

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, January 19, 2023– 7:30 PM
Zoom Meeting ID Number: 876-1480-7841
Approved February 16, 2023

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held remotely on Zoom on Thursday, January 19, 2023 at 7:30 p.m. Jon D. Schneider, Chair, presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Peter Friedenberg and Nik Ligris. Also in attendance was Daphne M. Collins, Zoning Specialist. Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Goldman motioned to approve the minutes of November 17, 2022. Mr. Tamkin seconded the motion. The Board unanimously approved the minutes.

Case #1	145 Rosemary Street	Approved
Informational Item	Proposed Zoning Amendments – Third Car Garage and Accessory Dwelling Units (ADU)	

Mr. Schneider reported that the Planning Board is discussing amending the Zoning By-Law for Third Car Garages and ADUs. He attended two meetings of the Planning Board in January

It is likely that they will propose a zoning amendment that will eliminate the requirement for a Special Permit for a third garage in the SRB district and allow them by-right as long as there are not three garages in a line facing the street. The third garage would need to be set back 5 feet if on the front or be on the side or rear. This will probably eliminate 70% of the garage requests before the Board.

They are discussing an ADU zoning amendment that will eliminate some of the restriction on ADUs in hopes to expand affordable housing in Needham. Some of the changes discussed were allowing ADUs to be occupied by anyone without restriction to relationship to the owner with a 12 month lease and allowing an ADU in an accessory building. ADU's would be allowed by right if located within the primary dwelling unit. If the ADU is in an accessory building, a special permit would be required.

The Planning Board has to draft a final zoning proposal, submit it to the Select Board for approval and hold Public Hearings. The Planning Board is hoping to present amendments to Town Meeting in the Spring. If any Board member wants to be involved, he should let Mr. Schneider know and there will be an opportunity to participate in the next meeting of the Planning Board.

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. The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> or at <https://www.youtube.com/user/TownofNeedhamMA/playlists>

The meeting adjourned at 8:15 p.m.