

**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, 3.2.2, 5.1.1.6, 5.1.2 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, September 25, 2018 at 7:15 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, regarding the application of PEX Health and Fitness, LLC d/b/a PEX Health and Fitness, 1591 Washington Street, #2, West Newton, MA 02465, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1451 Highland Avenue, Needham, MA 02494, shown on Assessor's Map No. 51 as Parcel 2 containing 14,264 square feet in the Center Business Zoning District. The requested Site Plan Special Permit would, if granted, permit the Petitioner to redevelop approximately 2,960 sq. ft. of first floor space (together with approximately 295 sq. ft. of mezzanine space, approximately 1,892 sq. ft. of basement space and including approximately 180 sq. ft. of stairway space) for a personal fitness service establishment, including accessory uses such as retail sales of clothing and training accessories and administrative offices. The square footage allocable to fitness space will be approximately 2,438 sq. ft. All training sessions will be by appointment only. The remaining undeveloped, unlit, and approximately 5 ft. high mezzanine storage space of approximately 460 sq. ft. will not be utilized.

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 3.2.2, a Special Permit is required to operate a personal fitness service establishment. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required to operate accessory uses incidental to the principal use, to wit, retail sales of clothing and training accessories, administrative offices, and storage. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit to waive strict adherence to the requirements of Section 5.1.2, Required Parking, and Section 5.1.3, Parking Plan and Design Requirements, is required.

Copies of the articles 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

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Needham Times: September 6, 2018 and September 13, 2018.