

**Town of Needham
Board of Appeals**

MINUTES

Wednesday, April 27, 2016 at 7:30 PM

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

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, Massachusetts. Jon D. Schneider, Chairman, presided and the following members were present: Jonathan D. Tamkin, Peter Friedenberg, and Kathy Lind Berardi. The Agenda of the meeting is attached.

Mr. Schneider opened the meeting at 7:32 p.m.

Mr. Tamkin made a motion to approve the March 23, 2016 meeting minutes. Mr. Friedenberg seconded. The Board unanimously approved the minutes.

Case # 1	212 Washington Avenue	Granted
Case # 2	9 Ridgeway Avenue	Continued to May 26, 2016 at 7:30 PM
Case #3	1361 South Street	Denied

Informal Matter - 1313 Great Plain Avenue Application - The applicant of 1313 Great Plain Avenue submitted a request to withdraw the application because they needed to further evaluate their project. The applicant made their request before the case was publicly noticed. Mr. Tamkin made a motion to accept the withdrawal without prejudice. Mr. Friedenberg seconded. The Board unanimously approved the withdrawal

Informal Matter – 692-744 Greendale Avenue - Modera Needham Comprehensive Permit - The Board discussed waivers requested by Goulston and Storrs, attorney for the Mill Creek Residential regarding Needham Modera – Greendale Avenue. The discussion and waivers are laid out in an Amendment Decision date April 27, 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 website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 9:49 p.m.

Respectfully submitted,

Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA revised

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts
WEDNESDAY, April 27, 2016 at **7:30 PM**

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| Minutes | Review and approve minutes from March 23, 2016 meeting. |
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| Case #1 - 7:30 PM | Public notice is hereby given that Michael Joyce, owner, has made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 6.1.2 and any other applicable Sections of the By-law to add a third garage space on a to-be newly constructed home. The property is located at 212 Washington Avenue, 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 Wednesday, April 27, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard. |
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| Case #2 - 7:30 PM | Public notice is hereby given that Mele Management Co., Inc., owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.7.3, 7.5.2 and any other applicable Sections of the By-law; or in the alternative, a Variance under Sections 4.2.1 and 7.5.3 and any other applicable Sections of the By-law to demolish a pre-existing non-conforming single-family dwelling on a non-conforming lot and reconstruct a new non-conforming (as to side and front setbacks) single-family dwelling. The property is located at 9 Ridgeway Avenue, 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 Wednesday, April 27, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard. |
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| Business Matter | Accept Withdrawal of 1313 Great Plain Avenue application |
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| Business Matter | 692-744 Greendale Avenue - Modera Needham Comprehensive Permit |
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| Case #3 7:45 PM | <u>Continued from January 21, 2016, February 9, 2016, March 23, 2016</u> Public notice is hereby given that Brian Millerick, prospective purchaser, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.10, 5.1.1.5, 7.5.2 and any other applicable Sections of the Zoning By-law to reconstruct a legally non-conforming building; to substitute legally non-conforming uses and structures with six detached residential dwelling units; and to waive strict adherence to the requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-law. The property is located at 1361 South Street, Needham, MA in the Neighborhood Business and Single Residential A Districts. |