

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, October 15, 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, and Peter Friedenber .

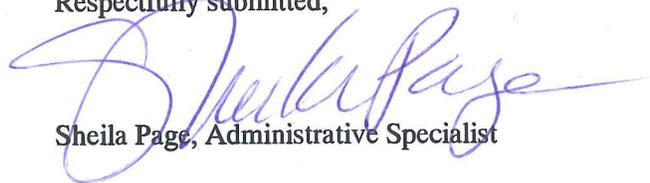
The Agenda of the meeting is attached.

Case #1 115 Woodledge Road	Appeal was withdrawn by the applicant.
Case #2 40 Freeman Place	Continued to November 19, 2015
Case #3 20 Sherman Street	Granted
Case # 4 348 Manning Street/34Parkinson Street	Continued to November 19, 2015
Case #5 9 August Way	Continued to November 19, 2015
Case #6 0 Forest Avenue	Continued to November 19, 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 12:00 a.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

THURSDAY, October 15, 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 September 17, 2015.

- Case #1 7:30 PM** Public notice is hereby given that Jill Kahn and James Boesel, 44 Brookline Street, Needham, MA, abutters, have made an Appeal to the Building Inspector's Decision to the Board of Appeals under Sections 7.5.1, 4.2.1, 4.2.3 and any other applicable Sections of the By-law to revoke a August 19, 2015 building permit allowing the owners of 115 Woodledge Road to rebuild a retaining wall ranging in height from two (2) feet to over eight (8) feet and require the setback to be ten (10) feet rather than the five (5) feet allowed in the August 19, 2015 building permit. The property is located at 115 Woodledge 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, October 15, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.
- Case #2 7:30 PM** 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 September 17, 2015 Public notice is hereby given that Aaron Heesch and Allison Latt Heesch, 300 Second Avenue, 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 outbuilding; and to construct a new two-family dwelling with a 1,800-square-foot footprint. The property is located at 20 Sherman Street, Needham, MA in the Single Residence B Zoning District.
- Case #4 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 #5 8:30 PM Continued from March 26, 2015, February 26, 2015, May 21, 2015, August 27, 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 #6 8:45 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.