

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

Thursday, September 19, 2013, 7:00 PM

Powers Hall

Needham Town Hall

1471 Highland Avenue

Minutes 7:00 PM Discussion and approval of meeting minutes from August 15, 2013

Case #1 7:00 PM Public notice is hereby given that the Town of Needham, Permanent Public Building Committee, 1471 Highland Avenue, Needham, MA, 02492, has made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 5.1.1.5, 5.1.3 and any other applicable Sections of the Zoning By-Law to alter a pre-existing nonconforming parking lot and to waive parking requirements in Section 5.1.3 in order to construct a new accessory 4,998 square foot six-bay garage for indoor storage of vehicles and equipment. The 36.63 acre site is located at **470 Dedham Ave, Needham MA**, in the Single Residence B District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 7:00 PM**, at which time and place all persons interested may appear and be heard.

Case #2 7:00 PM Public notice is hereby given that T-Mobile Northeast LLC, 15 Commerce Way, Suite B, Norton, MA 02766, tenant, has made application to the Board of Appeals for a Special Permit under Section 6.7.3.3(f), 6.7.7(b), 7.5.2 and any other applicable Sections of the By-Law to permit the modification of existing wireless communications facilities on an existing nonconforming lattice tower and to amend a Special Permit granted to its predecessor, Omnipoint Holdings. The property is located at **350 Cedar Street, Needham, MA** in the Single Residential B District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 7:00 PM**, at which time and place all persons interested may appear and be heard.

Case #3 7:00 PM Public notice is hereby given that Stephen and Heidi Frail, 29 Powers Street, Needham, MA, owners, have made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2.1 and 7.5.2 and any other applicable Sections of the By-Law to permit the alteration of a pre-existing nonconforming enclosed three season porch to an open porch and extend porch laterally. The lot in question is **29 Powers Street, Needham, MA**, in the Single Residence B Zoning District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 7:00 PM**, at which time and place all persons interested may appear and be heard.

- Case #4 7:00 PM Public notice is hereby given that Carbus 4, LLC d/b/a Lapels Dry Cleaning, 8 Sunnyfield Drive, Annandale, NJ 08801 and 962 Washington St., Hanover, MA 02339 prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.2, and any other applicable Sections of the Zoning By-Law for a dry cleaning establishment. The subject property is located at **1189 Highland Avenue, Needham MA** in the Business District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 7:00 PM**, at which time and place all persons interested may appear and be heard.
- Case #5 7:30 PM **CONTINUED** - Public notice is hereby given that Eugeniya Kulikova, **767 Central Avenue, Needham, MA**, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6 and 7.5.2 and any other applicable Sections of the By-Law to permit the addition of a second story addition. The lot in question is **767 Central Avenue, Needham, MA in the Single Residence A Zoning District**.
- Case #6 8:00 PM **CONTINUED** - Public Notice is hereby given that Greendale Avenue Venture, LLC, c/o Mill Creek Residential Trust LLC, 15 New England Executive Park, Burlington, MA 01803, prospective purchaser, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, for construction of a multi-family residential project of 300 units in five buildings with associated parking and accessory units, on approximately 6.02 acres in the Single Residence A District at **692 & 744 Greendale Avenue, Needham MA**.
- Case #7 9:00PM Public notice is hereby given that Rhythmic Dreams, Inc. d/b/a Rhythmic Dreams, 22 Harrison Road, Canton, MA, 02021, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 5.1.1.5, 5.1.2, 5.1.3, and any other applicable Sections of the Zoning By-Law for a private school teaching rhythmic gymnastics and to waive strict adherence to parking requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The subject property is located at **422 Hillside Ave, Needham, MA** in the Industrial Zoning District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 9:00 PM**, at which time and place all persons interested may appear and be heard.
- Case #8 9:00PM Public notice is hereby given that JBP Holdings, LLC d/b/a The Juice Bar Project, 20 Skyline Drive Westwood, MA 02090, prospective tenant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.2, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the Zoning By-Law for an eat-in/takeout eating establishment accessory to a food retail operation, for more than one non-residential use on a lot, and to waive strict adherence to parking requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The subject property is located at **1257 Highland Avenue, Needham MA** in the Business District. Upon said notice, a public hearing will be held in the **James Hugh Powers Hall, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, September 19, 2013 at 9:00 PM**, at which time and place all persons interested may appear and be heard.