

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, 3.2.2, 5.1.1.6 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 Fifteen Highland, LLC, 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 13-15 Highland Place, Needham, MA 02492. The property is shown on Assessors Plan No. 50 as Parcel 16 containing 5,000 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 the property by demolishing the existing two-story wood frame building and modifying and enlarging the existing five-space parking area by approximately 1,415 square feet to contain twelve parking spaces serving the adjacent 1450 Highland Avenue property. A parking and access easement will be prepared and signed by the owners of both 1450 Highland Avenue and 13-15 Highland Place. The allocation of parking spaces to the various tenants at 1450 Highland Avenue will be at the discretion of the owner of 1450 Highland Avenue. It is anticipated that some spaces will be for the exclusive use of a particular tenant (for employees and/or visitors) and others will be on a first come, first serve basis (limited to serving 1450 Highland Avenue).

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for the “off street parking of vehicles associated with a principal use, located on a separate lot, owned or leased by the owner of the land on which the principal use is located, within a zoning district in which the principal use is permitted.” 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 5.1.3 (parking plan design requirements) of the Zoning By-Law. In accordance with the Zoning By-Law, Section 7.4, a Special Permit for Site Plan Review of a Major Project 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.