



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 5.1.1.5, 5.1.2, 5.1.3 and 7.4 and Section 4.2 of Major Project Site Plan Review, No. No. 2013-02, the Needham Planning Board will hold a public hearing on Tuesday, May 20, 2025, at 7:15 PM in the Public Services Administration Building, Charles River Room, 500 Dedham Ave, 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 the Town of Needham for an Amendment to the Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1407 Central Avenue, Needham, MA 02492, shown on Assessor's Map No. 308 as Parcel 2 containing 75.9 acres in the Single Residence A Zoning District and the Wireless Communications Facilities Overlay District. The requested Major Project Site Plan Special Permit Amendment would, if granted, permit the construction of a new Fleet Maintenance Facility to support Department of Public Works operations. The proposed project includes a new building addition of approximately 12,400 square feet, as well as the renovation of roughly 1,800 square feet within the existing storage garage to create a dedicated tire maintenance bay. The facility will be designed to provide a modern, fully functional workspace for maintaining and servicing the Town's vehicle fleet, including heavy-duty trucks, emergency response vehicles, and other municipal equipment. The facility will include maintenance bays, parts storage, administrative spaces, and employee facilities, with an emphasis on operational efficiency, sustainability, and long term adaptability. The site is anticipated to accommodate six full-time employees, with provisions for a potential seventh staff member in the future.

In accordance with the Zoning By-Law, Section 5.1.1.5, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-Law (Off Street Parking Requirements). In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review Amendment is required. In accordance with Special Permit No. 2013-02, Section 4.2, further site plan approval 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>

Copies of the plan are available upon request in the office of the Planning Board. The application may also 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

Hometown Weekly, May 1, 2025 and May 8, 2025.