

**Town of Needham
Board of Appeals**

MINUTES

Wednesday, July 21, 2016 at 7:30 PM

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, Massachusetts. Jon D. Schneider, Chairman, presided and the following members were present: Jonathan D. Tamkin, and Howard Goldman. The Agenda of the meeting is attached.

Mr. Schneider opened the meeting at 7:32 p.m.

Mr. Goldman made a motion to approve the May 26, 2016 meeting minutes. Mr. Tamkin seconded subject to fixing typos. The Board unanimously approved the minutes.

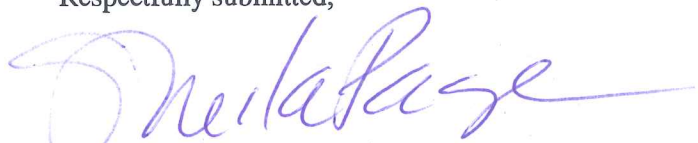
Case # 1	289 Harris Avenue	Granted
Case # 2	969 Greendale Avenue	Granted
Case #3	238 Highland Avenue	This case was not opened and was continued to August 25, 2016

692 Greendale Avenue - The Board briefly discussed whether the decorative wall along Greendale Avenue will need an approval. The Board did not think it was a boundary wall and so is not exempt from a setback. Most importantly, this was not represented on the "Approved Plan". Mr. Schneider said that he will not address the issue until the plans are formally submitted for the Chairman's review.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed on the needhamchannel.org website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,



Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts
THURSDAY, July 21, 2016

Review and approve minutes from May 26, 2016 meeting.

Public notice is hereby given that Nikolaos Ligris, owner, has made application to the Board of Appeals for a Special Permit under Sections 6.1.2, 7.5.2, and any other applicable Sections of the By-law to add a third garage space on a newly proposed home. The property is located at 289 Harris Avenue, Needham, MA in the Single Residential B 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, July 21, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Public notice is hereby given that Michael A. Forte and David Forte, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 6.1.2, 7.5.2 and any other applicable Sections of the By-law to extend a pre-existing non-conforming two-family use; to structurally alter and enlarge a non-conforming building which will increase the lot coverage from 10.28% to 15.49%; and to allow two garage spaces per unit. The 20,517 square-foot property is located at 969 Greendale Avenue, Needham, MA in the Single Residential B 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, July 21, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

This case will be continued to August 25, 2016 per the applicant's request.

Public notice is hereby given that Allen Douglass and Christine Lachkey, prospective tenants, have made application to the Board of Appeals for a Special Permit under Sections 3.2.5.2(c), and 7.5.2, and any other applicable Sections of the Zoning By-law to operate a Montessori school for toddlers and pre-schoolers in a 4,162 square-foot space and to waive strict adherence to parking and design requirements pursuant to Section 5.1.1.5 of the Zoning By-law. The property is located at 238 Highland Avenue in the Highland Commercial 128 District and the New England Business Center District.