



PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Sections 3.2.2, 5.1.1.6, 5.1.2, 5.1.3 and 7.4, the Needham Planning Board will hold a public hearing on Tuesday, May 16, 2023 at 7:40 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of Shallots Needham, Inc. dba Sweet Boba, Kakada Ly, President, for a Special Permit.

The subject property is located at 1032 Great Plain Avenue, Needham, Massachusetts, located in the Center Business Zoning District. The property is shown on Assessors Plan No. 47 as Parcel 7 containing a total of 19,347 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to renovate approximately 644 square feet of first floor space for use as a retail bakery with an accessory eat in/take out counter and 6 seats.

In accordance with the Zoning By Law, Section 3.2.2, a Special Permit is required for an eat in/take out establishment accessory to a food retail operation in the Center Business District. In accordance with the Zoning By Law, Section 3.2.2, a Special Permit is required for more than one non-residential building and use on a lot, if applicable. In accordance with the Zoning By Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 (Required Parking) of the Zoning By Law. In accordance with the Zoning By Law, Section 7.4, a Major Project Site Plan Review is required.

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

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: 880 4672 5264

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

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>

The application may be viewed at this link:

<https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID=> . Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association’s (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, April 27, 2023 and May 4, 2023.