

**Town of Needham
Board of Appeals**

MINUTES

Thursday, September 18, 2014 8:00 p.m.

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

8:00 p.m.

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Zoning Appeals was held at the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. The Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman and Kathy Lind Berardi. Peter Friedenberg was absent.

The Agenda of the meeting is attached.

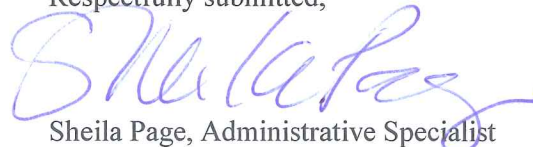
Jonathan Tamkin moved that the Board vote to approve the minutes from August 21, 2014. Second: Howard Goldman. Approved: 3-0.

Case # 1 150 West Street	Granted
Case # 2 45 Fourth Avenue	Granted
Case # 3 68 Highland Avenue	Continued to 7:30 pm, October 16, 2014
Case # 4 898 South Street	Granted

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. A DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 10:22 p.m.

Respectfully submitted,


Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, September 18, 2014 at 8:00 PM
Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

MINUTES 8:00 PM Discussion and approval of meeting minutes from August 21, 2014.

- Case #1 8:00 PM **Continued from August 21, 2014** - Public notice is hereby given that Roadside Rescue & Transport, Inc. tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2 and any other applicable Sections of the Zoning-By-law to allow a commercial garage for storage or repair of vehicles; trucking terminal; private parking for compensation; and more than one non-residential building or use on a lot as applicable in connection with the operation of a vehicle towing company on a portion of the premises and to waive strict adherence with the off-street parking and design requirements pursuant to Section 5.1.1.5 of the Zoning By-law to continue the operation of a vehicle towing company. The property is located at **150 West Street** in the Industrial and Hillside Avenue Business Districts.
- Case #2 8:00 PM Public notice is hereby given that Boston Swim School, LLC d/b/a Goldfish Swim School, tenant, has made application to the Board of Appeals for a Special Permit to operate a private school specializing in individual and group swim instruction and to add a small vestibule on a non-conforming structure under Sections 3.2.4.2, 7.5.2 and 1.4.6 and any other applicable Sections of the By-Law and to waive strict adherence to parking and design requirements pursuant to Sections 5.1.1.5 and 5.1.3 of the Zoning By-Law. The property is located at **45 Fourth Avenue, Needham, MA** in the New England Business 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, September 18, 2014 at 8:00 p.m.** at which time and place all persons interested may appear and be heard.
- Case #3 8:20 PM 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. 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, September 18, 2014 at 8:20 p.m.** at which time and place all persons interested may appear and be heard.
- Case #4 8:40 PM Public notice is hereby given that Reginald C. Foster, Trustee of 898 South Street Realty Trust, has made application to the Board of Appeals to construct a two-story front entry at the front center area of the house, to extend an exterior wall within a required front yard setback and to remove an existing addition on the west side of the house by a Special Permit under Sections 1.4.6 and 7.5.2 of the Zoning By-law or by Variance under Section 7.5.3, 1.4.7.2 and 4.2.1 of the Zoning By-law. The property is located at **898 South Street, Needham, MA** in the Rural Residence Conservation 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, September 18, 2014 at 8:40 p.m.** at which time and place all persons interested may appear and be heard.