

**Town of Needham  
Board of Appeals**

**MINUTES**

Wednesday, March 23, 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, Massachusetts. Jonathan D. Tamkin, Vice-Chairman 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 7:32 p.m.

Mr. Goldman made a motion to approve the February 25, 2016 meeting minutes. Ms. Berardi seconded. The Board unanimously approved the minutes.

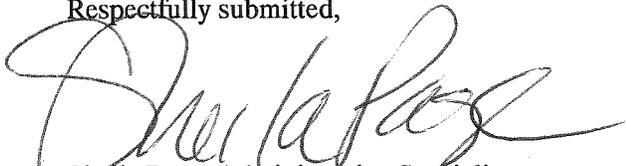
Case # 1	171 Brookside Avenue	Granted
Case # 2	1361 South Street	Continued to April 27, 2016 at 7:45PM
Case # 3	232-250 Chestnut Street	Withdrawn without prejudice
Case # 4	114 Hillside Avenue	Granted

The applicant of 114 Hillside Avenue, North Shore Residential Development, previously filed an application on January 29, 2016. Due to a technical issue they filed a new application which was heard tonight as Case #4. Mr. Goldman made a motion to dismiss the application dated January 29, 2016. Mr. Friedenberg seconded. The Board unanimously approved the dismissal.

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](http://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

Charles River Room, Public Services Administration Building  
500 Dedham Avenue, Needham, Massachusetts

**WEDNESDAY, March 23, 2016 at 7:30 PM**

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- Minutes                      Review and approve minutes from February 25, 2016 meeting.
- Case #1 7:30 PM              Continued from February 9, 2016 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.
- Case #2 7:45 PM              Continued from January 21, 2016, February 9, 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 #3 8:00 PM              Public notice is hereby given that John E. Malone Realty Trust, owners, and Ko Bistro, Inc., prospective tenant, has made application to the Board of Appeals for Special Permits under Sections 3.2.2, 7.5.2 and any other applicable Sections of the By-law to operate a 3,530 square foot restaurant with 104 seats; for more than one non-residential use on a lot; and to waive strict adherence to parking requirements and design requirements pursuant to Sections 5.1.1.5, 5.1.2, and 5.1.3. The property is located 232-260 Chestnut Street in the Chestnut Street Business 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 Wednesday, March 23, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.
- Business Matter              Dismiss duplicate 114 Hillside Avenue application
- Case #4 8:30 PM              Public notice is hereby given that North Shore Residential Development, Inc., prospective purchaser, has made application to the Board of Appeals under Sections 3.2, 7.5.3 and any other applicable Sections of the By-law for a plan substitution and/or further relief pursuant to a prior variance dated October 11, 1955 to demolish a pre-existing two-family dwelling and reconstruct a new two-family dwelling. The property is located at 114 Hillside 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 Wednesday, March 23, 2016 at 8:30 p.m. at which time and place all persons interested may appear and be heard.