

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, June 20, 2024 - 7:30PM
Adopted July 18, 2024

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, June 20, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan D. Tamkin, Chair; Nik Ligris, Member; and Peter Friedenberg, Associate Member

BOARD MEMBER(S) ABSENT: Howard Goldman, Valentina Elzon

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

Mr. Tamkin, Chair presided and opened the meeting at 7:30 p.m.

1. MINUTES OF MAY 16, 2024

Mr. Ligris moved to approve the minutes of May 16, 2024. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

2. 37 MOSELEY AVENUE

REQUEST TO WITHDRAW WITHOUT PREJUDICE

APPROVED

Mr. Friedenberg moved to approve the request to withdraw without prejudice the application for a Variance for 37 Moseley Avenue. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 45 FOURTH AVENUE

SPECIAL PERMIT AMENDMENT

APPROVED

Mr. Ligris moved to amend the existing Special Permit dated September 18, 2014 and amended October 16, 2024 pursuant to Sections 3.2.4.2 of the By-Law to permit a private school to adjust hours of operation to 7:00 a.m. to 9:00 p.m. seven days a week, increase limit on number of students to 50, increase limit on number of staff to 28, and allow “family swims” of no more than 50 people

and birthday parties of no more than 50 people as a form of open swim without direct instruction or class and accessory to the main use; and to amend the existing Special Permit pursuant to Sections 5.1.1.5, 5.1.2., 5.1.3 waiving strict adherence to the number of required parking conditioned on the submission of an annual report to the BOH, the Building Inspector and the Fire Department regarding staff, number of lifeguards, students, open swim/birthday party data. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

4. 315 CHESTNUT STREET

SPECIAL PERMIT

APPROVED

Mr. Friedenberg moved to grant a Special Permit at 315 Chestnut Street (i) under Section 3.2.2 of the By-Law to permit the use of the second floor space for a private school tutoring children in the third to eighth grades, and to permit more than one non-residential use on a lot, and (ii) under Sections 5.1.1.5, 5.1.2 and 5.1.3 of the By-Law waiving strict adherence to the number of parking spaces (of the 24 required spaces, 16 spaces are waived) and parking plan and design requirements. Mr. Ligris seconded the motion. The motion was unanimously approved.

5. 1257 HIGHLAND AVENUE

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant a special permit under Section 3.2.2. for a restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter; under Section 3.2.2 for a take-out operation accessory to a restaurant use; Section 3.2.2 for more than one non-residential use on a lot; and Section 5.1.1.5 for the waiving strict adherence with the requirements of Section 5.1.2 (required parking) and 5.1.3 (parking plan and design requirements) of the By-Law. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

The meeting adjourned at 9:56 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. Copies of the Decisions are filed at the Board website linked here:

<https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=>

or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>



TOWN OF NEEDHAM
BOARD OF APPEALS

June 20, 2024 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN!

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