

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, August 27, 2015 at 7:30 PM
Selectmen's Chambers, Town Hall
1471 Highland 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. Vice-Chairman, Jonathan D. Tamkin presided and the following members were present: Howard S. Goldman, and Kathy Lind Berardi.

The Agenda of the meeting is attached.

Howard Goldman moved that the Board vote to approve the minutes from July 17, 2015. Second: Kathy Lind Berardi. Approved 3-0.

Howard Goldman moved that the Board vote to approve the abbreviated minutes from June 16, 2015 Executive Session. Second: Kathy Lind Berardi. Approved 3-0.

Howard Goldman moved that the Board vote to postpone approval of the detailed minutes from the June 16, 2015 Executive Session minutes until September 17, 2015. Second: Kathy Lind Berardi. Approved 3-0.

Case #1 9 August Way

Continued to October 15, 2015

Case #2 124 Elder Road

Granted

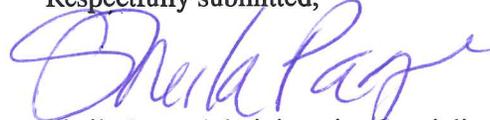
Case #3 1555 Central Avenue

Special Permit was granted. The Applicant withdrew Appeal of the Building Inspector's Decision.

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 8:49 p.m.

Respectfully submitted,


Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, August 27, 2015 at 7:30 PM
Selectmen's Chambers, Town Hall
1471 Highland Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from July 16, 2015.
Discussion and approval of meeting minutes from June 16, 2015.

Case #1 7:30 PM Continued from March 26, 2015, February 26, 2015, May 21, 2015 - Viola E. Miller, owner, made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1, 5.1.1.5 and any other applicable Sections of the Zoning By-law for the change, extension and alteration of a lawful pre-existing non-conforming contractor's yard to allow for the storage of commercial vehicles such as paving and landscaping equipment and to waive strict adherence to parking and design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The property is located at 9 August Way, Needham, MA in the Single Residential B District.

Case #2 7:30 PM Public notice is hereby given that Ganesh Rao has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.7.2, and 7.5.2 of the Zoning By-law to add a second story and to expand the first floor living area of an existing non-conforming (as to side setback) one-story ranch home. The property is located at **124 Elder Road, Needham, MA** in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, August 27, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 8:00 PM Public notice is hereby given that Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless has made an Appeal of the Building Inspector's Decision to the Board of Appeals under Section 7.5.1 of the Zoning By-law seeking relief under Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 and the Federal Communications Commission ruling No. 14-153 dated October 17, 2014 that the proposed modification to the existing facility by adding twelve (12) panel antennas, nine (9) remote radio heads and two (2) junction boxes at the 110-foot level on a 190-foot lattice tower and to install a 12' x 26' equipment shelter within the existing ground compound does not constitute a substantial change.

Or in the alternative if the Building Inspector's Decision is not overturned the applicant has also applied for a Special Permit under Sections 6.7.3.3.(f), 6.7.7 (b), 7.5.2 and any other applicable Sections of the Zoning By-law to modify the existing facility by adding twelve (12) panel antennas, nine (9) remote radio heads and two (2) junction boxes at the 110-foot level on a 190-foot lattice tower and to install a 12' x 26' equipment shelter within the existing ground compound.

The property is located at **1555 Central Avenue, Needham, MA** in the Single Residence A Zoning District and the Wireless Communications Facilities Towers Overlay District. The hearings for both the Appeal of the Building Inspector's Decision and the Special Permit will be heard subsequently. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, August 27, 2015 at 8:00 p.m. at which time and place all persons interested may appear and be heard.