

**Town of Needham
Board of Appeals**

MINUTES

**Thursday, December 19, 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: Howard S. Goldman, Kathleen Lind Berardi, and Peter Friedenber. Jonathan Tamkin arrived after Case #1.

The Agenda of the meeting is attached.

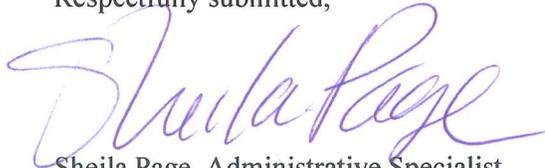
Howard S. Goldman moved that the Board vote to approve the minutes from November 21, 2013 as presented. Second: Kathy Lind Berardi. Approved 3-0.

Case #1 145 Rosemary Street	Granted
Case #2 50 Central Avenue	Continued to 7:30 p.m. January 30, 2014
Drafting Error Amendment Greendale Village Decision	Granted
Case #3 692 & 744 Greendale Avenue	Granted with conditions

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 10:24 p.m.

Respectfully submitted,


Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, December 19, 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 November 21, 2013 |
| INFORMAL MATTER | 7:30 PM | Drafting Error Amendment Greendale Village, June 4, 2013 Decision |
| CASE # 1 | 7:30 PM | Public notice is hereby given that Boston ENT Associates, PC, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-law to waive strict adherence to the off-street parking requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-law. The applicant proposes to lease 4,493 square feet of first floor space in the building for medical office use. The property is located at 145 Rosemary Street, Needham, MA in the Industrial Zoning District and the Single Residence 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, December 19, 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 TTP, LLC, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.3.2, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law to renovate an existing commercial building for the purpose of a small grocery and convenience store with an accessory food take-out counter and accessory sales of ice cream and related products. The property is located at 50 Central Avenue, Needham, MA in the Neighborhood Business 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, December 19, 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 . |