

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, December 19, 2024 - 7:30PM
Approved January 29, 2025

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, December 19, 2024 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Peter Friedenbergl, Associate Member.

BOARD MEMBER(S) ABSENT: Nikolaos Ligris, Member; Valentina Elzon, Associate Member.

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

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

1. MINUTES OF NOVEMBER 20, 2024

Mr. Goldman moved to approve the minutes of November 20, 2024. Mr. Friedenbergl seconded the motion. The motion was unanimously approved.

2. 37 MOSELEY AVENUE

VARIANCE

WITHDRAWN WITHOUT PREJUDICE

The Applicant requested that the Application for a Variance be Withdrawn without Prejudice. The Applicant proposes to pursue a by-right project.

Mr. Goldman moved to accept the request to Withdraw Without Prejudice the Application for a Variance at 37 Moseley Avenue. Mr. Friedenbergl seconded the motion. The motion was unanimously approved.

3. 250 HIGHLAND AVENUE

SPECIAL PERMIT

CONTINUED TO JANUARY 29, 2025

The Applicant requested to continue the meeting to January 29, 2025 to allow for the Applicant to conduct a parking study. The Board asked that the Study be available to the Board prior to the meeting.

Mr. Goldman moved to continue the meeting to January 29, 2025. Mr. Friedenbergs seconded the motion. The motion was unanimously approved.

The meeting adjourned at 7:36 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. 72261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>