

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

Thursday, June 20, 2024 - 7:30PM

Charles River Room Public Services Administration Bldg. 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241 To join the meeting click this link: <u>https://us02web.zoom.us/j/86964757241</u>
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1. **Minutes** Review and approve Minutes from the May 16, 2024 meeting.

2. **7:30 PM – 37 Moseley Avenue (Continued from May 16, 2024)**
Saybrook Construction, LLC, applied for a Variance pursuant to Sections 7.5.3, and MGL40A, Section 10, from the following provisions of Section 4.2.3 and any other applicable sections of the By-Law to permit the demolition of a deteriorated single family residential dwelling with detached garage and shed and to allow the construction of a new single-family residential dwelling with a side setback of 13.8 feet where 25 feet are required and a front yard setback of 20 feet where 30 feet are required. The lot contains 35,726 square feet, less than the required 43,560 square feet. The property is located at 37 Moseley Avenue, Needham, MA in the Single Residence A (SRA) Zoning District.

3. **7:45 PM - 45 Fourth Avenue**
Boston Swim School, LLC, (d/b/a Goldfish Swim School) applied for a Special Permit Amendment under Sections 3.2.4.2, 5.1.1.5, 5.1.2., 5.1.3 and any other applicable sections of the By-Law to permit a private school to adjust hours of operation, increase limit on number of students to 50, increase limit on number of staff to 28, and allow “family swims” and birthday parties as a form of open swim without direct instruction or class, accessory to the main use; and amend the existing Special Permit pursuant to waiving strict adherence to the number of required parking and the parking plan and design requirements. The property is located at 45 Fourth Avenue, Needham, MA in the New England Business Center (NEBC) Zoning District.

4. **8:00 PM – 315 Chestnut Street**
Adam Dangelo, applied for a Special Permit under Sections 3.2.2, 5.1.1.5, 5.1.2., 5.1.3 and any other applicable sections of the By-Law to permit use of the second floor space for a private school tutoring children in the third to eight grades, to permit for more than one non-residential use on a lot and waiving strict adherence to the number of required parking

Next ZBA Meeting – Thursday, July 18, 2024
Charles River Room, PSAB, 500 Dedham Ave, Needham

and the parking plan and design requirements. The property is located at 315 Chestnut Street, Needham, MA in the Chestnut Street Business (CSB) Zoning District.

5. 8:15 PM – 1257 Highland Avenue

Needbobcon, Inc, applied for a Special Permit under Sections 3.2.2, 5.1.1.5, 5.1.2., 5.1.3 and any other applicable sections of the By-Law to permit for a restaurant serving meals for consumption on the premises and at tables with service provided by wait staff; to permit a take-out operation accessory to a restaurant; to permit for more than one non-residential use on a lot; and waiving strict adherence to the number of required parking and the parking plan and design requirements. The relief sought is associated with redevelopment of the premises for the location of Conrad's a full-service "casual dining" restaurant. The property is located at 1257 Highland Avenue, Needham, MA in the Business (B) Zoning District.