



TOWN OF NEEDHAM  
BOARD OF APPEALS

AGENDA

THURSDAY, June 18, 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 May 21, 2015.

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 Public notice is hereby given that Spiga, LLC, tenant, has made application to the Board of Appeals for a Special Permit and to Amend the Special Permit dated May 19, 2005 to expand the current 2014-square-foot restaurant by 1249-square-feet by eliminating the existing 48 outdoor seasonal seats and replacing same with 36 indoor year-round seats; and to expand and reconfigure the kitchen in a non-conforming building as to setbacks and on a non-conforming lot as to open space, lot size, and frontage under Sections 1.4.6, 3.2.5.2, 3.2.6.2, 4.2.1, 7.5.3 and any other applicable sections of the Zoning By-law; and to waive strict adherence to the number of parking spaces required and to the parking plan 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 **18 Highland Circle, Needham, MA** in the Mixed Use 128 District, and if applicable the Highland Commercial 128 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, June 18, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 7:50 PM Public notice is hereby given that Myrtha Chang, Inc. d/b/a Mathnasium, prospective tenant, has made application to the Board of Appeals for a Special Permit to operate a private school teaching children mathematics and to allow more than one non-residential use on a lot under Section 3.2.2 of the Zoning By-law; and to waive strict adherence to the number of parking spaces required and the parking plan 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 **1299 Highland Avenue, Needham, MA** in the 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, June 18, 2015 at 7:50 p.m. at which time and place all persons interested may appear and be heard.

Informal Matter Discussion of Board of Appeals application form – if time permits