

**Town of Needham
Board of Appeals**

MINUTES

**Thursday, November 21, 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 Friedenber.

The Agenda of the meeting is attached.

Howard S. Goldman moved that the Board vote to approve the minutes from October 10, 2013 as presented.

Second: Jonathan D. Tamkin. Approved 3-0.

Howard S. Goldman moved that the Board vote to approve the minutes from October 17, 2013 with the addition that 692 & 744 Greendale Avenue hearing be continued until 8:00 p.m.

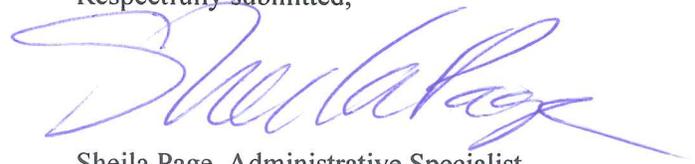
Second: Jonathan D. Tamkin. Approved 3-0.

Non-material change to 422 Hillside parking plan	Granted
Case #1 41 Stratford Road	Granted
Case #2 922-924 Central Avenue	Granted
Case #3 692 & 744 Greendale Avenue	Continued to 8:00 p.m. December 19, 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 10:10 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, November 21, 2013 7:30 PM

James Hugh Powers Hall
Needham Town Hall
1471 Highland Avenue

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- MINUTES 7:30 PM Discussion and approval of meeting minutes from October 10, 2013 and October 17, 2013.
- INFORMAL 7:30 PM Determination whether 422 Hillside revised parking is a material change.
- MATTER
- CASE # 1 7:30 PM Public notice is hereby given that James Hennessey, owner, 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 construct a detached two-car garage. The property is located at **41 Stratford Road, Needham, MA** in the Single Residential A 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, November 21, 2013 at 7:30 PM, at which time and place all persons interested may appear and be heard.
- CASE # 2 7:30 PM Public notice is hereby given that Needham Investment Co., prospective purchaser, has made application to the Board of Appeals for a Special Permit under Sections 1.4.10, 7.4.2 and 7.4.3 any other applicable Sections of the By-Law to allow a substitution of a non-conforming use to construct two two-family town homes. Said property is located at **922-924 Central Avenue, Needham, MA** in the Single Residential B 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, November 21, 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**.