

**Town of Needham
Board of Appeals**

MINUTES

Thursday, June 19, 2014 7:30 p.m.

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

7:30 p.m.

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Zoning Appeals was held at the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. The Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, and Kathy Lind Berardi. Peter Friedenber was absent.

The Agenda of the meeting is attached.

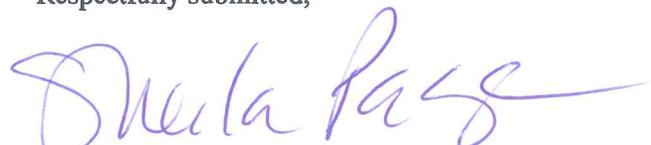
Howard Goldman moved that the Board vote to approve the minutes from May 15, 2014. Second: Jonathan Tamkin. Approved 3-0.

Case # 1 Change in Monitoring Agent for Affordable Units	Approved
Case # 2 345 Brookline Street	Granted
Case # 3 179 Whitman Road	Granted
Case # 4 669 Highland Avenue	Granted
Case #5 140 Gould Street	Granted
Case #6 32-34 Pleasant Street	Granted
Case #7 43 Wexford Street	Granted
Case # 8 150 West Street	Continued until July 17, 2014 at 7:30 p.m.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. A DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 10:42 p.m.

Respectfully submitted,


Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS**

AGENDA

THURSDAY, June 19, 2014 at 7:30 PM

Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from May 15, 2014.

Case #1 7:30 PM Public notice is hereby given that the Town is requesting that the Board of Appeals designate the “Town Manager or his/her designee” and/or “Town or its designee” as the Monitoring Agent responsible for monitoring and enforcing the continued affordability of units for a number of Chapter 40B comprehensive permit projects including Craftsman Village Needham, LLC at 21 High Street, Suites of Needham, LLC at 797 Highland Avenue, Junction Place, LLC at 32 Junction Place, Browne-Whitney, LLC at 207-213 Garden Street, and R. Tocci Contracting, Inc. (High Cliff Estates) at 199 Saint Mary Street as allowed in the comprehensive permit decisions. The Monitoring Agent, as currently designated, is no longer capable of performing these monitoring services and another Monitoring Agent must be identified and approved. The Town is requesting that the Board of Appeals designate the “Town Manager or his/her designee” and/or “Town or its designee” as the Monitoring Agent. The monitoring functions will be performed by the Town’s Community Housing Specialist in the Planning and Community Development Department. Upon said notice, the Board of Appeals will hold a public meeting in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 7:30 PM Public notice is hereby given that Ellen Mahoney and Scott Pike, owners, have made application to the Board of Appeals for relief from dimensional regulations by a Special Permit to allow an overhang that extends into the setback by less than 10% under Section 4.7.4 of the Zoning By-law. The property is located at 345 Brookline Street in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 7:30 PM Public notice is hereby given that S. Quinn Pertman and Micah Fleisig, owners, have made application to the Board of Appeals for a Special Permit to construct a second story addition and bay box window, to rebuild landing and add a roof, and to reframe existing screen porch roof on a pre-existing, non-conforming structure under Sections 1.4.6, 1.4.7.2, 7.5.2 and any other applicable Sections of the By-law. The property is located at 179 Whitman Road in the Rural Residence Conservation District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #4 7:45 PM Public notice is hereby given that Rockets Restaurant Group, LLC, operator of 3 Squares Restaurant, has made application to the Board of Appeals for a Special Permit under Section 1.4.6 and any other applicable Sections of the Zoning By-law to extend a lawful pre-existing non-conforming restaurant to allow outdoor seating and to waive strict adherence to parking requirements pursuant to Section 5.1.1.5 of the Zoning By-law. The subject property is located at 669 Highland Avenue, Needham, MA in the Industrial Zoning District. Upon said notice, a public

hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 7:45 p.m. at which time and place all persons interested may appear and be heard.

- Case #5 7:45 PM Public notice is hereby given that Adjak Productions, Inc., d/b/a H.Y.P. Studio, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2 and any other applicable Sections of the Zoning By-law to allow a private school for pilates, yoga, and cycling, to allow more than one non-residential use on a lot and to waive strict adherence to parking requirements pursuant to Section 5.1.1.5 of the Zoning By-law. The property is located at 140 Gould Street in the Industrial-1 Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 7:45 p.m. at which time and place all persons interested may appear and be heard.
- Case #6 8:00 PM CONTINUED from April 24, 2014 Public notice is hereby given that 32-34 Pleasant Street LLC, 57 Toxeth Street, Brookline, MA, prospective purchaser, has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.2, 3.2, 7.5.2 and any other applicable Sections of the By-law to allow the demolition and reconstruction of the lawful pre-existing non-conforming two-family dwelling at 32-34 Pleasant Street Needham, MA, in the Single Family Residential B Zoning District.
- Case #7 8:30 PM Public notice is hereby given that 43 Wexford Street, LLC has made application to the Board of Appeals to allow a transfer of the Special Permit to use the premises for a commercial garage for the storage and repair of vehicles to 43 Wexford Street LLC, under Sections 1.4.2 and 7.5.2 and any other applicable Sections of the Zoning By-law. The original permit was issued June 1, 1994. The property is located at 43 Wexford Street in the Mixed-Use-128 District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 8:30 p.m. at which time and place all persons interested may appear and be heard.
- Case #8 8:30 PM Public notice is hereby given that Roadside Rescue & Transport, Inc. tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2 and any other applicable Sections of the Zoning-By-law to allow a commercial garage for storage or repair of vehicles; trucking terminal; private parking for compensation; and more than one non-residential building or use on a lot as applicable in connection with the operation of a vehicle towing company on a portion of the premises and to waive strict adherence with the off-street parking and design requirements pursuant to Section 5.1.1.5 of the Zoning By-law to continue the operation of a vehicle towing company. The property is located at 150 West Street in the Industrial and Hillside Avenue Business Districts. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, June 19, 2014 at 8:30 p.m. at which time and place all persons interested may appear and be heard.