



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, and the Needham Zoning By-Laws, Sections 7.4, 3.12.4, and Major Project Site Plan Special Permit No. 93-3 Sections 4.2 and 4.5, the Needham Planning Board will hold a public hearing on Tuesday, March 7, 2022 at 7:05 PM in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of Wingate Development, LLC, 63 Kendrick Street, Needham, MA 02494 for an amendment to a Special Permit issued by the Needham Planning Board on July 27, 1993 under Sections 3.2.1, 5.1.1.5 and 7.4 of the Needham Zoning By-Law. The July 27, 1993 decision was further amended on August 9, 1994, August 8, 1995, November 21, 1995, June 3, 1997, March 15, 2011, December 17, 2013 and March 15, 2022. An Insignificant Change was approved on April 18, 2013

The subject property is located at 589 Highland Avenue, Needham, Massachusetts. The property is shown on Assessor's Map No. 77 as parcel 1 and is comprised of approximately 110,490 square feet in the Elder Services Zoning District.

By Decision dated March 15, 2022, the Planning Board approved an application for an amendment to permit the conversion of the then-current Nursing Home to 50 Independent Living (IL) Units. The Nursing Home was officially closed on or about April 21, 2022. The Petitioner intends to proceed with the work and the change of use authorized by that permit. The requested Major Project Site Plan Review Special Permit Amendment would permit the expansion of that project by adding a third floor to the building. This would add an additional 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable, as defined in the Elder Services district By-Law. No other use is proposed to the site.

In accordance with the Zoning By-Law, Section 3.12.4, a Special Permit is required for Independent Living Units in the Elder Services Zoning District. In accordance with the Zoning By-Law, Section 7.4 and Major Project Site Plan Special Permit No. 93-3, a Major Project Site Plan Special Permit Amendment is required.

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: **880 4672 5264**

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: **880 4672 5264**

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: **880 4672 5264**

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

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, February 16, 2023 and February 23, 2023.