

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, November 20, 2024 - 7:30PM
Approved December 19, 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, November 20, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Valentina Elzon, Member, Peter Friedenberg, Associate Member (attended remotely).

BOARD MEMBER(S) ABSENT: Jonathan Tamkin

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

Howard Goldman, Acting Chair presided and opened the meeting at 7:37 p.m.

1. MINUTES OF OCTOBER 17, 2024

Mr. Ligris moved to approve the minutes of October 17, 2024. Ms. Elzon seconded the motion. The motion was unanimously approved.

2. 37 MOSELEY AVENUE

VARIANCE

CONTINUED TO DECEMBER 19, 2024

The Applicant requested that the hearing be continued until December 19, 2024 at 7:30pm; and that an Action Deadline Extension Agreement be granted to January 31, 2025.

Ms. Elzon moved to continue the Public Hearing to December 19, 2024 at 7:30 p.m; and to grant the Action Deadline Extension Agreement to January 31, 2025. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 77 CHARLES STREET

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant Elmo Fudburger, LLC, a Special Permit to allow the use for indoor athletic or exercise facility under Section 3.2.6.2 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law associated with the operation associated with Burn Boot Camp. A written decision will be prepared. Ms. Elzon seconded the motion. The motion was unanimously approved

4. 324 CHESTNUT STREET

SPECIAL PERMIT

APPROVED

Mr. Freidenberg moved to grant a Special Permit to Monsoon Indian Kitchen, Inc. to allow the use for a take-out establishment dispensing prepared foods, and more than one non-residential use on a lot under Section 3.2.2 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law associated with the operation of a take-out Indian restaurant. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

5. 250 HIGHLAND AVENUE

SPECIAL PERMIT

CONTINUED TO DECEMBER 19, 2024

The Board unanimously agreed to continue the meeting to December 19, 2024 to allow for the Applicant to conduct a parking study and to collect accident incidents data from the Police Department at the corner of Highland Avenue and First Avenue.

6. 378 MANNING STREET

SPECIAL PERMIT

WITHDRAWN WITHOUT PREJUDICE

The Applicant requested that the application be withdrawn without prejudice.

Mr. Friedenbergr moved to grant Driftwood Landing LLC a Withdrawal without Prejudice.

Mr. Ligris seconded the motion. The motion was unanimously approved.

7. 695 HIGHLAND AVENUE

PLAN SUBSTITUTION TO A VARIANCE

APPROVED

Mr. Freidenberg moved to grant DEI, Inc. a Plan Substitution to a Variance under section 7.5.3 and to waive strict adherence to the number of parking and parking plan and design requirements under sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law to allow the operation of Dedham Savings Bank. A written decision will be prepared. Mr. Ligris seconded the motion. The motion was unanimously approved.

The meeting adjourned at 10:25 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

November 20, 2024 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

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PLEASE SIGN IN

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