

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, March 20, 2025 - 7:30PM
Approved April 17, 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, March 20, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Valentina Elzon, Associate Member

BOARD MEMBERS ABSENT: Peter Friedenberg, Associate Member

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In Form

Jonathan Tamkin, Chair announced at 7:30 p.m. that the opening of the meeting would be delayed until about 8:00 p.m. so that there would be a quorum. Howard Goldman, Nikolaos Ligris and Valentina Elzon arrived and Mr. Tamkin opened the meeting at 8:00PM.

1. MINUTES OF FEBRUARY 27, 2025

Mr. Goldman moved to approve the minutes of January 29,2025. Mr. Ligris seconded the motion. The motion was unanimously approved.

2. 0 COLGATE ROAD

APPEAL OF A BUILDING INSPECTOR DECISION

CONTINUED TO APRIL 17, 2025

The Applicant requested a Continuance to April 17, 2025. Staff was instructed to inform the Applicant that this would be the last Continuance and if another Continuance was needed that

the Applicant should request a Withdrawal and to reapply if they wish to proceed. Any additional materials are due by April 8, 2025. Mr. Goldman moved to continue the Public Hearing to April 17, 2025 at 7:30pm. Mr. Ligris seconded the motion. The motion was unanimously approved.

3. 282 WARREN STREET

VARIANCE

CONTINUED TO APRIL 17, 2025

The Applicant requested a Continuance to April 17, 2025. Additional materials are due by April 8, 2025. Mr. Goldman moved to continue the Public Hearing to April 17, 2025 at 7:30pm. Mr. Ligris seconded the motion. The motion was unanimously approved.

4. 76 FAIR OAKS PARK

SPECIAL PERMIT

APPROVED

Mr. Ligris moved to grant a Special Permit pursuant to Section 1.4.6 – Alteration of the By-Law to allow the total length of the left side wall on the second floor be extended from 43’1” to 55’3/4” as presented in the plans submitted. Ms. Goldman second the motion. The motion was unanimously approved. A written decision will be prepared.

The meeting adjourned at 8:30 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>



TOWN OF NEEDHAM
BOARD OF APPEALS

March 20, 2025 – Public Services Administration Building, Charles River Room
500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

NAME (PRINT)	ADDRESS	E-MAIL
Daphne Cullen	500 Dedham Ave Needham, MA 02452	dcollins@needham.ma
John Fallon	76 Fair Oaks Park	John.Fallon@needham.ma
Kate & Geoff Wignall	76 Fair Oaks Park	geoff_wignall@needham.ma
George Giunna, Jr	281 Chestnut St	on record