

**Town of Needham
Board of Appeals**

MINUTES

**Thursday, January 30, 2014
Charles River Room, Public Services Administration Building**

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 Charles River Room, Public Services Administration Building, 500 Dedham Avenue. The Chairman, Jon D. Schneider presided and the following members were present: Jonathan Tamkin, Kathleen Lind Berardi, and Peter Friedenber. Howard S. Goldman was absent.

The Agenda of the meeting is attached.

Jonathan Tamkin moved that the Board vote to approve the minutes from December 19, 2013 with the clarification that Mr. Tamkin arrived after Case #1. Second: Kathy Lind Berardi. Approved 3-0.

Plan Substitution 29 Powers Street

Granted

Case #1 50 Central Avenue

Continued to February 27,
2014 at 7:30 p.m.

Case #2 187 Brookline Street

Granted

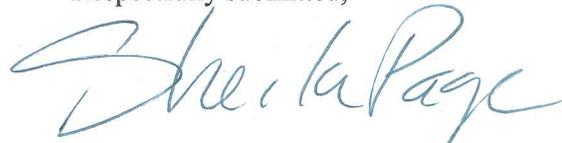
Case #3 27 Curve Street

Continued to February 27,
2014 at 7:45 p.m.

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 8:20 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, January 30, 2014 7:30 PM

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

MINUTES 7:30 PM Discussion and approval of meeting minutes from December 19, 2013.

INFORMAL 7:30 PM Plan Substitution for 29 Powers Street.
MATTER

CASE # 1 7:30 PM **CONTINUED from December 19, 2013** - 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. All persons interested may appear and be heard.

CASE # 2 7:45 PM Public notice is hereby given that the Town of Needham, Permanent Public Building Committee, 500 Dedham Avenue, Needham, MA, 02492, has made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 5.1.1.5, 5.1.3(a)(f)(i)(k)(l), 4.2.1(b), 4.2.8.1, 4.2.8.2, 4.2.8.3 and any other applicable Sections of the Zoning By-Law to alter a pre-existing nonconforming parking lot and to waive parking design requirements in order to construct a 7,140 sq. ft. detached modular classroom building on the southwest corner of the existing building. The 17.1 acre site is located at **187 Brookline Street, Needham MA**, in the Single Residence B District. All persons interested may appear and be heard.

CASE # 3 7:45 PM **RESCHEDULED/CONTINUED TO FEBRUARY 27, 2014 AT 7:45 PM IN THE SELECTMEN'S CHAMBERS – TOWN HALL** - Public notice is hereby given that Hillcrest Development Inc., prospective purchaser, has made application to the Board of Appeals for a Special Permit under Sections 1.4.10 and 7.5.2 any other applicable Sections of the Zoning By-Law to allow a substitution of a non-conforming use to construct a single three-unit residential building. Said property is located at **27 Curve Street, Needham, MA** in the Single Residential B District. All persons interested may appear and be heard.