

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

Thursday, April 25, 2013, 7:30 PM

Selectmen's Chambers

Needham Town Hall

1471 Highland Avenue

Minutes **7:30 PM** Discussion and approval of previous month's meeting minutes.

CASE #1 **7:30 PM** Public notice is hereby given that **155FH Reservoir Realty Trust, Frederick M. Hartman, Trustee**, prospective purchaser, 919 Great Plain Avenue, Needham, MA 02492, has made application to the Board of Appeals for a Special Permit under Sections 1.4.9, 5.1.2, 5.1.3, 3.2.3.2, 7.5.2, and any other applicable Sections of the By-Law to permit more than one non-residential use on a lot, to waive strict adherence to the requirements of the parking plan and design requirements, and any and all other relief that may be necessary to permit the substitution of a steel tubing company for an existing furniture and cabinet company. The lot in question is **155 Reservoir Street, Needham, MA** in the Neighborhood Business District.

CASE # 2 **7:30 PM** Public notice is hereby given that **Volante Farms**, 204 Brookside Road, Needham, MA 02492, owner, has made application to the Board of Appeals for an appeal of the Building Inspector's Decision. The Applicant is appealing under Sections 7.5.1, and any other applicable Sections of the By-Law to permit the sale of craft beer in addition to wine at **292 Forest Street, Needham, MA** in the Single Residence A District.

CASE # 3 **8:00 PM** Public notice is hereby given that **Yo So Good, LLC**, 54 Samoset Road, Peabody, MA 01960, prospective tenant, has made application to the Board of Appeals for special permit under Sections 3.2.5.2(k), 5.1.1.5, 5.1.2, 5.1.3, 1.4.6, 7.5.2, and any other applicable Sections of the By-Law to permit the alteration of a non-conforming structure, to waive the parking requirements of the zoning by-law, and any and all other relief necessary to operate a frozen yogurt store with 24 seats at **33 Highland Avenue, Needham, MA** in the Highland Commercial - 128 District.

CASE # 4 **8:00 PM** Public notice is hereby given that **Edward Mullahy**, 62 Willshire Park, Needham, MA, owner, has made application to the Board of Appeals for a Special Permit under Section 4.2.3, and any other applicable Sections of the By-Law to permit the extension of an existing non-conforming landing to create access to a proposed addition. The lot in question is **62 Willshire Park, Needham, MA** in the Single Residence B District.

CASE # 5 **8:30 PM** **CONTINUED:** Public Notice is hereby given that **Greendale Village LLC, 165 Chestnut Hill Ave, Unit #2, Brighton, MA 02135**, owner, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, Sections 20-23 for **construction of 20 town house units, 4 of which are to be affordable**, on 111,480 square feet in the Single Residence B District at 894 and 906 Greendale Avenue.

Other Business

Discussion and vote on the extension of the opening date of the 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.