

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 3.2.2, 1.4.6, 5.1.1.6, 5.1.2, 5.1.3 and 7.4, the Needham Planning Board will hold a public hearing on Wednesday, November 12, 2025, at 7:00 PM in the Needham Town Hall, Select Board Chambers, 1471 Highland 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 Bohemian, LLC, 1037 Great Plain Avenue, Needham, MA 02492, for a Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 1037 Great Plain Avenue, Needham, Massachusetts, shown on Assessor's Map 51, Parcel 11 containing 14,636 square feet. The requested Major Project Site Plan Special Permit would, if granted, permit the Petitioner to renovate the former restaurant space for use as a full-service restaurant with 110 indoor seats and a takeout station. At a later time, outdoor seats will be added to the area labeled as "patio" on the plans.

In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter in the Center Business District. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for a take-out operation accessory to the restaurant. In accordance with the Zoning By-Law, Section 3.2.2, a Special Permit is required for more than one non-residential use on a lot. In accordance with the Zoning By-Law, Section 1.4.6, a Special Permit is required for change and extension of a lawful, pre-existing, non-confirming use or building. 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 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 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. 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, October 23, 2025 and October 30, 2025.