

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, July 18, 2024 - 7:30PM
Adopted August 15, 2024

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241
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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, MA 02492 on Thursday, July 18, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan D. Tamkin, Chair; Howard Goldman, Vice-Chair, Valentina Elzon, Associate Member

BOARD MEMBER(S) ABSENT: Nik Ligris and Peter Friedenberg

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

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

1. MINUTES OF JUNE 20, 2024

Mr. Goldman moved to approve the minutes of June 20, 2024. Ms. Elzon seconded the motion. The motion was unanimously approved.

2. 20 ALDER BROOK LANE

SPECIAL PERMIT

PUBLIC HEARING CONTINUED TO AUGUST 15, 2024

The Board requested clarification be sought from the Building Commissioner to establish the existing right side non-conforming setback; and that the applicant provide clear measurable dimensions for the proposed setbacks.

Mr. Goldman moved to continue the Public Hearing to August 15, 2024 at 7:30 p.m., Charles River Room, PSAB, 500 Highland Ave., Needham, MA 02492. Ms. Elzon seconded the motion. The motion was unanimously approved.

3. 277 BROOKLINE STREET

VARIANCE

PUBLIC HEARING CONTINUED TO AUGUST 15, 2024

Issues were raised by members of the public regarding the siting of the proposal; driveway width, blind sight lines and school pedestrian safety; and runoff/ledge/slope concerns. The Board requested that the applicant meet with the neighbors and the Engineering Department to see if issues raised could be addressed.

Mr. Goldman moved to continue the Public Hearing to August 15, 2024 at 7:30 p.m., Charles River Room, PSAB, 500 Highland Ave., Needham, MA 02492. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 9:07 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>



TOWN OF NEEDHAM
BOARD OF APPEALS

July 18, 2024 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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