

**Town of Needham
Board of Appeals**

MINUTES

Thursday, December 18, 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.

The Agenda of the meeting is attached.

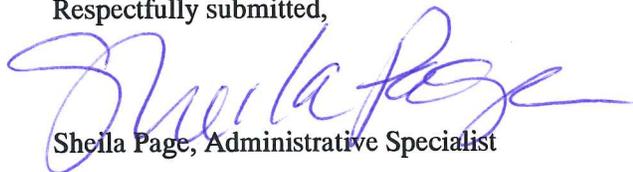
Jonathan Tamkin moved that the Board vote to approve the minutes from October 16, 2014.
Second: Howard Goldman. Approved: 3-0.

Case #1 168 Harris Avenue	Granted
Case #2 17 Lindbergh Avenue	Partially Granted
Case #3 40 Freeman Place	Continued to January 29, 2015
Informal Matter 46 Edgewater Drive – plan substitution	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. The hearings can be viewed on the needhamchannel.org website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 9:08 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

THURSDAY, December 18, 2014 at **7:30 PM**
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from October 16, 2014.

Case #1 7:30 PM Public notice is hereby given that Michael J. Pelgro, owner, has made application to the Board of Appeals for relief from dimensional regulations by a Special Permit to allow a garage to extend into the setback by less than 10% under Section 4.7.4 of the Zoning By-law. The property is located at **168 Harris Avenue** 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, December 18, 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 Lisa Cherbuliez and John Terry, owners, have made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2.1, and 7.5.2 and any other applicable Sections of the By-Law to permit a second story addition and a one story garage extension to a non-conforming structure on a non-conforming lot. The lot in question is **17 Lindbergh Avenue**, Needham, MA 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, December 18, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 7:50 PM Public notice is hereby given that Plugged In Band Program, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.2, 7.5.2 and any other applicable Sections of the Zoning By-law to operate a private school for youth rock band music and songwriting on a non-conforming lot and structure, and to waive strict adherence to parking 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 **40 Freeman Place** in the Chestnut Street 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, December 18, 2014 at 7:50 p.m. at which time and place all persons interested may appear and be heard.

Informal Matter 8:10PM **46 Edgewater Drive** – Plan substitution showing revised deck; Special Permit issued on March 29, 2012.