



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 7.4, 1.4.6, 3.15.3.2 (b), 5.1.1.5, 5.1.1.7 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, August 16, 2022 at 7:00 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 WELL Belfour Needham Landlord LLC, 4500 Dorr Street, Toledo, Ohio, 43615, 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 100-110 West Street, Needham, MA, located in the Avery Square Business, Single Residence B and Avery Square Overlay Zoning Districts. The property is shown on Assessors Plan No. 63 as Parcel 37 containing a total of 4.298 acres. The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to redevelop the property to include 155 units of senior housing, consisting of 127 Assisted Living apartments and 28 Alzheimer's/Memory Care units. The existing 3 story brick building is proposed to remain. The existing footprint of the building is not proposed to change and a partial fourth story will be added to create 11 of the proposed Assisted Living Units. The parking lot to the south of the building will remain unchanged except for selected new landscaping and the parking lot west of the building and adjacent to the railroad right of way will be modified slightly, including selected new landscaping and an appropriately fenced and gated Memory Care courtyard.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required, if applicable, for the alteration of a non-conforming structure. The structure is a legally pre-existing non-conforming as to the requirements of Sections 4.4.8.4 and 4.4.9. In accordance with the Zoning By-Law, Section 3.15.3.2 (b) of the Zoning By-Law, a Special Permit is required to allow the Assisted Living and/or Alzheimer's/Memory Loss Facilities in the Avery Square Overlay Zoning District by Special Permit. In accordance with the Zoning By-Law, Sections 5.1.1.5 and 5.1.1.7, a Special Permit is required to waive strict adherence to the off-street parking requirements of Section 5.1.3 of the Zoning By-Law, with respect to subsections (h) (parking space layout) and (i) (width of maneuvering aisle).

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, July 28, 2022 and August 4, 2022.