndale Avenue, Needham, MA).

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

*This meeting is to be held in the **Selectmen's Meeting Room, Needham Town Hall, 1471 Highland Avenue, Needham, Massachusetts.***

FUTURE DATES: Planning Board Meetings: November 2, 2009, November 3, 2009 (possible), November 17, 2009, December 1, 2009 and December 15, 2009.

Town Meeting: November 2, 2009.