



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 3.2.2, 5.1.1.6, 5.1.2 and 5.1.3, the Needham Planning Board will hold a public hearing on Tuesday, December 3, 2024 at 7:00 PM in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding the application of PEX Health and Fitness, LLC d/b/a PEX Health and Fitness, 1451 Highland Avenue, Needham, MA, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1450 Highland Avenue, Needham, MA 02494, shown on Assessor's Map No. 50 as Parcel 15 containing 13,939 square feet in the Center Business Zoning District. The requested Site Plan Special Permit would, if granted, permit the Petitioner to redevelop the premises located at 1450 Highland Avenue (the space formerly occupied by Pancho's Taqueria), to operate a personal fitness service establishment. The premises are comprised of approximately 1,950 sq. ft. of first floor space, approximately 85% of which will be utilized for private, semi-private and group fitness (both general and boxing-style), approximately 90 square feet will be used for an office that will be used for office use and fitness and nutrition consultations, and the remainder of the premises will be used for bathrooms, utility and electrical closets.

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required to operate a personal fitness service establishment. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required to operate accessory uses incidental to the principal use, to wit, office use and fitness and nutrition consultations. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential use on a lot where such uses are not detrimental to each other and are in compliance with all other requirements of this By-Law. In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit to waive strict adherence to the requirements of Section 5.1.2, Required Parking, and Section 5.1.3, Parking Plan and Design Requirements, is required.

Copies of the articles are available for public inspection at the Planning Board Office, 500 Dedham Avenue, Needham, Massachusetts. 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: November 14, 2024 and November 21, 2024.