

**Town of Needham  
Board of Appeals**

**MINUTES**

THURSDAY, December 17, 2015 at 7:30 PM  
Charles River Room, Public Services Administration Building  
500 Dedham Avenue, Needham, Massachusetts

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, Peter Friedenberg, and Kathy Lind Berardi. Mr. Schneider left after Case #2 which was heard first. Mr. Goldman was Acting Chairman for the remainder of the meeting.

The Agenda of the meeting is attached.

The first two cases were both scheduled for 7:30 pm and were taken out of order.

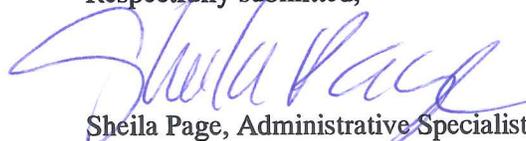
The Board unanimously voted to approve the minutes from November 19, 2015.

Case # 2	40 Freeman Place	Granted
Case # 1	0 Forest Avenue	Continued to February 25, 2016 at 7:30 p.m.
Case # 3	68 Pleasant Street	Continued to February 25, 2016 at 7:45 p.m.
Case # 4	9 August Way	Application withdrawn
Case # 5	1079 South Street	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 9:35 p.m.

Respectfully submitted,

  
Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM  
BOARD OF APPEALS  
AGENDA**

**THURSDAY, December 17, 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 November 19, 2015 and December 7, 2015

**Case #1 7:30 PM** Continued from September 17, 2015 Public notice is hereby given that the Wellesley Country Club, 300 Wellesley Avenue, Wellesley, MA, owner, has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2 and any other applicable Sections of the By-law to alter the pre-existing non-conforming golf course to construct six "short course" holes along the Needham/Wellesley town line off of Brookside Road on the existing Wellesley Country Club property. The property is located at 0 Forest Street, Needham, MA in the Single Residence A Zoning District.

**Case #2 7:30 PM** Continued from October 15, 2015 Public notice is hereby given that Plugged In Band Program, owner, will be appearing before the Board of Appeals to Extend the Special Permit issued under Section 3.2.2. of the Zoning By-law on May 22, 2015 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. The property is located at 40 Freeman Place in the Chestnut Street Business 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, October 15, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

**Case #3 8:00 PM** Continued from July 16, 2015 - 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.

**Case #4 8:00 PM** Continued from March 26, 2015, February 26, 2015, May 21, 2015, August 27, 2015, October 15, 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 of the Zoning By-Law. The property is located at 9 August Way, Needham, MA in the Single Residential B District.

**Case #5 8:30 PM** Public notice is hereby given that Michael and Susan Guzelian, owners, have made application to the Board of Appeals for a Special Permit under Sections 6.1.2, 7.5.2 and any other applicable Sections of the By-Law to construct a detached barn which would serve as a fourth garage bay. The main house includes an attached three-car garage; a fourth garage is allowed by special permit. The property is located at 1079 South Street, Needham, MA in the Rural Residence Conservation 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, December 17, 2015 at 8:30 p.m. at which time and place all persons interested may appear and be heard.