

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, January 21, 2016 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. Vice-Chairman, Jonathan D. Tamkin presided and the following members were present: Howard S. Goldman, Peter Friedenberg, and Kathy Lind Berardi.

The Agenda of the meeting is attached.

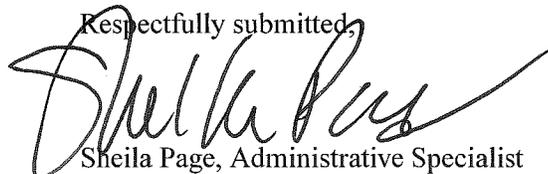
Mr. Tamkin opened the meeting at 7:30 p.m.

Mr. Goldman made a motion to approve the December 17, 2015 meeting minutes. Mr. Friedenberg seconded. The Board unanimously voted to approve the minutes from December 17, 2015.

Case # 1	49 Wachusett Road	Continued to February 9, 2016 at 8:30 p.m.
Case # 2	154 Dedham Avenue	Granted
Case # 3	1191 Greendale Avenue	Granted
Case # 4	1191 Greendale Avenue	Granted
Case # 5	19 Gordon Road	Application withdrawn without prejudice
Case # 6	1361 South Street	Continued until February 9, 2016 8:00 p.m.

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

THURSDAY, January 21, 2016 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 December 17, 2015

Case #1 7:30 PM 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. 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, January 21, 2016 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 Dennis Colwell Architects, licensee, has 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 154 Dedham 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, January 21, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 8:00 PM Public notice is hereby given that St. Sebastian's School, owner, has applied to the Board of Appeals to Appeal the Building Commissioner's Decision pursuant to Section 7.5.1 of the Zoning By-law seeking relief under Section 1.2 of the Zoning By-Law, also known as the Dover Amendment under Massachusetts General Laws Chapter 40A, Section 3, from the maximum height above finished grade of 40 feet as allowed in Section 4.2.2 of the Zoning By-law, to a height of 45.5 feet; and from the denial of any special permit also sought for this project and any other applicable sections of the Zoning By-law to allow the Applicant to expand its existing gymnasium by approximately 52,240 square feet (for a total square footage of approximately 81,032 square feet) and to modify the West parking lot adjacent to the gymnasium and administration building to add 13 additional parking spaces (for a total of 50 parking spaces). The property is located at **1191 Greendale Avenue, Needham, MA** in the Single Residence A Zoning District. The hearings for both the Appeal of the Building Inspector's Decision as noted in this notice and the Special Permits as noted in a complementary notice will be heard concurrently. 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, January 21, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.

- Case #4 8:00 PM Public notice is hereby given that St. Sebastian's School, owner, has applied to the Board of Appeals for Special Permits to expand its existing gymnasium by approximately 52,240 square feet (for a total square footage of approximately 81,032 square feet) and to modify the West parking lot adjacent to the gymnasium and administration building to add 13 additional parking spaces (for a total of 50 parking spaces). The Applicant is seeking special permits under Section 7.5.2 of the Zoning By-law as follows: under Section 5.1.1.5 to waive strict adherence to the number of required parking spaces pursuant to Section 5.1.2 (to allow an aggregate of 336 parking spaces to serve the West and East Campuses) and the parking lot design requirements pursuant to Section 5.1.3(m) (to allow parking on the East Campus and the West Campus to be aggregated for computing parking requirements and waivers) of the Zoning By-law. The property is located at **1191 Greendale Avenue, Needham, MA** in the Single Residence A Zoning District. The hearings for both the Special Permits detailed in this notice and the Appeal of the Building Inspector's Decision as noted in a complimentary legal notice will be heard concurrently. 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, Thursday, January 21, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.
- Case #5 8:15 PM Public notice is hereby given that Harry and Michelle Schechter, has made application to the Board of Appeals for a Special Permit under Sections 1.1, 1.4.6, 1.4.7.4, 4.2.1, 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 remove a conforming detached garage and to replace same with a new garage attached to an enlarged dwelling where the new structure is non-conforming relative to a side and rear yard setback. The property is located at 19 Gordon Road, 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, January 21, 2016 at 8:15 p.m. at which time and place all persons interested may appear and be heard.
- Case #6 8:45 PM 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. 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, January 21, 2016 at 8:45 p.m. at which time and place all persons interested may appear and be heard.