

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, 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, September 17, 2019 at 8:15 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, Massachusetts, regarding the application of Apirak Chuenprapa, c/o Four Spoons, 796 Beacon Street, Newton, MA, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 946 Great Plain Avenue, Needham, MA. The property is shown on Assessors Plan No. 47 as Parcel 4 containing 10,968 square feet in the Center Business District. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to renovate and convert the existing commercial space from its previous use as a UPS store to a new full service Thai restaurant with accessory take out and catering.

In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required for the change and extension of a lawful pre-existing, non-conforming use or building. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a restaurant serving meals for consumption on premises and at tables with service provided by waitress or waiter. 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. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential use at the Premises. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the off-street parking requirements of Sections 5.1.2 and 5.1.3. In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review is required.

Copies of the application materials 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: August 29, 2019 and September 5, 2019.