

**Town of Needham  
Board of Appeals**

**MINUTES**

**THURSDAY, November 17, 2016 - 7:30PM**

Charles River Room, Public Services Administration Building  
500 Dedham Avenue, Needham, MA

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, and 500 Dedham Avenue, Needham, Massachusetts. Jon D. Schneider, Chairman, presided and the following members were present: Howard Goldman and Kathy Lind Berardi. The agenda is attached. Mr. Schneider opened the meeting at 7:31 p.m.

Mr. Goldman made a motion to approve the October 20, 2016 meeting minutes. Ms. Berardi seconded. The Board unanimously approved the minutes.

Case # 1 68 Pleasant Street

Granted

Case # 2 19 Parkinson Street

Continued to December 15, 2016

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. The hearings can be viewed on the [needhamchannel.org](http://needhamchannel.org) website.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Sheila Page, Administrative Specialist

TOWN OF NEEDHAM  
**BOARD OF APPEALS**

**AGENDA**

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- Minutes                      Review and approve minutes from October 20, 2016 meeting.
- Case # 1 - 7:30 PM                      Continued from October 20, 2016 - 68 Pleasant Street LLC/Thomas Lambert, Manager, Boston, MA, owner, has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law and M.G.L, Chapter 40A Section 6 to demolish a lawful, pre-existing non-conforming two-family dwelling and detached garage and to construct a new two-family dwelling and detached garage; and for a Variance under Section 7.5.3 and M.G.L, Chapter 40A Section 10 to allow proposed dwelling to be located within the required front yard setback. The property is located at **68 Pleasant Street**, Needham, MA in the Single Residence B Zoning District.
- Case # 2 – 7:30 PM                      **The applicant has requested that the 19 Parkinson Street case be continued until December 15 meeting.** Continued from October 20, 2016 - KCB Homes, LLC, Dover, MA, owner has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law and M.G.L. Chapter 40A Section 6 to demolish a lawful pre-existing non-conforming two-family dwelling and to construct a new two-family dwelling and renovate the existing detached garage. The property is located at **19 Parkinson Street**, Needham, MA in the Single Residence B Zoning District.