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**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Special Permit

***Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust 2023 and
Andrea Gayman, Trustee of the Andrea Gayman Revocable Trust 2023,
Applicants
99 Whitman Road
Map 305, Parcel 15***

June 12, 2025

Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust 2023, and Andrea Grayman, Trustee of the Andrea Gayman Revocable Trust 2023, Applicants, applied for a Special Permit under Section 6.1.2 and any other applicable sections of the Zoning By-Law to allow for one additional enclosed garage space within the new accessory cabana/pool house currently under construction at their property at 99 Whitman Road. The property is located in the in the Single Residence A (SR-A) zoning district. A public hearing was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue on Thursday, June 12, 2025 at 7:30 p.m.

Documents of Record:

- Cover Letter from George Giunta, Jr. dated May 19, 2025.
- Application for Hearing, Clerk stamped May 19, 2025
- Memorandum of Support with attachments, prepared by George Giunta, Jr., dated May 19, 2025.
- Certified Plot Plan of Proposed Addition and Cabana, prepared by Field Resources, Inc., stamped by Bradley Simonelli, Professional Land Surveyor, July 18, 2025.
- Plans A-1.1, A-2.1 Cabana/Pool House Original Approved, A-2.1 Cabana/Pool House with Proposal Larger Door, prepared by McKay Architects, stamped by Michael L. McKay, Registered Architect, dated May 24, 2024.
- Letter from Lee Newman, Director of Planning and Community Development, dated June 3, 2025.
- Letter from Joseph Prondak, Building Commissioner, dated June 6, 2025.
- Email from Thomas Ryder, Town Engineer, dated June 3, 2025.

- Email from Chief Tom Conroy, Fire Department, dated May 20, 2025.
- Email from Tara Gurge, Assistant Public Health Director, dated June 3, 2025.
- Photos of Garages and Cabana/Pool House, June 12, 2025.

June 12, 2025

The Board included Jonathan D. Tamkin, Chair; Howard Goldman, Vice-Chair; and Valentina Elzon, Associate Member. Peter Friedenberg, Associate Member, was also in attendance. Mr. Tamkin read the public notice and opened the Public Hearing at 7:30 p.m.

George Giunta, Jr., the attorney representing the Applicant; and Jeffrey Gayman, Applicant, were in attendance.

Mr. Giunta noted that the application is to allow an additional enclosed garage space within the accessory cabana/pool house currently under construction at 99 Whitman Road. The property is a conforming lot containing 43,560 square feet with 235.46 feet of frontage. All the buildings at the premises were authorized under several building permits beginning in October 2023, with the last one issued in August 2024 for the cabana/pool house.

The building permit for the cabana/pool house was authorized with a 6' wide and 8' high doors facing Whitman Road. The house was also authorized to include an attached three-car garage located on the north side of the structure.

The cabana/pool house has a storage area on the first floor, accessible by the front doors. The Applicants wish to replace the 6' wide and 8' high front doors with 10 feet wide and 8'9" high barn style doors to accommodate their 20' Boston Whaler boat. The cabana/pool house is 25' deep. No changes are proposed to the structure and layout of the approved cabana/pool house. Mr. Gayman said that the 10' wide door is necessary to allow the 9' trailer for the boat. The primary reason given for the garage door replacement is that Mr. Gayman would prefer to store his boat in the garage rather than outside in the driveway.

Mr. Giunta noted that the installation of the larger doors renders the interior of the cabana/pool house a garage space pursuant to the Zoning By-Law. As the single-family structure already includes a three-car garage, the addition of a fourth garage requires a Special Permit under Section 6.1.2 of the By-Law.

Mr. Giunta said that the additional garage meets all the applicable criteria of the Section 6.1.2 (a) (b) and (c) of the By-Law. The garage will not alter the character of the premises, the cabana/pool house, as it will continue to be used consistently as an accessory building; as there is only a change in the door size there will be no significant adverse effect on the value of the land, building or structures in the neighborhood; and as the use will be for the customary, single family residential purpose inside an accessory structure, there will be no detrimental noise, odors or glare likely or anticipated. Mr. Giunta added that storing the boat inside versus shrink wrapped outside on the driveway would be preferable for the neighborhood attractiveness.

Mr. Tamkin asked what determined a garage from storage space. Mr. Giunta responded that it is

the size of the door allowing the storage of a vehicle makes it a garage space – not what is stored therein. In addition, Mr. Giunta did not believe the Building Department could put a restriction limiting the storage to the type of vehicle.

Mr. Giunta provided elevations of the cabana/pool house with the approved doors and the proposed garage doors illustrating no significant difference. Mr. Tamkin asked if the Applicant has any photos of the attached garage and cabana/pool house. Photos were provided and will be provided for the record.

Mr. Goldman asked if there were any concerns from the neighbors. Mr. Giunta said that the Applicants have not yet interacted with the neighbors as they live out of town and the property is under construction.

The following comments were received:

- The Police Department had no issues.
- The Planning Board had no comment.
- The Engineering Department had no comment or objection.
- The Building Department had no concerns with the proposal.
- The Fire Department had no issues.
- The Health Department had no comment.

There were no comments from the public. The public comment period and hearing were closed.

Mr. Goldman thought it was a modest and reasonable proposal.

Mr. Tamkin thought it was a thoughtful and positive proposal; and a preferable option than storing a boat outside.

Ms. Elzon moved to allow for one additional enclosed garage space within the accessory cabana/pool house currently under construction under Section 6.1.2 of the By-Law.

Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 7:42 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 99 Whitman Road, Needham in the Single Residence A (SR-A) District on a lot containing 43,560 square feet.
2. The Applicants are currently constructing a single-family home with a three-car attached garage, a pool and a cabana/pool house on the property.
3. The cabana/pool house was approved for construction with a 6' wide and 8' high double door providing access to a first-floor storage area. The Applicants propose to change the

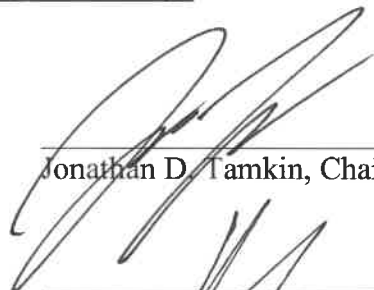
approved double doors to a 10' wide and 8'9" wide door to allow for the storage of a boat and trailer.

4. The Applicants are entitled to a three-car garage as of right and a fourth car garage upon issuance of a Special Permit under Section 6.1.2 of the By-Law.
5. The proposed fourth 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 permit four garages in accordance with the plans presented at the hearing.

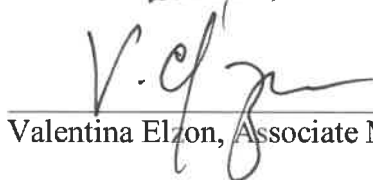
Signature Page



Jonathan D. Tamkin, Chair



Howard S. Goldman, Vice-Chair



Valentina Elzon, Associate Member

Twenty-Day Appeal Certification

I certify that the 20-day statutory appeal period for this Decision by the Needham Zoning Board of Appeals has passed,

☐ *and there have been no appeals filed in the Office of the Needham Town Clerk or* ,

☐ *there has been an appeal filed.*

Date

Louise Miller, Town Clerk