

**Town of Needham
Board of Appeals**

MINUTES

Thursday, February 27, 2014
Selectmen's Chambers, Needham Town Hall
1471 Highland Avenue, Needham, Massachusetts

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 Selectmen's Chambers, Needham Town Hall 1471 Highland Avenue, Needham, Massachusetts. The Vice-Chairman, Jonathan D. Tamkin presided and the following members were present: Howard S. Goldman, Kathleen Lind Berardi, and Peter Friedenbergl.

The Agenda of the meeting is attached.

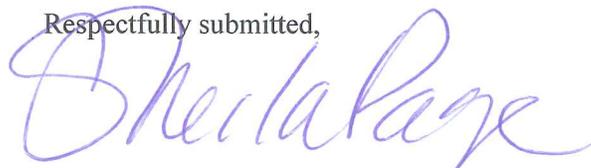
Mr. Goldman moved that the Board vote to approve the minutes from January 30, 2014.
Second: Kathy Lind Berardi. Approved 3-0.

| | |
|---|---|
| Informal Matter – Greendale Village - Amendment | Granted |
| Case #1 50 Central Avenue | Continued to March 20, 2014 at 7:30 p.m. |
| Case #2 84 Whittier Road | Granted |
| Case #3 74 Hillcrest Road | Granted |
| Case #4 27 Curve Street | Continued to March 20, 2014 at 7:45 p.m. |
| Case #5 355R Chestnut Street | Granted |
| Case #6 18 Maple Terrace | Continued to March 20, 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 10:35 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, February 27, 2014 7:30 PM
Selectmen's Chambers, Needham Town Hall
1471 Highland Avenue, Needham, Massachusetts

- MINUTES 7:30 PM Discussion and approval of meeting minutes from January 30, 2014.
- INFORMAL 7:30 PM Amendment - Setback waiver and condition modification for 900 Greendale MATTER Village.
- CASE # 1 7:30 PM **CONTINUED from January 30, 2014** - 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 7:30 PM Public notice is hereby given that Christian and Sara Iantosca, owners, have made application to the Board of Appeals for a Special Permit to construct a detached two-car garage under Sections 7.5.2, 6.1.2 and any other applicable Sections of the By-law. Currently, parking for one car is located within the primary structure, which would remain. The property is located at 84 Whittier Road, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 27, 2014 at 7:30 PM, at which time and place all persons interested may appear and be heard.
- CASE # 3 7:30 PM Public notice is hereby given that Sara Bryant and Joseph A. Mara, Jr., prospective buyers, have made application to the Board of Appeals for a Special Permit to construct a second story addition and to lift the house to in order to construct a full basement on a pre-existing, non-conforming lot under Sections 7.5.2, 1.4.6 and any other applicable Sections of the By-law. The property is located at 74 Hillcrest Road, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 27, 2014 at 7:30 PM, at which time and place all persons interested may appear and be heard.

CASE # 4 7:45 PM

RESCHEDULED/CONTINUED from January 30, 2014 - 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.

CASE # 5 7:45 PM

Public notice is hereby given that Needham Oil & Air, LLC, owner, has made application to the Board of Appeals for a Special Permit to replace four 20,000 gallon underground storage tanks with three 10,000 gallon aboveground storage tanks and related concrete pad, containment dike and canopy under Sections 1.4.6, 7.5.2, and any other applicable Sections of the By-law. The property is located at 355R Chestnut Street, Needham, MA in the Chestnut Street Business District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 27, 2014 at 7:45 p.m., at which time and place all persons interested may appear and be heard.

CASE # 6 8:00 PM

Public notice is hereby given that Maureen Nephew, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, and any other applicable Sections of the By-law to permit the extension of a pre-existing non-conforming building in order to allow an addition on to the main house. The property is located at 18 Maple Terrace, Needham, MA in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 27, 2014 at 8:00 PM, at which time and place all persons interested may appear and be heard.