



PLANNING

**TOWN OF NEEDHAM, MA**  
PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

500 Dedham Avenue  
Needham, MA 02492  
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**LEGAL NOTICE**  
**TOWN OF NEEDHAM**  
**NOTICE OF CONTINUED HEARING**

In accordance with the provisions of M.G.L., Chapter 40A, S. 11, and the Needham Zoning By-Laws, Sections 7.4, 4.2.4(h), 4.2.4(i), 4.2.14.1 and 5.1.1.5, the Needham Planning Board will hold a continued public hearing on Tuesday, June 26, 2018 at 8:45 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 noticed June 26, 2018 public hearing is a continuance of the public hearing held on May 22, 2018 for this project.

The subject property is located at 707 Highland Avenue and 257 Webster Street, Needham, Massachusetts, shown on Assessor's Map No. 70 as Parcels 5 and 29 containing 53,896 square feet in the General Residence District. The requested Site Plan Special Permit would, if granted, permit the replacement of the existing Fire Station that currently occupies the site, which began operation in 1949, with a new station. The new Fire Station is designed with 23,203 square feet of floor area. The station will be two stories in height as viewed from the front; the topography of the site is lower towards the rear of the lot, and there will be basement level accessible from the rear of the building. The main floor of the Fire Station will be used primarily for the apparatus bay, with an office, storage and EMS patient care area. The upper floor of the Fire Station will be used primarily as residential space for Fire Department personnel on shift. The basement level will have an apparatus bay that will allow for repair and maintenance of Fire Department vehicles, as well as storage space and building mechanicals. The proposed project will include 18 on-site parking spaces. Proposed site work includes modifications to the site grading and drainage, and the addition of landscaping.

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, Section 4.2.4(h), a Special Permit is required to allow a Floor Area Ratio of up to .60 for the proposed Fire Station. In accordance with the Zoning By-Law, Section 4.2.4(i), a Special Permit is required to allow Lot Coverage of up to 25% for the proposed Fire Station. In accordance with the Zoning By-Law, Section 4.2.14.4, a Special Permit is required to waive strict adherence with the requirements of Sections 4.2.14.1 and 4.2.14.2 so as to allow a reduction in the width of a required Transition Area from 25 feet to 4 feet to accommodate an access driveway along the property line that borders the south side of the property located at 253 Webster Street. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit to waive strict adherence to the requirements of Section 5.1.3, Parking Plan and Design Requirements, is required.

Copies of the application materials are 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