

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, July 17, 2025 - 7:15PM
Adopted August 13, 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 Thursday, July 17, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Peter Friedenberg, Associate Member
Valentina Elzon, Associate Member

BOARD MEMBERS ABSENT: Howard Goldman, Vice-Chair, Nikolaos Ligris, 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 JUNE 12, 2025

Ms. Elzon moved to approve the minutes of June 12, 2025. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

62 KIMBALL STREET
SPECIAL PERMIT

CONTINUED TO AUGUST 13, 2025

The Applicant did not appear at the meeting.

Ms. Elzon moved to continue the meeting to August 13, 2025, 7:30 pm. Mr. Friedenberg second the motion. The motion was unanimously approved.

2. 60 ELLICOTT STREET

SPECIAL PERMIT

APPROVED

Ms. Elzon moved to grant a Special Permit pursuant to Section 1.4.6 – Alteration of the By-Law to allow the total length of the left side wall on the second floor be extended to 35 feet as presented in the plans submitted contingent on the submission of documentation of the non-conformity. Mr. Friedenbergs second the motion. The motion was unanimously approved. A written decision will be prepared.

The meeting adjourned at 8:06 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>



500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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