



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, 5.1.1.5, 5.1.1.7 and 5.1.3, the Needham Planning Board will hold a public hearing on Monday, October 3, 2022 at 8:30 p.m. in the Needham Town Hall, Powers Hall, 1471 Highland Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by Zoom are below), regarding the application of Coca Cola Beverages Northeast, Inc., 1 Executive Park Drive, Bedford, NH, 03110, for a Major Project Special Permit Amendment under Site Plan Review, Section 7.4 of the Needham Zoning By-Law and Section 4.2 of Site Plan Special Permit No. 94-5, dated August 9, 1994, amended May 1, 1996.

The subject property is located at 9 B Street, Needham, MA, located in the New England Business Center Zoning District. The property is shown on Assessors Plan No. 300 as Parcel 14 containing a total of 1,031,086 square feet. The requested Major Project Site Plan Review Special Permit Amendment, would, if granted, permit the Petitioner to renovate the existing building by removing the existing 14,500 square foot office wing and incorporating those functions with the building, removal of 44,985 square feet of the existing Fleet Services wing, associated storage and former railroad bay to be replaced by 14,610 square foot attached new single-story Fleet Services wing and addition of 14 loading docks. Interior renovations will include incorporation of a new automated product retrieval system and interior office fit up. Exterior façade improvement will incorporate a combination of reskinning of the building with an architectural metal panel system, painting and new signage.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Special Permit is required. 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 subsection (n) (bicycle racks). In accordance with Section 4.2 of Site Plan Special Permit No. 94-5, dated August 9, 1994, amended May 1, 1996, 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>

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, September 15, 2022 and September 22, 2022.