

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

Thursday, August 15, 2013, 7:00 PM

Powers Hall

Needham Town Hall

1471 Highland Avenue

Minutes 7:00 PM Discussion and approval of meeting minutes from May 23, 2013, June 4, 2013, June 20, 2013 and July 18, 2013.

Case #1 7:00 PM Public notice is hereby given that **Glenn Barnett, 18 Fairlawn Street, Needham, MA**, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2.3 and 7.5.2 and any other applicable Sections of the By-Law to permit the alteration of a pre-existing nonconforming accessory structure to reduce size from 12.3'x24' to 12.3'x11' in order to make room for an addition to the primary structure. The lot in question is **18 Fairlawn 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, August 15, 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 **Jason and Carolyn McNeill, 4 Nichols Road, 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 construction of a dormer/second story on the rear of a pre-existing nonconforming structure in the original footprint. The lot in question is **4 Nichols Road, 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, August 15, 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 **James Kaufman, 17 Wachusett Road, 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 to include two bedrooms and a hallway. The lot in question is **17 Wachusett Road, 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, August 15, 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 **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**. 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, August 15, 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 **Dalton L. Murphy, 42 Howland Street, Needham, MA**, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2, 7.5.2 and any other applicable Sections of the By-Law and a finding pursuant to Section 6 of M.G.L. Chapter 40A to permit the demolition and reconstruction of the lawful, pre-existing non-conforming two-family portion of the three family property known and numbered 42-44 Howland Street, as shown on the plans submitted to the Zoning Board of Appeals. The lot in question is **42-44 Howland Street, Needham, MA** in the Single Residence B 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**.