



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, and the Needham Zoning By-Laws, Sections 3.2.2, 1.4.6, 5.1.1.5, 5.1.2, 5.1.3 and 7.4 and Section 4.2 of Major Project Site Plan Special Permit, No. 2005-05, the Needham Planning Board will hold a public hearing on Tuesday, June 4, 2024, at 7:00 PM in the Public Services Administration Building, Charles River Room, 500 Dedham Ave, Needham, Massachusetts, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding the application of Blue on Highland Restaurant LLC for an Amendment to the Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 882-886 and 890 Highland Avenue, Needham, Massachusetts, shown on Assessor's Map 69, Parcels 59 and 60 containing 4,540 square feet and parcel 59 containing 4,765 square feet in the Avery Square Business District. The requested Major Project Site Plan Special Permit Amendment would, if granted, permit the Petitioner to expand the existing restaurant (located at 882-886 Highland Avenue) by 650 square feet into the adjoining commercial space, formerly a nail salon, located at 890 Highland Avenue. The restaurant has existed since 2005. The expansion will include 40 seats, a service area and a bathroom.

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter in the Avery Square Business District. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a take-out operation accessory to the restaurant. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential building or use on a lot. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required for the alteration of a non-conforming structure. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By Law (Off Street Parking Requirements) In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review Amendment is required. In accordance with Section 4.2 of Major Project Site Plan Special Permit No. 2005-05, dated September 20, 2005, amended May 9, 2006, further site plan approval 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>

Copies of the plan are available upon request in the office of the Planning Board. 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

Hometown Weekly, May 16, 2024 and May 23, 2024.