

**Town of Needham  
Board of Appeals**

**MINUTES**

**Thursday, October 17, 2013  
Needham Town Hall**

7:30 p.m. Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Zoning Appeals was held at the Powers Hall, Needham Town Hall, 1471 Highland Avenue, and convened at 7:30 p.m. The Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Kathleen Lind Berardi, and Peter Friedenberg.

The Agenda of the meeting is attached.

Howard S. Goldman moved that the Board vote to approve the minutes from September 19, 2013 with a change of "motioned" to "move".  
Second: Jonathan D. Tamkin. Approved 3-0.

Amendment to 1257 Highland Avenue Decision	Granted
Case #1 1101 Highland Avenue	Granted
Case #2 16-18-20 Highland Avenue	Granted
Case #3 692 & 744 Greendale Avenue	Continued to 8:00 p.m. November 21, 2013

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. A DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM  
BOARD OF APPEALS

# AGENDA

THURSDAY, October 17, 2013 7:30 PM

James Hugh Powers Hall

Needham Town Hall

1471 Highland Avenue

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- MINUTES 7:00 PM Discussion and approval of meeting minutes from September 19, 2013
- CASE # 1 7:30 PM **Norfolk Lodge A. F. & A.M.** has requested a continuation of the Special Permit granted by the Board of Appeals on October 16, 1997 and filed with the Town Clerk on October 20, 1997 to allow the sale and storage of Christmas trees and related items at **1101 Highland Avenue**.
- CASE # 2 7:30 PM Public notice is hereby given that First Choice Management, LLC, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2.3, 6.1.2, 7.5.2, and any other applicable Sections of the By-Law to permit the alteration of an existing non-conforming three-car garage and the construction of a second floor above said three-car garage at **16-18-20 Highland Terrace, Needham, MA** in the General Residence District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, October 17, 2013 at 7:30 PM**, at which time and place all persons interested may appear and be heard.
- CASE # 3 8:00 PM **CONTINUED** - Public Notice is hereby given that Greendale Avenue Venture, LLC, c/o Mill Creek Residential Trust LLC, 15 New England Executive Park, Burlington, MA 01803, prospective purchaser, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, for construction of a multi-family residential project of 300 units in five buildings with associated parking and accessory units, on approximately 6.02 acres in the Single Residence A District at **692 & 744 Greendale Avenue, Needham MA**.