

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

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

THURSDAY, October 20, 2016 - 7:30PM

Minutes	Review and approve minutes from August 25, 2016 meeting.
Informal Matter	Affirmation of A Street Residential, LLC Comprehensive Permit Amendment correcting drafting errors.
Case # 1 - 7:30 PM	Public notice is hereby given that Reginald C. Foster, Trustee of 898 South Street Realty Trust, has made application to the Board of Appeals to extend for one year the special permit stamped by the Town Clerk October 6, 2014 to construct a two-story front entry under Sections 7.5.2 of the Zoning By-law. The property is located at 898 South Street , Needham, MA in the Rural Residence Conservation 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, October 20, 2016 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 68 Pleasant Street LLC/Thomas Lambert, Manager, Boston, MA, owner, 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 and M.G.L, Chapter 40A Section 6 to demolish a lawful, pre-existing non-conforming two-family dwelling and detached garage and to construct a new two-family dwelling and detached garage; and for a Variance under Section 7.5.3 and M.G.L, Chapter 40A Section 10 to allow proposed dwelling to be located within the required front yard setback. The property is located at 68 Pleasant 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, October 20, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.
Case #3 – 8:00 PM	Public notice is hereby given that KCB Homes, LLC, Dover, MA, owner 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 and M.G.L. Chapter 40A Section 6 to demolish a lawful pre-existing non-conforming two-family dwelling and to construct a new two-family dwelling and renovate the existing detached garage. The property is located at 19 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, October 20, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.
Informal Matter	Norfolk Lodge A. F. & A.M. has requested a continuation of the Special Permit granted by the Board of Appeals on October 16, 1997 and filed with the Town Clerk on October 20, 1997 to allow the sale and storage of Christmas trees and related items at 1111 Highland Avenue .