



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, Section 7.4, 3.2.5.2(c), 5.1.1.5 and 5.1.2; and Special Permit No. 2008-08, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, April 19, 2022 at 7:45 p.m. by Zoom Web ID Number 826-5899-3198 (further instructions for accessing are below), regarding the application of The Learning Tree Preschool, Inc., 225 Highland Avenue, Needham, Massachusetts, for a Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 225 Highland Avenue, Needham, MA, located in the Highland-Commercial-128 District. The property is shown on Assessors Plan No. 74 as Parcels 36 and 37 containing a total of 15,798 square feet. The requested Major Project Site Plan Special Permit Amendment, would, if granted, permit the Petitioner to expand its current operation at this location to include the abutting former UBreakiFix tenant space. The expected maximum enrollment for the expansion is 19 children with two teachers. After the expansion, the total enrollment for Learning Tree will be 42 children with 7 teachers.

In accordance with the Zoning By-Law, Section 7.4 and Special Permit No. 2008-08, Section 4.2, a Site Plan Special Permit amendment is required, for the Board retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this decision and to take other action necessary to determine and ensure compliance with the decision. In accordance with the Zoning By-Law, Section 3.2.5.2(c), a Special Permit is required for a private school, nursery or kindergarten not otherwise classified under Section 3.2.5.1. In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to further waive strict adherence with the off-street parking requirements of Section 5.1.2.

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, March 31, 2022 and April 7, 2022.