

**Town of Needham
Board of Appeals**

MINUTES

Broadmeadow School Performance Center,
120 Broad Meadow Road,
Needham, Massachusetts

TUESDAY, February 9, 2016 at 7:30 PM

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, Massachusetts. Vice-Chairman, Jonathan D. Tamkin presided and the following members were present: Howard S. Goldman, Peter Friedenber, and Kathy Lind Berardi.

The Agenda of the meeting is attached.

Mr. Tamkin opened the meeting at 7:30 p.m.

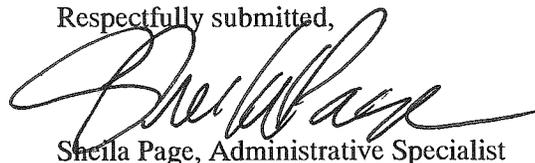
Mr. Goldman made a motion to approve the January 21, 2016 meeting minutes. Mr. Friedenber seconded. The Board unanimously voted to approve the minutes from January 21, 2016.

Case # 1	171 Brookside Road	Continued until March 23, 2016 7:30 p.m.
Case # 2	720 Highland Avenue	Granted with conditions
Case # 3	1361 South Street	Continued until March 23, 2016 7:45 p.m.
Case # 4	49 Wachusett Road	Denied on grounds appeal was not timely filed

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 10:40 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

Broadmeadow School Performance Center,
120 Broad Meadow Road,
Needham, Massachusetts

TUESDAY, February 9, 2016 at 7:30 PM

- Minutes Review and approve minutes from January 21, 2016 meeting.
- Case #1 7:30 PM Public notice is hereby given that Leonid Sherman, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.7.3, 7.5.2 and any other applicable Sections of the By-law; or in the alternative, a Variance under Sections 4.2.1 and 7.5.3 and any other applicable Sections of the By-law to demolish a pre-existing non-conforming single family dwelling on a non-conforming lot and reconstruct a new non-conforming (as to side and rear setbacks) single family dwelling. The property is located at 171 Brookside Road, Needham, MA in the Single Residential A District. Upon said notice, a public hearing will be held in the Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Tuesday, February 9, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.
- Case #2 7:45 PM Public notice is hereby given that Lee Kentros, owner, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2 and any other applicable Sections of the By-law to allow not more than four non-transient boarders or the leasing of not more than two rooms with no provisions for private cooking by a resident family in a single-family dwelling. The property is located at 720 Highland Avenue, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Tuesday, February 9, 2016 at 7:45 p.m. at which time and place all persons interested may appear and be heard.
- Case #3 8:00 PM Continued from January 21, 2016 Public notice is hereby given that Brian Millerick, prospective purchaser, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.10, 5.1.1.5, 7.5.2 and any other applicable Sections of the Zoning By-law to reconstruct a legally non-conforming building; to substitute legally non-conforming uses and structures with six detached residential dwelling units; and to waive strict adherence to the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-law. The property is located at 1361 South Street, Needham, MA in the Neighborhood Business and Single Residential A Districts.
- Case #4 8:30 PM Continued from January 21, 2016 Public notice is hereby given that Paul Dawson, 46 Wachusett Road, Needham, MA, has made an Appeal of the Building Inspector's Decision to the Board of Appeals under MGL Chapter 40A Section 8, and Sections 7.5.1, 4.2.1, 1.1, 1.3 and any other applicable Sections of the Zoning By-law to reduce the number of stories of a single-family house currently under construction at 49 Wachusett Road in the Single Residence B Zoning District.