

**NEEDHAM**  
**ZONING BOARD OF APPEALS**  
**AGENDA**

**Thursday, April 17, 2025 – 7:15 PM**

|                                                                                                                                    |                                                                                                                                                                                                                 |
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| <b>Charles River Room</b><br><b>Public Service Administration Building</b><br><b>500 Dedham Avenue</b><br><b>Needham, MA 02492</b> | <b>Also livestreamed on Zoom</b><br><b>Meeting ID:820-9352-8479</b><br><b>To join the meeting click this link:</b><br><a href="https://us02web.zoom.us/j/82093528479">https://us02web.zoom.us/j/82093528479</a> |
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**7:15 PM**                      Comprehensive Permit Overview – Chris Heep, Town Counsel

Minutes                      Review and approve Minutes from March 20, 2025 meeting.

**7:30 PM**                      **0 Colgate Road (Continued from March 20, 2025)** -Patricia M. Connolly, appellant, has appealed a decision of a Building Inspector (ABID) dated December 2, 2024 who determined that the property “*appears to “front” on private property and therefore does not have adequate frontage along a public or private way as defined in the Zoning By-Law.*” The ABID asserts that the vacant lot has 95 feet of frontage on a private paved way which satisfies the minimum frontage of 80 feet for parcels in the Single-Residence B per Section 4.2.1 of the By-Law. The property is located at 0 Colgate Road, Needham, MA in the Single-Residence B (SRB) District **(Request to Withdraw without prejudice).**

**7:30 PM\***                      **282 Warren Street (Continued from March 20, 2025)** – Stephanie Cox and Joshua A. Shaller applied for a Variance to allow the divestment of a five-foot strip of land to the abutting property at 73 Pleasant Street. This divestment would make 282 Warren Street, currently a conforming lot, into a non-conforming lot with a build factor of 26.69 where a build factor of 20 or less is required under Sections 4.2.5 of the By-Law. The property is located in the Single-Residence B (SRB) District. **(Request to Withdraw)**

**7:30 PM\***                      **339 Chestnut Street** - Needham Enterprises, LLC, Owner, applied for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23, and 760 CMR 56.00, to allow the development of six rental units consisting of one one-bedroom units and five two-bedroom units with 8 parking spaces. Two units will be affordable. The project involves the demolition of the existing two-story building and the redevelopment of the site. The property is located in the Chestnut Street Business (CSB) zoning district.

*\*Prior cases may delay the precise start time.*

Revised April 10, 2025 and further revised April 15, 2025

**Next ZBA Meeting – May 15, 2025**