

**Town of Needham  
Board of Appeals**

**MINUTES**

**Thursday, October 16, 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 Peter Friedenber.

The Agenda of the meeting is attached.

Jonathan Tamkin moved that the Board vote to approve the minutes from September 18, 2014. Second: Howard Goldman. Approved: 3-0.

Plan Substitution for 898 South Street Special Permit	Granted
Amendment for 45 Fourth Avenue Special Permit	Granted
Renewal of 1101 Highland Avenue Special Permit	Granted
Case # 1 68 Highland Avenue	Withdrawn
Case # 2 23 Glover Road	Granted

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 8:15 p.m.

Respectfully submitted,

  
Sheila Page, Administrative Specialist

TOWN OF NEEDHAM  
BOARD OF APPEALS

AGENDA revised to reflect 10/16 withdrawal

THURSDAY, October 16, 2014 at 7:30 PM

Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

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MINUTES 7:30 PM Discussion and approval of meeting minutes from September 18, 2014.

Informal Matter Plan substitution or Clarification for 898 South Street Special Permit issued September 18, 2014. The Applicant would like to preserve the option not to remove the east wing.

Informal Matter Clarification or Amendment as to the number of students allowed in the pool and on-site at any one time in the 45 Fourth Avenue Decision issued September 18, 2014.

Informal Matter **Norfolk Lodge A. F. & A.M.** has requested a continuation of the Special Permit granted by the Board of Appeals on October 16, 1997 and filed with the Town Clerk on October 20, 1997 to allow the sale and storage of Christmas trees and related items at **1101 Highland Avenue**.

Case #1 7:30 PM **Continued from September 18, 2014 – WITHDRAWN** - Public notice is hereby given that Stephen Ashkinos, 341 Cochituate Road, Framingham, MA, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2(m) and (l) and any other applicable Sections of the By-Law to operate a fast food and take-out establishment offering over-the-counter sales of on/off premises prepared food or beverage and to waive strict adherence to parking requirements and design requirements pursuant to Sections 5.1.1.5, 5.1.2, and 5.1.3 of the Zoning By-Law. The property is located at **68 Highland Avenue Needham, MA**, in the Highland Commercial-128 Zoning District.

Case #2 7:50 PM Public notice is hereby given that D. Michael Collins, architect, on behalf of Laura Roos, owner, has made application to the Board of Appeals for a Special Permit under Section 3.3.3(a)(h) and any other applicable Sections of the Zoning By-law to allow the construction of an addition to the residence, of which approximately 23 square feet lie within the Flood Plain Zoning District. The property is located at **23 Glover Street, Needham, MA** in the Single Residential B 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, October 16, 2014 at 7:50 p.m. at which time and place all persons interested may appear and be heard.