

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 7.4, and Section 4.2 of Major Site Plan Special Permit No. 2012-07 dated October 16, 2012, amended and restated April 2, 2013, and amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015 and April 25, 2016 and June 4, 2021, the Needham Planning Board will hold a public hearing on Tuesday, June 17, 2025 at 7:15 PM 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 The Children's Hospital, 300 Longwood Avenue, Boston, MA for an amendment to Major Project Special Permit No. 2012-07, dated October 16, 2012, amended and restated April 2, 2013, and amended on September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015 and April 25, 2016 and June 4, 2021.

The subject property is located at 66 B Street, 360 First Avenue, 410 First Avenue, 2 B and 37 A Street, Needham, MA, shown on Assessor's Map No. 300 as Parcel 28 containing 13.68 acres in the New England Business Center Zoning District.

The requested Major Project Site Plan Review Special Permit Amendment would permit certain modifications to the conditions in the 2021 Amendment as follows: (1) Amend Section 1.11 and Condition 3.3 to allow the Town to utilize \$30,000 (currently held by the Town of Needham) on traffic operations improvements at a Town intersection other than the intersection of 3rd Avenue and Kendrick Street as is currently written. (2) Amend Condition 3.4 so that the traffic monitoring program commences three years following receipt of the final Certificate of Occupancy for the Pediatric Medical Facility building located at 360 First Avenue, rather than one year as is currently written. (3) Amend Section 1.8 and Condition 3.5 to clarify that the Applicant will fulfill its obligations thereunder by providing the Town with \$25,000 to fund the Traffic Signal Warranty Analysis and Roadway Safety Audit of the Kendrick Street and 4th Avenue intersection. There is no change proposed to the building square footage or elevations, nor to any other conditions in the earlier Decisions.

In accordance with the Zoning By-Law, Section 7.4 and Major Project Site Plan Special Permit No. 2012-07, a Major Project Site Plan Special Permit Amendment 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, May 29, 2025 and June 5, 2025