

**Town of Needham
Board of Appeals**

MINUTES

Thursday, May 15, 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, Kathy Lind Berardi. Mr. Goldman arrived during Case # 1 and 2.

The Agenda of the meeting is attached.

Case # 1 397-399 Great Plain Avenue and Case #2 1201 Highland Avenue were heard contemporaneously.
Granted

Howard Goldman moved that the Board vote to approve the minutes from April 24, 2014. Second: Kathy Lind Berardi. Approved 3-0.

Case # 3 68 Highland Avenue

Withdrawn without Prejudice

Case # 4 215 Fox Hill Road

Granted

Case # 5 125 Charles River Street

Granted

Case # 6 32-34 Pleasant Street

Continued until June 19, 2014 at 8:00 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 8:45 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, May 15, 2014 at 7:30 PM

Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

- MINUTES 7:30 PM Discussion and approval of meeting minutes from April 24, 2014.
- CASE # 1 7:30 PM Public notice is hereby given that Chestnut Street Donuts, Inc. tenant, has made application to the Board of Appeals for an Amendment to the Special Permit as required in the original special permit dated March 31, 2005 to allow a transfer of ownership of Chestnut Street Donuts. The premises is presently occupied by a Dunkin Donuts facility. No changes are proposed to the facility. The property is located at 397-399 Great Plain Avenue, Needham, MA in the Neighborhood Business 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, May 15, 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 Highland Avenue Donuts, Inc, tenant, has made application to the Board of Appeals for an Amendment to the Special Permit as required in the original special permit dated July 16, 1996 to allow a transfer of ownership of Highland Avenue Donuts, Inc. The premises is presently occupied by a Dunkin Donuts facility. No changes are proposed to the facility. The property is located at 1201 Highland Avenue, Needham, MA in the Business 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, May 15, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.
- CASE #3 7:30PM **WITHDRAWN – Continued from April 24, 2014** Public notice is hereby given that Lino Aiello, 122 Water Street, Quincy, MA, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2 and any other applicable Sections of the By-Law to operate a take-out food counter as an accessory to an Italian food retail establishment. The property is located at 68 Highland Avenue Needham, MA, in the Highland Commercial-128 Zoning District.
- CASE # 4 7:45 PM Public notice is hereby given that Richard MacDonald, owner, has made application to the Board of Appeals for a Special Permit to allow four garage spaces by converting a workshop to garage space within the existing structure under Section 6.1.2 of the Zoning By-law. The property is located at 215 Fox Hill Road, Needham, MA in the Single Residence A 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, May 15, 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 Syed Rehan Rizvi, owner, has made application to the Board of Appeals for a Special Permit to construct a second story addition on a pre-existing, non-conforming lot and structure under Sections 7.5.2, 1.4.6 and any other applicable Sections of the By-law. The property is located at 125 Charles River Road, Needham, MA in the Single Residence A 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, May 15, 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.