

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, July 16, 2015 at 7:30 PM
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 Appeals was held in the Charles River Room, Public Services Administration Building 500 Dedham Avenue, Needham, Massachusetts. Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, and Kathy Lind Berardi.

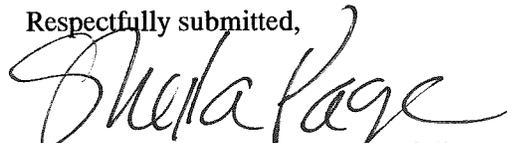
The Agenda of the meeting is attached.

Case #1 74 Eaton Road	Granted
Case #2 68 Pleasant Street	Continued to September 17, 2015
Case #3 146 Warren Street	Continued to September 17, 2015

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 9:00 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

THURSDAY, July 16, 2015 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 June 18, 2015.

Case #1 7:30 PM Public notice is hereby given that Paul Skelly and Elizabeth Reza Skelly, 74 Eaton Road Needham, MA, owners, have applied to the Board of Appeals for relief from dimensional regulations to allow a portion of the recently constructed addition to encroach into the required side setback. The encroachment is 0.9 feet (10.5 inches), which is less than the 10% of the minimum setback allowed by Special Permit under Sections 4.7.4, 7.5.2 and any other applicable Sections of the By-law. The property is located at 74 Eaton Road, 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, July 16, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 7:45 PM Public notice is hereby given that Thomas Lambert, 272 Charles River Street, Needham, MA, prospective purchaser has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached garage with a 1,183-square foot lot coverage and to construct a new two-family dwelling and detached garage with a 2,499-square foot lot coverage. The property is located at 68 Pleasant Street, 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, July 16, 2015 at 7:45 p.m. at which time and place all persons interested may appear and be heard.

Case #3 8:15 PM Public notice is hereby given that 146 Warren Street LLC, 471 Hunnewell Street, Needham, MA, prospective purchaser has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish less than 50% of an existing lawful, non-conforming two-family dwelling and existing garage with a 2,081-square foot building area and to construct an addition which will increase the building area to 3,098-square feet on a 9,182.43-square foot lot. The property is located at 146 Warren Street, 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, July 16, 2015 at 8:15 p.m. at which time and place all persons interested may appear and be heard.