



PLANNING

TOWN OF NEEDHAM, MA
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Avenue
Needham, MA 02492
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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, 5.1.1.5, 5.1.1.6 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, May 22, 2018 at 7:00 PM in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, Massachusetts, regarding the application of the Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 88 and 66 Chestnut Street, 89 School Street, and 43 Lincoln Street, Needham, Massachusetts, shown on Assessor's Map No. 47 as Parcels 46, 50, 56 and 57 containing 111,650 square feet in the Center Business and General Residence zoning districts. The requested Site Plan Special Permit would, if granted, permit the Applicant to: 1) Demolish the existing Police and Fire Department Building at 88 Chestnut Street, the existing, currently unused, building at 70 Chestnut Street, and the residential structure at 43 Lincoln Street; 2) Construct a new building containing 57,029 square feet of floor area to serve as the headquarters for the Town of Needham Police Department and the Town of Needham Fire Department; and 3) Construct the site with 122 parking spaces, arranged with a designated parking area containing 21 spaces for members of the public visiting the building, and an additional 98 spaces within the site for Police and Fire Department personnel, and an additional three (3) on-street parking spaces on Chestnut Street.

The project involves phased construction and continued occupancy of the site by the Fire Department throughout the construction process. The Fire Department will occupy the south portion of the existing building while the first phase of new construction is underway. Once that first phase is completed, the Fire Department will move into the new space while the remainder of the new building is finished. The Applicant proposes to have the Police Department temporarily relocate to the Hillside Elementary School during construction.

It is noted that the Applicant is simultaneously filing two (2) alternative separate applications for two (2) different configurations of this project. Both applications show the same Police and Fire Headquarters, but feature slightly different site layouts that incorporate different parcels of land in the northwest corner of the site. This application includes the lot located at 43 Lincoln Street and does not include any portion of the Town's Chestnut and Lincoln Street parking lot that abuts the development site on the north side. The Applicant's alternative application does not include 43 Lincoln Street, and instead includes an area at the northwest corner of the site that is currently part of the Lincoln and Chestnut Street parking lot.

In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review is required. In accordance with the Zoning By-Law, Sections 5.1.1.5 and 5.1.1.6, a Special Permit to waive strict adherence to the requirements of Section 5.1.3, Parking Plan and Design Requirements, is required.

A copy of the application is available for public inspection at the Planning Board Office, 500 Dedham Avenue, Needham, Massachusetts. 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 Times: May 3, 2018 and May 10, 2018.