

**Town of Needham
Board of Appeals**

MINUTES

Thursday, March 20, 2014

Charles River Room, Public Services Administration Building
500 Dedham 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 Charles River Room, Public Services Administration Building, 500 Dedham Avenue. The Vice-Chairman, Jonathan D. Tamkin presided and the following members were present: Howard S. Goldman, Kathy Lind Berardi, and Peter Friedenberg.

The Agenda of the meeting is attached.

Howard Goldman moved that the Board vote to approve the minutes from February 27, 2014. Second: Peter Friedenberg. Approved 3-0.

Case #1 50 Central Avenue	Granted
Case #2 18 Maple Terrace	Granted
Case #3 27 Curve Street	Continued to April 24, 2014 at 8:00 p.m.
Case #4 190 Edgewater Drive	Rescheduled to April 24, 2014

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 8:45 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, March 20, 2014 7:30 PM
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

- MINUTES 7:30 PM Discussion and approval of meeting minutes from February 27, 2014.
- CASE # 1 7:30 PM **CONTINUED from February 27, 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 7:45PM **CONTINUED from February 27, 2014** - 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. All persons interested may appear and be heard.
- CASE # 3 7:45 PM **CONTINUED from February 27, 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 # 4 8:00 PM **CANCELLED/RESCHEDULED TO APRIL 24, 2014** DUE TO PUBLIC NOTICE ERROR - Public notice is hereby given that David Nectow, owner, has made application to the Board of Appeals for a Special Permit under Section 3.3.3(h) and any other applicable Sections of the Zoning By-Law to allow the construction of residential improvements including a deck, pool, hot tub, pervious terrace and walkways within the Flood Plain Zoning District. Said property is located at **190 Edgewater Drive, Needham, MA** in the Single Residential A District.