

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, January 18, 2024 - 7:30PM
Zoom Meeting ID: 869-6475-7241
Approved March 21, 2024

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held on Zoom on Thursday, January 18, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan D. Tamkin, Chair, Howard S. Goldman, Vice-Chair, Nikolaos M. Ligris, Peter Friedenberg and Valentina Elzon.

STAFF PRESENT: Daphne M. Collins, Zoning Specialist; Joe Prondak, Building Commissioner.

Mr. Tamkin, Chair presided and opened the meeting at 7:30 p.m.

1. MINUTES OF DECEMBER 18, 2023

Mr. Goldman moved to approve the minutes of December 18, 2024. Mr. Ligris seconded the motion. The motion was unanimously approved.

2. 460 HILLSIDE AVENUE

APPROVED

Mr. Tamkin reported that there was a substantive change to the draft Decision to reflect that there will **not** be a generator installed in the parking lot as presented by the applicant at the December public hearing. The associated conditions pertaining to the generator were also removed.

Mr. Tamkin requested that documents requested at the public hearing – engineering reports, affidavits – be included in the documents section when submitted.

There was agreement to adopt the modifications presented in the final draft Decision and to prepare the Decision for signature.

There was a discussion about the Board’s practice of imposing conditions pertaining to sound testing of generators and back-up batteries. In the upcoming months, the Board will review the By-Law Section 6.7.5(p) and the Board’s policy on this matter.

Mr. Tamkin and Mr. Ligris left the meeting at 7:37 PM prior to the opening of the next meeting.

3. 1688 CENTRAL AVENUE

DENIED

Mr. Goldman served as Chair. The meeting was continued from December 14, 2023 for final deliberation and vote.

Mr. Friedenberg moved to deny the Appeal of Building Inspector Decision and uphold the issuance of Building Permit #BC-23-10079 issued to Matthew Borrelli and Needham Enterprises, LLC dated September 19, 2023 for the construction of a childcare facility located at 1688 Central Avenue. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:04 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. 261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>