



PLANNING & COMMUNITY
DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

Under the provisions of M.G.L., Ch. 41, S. 81-T, the Needham Planning Board will hold a public hearing on Tuesday, August 27, 2024, at 7:30 p.m. in the Charles River Room, first floor, Public Services Administration Building, 500 Dedham Avenue, 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 40 Highland Ave, LLC, 435E Dedham Street Newton, MA 02459 for approval of a Definitive Subdivision Plan. Said Plan consists of nine (9) sheets and was submitted along with accompanying material on August 1, 2024. If approved, the Plan would subdivide the Premises into three building lots, two of which will be used for residential purposes and the third of which will continue to be used for commercial purposes; the two new residential lots would have frontage and access on the new road.

The land proposed to be subdivided is located at 40 Highland Avenue and 14-16 Riverside Street, and shown and identified, respectively, as Parcels 58 and 45 on Assessor's Map No. 73, and bounded and described as follows:

Two certain parcels of land in Needham, Norfolk County, as follows:

Parcel I

That certain parcel of land known and numbered 40 Highland Avenue, Needham, Norfolk County, MA, being more particularly described as follows:

Beginning at a point on the westerly sideline of Highland Avenue, Massachusetts highway layout number 8542, at the intersection of the southerly sideline of the Metropolitan District Commission;

Thence running, south 74°21'18" east, by land now or formerly of the Metropolitan District Commission, a distance of 453.41 to a concrete bound with a drill hole;

Thence turning and running, south 22°40'29" west, by land now or formerly of Joseph P. & Eileen J. Manning, a distance of 147.31 feet;

Thence turning and running, north 67°55'38" west, by four parcels, a distance of 384.74 feet;

Thence turning and running, south 25°45'55" west, by land now or formerly of Arthur & Anna Deych, a distance of 9.48 feet;

Thence turning and running, north 64°40'02" west, by land now or formerly of Nina Prohodski and Helen Harcovitz, a distance of 85.29 feet to the aforementioned sideline of Highland Avenue;

Thence turning and running, north 34°04'13" east, by said sideline, a distance of 103.41 to the point of beginning.

Containing 56,409 square feet, more or less.

Parcel II

That certain parcel of land known and numbered 14 Riverside Drive, Needham, Norfolk County, MA, being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of riverside drive being the southwesterly corner of said parcel;

Thence running, north 25°45'55" east, by land now or formerly of Arthur & Anna Deych, a distance of 60.71 to an iron rod with a cap;

Thence turning and running, south 67°55'38" east, by land now or formerly of 40 highland Avenue LLC, a distance of 150.31 feet;

Thence turning and running, south 25°45'55" west, by land now or formerly of Boris Karpachev & Rufina Veysberg, a distance of 70.39 feet to the aforementioned sideline of Riverside Drive;

Thence turning and running, north 64°14'05" west, by said sideline, a distance of 150.00 feet to the point of beginning;

Containing 9,832 square feet, more or less.

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. The application may also 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: August 8, 2024 and August 15, 2024.