

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, October 17, 2024 - 7:30PM
Adopted November 20, 2024

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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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, October 17, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Peter Friedenberg, Associate Member.

BOARD MEMBER(S) ABSENT: Valentina Elzon and Jonathan Tamkin

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

Howard Goldman, Acting Chair presided and opened the meeting at 7:30 p.m.

1. MINUTES OF SEPTEMBER 19, 2024

Mr. Ligris moved to approve the minutes of August 15, 2024. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

2. 37 MOSELEY AVENUE

VARIANCE

PUBLIC HEARING CONTINUED TO NOVEMBER 20, 2024

The Applicant requested that the hearing be continued until November.

Mr. Friedenberg moved to continue the Public Hearing to November 20, 2024 at 7:30 p.m., Charles River Room, PSAB, 500 Highland Ave., Needham, MA 02492. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 1133 HIGHLAND AVENUE

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant Eclipse Dance Studio, LLC. a Special Permit to allow a private dance school under Section 3.2.1 and to waive strict adherence to the parking number, parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law. A written decision will be prepared. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

4. 858 GREAT PLAIN AVENUE

SPECIAL PERMIT

APPROVED

Mr. Friedenberg moved to issue a Special Permit under Section 3.2.1 of the By-Law to allow the applicant to operate as a private school; and to waive strict adherence to the parking number, under Sections 5.1.1.5 and 5.1.2 of the By-Law. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

5. 378 Manning Street

SPECIAL PERMIT

PUBLIC HEARING CONTINUED TO NOVEMBER 20, 2024

The Applicant requested that the hearing be continued to November.

Mr. Ligris moved to continue the Public Hearing to November 20, 2024 at 8:00 p.m., Charles River Room, PSAB, 500 Highland Ave., Needham, MA 02492. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

6. 1111 HIGHLAND AVENUE – INFORMAL MATTER

The Board granted a Special Permit on October 16, 1997 to Norfolk Lodge A.F. & A.M. allowing the selling of Christmas trees and related items during the holiday season based upon the submittal of a yearly letter of request with a letter from the Christ Episcopal Church allowing the selling on their premises. The requested sale period is from November 16 - December 24, 2024, Monday through Friday, 3:00 p.m.-9:00 p.m.; Saturday 9:00 a.m. to 6:00 p.m., and Sunday Noon to 6:00 p.m.

Mr. Ligris moved to grant the Norfolk Lodge A.F. & A.M. permission to sell Christmas trees and related items at 1111 Highland Avenue as allowed by the 1997 Special Permit limited to the hours and period specified in the submitted letters. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:35 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>