



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, 3.2.5.2 (o), 3.2.5.2 (s), 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 7:30 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below) regarding the application of CNC Golf LLC, 113 Everett Street, Concord, MA, 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 approximately 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 a new principal use described as an indoor athletic facility providing computer simulated golf activities in the building containing 10,628 square feet at 100 Highland Avenue, together with accessory uses including food and beverage service for on-premises consumption and golf-club sales and fitting services. The requested Site Plan Special Permit amendment would also, if granted, further amend the Decision to waive any additional off-street parking spaces required under Section 5.1.2 and Section 5.1.3 of the Zoning By-Law based on the proposed new use.

In accordance with the Zoning By-Law, Section 7.4, and Section 4.2 of the Decision, an amendment to the Decision is required. In accordance with Section 3.2.5.2 (o) of the Zoning By-Law, a special permit is required for an indoor athletic or exercise facility in the Highland-Commercial 128 Zoning District. In accordance with Section 3.2.5.2 (s) of the Zoning By-Law, a special permit is required for uses accessory thereto, including the sale of food and beverages, golf-club sales and fitting services. 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/s/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.