

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, January 29, 2025 - 7:30PM
Approved February 27, 2025

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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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 Wednesday, January 29, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Peter Friedenberg, Associate Member; Valentina Elzon, Associate Member

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In

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

1. MINUTES OF DECEMBER 19, 2024

Mr. Ligris moved to approve the minutes of December 19, 2024. Mr. Goldman seconded the motion. The motion was unanimously approved.

2. 51 FREMONT STREET

SPECIAL PERMIT

APPROVED

Mr. Goldman moved to grant a Special Permit pursuant to Section 3.2.6.2 to allow the use for an equipment rental service; and a Special Permit pursuant to Sections 5.1.1.5, 5.1.2, and 5.1.3 to waive strict adherence to the number of required parking and the parking plan and design requirements under of the By-Law. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 250 HIGHLAND AVENUE

SPECIAL PERMIT**APPROVED**

Mr. Ligris moved to grant a Special Permit pursuant to 3.2.5.2 (h) and (i) to allow a restaurant serving meals for consumption on the premises and at tables; and take-out operation accessory to the restaurant; and a Special Permit pursuant to Sections 5.1.1.5, 5.1.2, and 5.1.3 to waive strict adherence to the number of required parking and the parking plan and design requirements under of the By-Law. A written decision will be prepared. Mr. Goldman seconded the motion. A written decision will be prepared. The motion was unanimously approved.

Ms. Elzon and Mr. Ligris left the meeting at 8:46 p.m. prior to the opening of the next meeting.

4. 378 MANNING STREET**APPEAL OF A BUILDING INSPECTOR DECISION****CONTINUED TO FEBRUARY 27, 2025**

The public hearing was conducted, the Appellants, the Owner, and the public provided comments. The Board looked to continue the meeting to allow the Owner to gather evidence of continuous two-family use and to allow the Owner to meet with the abutters to find consensus on the scale and scope of the proposal. Mr. Goldman moved to continue the Public Hearing to February 27, 2025 at 7:30pm. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

Mr. Ligris returned to the meeting at 9:50 p.m. after the close of the prior meeting.

5. 282 WARREN STREET**SPECIAL PERMIT****CONTINUED TO FEBRUARY 27, 2025**

The Applicant requested a Continuance. Mr. Goldman moved to continue the Public Hearing to February 27, 2025 at 7:30pm. Mr. Ligris seconded the motion. The motion was unanimously approved.

6. 0 COLGATE ROAD**APPEAL OF A BUILDING INSPECTOR DECISION****CONTINUED TO FEBRUARY 27, 20**

The public hearing was conducted, the Appellant, the direct Abutter, and the public provided comments. The Board looked to continue the meeting to allow the Appellant to provide further documentation of a private way that provides frontage for 0 Colgate Road as defined under the Zoning By-Law. Mr. Friedenberg moved to continue the Public Hearing to February 27, 2025 at 7:30pm. Mr. Ligris seconded the motion. The motion was unanimously approved.

The meeting adjourned at 10:10 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. 72261.

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

January 29, 2025 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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Ting Rao Lin	70 Gatewood Drive Needham, MA	
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PLEASE SIGN IN

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