

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, AUGUST 13, 2025 - 7:30 PM
Adopted September 18, 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, August 13, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Nikolaos Ligris, Member; Valentina Elzon, Associate Member.

BOARD MEMBERS ABSENT: Howard Goldman, Vice-Chair; Peter Friedenbergl, Associate Member.

STAFF PRESENT: Daphne Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In Form

Mr. Tamkin, Chair, presided and opened the meeting at 730 p.m.

1. MINUTES OF JULY 17, 2025

Mr. Ligris moved to approve the Minutes of July 17, 2025. Ms. Elzon seconded the motion. The motion was unanimously approved.

2. 62 KIMBALL STREET

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to allow for one additional enclosed garage space under Section 6.1.2 of the By-Law according to the plans submitted as part of the Special Permit application. Ms.

Elzon seconded the motion. The motion was unanimously approved. A written decision will be prepared.

3. 136-140 HILLSIDE AVENUE

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant a Special Permit pursuant to Sections 1.4.7.4, and 4.2.3 of the By-Law to permit the demolition and reconstruction of a non-conforming two-family according to the plans filed with the application. Ms. Elzon seconded the motion. The motion was unanimously approved. A written decision will be prepared.

4. 10 Riverside Street

SPECIAL PERMIT

APPROVED

Ms. Elzon moved to grant 1) a Special Permit to allow the operation of an art school under Sections 3.2.1; and 2) a Special Permit to waive the parking plan and design requirements under Sections 5.1.1.5 and 5.1.3. Mr. Ligris seconded the motion. The motion was unanimously approved. A written decision will be prepared.

The meeting adjourned at 8:45 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

August 13, 2025 – Public Services Administration Building, Charles River Room
500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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