

**Town of Needham
Board of Appeals**

MINUTES

Thursday, August 21, 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 and Peter Friedenber. Both Howard S. Goldman and Kathy Lind Berardi were absent.

The Agenda of the meeting is attached.

Jonathan Tamkin moved that the Board vote to approve the minutes from July 17, 2014. Second: Peter Friedenber. Approved: 3-0.

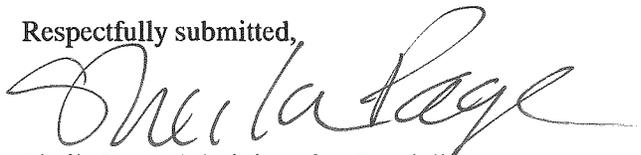
Informal Matter: Discussion of Greendale Village (900 Greendale Avenue) Comprehensive Permit Conditions, Occupancy Permit, and Condo Documents.
The Board formally authorized Mr. Schneider to review the condo documents on the Board's behalf.
Peter Friedenber to moved amend the June 4, 2013 Greendale Village Decision to allow phased occupancy. Second: Jonathan Tamkin. Approved 3-0.

Case # 1 150 West Street	Continued until September 18, 2014 at 8:00 p.m.
Case # 2 140 Gould Street	Granted
Case # 3 1555 Central Avenue	Granted; subject to required submissions

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 8:35 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS**

AGENDA

THURSDAY, August 21, 2014 at 7:30 PM

Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from July 17, 2014.

INFORMAL MATTER 7:30 PM

Discussion of Greendale Village (900 Greendale Avenue) Comprehensive Permit Conditions, Occupancy Permit, and Condo Documents.

Case #1 7:30 PM **Continued from July 17, 2014** - 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.

Case #2 7:30 PM Public notice is hereby given that Allied Health and Fitness Professionals, Inc, d/b/a 360° of Wellness, 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 4,800 square feet in an existing building to be used as a private school for dance, martial arts, stretching and personal training, 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, August 21, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 7:45 PM Public notice is hereby given that American Tower Corp, 10 Presidential Way, Woburn, MA 01801, owner, has made application to the Board of Appeals for a Special Permit under Sections 3.7, 6.7.3.3, 6.7.7, 7.5.2 and any other applicable Sections of the By-Law to upgrade Sprint's wireless facilities by removing some antennas and installing new antennas on an existing telecommunications tower along with the associated radio equipment at the base of the tower for Sprint. The property is located at 1555 Central Avenue, Needham, MA in the Wireless Communications Facilities Towers Overlay 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, August 21, 2014 at 7:45 p.m. at which time and place all persons interested may appear and be heard.