

**Town of Needham
Board of Appeals**

MINUTES

TUESDAY, October 20, 2015 at 7:00 PM

**Powers Hall at the Needham Town Hall,
1471 Highland Avenue, Needham, MA 02492**

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 Powers Hall at the Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492. Chairman, Jon D. Schneider presided and the following members were present: Howard S. Goldman, Peter Friedenbergl and Kathy Lind Berardi. Jonathan D. Tamkin arrived after the first hearing.

The Agenda of the meeting is attached.

Case #1 692-744 Greendale Avenue

136 units approved - continued to
November 10, 2015

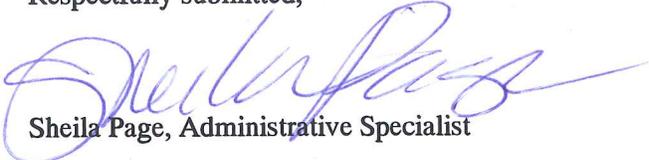
Case #2 A Street Residential - 77 A Street,
189 B Street,
156 B Street
0 A Street

Continued to November 10, 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 10:25 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA**

TUESDAY, October 20, 2015 at 7:00 PM
Powers Hall at the Needham Town Hall,
1471 Highland Avenue, Needham, MA 02492

- Case #1 7:00 PM** 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. Upon said notice a public hearing will be held in Powers Hall at the Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492 on Tuesday, October 20, 2015 at 7:00 PM at which time and place all persons interested may appear and be heard.
- Case #2 8:30 PM** 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. Upon said notice a public hearing will be held at the Powers Hall at Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492 on Tuesday, October 20, 2015 at 8:30 PM at which time and place all persons interested may appear and be heard.