

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, April 17, 2025 - 7:15PM
Approved May 15, 2025

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
--	--

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, April 17, 2025 at 7:30 p.m.

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

BOARD MEMBERS ABSENT: Jonathan Tamkin, Chair; Nikolaos Ligris, Member

STAFF PRESENT: Alison Steinfeld, Housing Coordinator; Kathryn Copley, Administrative Coordinator; Daphne Collins, Zoning Coordinator (*attended remotely*).

ATTENDANCE: See attached Sign-In Form

Howard S. Goldman, Vice-Chair presided and opened the meeting at 7:15p.m.

1. COMPREHENSIVE PERMIT OVERVIEW – CHRIS HEEP, TOWN COUNSEL

Chris Heep, Town Counsel, provided a brief overview of Comprehensive Permits highlighting the Board’s role, timelines, waivers, conditions, and legal standards. He noted that the scheduled 40B before the Board was a Local Initiative Project (LIP), a type of Comprehensive permit where the developer must seek and have support from the Town to access state subsidies. The Needham Select Board granted its support and a letter signed by the Town Manager was submitted to the state. The Town is understood as a co-applicant; and a project of this type is identified as a “friendly 40B.”

2. 0 COLGATE ROAD

APPEAL OF A BUILDING INSPECTOR DECISION

WITHDRAWN

The Applicant requested that the Appeal of Building Inspector Decision be withdrawn without prejudice. Mr. Friedenberg noted that as an Appeal of a Building Inspector Decision there is a specific Building Inspector's Decision with its associated timeline and it would be inappropriate to grant a withdrawal without prejudice. He suggested the withdrawal be granted and be silent on the type. Mr. Friedenberg moved to accept the request to withdraw the Appeal of Building Inspector Decision at 0 Colgate Road. Mr. Goldman seconded the motion. The motion was unanimously approved.

3. 282 WARREN STREET

VARIANCE

WITHDRAWN WITHOUT PREJUDICE

The Applicant requested that the Variance application be withdrawn. Ms. Elzon moved to accept the request to Withdraw without Prejudice the Application for a Variance at 282 Warrant Street. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

4. 339 CHESTNUT STREET

COMPREHENSIVE PERMIT (LIP)

CONTINUED TO MAY 15, 2025

The public hearing was conducted, the Applicant and public provided comments. The Chair and the Board agreed to continue the meeting to May 15, 2025 at 7:30 p.m.

5. MINUTES OF MARCH 20, 2025

Mr. Friedenberg moved to approve the minutes of March 20, 2025. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 9:00 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>

