

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

Broadmeadow School Performance Center,
120 Broad Meadow Road, Needham, Massachusetts

THURSDAY, May 26, 2016 at **7:30 PM**

Minutes

Review and approve minutes from April 27, 2016 meeting.

Case #1 - 7:30 PM

9 Ridgeway Avenue - Continued from April 27, 2016 - Public notice is hereby given that Mele Management Co., Inc., owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 1.4.7.3, 7.5.2 and any other applicable Sections of the By-law; or in the alternative, a Variance under Sections 4.2.1 and 7.5.3 and any other applicable Sections of the By-law to demolish a pre-existing non-conforming single-family dwelling on a non-conforming lot and reconstruct a new non-conforming (as to side and front setbacks) single-family dwelling. The property is located at 9 Ridgeway Avenue, Needham, MA in the Single Residential B District.

Informal Matter -7:30 PM

348 Manning Street and 34 Parkinson Street - John and Neila Whitbeck, were granted a Special Permit on November 19, 2015 to reconstruct a non-conforming two-family dwelling at 348 Manning Street and 34 Parkinson Street. The applicant has submitted a plan substitution to move the patio from the south side to the east side of one of the units. The Board will consider this as an informal matter on May 26, 2016 at 7:30 p.m. in the Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, Massachusetts at which time and place all persons interested may appear and be heard.

Informal Matter - 7:45 PM

1361 South Street Special Permit application - At the April 27, 2016 Board of Appeal hearing for the 1361 South Street Special Permit, the Board voted to deny the application to substitute a non-conforming use and structure for another non-conforming use, namely five residential units. Attorney Robert T. Smart, Jr. on behalf of the applicant Brian Millerick, has filed a request to the Board of Appeals that the Board determine the “repetitive petition” statute (MGL Chapter 40A, Section 16) which requires a specific process is not currently applicable; and either to allow the applicant to withdraw without prejudice or to allow the applicant to amend the application. The Board will consider these requests at a public meeting on May 26, 2016 at 7:45 p.m. in the Broadmeadow School Performance Center, 120 Broad Meadow Road, Needham, Massachusetts.

Informal Matter - 8:00 PM

900 Greendale Avenue - Greendale Village Bond Request