

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, October 16, 2014 at **7:30 PM**
Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from September 18, 2014.

Informal Matter Plan substitution for 898 South Street Special Permit issued September 18, 2014.

Case #1 7:30 PM **Continued from September 18, 2014** - Public notice is hereby given that Stephen Ashkinos, 341 Cochituate Road, Framingham, MA, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2(m) and (l) and any other applicable Sections of the By-Law to operate a fast food and take-out establishment offering over-the-counter sales of on/off premises prepared food or beverage and to waive strict adherence to parking requirements and design requirements pursuant to Sections 5.1.1.5, 5.1.2, and 5.1.3 of the Zoning By-Law. The property is located at **68 Highland Avenue Needham, MA**, in the Highland Commercial-128 Zoning District.

Case #2 7:50 PM Public notice is hereby given that D. Michael Collins, architect, on behalf of Laura Roos, owner, has made application to the Board of Appeals for a Special Permit under Section 3.3.3(a)(h) and any other applicable Sections of the Zoning By-law to allow the construction of an addition to the residence, of which approximately 23 square feet lie within the Flood Plain Zoning District. The property is located at **23 Glover Street, Needham, MA** in the Single Residential B District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, October 16, 2014 at 7:50 p.m. at which time and place all persons interested may appear and be heard.

Informal Matter Clarification or Amendment of 45 Fourth Avenue Decision issued September 18, 2014.

Informal Matter **Norfolk Lodge A. F. & A.M.** has requested a continuation of the Special Permit granted by the Board of Appeals on October 16, 1997 and filed with the Town Clerk on October 20, 1997 to allow the sale and storage of Christmas trees and related items at **1101 Highland Avenue**.