

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA

Thursday, MARCH 16, 2023 - 7:30PM
Zoom Meeting ID Number: 869-6475-7241

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click “Join a Meeting” and enter the Meeting ID: 869-6475-7241
Or join the meeting at link: <https://us02web.zoom.us/j/86964757241>

AGENDA

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| Minutes | Review and approve Minutes from February 16, 2023 meeting. |
| Case #1 – 7:30PM | 246 Forest Street - 246 Forest Street, LLC has applied for a Special Permit under Sections 1.4.6, 4.2 and any other applicable Sections of the By-Law to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming single family. The property is located at 246 Forest Street, Needham, MA in the Single Residence A (SRA) District. |
| Case #2 – 7:30PM | 238 Highland Avenue - Allen Douglass and Christine Lachkey, applicants, have applied for a Special Permit Amendment under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the Zoning By-Law to expand the Needham Montessori School to allow up to 154 children and 15 staff members. As part of this expansion, waivers of parking number and parking design are required. The subject property is located at 238 Highland Avenue, Needham MA in the Highland Commercial -128 District. |
| Case #3 – 7:30PM | 73 Highland Avenue - Nezahualcoyotl Leon has applied for a Special Permit under Sections 3.2.5, 3.2.5.2, 5.1.1.1, 5.1.1.5, 5.1.2, 5.1.3, 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 second location of The Hungry Coyote, a Mexican style restaurant, take out and catering services. The property is located at 73 Highland Avenue, Needham, MA in the Highland Commercial 128 District. |
| Case #4 – 8:00PM | 1584 Great Plain Avenue - Enterprise Rent-A-Car Company of Boston LLC, has applied for a Special Permit under Sections 1.4.6, 1.4.10, 5.1, 5.1.1.1, 5.1.1.5, 5.1.1.7, 5.1.2, 5.1.3, 6.4 and any other applicable Sections of the By-Law to permit the replacement/substitution of a non-conforming use (automobile repair garage) to an automobile rental agency with associated improvements to the parking lot and building; and to waive the parking plan and design requirements. The property is located at 1584 Great |

Next ZBA Meeting – April 27, 2023

Plain Avenue, Needham, MA in the Single Residence A (SRA) District.
Applicant has submitted a request to withdraw without prejudice.

Case #5 – 8:30PM

470 Dedham Avenue - The Town of Needham (Department of Public Works) Park and Recreation Commission has applied under Sections 4.1.6, 4.1.6.2, 4.1.6.3, 4.1.6.4 and any other applicable Sections of the By-Law to permit the installation of field lights. This request is associated with the renovation and conversion of the McLeod baseball field into a premier softball field with dugout, foul pole and batting cage and 4 field lights. The property is located at 470 Dedham Avenue, Needham, MA in the Single Residence B (SRB) District