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**TOWN OF NEEDHAM  
MASSACHUSETTS  
BOARD OF APPEALS**

***Special Permit***

***Arthur and Valentina, owners  
164 Broad Meadow Road  
Map 13, Parcel 26***

***October 20, 2022***

Arthur and Valentina Elzon, owners, applied to the Board of Appeals for a Special Permit under Sections 6.1.2, and any other applicable Sections of the By-Law to allow one additional garage space on the lot. This request is associated with the demolition and reconstruction of a new single-family house with an attached three car garage. The property is located at 164 Broad Meadow Road, Needham, MA in the Single Residence B (SR-B) District. A public hearing was held remotely on Zoom, on Thursday, October 20, 2022 at 7:30 p.m.

***Documents of Record:***

- Application for Hearing, Clerk stamped September 27, 2022.
- Demo Plan, prepared and stamped by Peter J. Nolan, Professional Land Surveyor, dated March 31, 2022.
- Proposed Plans, prepared and stamped by Peter J. Nolan, Professional Land Surveyor, dated September 26, 2022.
- Plans T-1.1, A-1.2-1.3; A-2.1-A-2.4, prepared by McKay Architects, stamped by Michael McKay, certified professional architect, dated September 22, 2022.
- Letter from Dave Roche, Building Commissioner, dated October 11, 2022.
- Email from Chief John Schlittler, Police Department, dated September 29, 2022.
- Email from Chief Tom Conroy, Fire Department, dated September 29, 2022.
- Email from Tara Gurge, Assistant Public Health Director, October 11, 2022.
- Letter from Lee Newman, Director of Planning and Community Development, dated October 5, 2022.
- Email from Thomas Ryder, Town Engineer dated October 11, 2022.
- Email from Joe Murphy dated October 20, 2022.
- Form Letter from Nick Campbell undated.
- Form Letter from Daniel Goodman, undated.

- Letter from Doreen and David Embree dated October 20, 2022.

### **October 20, 2022**

The Board included Jon D. Schneider, Chair; Jonathan D. Tamkin, Vice-Chair; and Howard S. Goldman, Member. Also participating were Peter Friedenberg, Associate Member, and Nik Ligris, Associated Member. Mr. Schneider opened the hearing at 7:30 p.m. by reading the public notice.

Valentina Elzon, reported that she and her husband Arthur Elzon, had purchased the large lot to be in close, safe walking distance to the Broadmeadow School. They have three children who attended or attend the school.

They intended to build a third garage for their mother-in-law who helps with the children and will eventually live with them.

Mr. Elzon noted that the previous single-family structure was demolished a few weeks ago and they were holding off building the new single family until they talked with the neighbors and obtained a Special Permit. The Elzons sought and received support from their neighbors and provided letters of support. Mr. Elzon said that the garage lighting will be 18" downlights. The garage does not the face the street and is attached to the main house in an L shaped to provide good maneuverability.

Mr. Tamkin appreciated the applicant seeking relief for the third garage prior to construction.

#### Comments received:

- Engineering Department noted that the plans should be revised to show the calculations that the infiltration system is sized to contain a minimum of one inch of the total impervious area of the site for infiltration.
- Fire Department had no issue.
- Health Department noted that prior to demolition an online Demolition Review was required with the appropriate pest control and asbestos sampling reports.
- Police Department has no issue.
- Building Department had no comment.
- Letters and emails in support were received from the following neighbors: Joe Murphy, 175 Broad Meadow Road; Nick Campbell, 153 Broad Meadow Road; Daniel Goodman, 156 Broad Meadow Road; Doreen and David Embree, 168 Broad Meadow Road.

Graham Wells, 110 Broad Meadow Road, asked about the beech tree on the property. Mr. Elson responded that the tree will be preserved.

Mr. Tamkin moved to grant a Special Permit under Section 6.1.2 to allow the additional garage space on the lot for a total three-car attached garage in accordance with the plans submitted conditioned that there be no exterior light spill over to the adjacent properties; and the plans be revised to comply with stormwater drainage as requested by the Engineering Department. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 7:40 p.m.

**Findings:**

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The property is located at 164 Broad Meadow Road, Needham, MA in the Single Residence B (SR-B) District on a lot containing 32,679 square feet.
2. The Applicants propose to demolish the existing single-family home and to build a new single-family home with a three-car garage. The new house will comply with all dimensional requirements for the District.
3. The Applicants are entitled to a two-car garage as of right and a third car garage if the Board issues a Special Permit under Section 6.1.2.
4. The proposed third garage (a) will not alter the character of the premises in which it is located, (b) will not have a material adverse effect on the value of the land and buildings or structures in the neighborhood or the amenities thereof, and (c) will not produce noise, odors or glare observable at the lot lines in amounts clearly detrimental to the normal use of the adjacent property. The granting of a Special permit is consistent with the criteria of Section 7.5.2.

**Decision:**

- On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the Applicants a Special Permit under Sections 6.1.2 and 7.5.2 to build three garages in accordance with the plans presented at the hearing, subject to the conditions that (a) exterior lighting will be downward and will not spill over to adjacent properties; and (b) all stormwater and erosion controls measures and plans requested by the Engineering Department shall be provided prior to submitting the building permit application.

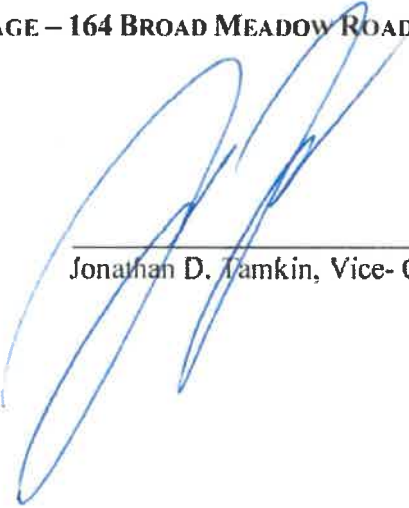
**SIGNATORY PAGE –164 BROAD MEADOW ROAD**



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Jon D. Schneider, Chair

**SIGNATORY PAGE – 164 BROAD MEADOW ROAD**



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Jonathan D. Tamkin, Vice- Chair

**SIGNATORY PAGE – 164 BROAD MEADOW ROAD**



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Howard S. Goldman, Member