



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-Law, Sections 7.4, 3.2.2, 5.1.1.6, 5.1.2, 5.1.3, and Special Permit No. 2009-06, Section 4.2, the Needham Planning Board will hold a public hearing on Tuesday, February 27, 2024 at 7:00 p.m. 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 Needham Farmer's Market, Inc., 227 Eliot Street, Ashland, MA, 01721 and 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 located at 1471 Highland Avenue, Needham, Massachusetts, shown on Assessor's Map No. 51 as Parcel 1 containing 1.36 acres and is located in the Center Business Zoning District. The requested Major Project Site Plan Review Special Permit Amendment would, if granted, permit the operation of a farmers market on a small portion of the Town Common and Garrity's Way. Needham Farmers Market (NFM) operated on the Town Common and Garrity's Way during the seasons of 2017 to 2021; however, in 2022 NFM was required to relocate due to a planned renovation of the Town Common in 2022, with Garrity's Way planned to be used for staging materials. NFM subsequently used Greene's Field for two seasons: 2022 and 2023. Now that the Town Common renovations have been completed, NFM seeks permission to return. NFM is applying to make the following changes and amendments to the earlier Special Permits (2017-22) for use of the Site: (1) In 2024, NFM proposes to be open from June 16th to October 27th, inclusive; (2) NFM's hours of operation to the public are proposed to be 11 a.m. to 3 p.m. Setup of the Market is proposed to be 9 a.m. to 11 a.m. and breakdown is proposed to be 3 p.m. to 4 p.m.; (3) NFM proposes to have a maximum of seventeen (17) food vendors per market; (4) NFM proposes to have a maximum of four (4) artists per market; (5) NFM will have a Market Manager and a Community Table; (6) At least seventy-five percent (75%) of all vendors are proposed to sell fresh produce and other food products from booths, tables, or other temporary structures, as previously required at Greene's Field in 2022-23.

In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review Special Permit Amendment is required. In accordance with Special Permit No. 2009-06, 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>

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 1, 2024 and February 8, 2024.