



**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, 1.4.6, 3.2.2, 4.4.2, 5.1.1.5 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, December 15, 2020 at 7:20 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of Hunnewell Needham, LLC, 393 South Main Street, Cohasset, MA, 02025, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 400 Hunnewell Street, Needham, MA, located in the Hillside Avenue Business District. The property is shown on Assessors Plan No. 99 as Parcel 3 containing a total of 20,123 square feet. The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to demolish the existing commercial building and replace it with a new residential building containing a total of eight units. The new building would be two stories high, plus a basement level, to be used for underground parking. The first and second floor together would contain a total of 12,915 square feet of floor area. The area to the left of the building, looking from the front, is proposed to be completely landscaped, as will the area in front of the building. Additional landscaping would be provided in the rear corner of the Premises as well. The rest of the Premises is proposed to be occupied by an access driveway and 7 surface parking spaces.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required, if applicable, for the change and extension of a lawful, pre-existing, non-conforming use, and the alteration, enlargement or reconstruction of a lawful, pre-existing, non-conforming structure. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for apartment or multi-family dwelling in the Hillside Avenue Business District. In accordance with the Zoning By-Law, Section 4.4.2, a Special Permit is to exempt the basement level underground parking from inclusion in the Floor Area Ratio calculation. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence to the requirements of Section 5.1.3.

**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](http://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](http://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

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Needham Times, November 19, 2020 and November 26, 2020.