

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, November 19, 2015 at 7:30 PM
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

7:00 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 02492. Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Peter Friedenber and Kathy Lind Berardi.

The Agenda of the meeting is attached.

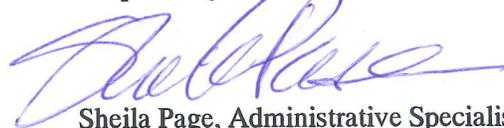
The Board unanimously voted to approve the minutes from October 15, 2015.
The Board unanimously voted to approve the minutes from October 20, 2015.

Case # 1	0 Forest Avenue	Continued to December 17, 2015
Case # 2	40 Freeman Place	Continued to December 17, 2015
Case # 3	68 Pleasant Street	Continued to December 17, 2015
Case # 4	132 Washington Street	Granted
Case # 5	348 Manning Street/34 Parkinson Street	Granted
Case # 6	9 August Way	Continued to December 17, 2015
Case # 7	905-915 Great Plain Avenue	Granted
Case # 8	A Street Residential, LLC	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 website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 10:32 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

THURSDAY, November 19, 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 October 15, 2015, October 20, 2015 and November 10, 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 7:30 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** Public notice is hereby given that Hawthorne Builders, owners, have made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 6.1.2 and any other applicable Sections of the By-Law to add a third overhead garage door on a to be newly constructed home. The property is located at 132 Washington Avenue, Needham, MA in the Single Residential B 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, November 19, 2015 at 8:00 p.m. at which time and place all persons interested may appear and be heard.
- Case #5 8:30PM** Continued from September 17, 2015 Public notice is hereby given that John and Neila Whitbeck, 34 Meadowbrook Road, Needham, MA, owners, have 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; and to construct a new two-family dwelling with a 2,496-square-foot footprint. The property is located at

348 Manning Street and 34 Parkinson Street, Needham, MA in the Single Residence B Zoning District.

- Case #6 8:30 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 #7 8:45PM Public notice is hereby given that Salib Fanikos Dental Care, LLC, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.2, 7.5.2 and any other applicable Sections of the By-Law to allow more than one non-residential use on a lot in order to operate a dental practice on the first floor of a three-unit building. The property is located at 905-915 Great Plain Avenue, Needham, MA in the Center 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, November 19, 2015 at 8:45 p.m. at which time and place all persons interested may appear and be heard.
- Case #8 9:00 PM Continued from October 20, 2015, November 10, 2015 - Public Notice is hereby given that A Street Residential, LLC, c/o Normandy Real Estate Partners, 99 Summer Street, Boston, MA 02110 prospective purchaser, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, to construct a 5-story 390-unit residential project and associated parking garage. The 5.13 acre parcel in the New England Business Center Zoning District is located at the corner of A Street and Second Avenue, being a portion of 77 A Street, 189 B Street, 156 B Street and 0 A Street.