



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, 5.1.1.6, 5.1.2 and 5.1.3, and Section 4.2 of the Major Project Site Plan Special permit No. 2015-06, the Needham Planning Board will hold a public hearing on Monday, March 28, 2022 at 7:45 p.m. by Zoom Web ID Number 880 4672 5264 (further instructions for accessing are below), regarding the application of the Town of Needham, 1471 Highland Avenue, Needham, MA, for a Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is the Existing Municipal Chapel Street Parking Lot, shown on Assessor's Map No. 51 as Parcel 8 containing .79 acres in the Center Business zoning district. The requested Major Project Site Plan Special Permit would, if granted, permit an amendment of Major Project Site Plan Special Permit No. 2015-06, dated September 8, 2015.

The current permit does not, presently contemplate or authorize the use of parking spaces within the municipal parking lot for seasonal outdoor seating. The requested amendment would allow seasonal outdoor dining to occur within the Municipal Chapel Street Parking Lot, provided that (a) such seasonal outdoor seating is conducted with the permission of the Select Board and (b) the restaurants obtain the necessary permitting approval pursuant to Section 6.9.2 of the Zoning Bylaw from either the Planning Board or the Select Board, as jurisdictionally appropriate.

In accordance with the Zoning By-Law, Section 5.1.1.6, a Special Permit is required to waive strict adherence with the requirements of Sections 5.1.2 (Required Parking) and 5.1.3 (Parking Plan and Design Requirement) of the Zoning By-Law. In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review 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 Times, March 10, 2022 and March 17, 2022.