

**Town of Needham  
Board of Appeals**

**MINUTES**

Thursday, February 25, 2016 at 7:30 PM

Selectmen's Chambers, Needham Town Hall  
1471 Highland 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 Selectmen's Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, Massachusetts. Jon D. Schneider, Chairman presided and the following members were present: Howard S. Goldman, Peter Friedenber, and Kathy Lind Berardi. The Agenda of the meeting is attached.

Mr. Schneider opened the meeting at 7:32 p.m.

Mr. Friedenber made a motion to approve the February 9, 2016 meeting minutes. Mr. Goldman seconded. The Board unanimously approved the minutes.

The Board dismissed two incomplete applications: one for 250 Chestnut Street and the other for 232-260 Chestnut Street. The applicants have since filed a joint application which will be heard in March.

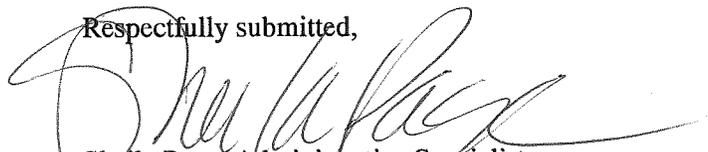
Mr. Schneider left the room for Case #1: 0 Forest Street - Wellesley Country Club. Mr. Goldman was Acting Chairman for the 0 Forest Street - Wellesley Country Club. Mr. Schneider returned to chair Cases #2 through #5.

Case # 1	0 Forest Street	Granted
Case # 2	68 Pleasant Street	Withdrawn by applicant without prejudice
Case # 3	350 Cedar Street	Granted
Case # 4	317 Central Avenue	Granted
Case # 5	3 Rosemary Street	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 10:30 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

**TOWN OF NEEDHAM**  
**BOARD OF APPEALS**  
**AGENDA**

Thursday, February 25, 2016 at 7:30 PM  
Selectmen's Chambers, Needham Town Hall  
1471 Highland Avenue, Needham, Massachusetts

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MINUTES 7:30 PM Discussion and approval of meeting minutes from February 9, 2016

Case #1 7:30 PM Continued from September 17, 2015, October 15, 2015, November 19, 2015, December 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.

BUSINESS MATTER 250 Chestnut Street- incomplete application.

Case #2 7:45 PM Continued from July 16, 2015, September 17, 2015, November 19, 2015, December 17, 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 WCVB TV Hearst Television, 5 TV Place, Needham, MA, tenant, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 6.7.3.3, 6.7.5 7.5.2 and any other applicable Sections of the By-Law to install a ground mounted satellite receive antenna on a new concrete pad. The property is located at 350 Cedar Street, Needham, MA in the Single Residence B District and the Wireless Communications Facilities Towers Overlay District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 25, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.

Case #5 8:20 PM Public notice is hereby given that William D. Gould, Jr., owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.7.2, 7.5.2 and any other applicable Sections of the By-law to add a second story addition on top of an existing non-conforming (as to side setback) sunroom. The property is located at 317 Central Avenue, Needham, MA in the Single Residence B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 25, 2016 at 8:20 p.m. at which time and place all persons interested may appear and be heard.

Case #6 8:30 PM Public notice is hereby given that Maurice Handel, owner, has made application to the Board of Appeals for a Special Permit under Sections 4.7.5, 7.5.2 and any other applicable Sections of the By-law for relief from dimensional regulations as to front setback in order to restore a historic vestibule. The property is located at 3 Rosemary Street, Needham, MA in the Single Residence B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 25, 2016 at 8:30 p.m. at which time and place all persons interested may appear and be heard.