



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

BOARD OF APPEALS

ZONING BOARD OF APPEALS

AGENDA

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

THURSDAY, December 20, 2018 - 7:30PM

Minutes	Review and approve minutes from November 15, 2018 meeting.
Case #1 – 7:30PM	1 Wellesley Avenue (Continued from July 19, 2018, September 20, 2018, October 18, 2018, November 15, 2018) - Public notice is hereby given that Donald Hollings, applicant, has made application to the Board of Appeals requesting a Special Permit under Sections 1.4.10 (replacement of one non-conforming use with another), 7.5.2, and any other applicable Sections of the By-Law to demolish the existing house (that straddles the Needham/Wellesley town line), existing greenhouses, existing garage/storage structure, and existing structures incident to the greenhouse operations, and to replace them with two two-family structures. The property is located at 1 Wellesley Avenue, Needham, MA in the Single Residential B District. (A small portion of the property is located at 323 Oakland Street, Wellesley, MA).
Case #2 – 7:45PM	21 Holland Terrace (Continued from November 15, 2018) - Public notice is hereby given that, Jason and Melissa Serlenga have made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2, and any other applicable Sections of the By-Law to permit the alteration and enlargement of a pre-existing non-conforming building. The relief sought is associated with the alteration to the second floor of the existing single family residence and the proposed mudroom and garage addition. The property is located at 21 Holland Terrace, Needham, MA in the Single Residential B District.
Case #3 – 8:00PM	260 Washington Avenue – (Continued from November 15, 2018) Public notice is hereby given that, Joseph White, applicant, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2, 7.5.2, and any other applicable Sections of the By-Law and a finding pursuant to Section 6 of

Next Meeting: Thursday, January 17, 2019, 7:30pm, Charles River Room

M.G.L Chapter 40A, to permit the modification of the lot containing a non-conforming single family dwelling. The non-conformity is associated with less than required 25 foot front-yard setback at the garage. The property is located at **260 Washington Avenue, Needham, MA** in the Single Residential B District.

Case #4 – 8:15PM **1185 Highland Avenue** - Public notice is hereby given that Poet King Restaurant Group, LLC has made application to the Board of Appeals for a Special Permit under Sections 3.2.2, 5.1.1.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law for a restaurant serving meals on the premises and take-out operation accessory to the restaurant and to waive strict adherence to the parking requirements. The request is associated with the establishment of a Mexican restaurant. The property is located at **1185 Highland Avenue, Needham, MA** in the Business District.

Case #5 – 8:30PM **79 Wexford Street** - Public notice is hereby given that Gordon's Fine Wines of Needham, Inc. has made application to the Board of Appeals for a Special Permit under Sections 5.1.1.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law for to waive strict adherence to the parking requirements. The request is associated with the plans to operate a high-end wine and spirits retail space with related warehouse. The property is located at **79 Wexford Street, Needham, MA** in the Mixed Use – 128 District.