

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA
THURSDAY, July 15, 2010
NEEDHAM PUBLIC SERVICE ADMINISTRATION BUILDING
Charles River Room
500 Dedham Avenue

CASE #1 7:30 p.m. APPLICANT HAS REQUESTED THE HEARING BE CONTINUED TO THE AUGUST 19, 2010 MEETING; Continued Public Hearing: Public notice is hereby given that **Daniel J. DiSchino, 57 Wachusett Road, Needham, MA 02492**, owner, has made application to the Board of Appeals for an Appeal of The Building Inspector's Decision under Section 1.3; 4.2.1 or other applicable Sections of the By-law, to seek to reverse the Building Inspectors denial to amend a building permit in a Single Residence B District at **49 Wachusett Road**.

CASE #2 7:30 p.m. Continued Public Hearing: Public notice is hereby given that **Charles E. MacDonald and Corinne A. MacDonald, 225 Dedham Avenue, Needham, MA 02492**, owner, has made application to the Board of Appeals for a variance under Sections 4.2.3 and 7.5.3. and any other applicable Sections of the By-law, to permit the placement of a garage constructed in 1991 within the required setback in a Single Residence B District at **225 Dedham Avenue**.

CASE #3 7:30 p.m. APPLICANT HAS REQUESTED TO WITHDRAW THE APPLICATION; Continued Public Hearing: Public notice is hereby given that **Neehigh, LLC, 93 Union Street, Suite 315, Newton, MA 02459**, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 5.1.15, 7.5.2 and any other applicable Sections of the By-law, to waive strict adherence with the parking plan and design requirements of Section 5.1.3 of the By-law and permit the creation of 17 new off-street parking spaces on the properties known and numbered **0 Arbor Street and 26 Cross Street**. The properties are located in an Industrial District.

CASE #4 7:30 p.m. APPLICANT HAS REQUESTED TO WITHDRAW THE APPLICATION; Continued Public Hearing: Public notice is hereby given that **Neehigh, LLC, 93 Union Street, Suite 315, Newton, MA 02459**, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2 and any other applicable Sections of the By-law, to permit the use of 17 new off-street parking spaces to be created on the industrial properties known and numbered as **0 Arbor Street and 26 Cross Street**, by the properties known and numbered **629, 633, and 659-661-663 Highland Ave**. The properties are located in an Industrial District.

CASE #5 7:30 p.m. Continued Public Hearing: Public notice is hereby given that **Clear Wireless, LLC an affiliate of Sprint Spectrum, L.P., 200 5th Avenue, Waltham, MA 02451, c/o Anne Grant, Prince, Lobel, Glovsky & Tye, LLP, 100 Cambridge Street, Suite 2200, Boston, MA 02114**, tenant, has made application to the Board of Appeals for Special Permit under Section 6.7.3.3 or other applicable Sections of the By-law, to modify its existing wireless communications facility on the tower at the property by adding two (2) wireless backhaul dish antennas to be mounted on the existing tower, above the applicants existing antennas at the property in the Single Residence B District at **350 Cedar St**.

CASE #6 8:00 p.m. Public notice is hereby given that **Craftsman Village Needham II, LLC, c/o Mark C. O'Hagan, P.O. Box 372, Harvard, MA, 01451**, prospective purchaser, has made application to the Board of Appeals for a Special Permit under Section 1.4.10, 7.5.2 and any other applicable Sections of the By-law, to permit the substitution of a non-conforming use of a building, structure or land by another specified use not conforming to this By-Law, namely, the substitution of six residential townhouse dwelling units, in three two-family buildings, for the current use of the premises as a contractor's yard, and all other relief as may be necessary and appropriate for the same, in a General Residence District at **Putnam Street between Webster Street and Arbor Street.**

CASE #7 8:00 p.m. Public notice is hereby given that **Catalano Automotive Repair, Inc., 146 Warren Street, Needham, MA 02492**, tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 5.1.1.5 or other applicable Sections of the By-law, to permit the use of automotive repair, more than one use on the lot, and to waive certain parking and parking plan requirements, in an Industrial-1 District at **29-41 Kearney Road.**

CASE #8 8:00 p.m. Public notice is hereby given that **David Valdina, 102 Scraggy Neck Road, PO Box 798, Cataumet, MA 02534**, owner, has made application to the Board of Appeals for a Special Permit under Section 1.4.6 or other applicable Sections of the By-law, to permit the construction of a rear deck on a structure with a lawful pre-existing, non-conforming use, specifically a two-family structure in a single-family zone, in the Single Residence B District at **262 Rosemary Street.**

CASE #9 8:00 p.m. Public notice is hereby given that **David Jee, 357 Chestnut Street, Needham, MA 02492**, owner, has made application to the Board of Appeals for a Special Permit under Section 3.2.2 or other applicable Sections of the By-law, to permit the continued use of the tenant space as a dry cleaning store as well as the nine parking spaces for customers of the store, in the Chestnut Street Business District at **355-359 Chestnut Street.**

CASE #10 8:00 p.m. Public notice is hereby given that **Lofts at Charles River Landing, LLC, c/o The Hanover Company, 300 Crown Colony Drive, Quincy, MA, 02169**, owner, has made application to the Board of Appeals to amend a Special Permit dated December 14, 2006, to modify the unit mix from 251 one-bedroom units and 99 two-bedroom units to 252 one-bedroom units and 98 two-bedroom units, in the New England Business Center District at **300 Second Avenue.**