



PLANNING DIVISION
Planning & Community Development

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, 5.1.1.5, 5.1.2, 5.1.3, and Section 4.2 of Special Permit 2005-07 (as amended, the “Decision”), the Needham Planning Board will hold a public hearing on Tuesday, March 15, 2022 at 7:40 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below) regarding the application of Carbon Health Medical Group of Florida, PA, 300 California St (Suite 700), San Francisco CA, and the Needham Gateway LLC, 66 Cranberry Lane, Needham, MA, for issuance of a Major Project Site Plan Special Permit amendment to the Decision including under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

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, allow a new principal use in the subject property, described as a medical professional office providing primary and walk-in medical care and uses accessory thereto, which use is allowed as a matter of right in the Highland-Commercial 128 Zoning District.

In accordance with the Zoning By-Law, Section 7.4 and Section 4.2 of the Decision, a Site Plan Special Permit amendment is required. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-Law related to the proposed new use.

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 24, 2022 and March 3, 2022.