

Town of Needham
Zoning Board of Appeals
Minutes

April 25, 2013

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 Selectmen's Chambers, Needham Town Hall, 1471 Highland Ave, and convened at 7:30 pm. The Chairman, Jon D. Schneider, presided and the following members were present: Jonathan D. Tamkin, Howard Goldman, Peter Friedenberg, and Kathy Lind Berardi.

The Agenda of the meeting is attached. The following actions were taken:

Case # 1	155 Reservoir Street	Approved
Case # 2	292 Forest Street	Approved
Case # 3	33 Highland Avenue	Approved
Case # 4	62 Wilshire Park	Approved
Case #5	894 & 906 Greendale Avenue	Continued

Other Business: 692 & 744 Greendale Avenue The Board voted to extend the opening of this case to May 23, 2013, at 8:00 PM

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 10:45 PM.

Respectfully submitted,



Marita Klements, Clerk

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

Thursday, April 25, 2013, 7:30 PM

Selectmen's Chambers

Needham Town Hall

1471 Highland Avenue

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- Minutes **7:30 PM** Discussion and approval of previous month's meeting minutes.
- CASE #1 **7:30 PM** Public notice is hereby given that **155FH Reservoir Realty Trust, Frederick M. Hartman, Trustee**, prospective purchaser, 919 Great Plain Avenue, Needham, MA 02492, has made application to the Board of Appeals for a Special Permit under Sections 1.4.9, 5.1.2, 5.1.3, 3.2.3.2, 7.5.2, and any other applicable Sections of the By-Law to permit more than one non-residential use on a lot, to waive strict adherence to the requirements of the parking plan and design requirements, and any and all other relief that may be necessary to permit the substitution of a steel tubing company for an existing furniture and cabinet company. The lot in question is **155 Reservoir Street, Needham, MA** in the Neighborhood Business District.
- CASE # 2 **7:30 PM** Public notice is hereby given that **Volante Farms**, 204 Brookside Road, Needham, MA 02492, owner, has made application to the Board of Appeals for an appeal of the Building Inspector's Decision. The Applicant is appealing under Sections 7.5.1, and any other applicable Sections of the By-Law to permit the sale of craft beer in addition to wine at **292 Forest Street, Needham, MA** in the Single Residence A District.
- CASE # 3 **8:00 PM** Public notice is hereby given that **Yo So Good, LLC**, 54 Samoset Road, Peabody, MA 01960, prospective tenant, has made application to the Board of Appeals for special permit under Sections 3.2.5.2(k), 5.1.1.5, 5.1.2, 5.1.3, 1.4.6, 7.5.2, and any other applicable Sections of the By-Law to permit the alteration of a non-conforming structure, to waive the parking requirements of the zoning by-law, and any and all other relief necessary to operate a frozen yogurt store with 24 seats at **33 Highland Avenue, Needham, MA** in the Highland Commercial - 128 District.
- CASE # 4 **8:00 PM** Public notice is hereby given that **Edward Mullahy**, 62 Willshire Park, Needham, MA, owner, has made application to the Board of Appeals for a Special Permit under Section 4.2.3, and any other applicable Sections of the By-Law to permit the extension of an existing non-conforming landing to create access to a proposed addition. The lot in question is **62 Willshire Park, Needham, MA** in the Single Residence B District.
- CASE # 5 **8:30 PM** **CONTINUED:** Public Notice is hereby given that **Greendale Village LLC, 165 Chestnut Hill Ave, Unit #2, Brighton, MA 02135**, owner, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, Sections 20-23 for **construction of 20 town house units, 4 of which are to be affordable**, on 111,480 square feet in the Single Residence B District at 894 and 906 Greendale Avenue.

Other Business

Discussion and vote on the extension of the opening date of the 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.