

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 Pancho's Taqueria Needham, LLC c/o Carlos Chavira, 97 Clark Street, Dedham, MA 02026, 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 redevelop approximately 1,528 sq. ft. of first floor space that is currently vacant and was formerly occupied by Swizzles of Needham LLC d/b/a Swizzles Yogurt and subsequently by The Dessert Workshop. The Petitioner proposes to operate a Mexican restaurant with as many as 38 seats and a take-out food counter. The Petitioner also proposes to operate a catering service as an accessory to the primary restaurant use.

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 a restaurant in the Center Business District. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a take-out operation accessory to the restaurant use, as well as a catering service accessory to the restaurant use. 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, a Major Project 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.