

**LEGAL NOTICE**  
**Planning Board**  
**TOWN OF NEEDHAM**  
**NOTICE OF HEARING**

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Section 7.4, 1.4.6, 3.2.3.2(n), 5.1.1.5, 5.1.2 and 5.1.3, and Major Project Site Plan Special Permit No. 2011-06, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, August 7, 2018 at 7:15 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, regarding the application of Monselios, LLC, 235 Billerica Road, Chelmsford, MA 01824, for a Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 61 Central Avenue, Needham, MA. The property is shown on Assessors Plan No. 80 as Parcel 5 containing 6,098 square feet in the Neighborhood Business District. The original Major Project Site Plan Special Permit permitted the construction of a small, 570 square foot addition to the rear of the existing building, to be occupied by a new stairway and entryways providing safer and more efficient access to the first floor of the building. After constructing the handicapped ramp to the back of the building, the parking spaces in the rear had to be reconfigured, eliminating two of the parking spaces. The requested Amendment would allow the Petitioner to reduce the number of parking spaces to a total of 6 from the previously approved 8, as well as certain site modifications as described in the application.

In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required for the change and extension of a lawful pre-existing, non-conforming use and the alteration, enlargement and reconstruction of a lawful, pre-existing, non-confirming structure. In accordance with the Zoning By-Law, Section 3.2.3.2(n), a Special Permit is required for general office in excess of 1,500 square feet in the Neighborhood Business District. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence with the off-street parking requirements of Section 5.1.2 and the parking design requirements of Section 5.1.3. In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review is required.

Copies of the plan are available upon request in the office of the Planning Board during normal business hours. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

NEEDHAM PLANNING BOARD

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Needham Times, July 19, 2018 and July 26, 2018.