

**NEEDHAM**  
**ZONING BOARD OF APPEALS**  
**MINUTES**  
**WEDNESDAY, April 24, 2024 - 7:30PM**  
*Adopted May 16, 2024*

|                                                                                                                     |                                                                      |
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| <b>Select Board Chambers</b><br><b>Needham Town Hall</b><br><b>1471 Highland Avenue</b><br><b>Needham, MA 02492</b> | <b>Also livestreamed on Zoom</b><br><b>Meeting ID: 869-6475-7241</b> |
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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 Select Board Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492 on Wednesday, April 24, 2024 at 7:30 p.m.

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

**BOARD MEMBERS ABSENT:** Nikolaos M. Ligris, and Peter Friedenberg

**STAFF PRESENT:** Daphne M. Collins, Zoning Specialist

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

**1. MINUTES OF MARCH 21, 2024**

Mr. Goldman moved to approve the minutes of March 21, 2024. Ms. Elzon seconded the motion. The motion was unanimously approved.

**2. 315 CHESTNUT STREET**

**SPECIAL PERMIT**

**APPROVED**

Ms. Elzon moved to grant a Special Permit under Sections 3.2.2, 5.1.1.5, 5.1.2, 5.1.3, and 5.1.4 of the By-Law to permit the conversion of the second floor space from office use to residential use and to waive the strict adherence of the parking number and parking plan and design requirements per the plans submitted; and that all parking spaces are in common for all uses and all tenants and that the landlord shall have the right to dedicate and lease two parking spaces located in the rear of the building to residential tenants. Mr. Goldman seconded the motion. The motion was unanimously approved.

**3. 37 MOSELEY AVENUE**

**REQUEST FOR CONTINUANCE**

**APPROVED**

Mr. Goldman moved to grant the applicant's request for a Continuance to the May 16, 2024 meeting. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:14 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](mailto: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>



1471 Highland Avenue, Needham, Massachusetts

**PLEASE SIGN IN**

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