

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

Thursday, July 18, 2013, 7:00 PM

Powers Hall

Needham Town Hall

1471 Highland Avenue

Minutes **7:00 PM** Discussion and approval of previous month's meeting minutes.

CASE #1 **7:00 PM** 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 Sections 5.1.2 and 5.1.3 of the Zoning By-Law (parking requirements). The subject property is located at **1189 Highland Avenue, Needham MA**. Said building is located in the Business District.

CASE # 2 **7:00 PM** 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 # 3 **7:30 PM** **CONTINUED** - Public notice is hereby given that **Joseph M. Ribaud, 22 Green Street, Needham, MA**, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6 and any other applicable Sections of the By-Law to permit the reconstruction of the existing 1.5-story, two-car garage as a two-story structure to include second floor master bedroom and bathroom. The lot in question is **22 Green Street, Needham, MA** in the Single Residence B Zoning District.

CASE # 4 **7:30 PM** Public notice is hereby given that **Fuller Brook Enterprises, Ltd., 264 Edgewater Drive, Needham, MA 02492**, prospective purchaser, has made application to the Board of Appeals for a variance under section 7.5.3 of the Zoning By-Law and/or Section 7 of M.G.L. Chapter 40A, and any and all other relief necessary and appropriate for the change, extension, alteration, enlargement and partial reconstruction of the existing commercial building known and numbered 471 Hunnewell Street and 817 Highland Avenue, and the use thereof for a medical office on the first floor and two residential dwelling units on the second floor as shown on the plans submitted to the office of the Zoning Board of Appeals. The lot in question is **817 Highland Avenue and 471 Hunnewell Street, Needham, MA** in the Avery Square Business District.

CASE #5 **7:30 PM** **CONTINUED** - Public notice is hereby given that **Fuller Brook Enterprises, Ltd., 264 Edgewater Drive, Needham, MA 02492**, prospective purchaser, has made application to the

Board of Appeals for special permit under Sections 1.4.6, 3.2.3, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2, 7.5.3, and any other applicable Sections of the By-Law to permit the demolition of the one story, “front” section of the building together with the small “bump out” at the southeast corner of the “rear” section, the addition of a tower façade at the south west corner of the remaining building, the renovation and rehabilitation of the entire interior for use as a medical office on the first floor and two residential dwelling units on the second floor. Additionally, the Application proposes to alter and modify the parking area, and to expand same through the addition of no more than five new spaces. The lot in question is **817 Highland Avenue and 471 Hunnewell Street, Needham, MA** in the Business 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**.