

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, September 17, 2015 at **7:30 PM**
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from August 27, 2015.

- Case #1 7:30 PM Continued from July 16, 2015 - Public notice is hereby given that Thomas Lambert, 272 Charles River Street, Needham, MA, prospective purchaser has applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached garage with a 1,183-square foot lot coverage and to construct a new two-family dwelling and detached garage with a 2,499-square foot lot coverage. The property is located at 68 Pleasant Street, Needham, MA in the Single Residence B Zoning District.
- Case #2 7:30 PM Continued from July 16, 2015 - Public notice is hereby given that 146 Warren Street LLC, 471 Hunnewell Street, Needham, MA, prospective purchaser has applied 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 to demolish less than 50% of an existing lawful, non-conforming two-family dwelling and existing garage with a 2,081-square foot building area and to construct an addition which will increase the building area to 3,098-square feet on a 9,182.43-square foot lot. The property is located at 146 Warren Street, Needham, MA, in the Single Residence B Zoning District.
- Case #3 8:15 PM Public notice is hereby given that John and Neila Whitbeck, 34 Meadowbrook Road, Needham, MA, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached garage; and to construct a new two-family dwelling with a 2,496-square-foot footprint. The property is located at 348 Manning Street and 34 Parkinson Street, Needham, MA in the Single Residence B 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, September 17, 2015 at 8:15 p.m. at which time and place all persons interested may appear and be heard.
- Case #4 8:45 PM Public notice is hereby given that Aaron Heesch and Allison Latt Heesch, 300 Second Avenue, Needham, MA, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.7.4, 3.2, 7.5.2 and any other applicable Sections of the By-law to demolish an existing lawful, non-conforming two-family dwelling and detached outbuilding; and to construct a new two-family dwelling with a 1,800-square-foot footprint. The property is located at 20 Sherman Street, Needham, MA in the Single Residence B 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, September 17, 2015 at 8:45 p.m. at which time and place all persons interested may appear and be heard.

Case # 5 9:00 PM Public notice is hereby given that the Wellesley Country Club, 300 Wellesley Avenue, Wellesley, MA, owner, has applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2 and any other applicable Sections of the By-law to alter the pre-existing non-conforming golf course to construct six "short course" holes along the Needham/Wellesley town line off of Brookside Road on the existing Wellesley Country Club property. The property is located at 0 Forest Street, 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, September 17, 2015 at 9:00 p.m. at which time and place all persons interested may appear and be heard.