



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 5.1.1.5, 5.1.1.7, 5.1.3 and 7.4; and Special Permit No. 1991-3, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, February 16, 2021 at 7:30 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of the North Hill Needham, Inc. (formerly known as Living Care Villages of Massachusetts, Inc.), 865 Central Avenue, Needham, MA 02492, for Special Permits under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 865 Central Avenue, Needham, MA 02492. The property is shown on Needham Town Assessors Plan No.309 as Parcel No. 25 containing approximately 59.54 acres in the Apartment-2 and Single Residence A Zoning Districts. The property is the subject of Needham Board of Appeals decisions dated June 12, 1979, March 9, 1982, May 17, 1983, April 18, 1984 and August 20, 1985 and Needham Planning Board Major Project Site Plan Special Permit No. 91-3 dated May 28, 1991 as amended by Amendments dated July 1, 1997, October 7, 1997, August 10, 1999, June 16, 2009, September 8, 2011, March 20, 2012, July 10, 2012, September 28, 2012, March 19, 2013, July 8, 2014, and August 11, 2015, respectively. In addition, certain changes were approved by memo dated August 25, 2016 pursuant to the Planning Board's insignificant modifications policy.

The requested Major Project Site Plan Special Permit, would, if granted, permit the Petitioner to make modifications to the Plans approved in connection with Major Project Site Plan Special Permit Amendment No. 91-3, dated May 28, 1991 as amended by Amendments dated July 1, 1997, October 7, 1997, August 10, 1999, June 16, 2009, September 8, 2011, March 20, 2012, July 10, 2012, September 28, 2012, March 19, 2013, July 8, 2014, and August 11, 2015, respectively. The proposed modifications would allow the Petitioner to construct 75 new parking spaces along a portion of the existing fire lane, widen the fire lane, and undertake associated sitework and landscaping.

The Petitioner has further noted in its application that the existing cooling tower shown on the plans for purposes of illustration is in need of replacement and that the proposed location of the cooling tower (also shown on the plans) is slightly different from the current location. The replacement of the existing cooling tower is part of a continuous process of maintenance, repair, and replacement of elements of a large facility such as North Hill, and Petitioner requests that the Board make a determination that said cooling tower replacement is not part of the site plan review process and will be permitted and overseen, as required, by the Building Department.

In accordance with the Zoning By-Law Sections 5.1.1.5 and 5.1.1.7, 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, more specifically, in Section 5.1.3(f), to waive the parking space size requirement of six existing parking spaces; and in Section 5.1.3(n), to waive the requirement to install bicycle racks. In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review is required. In accordance with Special Permit No. 1991-3, Section 4.2, further site plan approval is required.

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?ADID=8484> 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 28, 2021 and February 4, 2021.