

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, August 15, 2024 - 7:30PM
Adopted September 19, 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, August 15, 2024 at 7:30 p.m.

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

BOARD MEMBER(S) ABSENT: Nik Ligris

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

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

1. MINUTES OF JULY 18, 2024

Mr. Goldman moved to approve the minutes of July 18 2024. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

2. 20 ALDER BROOK LANE
SPECIAL PERMIT

APPROVED

Mr. Goldman moved to grant a Special Permit under Section 1.4.6 to allow the change, extension, alteration and enlargement of a lawful, pre-existing, non-conforming structure to allow the requested relief to the right-side yard setback and left yard setback as presented in the revised plans submitted. A written decision will be prepared. Ms. Elzon seconded the motion. The motion was unanimously approved.

3. 277 BROOKLINE STREET

INTERPRETATION OF A VARIANCE

APPROVED

Ms. Elzon moved to find that the plans and revisions submitted for the demolition of an existing two-family dwelling and its replacement with a new two-family dwelling with a detached two-car garage are consistent with the Variance issued January 18, 1951. A written decision will be prepared, Mr. Goldman seconded the motion. The motion was unanimously approved.

4. 6 BROOK ROAD

SPECIAL PERMIT

APPROVED

Mr. Goldman moved to grant Dog Waggers Pet Care, Inc. a Special Permit to allow the operation of a dog daycare/boarding/grooming business under Section 3.2.6.2 (h); and to waive strict adherence to the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, 5.1.3. A written decision will be prepared. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 9:00 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

August 15, 2024 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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Amit Schwartz	20 Alder brook Lane	
Neta Schwartz	"	
Bekkie Ber	Velykoodah 2001 Beacon St Boston	
Robyn Toscano	500 Edmunds Rd. Framingham, MA 01701	Robyn.toscano@gmail.com
Elena Choy	283 Brookline St Needham, MA 02442	
Eric Grawlin	283 Brookline St Needham, MA 02442	
Dan Jallae	304 Brookline Needham	