

**Town of Needham  
Board of Appeals**

**MINUTES**

**Thursday, January 29, 2015 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 Friedenberg.

The Agenda of the meeting is attached.

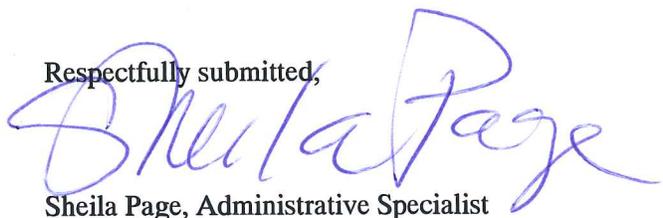
Howard Goldman moved that the Board vote to approve the minutes from January 29, 2015.  
Second: Jonathan Tamkin. Approved: 3-0.

Case #1	40 Berkshire Road	Granted
Case #2	276 Cedar Street	Granted
Case #3	40 Freeman Place	Continued to April 30, 2015
Case #4	60 Dedham Avenue	Granted
Informal Matter	50 Central Avenue - permit transfer	Granted
Informal Matter	9 August Way – withdrawal without prejudice	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](http://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 9:15 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM  
BOARD OF APPEALS**

**AGENDA**

**THURSDAY, January 29, 2015 at 7:30 PM**

Charles River Room, Public Services Administration Building

500 Dedham Avenue, Needham, Massachusetts

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

**Case #1 7:30 PM** Public notice is hereby given that James and Catherine Lombardo, owners, have made application to the Board of Appeals for relief from dimensional regulations by a Special Permit under Section 4.7.4 of the Zoning By-law to allow the recently constructed portico to extend into the front setback by less than 10% of the required 20 foot setback. The property is located at **40 Berkshire Road**, 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, January 29, 2015 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 PAG LLC, owner, has made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 6.1.2 and any other applicable Sections of the By-Law to construct a third overhead garage door in a proposed newly constructed home. The property is located at **276 Cedar 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, January 29, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

**Case #3 7:50 PM** CONTINUED from December 18, 2015 - 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.

**Case #4 8:30 PM** Public notice is hereby given that Gilbert W. Cox, Jr., owner, made application to the Board of Appeals for a Variance pursuant to Sections 4.4.8.3, 7.5.3 and any other Sections of the Zoning By-law to permit the construction of an addition consisting of a two-story elevator and associated vestibule, attached to an existing non-conforming commercial building, within the 50-foot required setback from the adjoining residential district. The property is located at **60 Dedham Avenue**, Needham, MA in the Center 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, January 29, 2015 at 8:30 p.m. at which time and place all persons interested may appear and be heard.

**Informal Matter** **50 Central Avenue** – Transfer Special Permit dated December 19, 2013 where the controlling entity remains the same.

**Informal Matter** **9 August Way** – Withdrawal