

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Section 7.4, 3.2.5.2(c), 5.1.1.5 and 5.1.2; and Special Permit No. 2008-08, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, July 7, 2020 at 7:15 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of V.S.A., LLC, 180 Country Way, Needham, Massachusetts, for a Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 225 Highland Avenue, Needham, MA, located in the Highland-Commercial-128 District. The property is shown on Assessors Plan No. 74 as Parcels 36 and 37 containing a total of 15,798 square feet. The requested Major Project Site Plan Special Permit Amendment, would, if granted, permit the Petitioner to build out 1,109 square feet of the first floor space in an existing commercial building for daycare / preschool purposes by Learning Tree Preschool. The space was previously occupied by Huntington Learning Center. The proposed Learning Tree program would offer two programs: one for toddlers (15 months – 3 years) and the other for preschool age children (3-6 years). The facility is expected to operate from 7:30 AM to 5:30 PM, five days per week, with an anticipated maximum of five teachers / educators on site at all times. The expected maximum enrollment is 23, divided between 13 toddlers and 10 preschool age children.

In accordance with the Zoning By-Law, Section 7.4 and Special Permit No. 2008-08, Section 4.2, a Site Plan Special Permit amendment is required, for the Board retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this decision and to take other action necessary to determine and ensure compliance with the decision. In accordance with the Zoning By-Law, Section 3.2.5.2(c), a Special Permit is required, if applicable, for a private school, nursery or kindergarten not otherwise classified under Section 3.2.5.1. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to further waive strict adherence with the off-street parking requirements of Section 5.1.2.

To view and participate in this virtual hearing on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 826-5899-3198

To view and participate in this virtual hearing on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: 826-5899-3198

The application may be viewed at this link:
<https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID=> . 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, June 18, 2020 and June 25, 2020.