



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 3.2.7.2, 4.11, 5.1.1.5, 6.11.5, 7.2, 7.4, 7.5 and 7.6, the Needham Planning Board will hold a public hearing on Tuesday, June 7, 2022 at 7:20 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, MA, as well as by Zoom Web ID Number 826-5899-3198 (further instructions for accessing by zoom are below), regarding the application of 557 Highland, LLC, an affiliate of The Bulfinch Companies, Inc., 116 Huntington Avenue, Suite 600, Boston, MA, for a Major Project Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 557 Highland Avenue, Needham, MA, located in the Highway Commercial 1 Zoning District. The property is shown on Assessors Plan No. 76 as Parcels 3 and 8 containing a total of 9.27 acres. The requested Major Project Site Plan Special Permit Amendment, would, if granted, permit the Petitioner to redevelop the Property with approximately 496,694 square feet of office, laboratory and research and development uses. The proposal also includes construction of one-level of below grade parking under each building and a separate stand-alone parking garage, as well as approximately 10,000 square feet of retail and restaurant uses. The proposal also includes two buildings, one on the northerly portion of the Property (the "North Building") and one on the southerly portion of the Property (the "South Building"), together with a shared connector atrium (the "Atrium").

The following items of zoning relief are requested: (1) Special Permit in accordance with By-Law Section 4.11.1(5) for an FAR of 1.25 for the Project; (2) Special Permit, in accordance with By-Law Section 4.11.1(1) for a building height of 70 feet for the North Building; (3) Special Permit, in accordance with By-Law Section 4.11.1(1) for 5 stories for the North Building; (4) Special Permit, in accordance with By-Law Section 4.11.1(1) for a building height of 42 feet for the South Building; (5) Special Permit, in accordance with By-Law Section 4.11.1(1) for 3 stories for the South Building; (6) Special Permit, in accordance with By-Law Section 3.2.7.2 (g), for restaurant use; (7) Special Permit, in accordance with By-Law Section 3.2.7.2 (d), for retail use by a single tenant of between 5,750 – 10,000 square feet; (8) Special Permit, in accordance with By-Law Section 4.11.2(1) for a parking garage structure height of 55 feet; (9) Site Plan Review and Approval of the Project as a Major Project in accordance with Section 7.4; (10) Special Permit, in accordance with By-Law Section 5.1.1.5, for deviation from the required parking space number under By-Law Section 5.1.2 to be provided as part of the Project; (11) Special Permit, in accordance with By-Law Section 6.11.5, for deviation from the design requirements for retaining walls; and (12) Any additional Special Permits required for the permitting of the Project.

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 Hometown Weekly, May 12, 2022 and May 19, 2022.