



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, and the Needham Zoning By-Laws, Sections 7.4, 3.12.4, and Site Plan Special Permit No. 93-3 Sections 4.2 and 4.5, the Needham Planning Board will hold a public hearing on Tuesday, March 1, 2022 at 7:30 PM by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494 for an amendment to a Special Permit issued by the Needham Planning Board on July 27, 1993 under Sections 3.2.1, 5.1.1.5 and 7.4 of the Needham Zoning By-Law. The July 27, 1993 decision was further amended on August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011 and Insignificant Change on April 18, 2013, and further revised December 17, 2013.

The subject property is located at 589 Highland Avenue, Needham, Massachusetts. The property is shown on Assessor's Map No. 77 as parcel 1 and is comprised of approximately 110,490 square feet in the Elder Services Zoning District.

The requested Major Project Site Plan Review Special Permit Amendment would permit the conversion of the existing 142-bed skilled nursing facility to 50 Independent Living Units. No other use is proposed and no change to the ground, exterior or the building or footprint of the building is proposed.

Additionally, the Petitioner notes that the original Site Plan Special Permit No. 93-03, dated July 27, 1993, was issued to Continental Healthcare VII Limited Partnership. Section 4.5 of the Decision states that the Special permit shall not be transferred or assigned without approval of the Board, after notice and a hearing. By decision dated March 15, 2011, approval was granted to transfer the Special Permit to NHP Properties Business Trust, and Section 4.5 of the Decision was amended accordingly. The current owner, Wingate at Needham, Inc. acquired the property in 2016. The Petitioner and owner now seek approval of the transfer to Wingate at Needham, Inc.

In accordance with the Zoning By-Law, Section 3.12.4, a Special Permit is required for Independent Living Units in the Elder Services Zoning District. In accordance with the Zoning By-Law, Section 7.4 and Major Project Site Plan Special Permit No. 93-3, a Major Project Site Plan Special Permit Amendment 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, February 10, 2022 and February 17, 2022