

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, May 15, 2014 at 7:30 PM
Charles River Room, 500 Dedham Avenue, Needham, Massachusetts

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| MINUTES | 7:30 PM | Discussion and approval of meeting minutes from April 24, 2014. |
| CASE # 1 | 7:30 PM | Public notice is hereby given that Chestnut Street Donuts, Inc. tenant, has made application to the Board of Appeals for an Amendment to the Special Permit as required in the original special permit dated March 31, 2005 to allow a transfer of ownership of Chestnut Street Donuts. The premises is presently occupied by a Dunkin Donuts facility. No changes are proposed to the facility. The property is located at 397-399 Great Plain Avenue, Needham, MA in the Neighborhood Business District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 15, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard. |
| CASE # 2 | 7:30 PM | Public notice is hereby given that Highland Avenue Donuts, Inc, tenant, has made application to the Board of Appeals for an Amendment to the Special Permit as required in the original special permit dated July 16, 1996 to allow a transfer of ownership of Highland Avenue Donuts, Inc. The premises is presently occupied by a Dunkin Donuts facility. No changes are proposed to the facility. The property is located at 1201 Highland Avenue, Needham, MA in the Business Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 15, 2014 at 7:30 p.m. at which time and place all persons interested may appear and be heard. |
| CASE #3 | 7:30PM | WITHDRAWN – Continued from April 24, 2014 Public notice is hereby given that Lino Aiello, 122 Water Street, Quincy, MA, tenant, has applied to the Board of Appeals for a Special Permit under Sections 3.2.5.2 and any other applicable Sections of the By-Law to operate a take-out food counter as an accessory to an Italian food retail establishment. The property is located at 68 Highland Avenue Needham, MA, in the Highland Commercial-128 Zoning District. |
| CASE # 4 | 7:45 PM | Public notice is hereby given that Richard MacDonald, owner, has made application to the Board of Appeals for a Special Permit to allow four garage spaces by converting a workshop to garage space within the existing structure under Section 6.1.2 of the Zoning By-law. The property is located at 215 Fox Hill Road, Needham, MA in the Single Residence A Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 15, 2014 at 7:45 p.m. at which time and place all persons interested may appear and be heard. |

- CASE # 5 7:45 PM Public notice is hereby given that Syed Rehan Rizvi, owner, has made application to the Board of Appeals for a Special Permit to construct a second story addition on a pre-existing, non-conforming lot and structure under Sections 7.5.2, 1.4.6 and any other applicable Sections of the By-law. The property is located at 125 Charles River Road, Needham, MA in the Single Residence A District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 15, 2014 at 7:45 p.m. at which time and place all persons interested may appear and be heard.
- CASE # 6 8:00 PM **CONTINUED from April 24, 2014** Public notice is hereby given that 32-34 Pleasant Street LLC, 57 Toxeth Street, Brookline, MA, prospective purchaser, has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.2, 3.2, 7.5.2 and any other applicable Sections of the By-law to allow the demolition and reconstruction of the lawful pre-existing non-conforming two-family dwelling at 32-34 Pleasant Street Needham, MA, in the Single Family Residential B Zoning District.