

**Town of Needham
Board of Appeals**

MINUTES

MONDAY, December 7, 2015 at 7:30 PM
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, MA 02492

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, MA 02492. Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, and Peter Friedenber. Jay Talerman, attorney representing the Town, was also in attendance. There was no one else present.

The Agenda of the meeting is attached.

Mr. Schneider called the meeting to order at 7:34 p.m. The purpose of the meeting was for the Board to discuss findings and conditions for the Needham Modera Comprehensive Permit.

Mr. Goldman made a motion to accept the conditions discussed.

Mr. Friedenberg seconded and the Board unanimously approved.

The meeting adjourned at 9:07 p.m.

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.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

Monday, December 7, 2015 at 7:30 p.m.

**Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, MA 02492**

Case #1 7:30 PM

Continued from October 20, 2015 and November 10, 2015 - Public Notice is hereby given that, contingent upon the agreement on the terms of a remand order by and between the Town and the applicant, acting through Mill Creek Residential Trust, LLC, the currently pending case before the Massachusetts Housing Appeals Court regarding Greendale Avenue Venture, LLC's appeal of the Comprehensive Permit issued on January 23, 2014 under M.G.L. Chapter 40B will be remanded back to the Board of Appeals for consideration of a revised proposal. The revised proposal is to construct a 136 unit residential development consisting of ten townhouses, and a five-story building with associated parking and accessory units, on approximately 6.02 acres in the Single Residence A Zoning District at 692 & 744 Greendale Avenue, as depicted in preliminary plans on file with Board of Appeals.