

**TOWN OF NEEDHAM
BOARD OF APPEALS**

AGENDA

THURSDAY, February 26, 2015 at 7:30 PM

Selectmen's Chambers – Town Hall
1471 Highland Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from January 29, 2015.

Informal Matter Discussion of budget consolidation of Conservation Commission and ZBA with Planning Board.

Case #1 7:30 PM Public notice is hereby given that Chestnut Street Donuts, Inc. d/b/a Dunkin' Donuts, has made application to the Board of Appeals to amend the Special Permit dated March 31, 2005 issued by the Board of Appeals to allow seating for in-store consumption under Sections 3.2.3.2, 5.1.1.5 and any other applicable Sections of the Zoning By-law and to waive strict adherence to parking and design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. 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 Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 26, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 7:40 PM Public notice is hereby given that David M. Nectow, owner, has made application to the Board of Appeals to amend the Special Permit issued by the Board of Appeals dated April 24, 2014 for a plan substitution and a Special Permit to allow the construction of certain residential improvements including a deck, swimming pool (together with structures, walkways, mechanical systems accessory thereto and fences), hot tub and pervious terrace within the Flood Plain Zoning District under Sections 3.3.3(h) and (i) and any other applicable Sections of the Zoning By-law. The property is located at 190 Edgewater Drive, Needham, MA in the Single Residence A District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 26, 2015 at 7:40 p.m. at which time and place all persons interested may appear and be heard.

Case #3 7:50 PM Public notice is hereby given that Dan M. Rutowicz, DPM, PC, tenant, has made application to the Board of Appeals for a Special Permit under Sections 5.1.1.5, 7.5.2 and any other applicable Sections of the Zoning By-law to waive strict adherence to the off-street parking requirements and design requirements of Sections 5.1.2 and 5.1.3 of the Zoning By-law. The applicant proposes to lease 3,071 square feet of first floor space in the building for medical office use. The property is located at 145 Rosemary Street, Needham, MA in the Industrial Zoning District and the Single Residence B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 26, 2015 at 7:50 p.m. at which time and place all persons interested may appear and be heard.

Case #4 8:00 PM Public notice is hereby given that First Choice Management, Inc., owner, has made application to the Board of Appeals to amend the Special Permit issued by the Board of Appeals dated October 17, 2013 for a plan substitution to allow the partial re-construction of the existing non-conforming three-car garage and to construct a second story above the same garage with less than the required side and rear side yard setback under Sections

1.4.6, 4.2.3, 6.1.2 and 7.5.2 and any other applicable Sections of the Zoning By-law. The property is located at 16-18-20 Highland Terrace, Needham, MA in the General Residence District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 26, 2015 at 8:00 p.m. at which time and place all persons interested may appear and be heard.

Case #5 8:15 PM

Public notice is hereby given that Viola E. Miller, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1, 5.1.1.5 and any other applicable Sections of the Zoning By-law for the change, extension and alteration of a lawful pre-existing non-conforming contractor's yard to allow for the storage of commercial vehicles such as paving and landscaping equipment and to waive strict adherence to parking and design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The property is located at 9 August Way, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Selectmen's Chambers, Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, February 26, 2015 at 8:15 p.m. at which time and place all persons interested may appear and be heard.