

**Town of Needham
Board of Appeals**

MINUTES

Thursday, April 24, 2014

Broadmeadow School Performance Center
120 Broad Meadow Road, 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 Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, Massachusetts. The Chairman, Jon D. Schneider presided and the following members were present: Howard S. Goldman, Kathy Lind Berardi, and Peter Friedenber. Mr. Goldman left before Case # 6.

The Agenda of the meeting is attached.

Howard Goldman moved that the Board vote to approve the minutes from March 20, 2014. Second: Peter Friedenber. Approved 3-0.

Case # 1 190 Edgewater Drive	Partially Granted
Case # 2 9 Mercer Road	Denied
Case # 3 18 Rolling Lane	Granted
Case # 4 68 Highland Avenue	Continued until May 15, 2014 at 7:30 p.m.
Case # 5 27 Curve Street	Granted with Conditions
Case # 6 32-34 Pleasant Street	Continued until May 15, 2014 at 8:00 p.m.
Case # 7 925 Webster Street	Withdrawn without Prejudice

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 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, April 24, 2014 at 7:30 PM

Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, Massachusetts

- MINUTES 7:30 PM Discussion and approval of meeting minutes from March 20, 2014.
- CASE # 1 7:30 PM 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. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Thursday, April 24, 2014 at 7:30 p.m.** at which time and place all persons interested may appear and be heard.
- CASE # 2 7:30 PM Public notice is hereby given that Ryan and Caryn Manning, 9 Mercer Road, Needham, MA, owners, have made an Appeal to the Building Inspector's Decision to the Board of Appeals under Sections 7.5.1 and any other applicable Sections of the By-law to allow a covered entry porch which was built within the setback to remain. The property is located at **9 Mercer Road, Needham, MA**, in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA on Thursday, April 24, 2014 at 7:30 p.m.** at which time and place all persons interested may appear and be heard.
- CASE # 3 7:30 PM Public notice is hereby given that Joseph McKown, 18 Rolling Lane, Needham, MA, owner, has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2 and any other applicable Sections of the By-Law to permit a second story addition above the existing garage. The property is located at **18 Rolling Lane, Needham, MA** in the Single Residence A Zoning District. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Thursday, April 24, 2014 at 7:30 p.m.** at which time and place all persons interested may appear and be heard.
- CASE # 4 7:45 PM Public notice is hereby given that Lino Aiello, 122 Water Street, Quincy, MA, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2 and any other applicable Sections of the By-Law to operate a take-out food counter as an accessory to an Italian food retail establishment. The property is located at **68 Highland Avenue Needham, MA**, in the Highland Commercial-128 Zoning District. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Thursday, April 24, 2014 at 7:45 p.m.** at which time and place all persons interested may appear and be heard.

- CASE # 5 8:00 PM **CONTINUED from March 20, 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 # 6 8:45 PM Public notice is hereby given that 32-34 Pleasant Street LLC, 57 Toxeth Street, Brookline, MA, prospective purchaser, has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.2, 3.2, 7.5.2 and any other applicable Sections of the By-law to allow the demolition and reconstruction of the lawful pre-existing non-conforming two-family dwelling at **32-34 Pleasant Street Needham, MA**, in the Single Family Residential B Zoning District. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Thursday, April 24, 2014 at 8:45 p.m.** at which time and place all persons interested may appear and be heard.
- CASE # 7 9:00 PM Public notice is hereby given that 925 Webster Street, LLC, owner, has made application to the Board of Appeals to transfer the permit originally granted to Needham Sail Lofts, LLC to 925 Webster Street, LLC and for an Amendment to the Special Permit dated October 10, 2013 under Sections 7.5.2 and any other applicable Sections of the By-Law to allow a plan substitution for the partial and/or total demolition and reconstruction of an existing lawful, non-conforming building as necessary due to field conditions, to the same limits, location, and extent previously approved in the Special Permit. The original Special Permit granted six residential dwellings and waived strict adherence to the requirements of Sections 5.1.2 and 5.1.3. The property is located at **925 Webster Street, Needham, MA** in the Single Residential B District. Upon said notice, a public hearing will be held in the **Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, MA, on Thursday, April 24, 2014 at 9:00 p.m.** at which time and place all persons interested may appear and be heard.