

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 3.17. 3.17.9.4 and 3.17.9.5, Subsection 3.17.6(a) and Subsection 5.1.3(k), the Needham Planning Board will hold a public hearing on Tuesday, September 16, 2025 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 by Zoom are below), regarding the application of Greystar Development East, LLC, 1 Federal Street, Suite 1804, Boston, MA, 02110, for Site Plan Review, Section 3.17.9.4 of the Needham Zoning By-Law.

The subject property is located at 100-110 West Street, Needham, MA, located in the Avery Square Business, Single Residence B, Avery Square Overlay and ASB-MF Subdistrict of the Multi-family Overlay Zoning Districts. The property is shown on Assessors Plan No. 63 as Parcel 37 containing a total of 4.298 acres. The requested Site Plan Review would, if granted, permit the Petitioner to demolish the existing building and construct a three-story multifamily residential building containing a total of 189 residential units and associated amenities. The residential units will include a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, and 24 units will be affordable to households earning up to 80% of the area median income. The proposal also includes 186 surface parking spaces.

In accordance with the Zoning By-Law, Section 3.17.9.4, site plan review for Multi-family housing projects within the MFOD is required. In accordance with the Zoning By-Law, Section 3.17.9.5, a waiver is required to waive certain requirements of Subsection 3.17.6(a) to allow for an off-street vehicle parking space ratio of 0.98 spaces/dwelling unit rather than the requirement of 1.0 space/dwelling unit. In accordance with the Zoning By-Law, Section 3.17.9.5, a waiver is required to waive certain requirements of Subsection 5.1.3(k) to permit a reduction in the percentage of landscape area required to be located in the interior of the parking lot.

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, August 28, 2025, and September 4, 2025.