



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

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, Sections 7.4, and Special Permit 2005-07, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, June 29, 2021 at 7:30 p.m. regarding the application of the Needham Gateway LLC, 66 Cranberry Lane, Needham, MA, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law. This meeting is being scheduled as an in-person meeting at Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, as the current Covid protocols for remote meeting participation will end on June 15, 2021 unless extended by the state; provided, however, that the Board will conduct the public hearing remotely via the Zoom platform if authorized by Massachusetts law to do so as of the date of the meeting of June 29, 2021. In the event that the hearing is conducted remotely via the Zoom platform, it may be accessed using the information set forth below. All persons interested in attending or being heard on this matter are directed to review the agenda for the Board's June 29, 2021 meeting for further information, which will be posted and publicly available on the Town's website <https://www.needhamma.gov/calendar.aspx> and the Planning Board's agenda archive website at <http://needhamma.gov/Archive.aspx?AMID=32&Type=&ADID=>.

The subject property is located at 100 and 120 Highland Avenue, Needham, Massachusetts, shown on Assessor's Map No. 73 as Parcel 18 containing 82,582 square feet and is partially located in the New England Business Center Zoning District and partially located in the Highland-Commercial 128 Zoning District. The requested Site Plan Special Permit Amendment would, if granted, amend the Decision to allow in the existing development (originally permitted by Special Permit No. 2005-07) all of the uses allowed by right or by special permit in the zoning district. Currently, Section 3.2 of the Special Permit, limits the use of 10,628 square feet of the building at 100 Highland Avenue and 8,020 square feet of the building at 120 Highland Avenue "exclusively for general retail purposes" and "craft, consumer, professional or commercial service establishments dealing directly with the general public." However, even though otherwise allowed as of right or by special permit in the underlying Highland Commercial-128 Zoning District, Section 3.3 of the Special Permit expressly prohibits the following uses in the development: (1) all sit down food and beverage restaurants; (2) all fast food pick up and/or delivery restaurants, excepting Panera Bread; (3) all sports clubs and/or athletic merchandise stores; (4) all convenience markets; (5) all pharmacy stores; (6) all banks; and (7) all video rental stores. Leasing space has been challenging due, in particular, to the Covid 19 pandemic.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit Amendment is required. In accordance with Special Permit No. 2005-07, Section 4.2, further site plan approval is required.

To view and participate in this virtual meeting 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 meeting 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**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **826-5899-3198**

Direct Link to meeting: <https://us02web.zoom.us/j/82658993198>

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 10, 2021 and June 17, 2021.