

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, 5.1.2, 5.1.3 and Sections 4.1 and 4.2 of Major Project Site Plan Special Permit No. 2015-05, dated November 30, 2015, as amended, the Needham Planning Board will hold a public hearing on Tuesday, January 8, 2019 at 7:05 p.m. in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, regarding the application of Normandy Real Estate Partners, 53 Maple Avenue, Morristown, NJ 07960, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 89 A Street (formerly 77 A Street), 156 B Street and 189 B Street, Needham, MA 02494. The property is shown on Assessors Plan No. 300 as Parcels 74-1, 74-2 and 74-3 containing 22.12 acres and is found in the New England Business Center Zoning District.

The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to: make certain modifications to the hotel/retail building to be located at 156 B Street, with associated site changes. The principal proposed modifications are an increase in the number of hotel rooms from 128 to 180 and an increase in the maximum number of employees on the largest shift from 15 to 24. In addition, while the footprint of the hotel/retail building will be slightly reduced by approximately 23 sq. ft., the hotel will increase from four to five stories. The hotel floor area proposed has increased from approximately 78,000 sq. ft. to 96,010 sq. ft. and the floor-area ratio (FAR) for the overall Center 128 East campus will increase from 0.54 to 0.56. The square footage of the original design of the hotel described in the November 10, 2015 Decision, was approximately 91,000 sq. ft.

In accordance with the Zoning By-Law Section 7.4.4, Article 2 of the Planning Board Rules and Sections 4.1 and 4.2 of Major Project Site Plan Special Permit No. 2015-05, dated November 30, 2015, as amended, a Major Project Site Plan Review Amendment is required. In accordance with the Zoning By-Law, Section 5.1.1.5 of the Zoning By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements).

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

Needham Times, December 20, 2018 and December 27, 2018.