

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-Law, Sections 7.4, 1.4.6, 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, February 5, 2019 at 7:10 p.m. in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, regarding the application of Topliff Street Associates Limited Partnership, c/o Boylston Properties, 800 Boylston Street, Suite 1390, Boston, MA 02199, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

If inclement weather necessitates canceling the public hearing, then the public hearing will be continued to a “snow date” of Tuesday February 19, 2019 starting at 7:10 p.m. in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. A notice shall be posted on the front door of the Public Services Administration Building announcing the meeting cancellation on February 5th and the continued meeting date on February 19th.

The subject property is located at 1450 Highland Avenue, Needham, MA 02492. The property is shown on Assessors Plan No. 50 as Parcel 15 containing 14,000 square feet and is found in the Center Business District. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to make certain façade changes to the building. One of the components of the Project is to modify the façade facing Highland Avenue by reducing the extent of the recessed front wall by bringing it closer to the line of the front façade of the building. This will result in an increase of 47 square feet for Tenant A as shown on the plans (the former Dessert Workshop space which is proposed to be occupied by Pancho’s Taqueria), an increase of 128 square feet for Tenant B as shown on the plans (currently occupied by Treat Cupcake) and an increase of 44 square feet for Tenant C (currently occupied by GNC), for a total increase of 219 square feet. There will be no changes to the square footage with respect to the medical clinic portion of the front of the building. A slight increase in parking requirements of the building will result from an increase in the number of seats in the space proposed to be occupied by Pancho’s Taqueria. Minor changes to the north and south facades are also proposed, as more fully shown on the plans filed with the Application. In addition, the Petitioner requests after the fact approval of minor site changes as follows: (a) the addition of three angled parking spaces adjacent to the rear façade of the building; (b) the relocation of the one parking space at the northeast corner of the property so that it is directly behind the last of the parking spaces parallel to the northern side of the building; (c) substituting the requirement of a wood fence surrounding the trash receptacle area with a white vinyl enclosure. The original wooden enclosure deteriorated over the years despite periodic repairs and was eventually replaced by the current white vinyl enclosure.

In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required for the alteration, enlargement or reconstruction of a non-conforming structure. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one nonresidential use

on the lot. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the requirements of Section 5.1.2 (required parking) and Section 5.1.3 (parking plan design requirements) of the Zoning By-Law. In accordance with the Zoning By-Law, Section 7.4, and Section 4.2 of Major Project Site Plan Special Permit 97-2 and 97-5, Further Site Plan Review 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

Needham Times: January 17, 2019 and January 24, 2019.