



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

BOARD OF APPEALS

ZONING BOARD OF APPEALS

AGENDA

Needham Town Hall, Select Board Chambers
1471 Highland Avenue, Needham, MA
THURSDAY, April 25, 2019 - 7:30PM

Minutes	Review and approve minutes from March 21, 2019 meeting.
Case #1 – 7:30PM	10 Noyes Street – (Continued from March 21, 2019) Public notice is hereby given that, Erik and Shannon Bator, owners, have made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 4.2.1, 7.5.2, and any other applicable Sections of the By-Law to permit a pre-existing non-conforming building to be enlarged. The non-conformity is associated with the less than required side setback. The relief sought is associated with the proposed addition of a bathroom and bedroom to the second story. The property is located at 10 Noyes Street, Needham, MA in the Single Residential B District.
Case #2 – 7:30PM	14 Mann Avenue - Public notice is hereby given that, Julie Gardner, applicant, 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 permit an additional garage space. The relief sought is associated with the addition of an attached third bay garage with exercise room to an existing single-family structure. The property is located at 14 Mann Avenue, Needham, MA in the Single Residential B District.
Case #3 – 7:45PM	22 Rockwood Lane - Public notice is hereby given that, Joseph and Julie Comenzo, applicants, have 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 permit an additional garage space. The relief sought is associated with the demolition and replacement of a single-family structure with a new single-family structure with an attached three-car garage. The property is located at 22 Rockwood Lane, Needham, MA in the Single Residential B District.

Next Meeting: **Thursday, May 16, 7:30pm, PSAB, Charles River Room**

Case #4 – 8:00PM

140 Cabot Street - Public notice is hereby given that, ATS-Needham LLC, applicant, has made application to the Board of Appeals for a Special Permit under Sections 6.7.7, 7.5.2, and any other applicable Sections of the By-Law to allow the installation of a new 1250 kW Generac emergency diesel generator associated with an existing wireless communication facility. The property is located at **140 Cabot Street, Needham, MA** in the New England Business Center District.

Case #5 – 8:15PM

300 Second Street - Public notice is hereby given that, the Lofts at Charles River Landing, LLC, applicant, has made application to the Board of Appeals for an Amendment to the Comprehensive Plan under MGL Chapter 40B, 760 CMR 56.00, and/or any other applicable Sections of the Needham By-Law including Sections 3.2.4.1(k) (accessory use within NEBC District) and Section 5.1.4 (Off-Street Parking Requirements) to allow the construction of an approximately 2,900 square foot fenced-in dog park for residents at the property; to reduce the number of off-street parking by 7 spaces for a total of 580 parking spaces; to relocate certain components of the irrigation system; to remove associated curbing; to convert existing asphalt parking pavement to pervious surface; to install a four foot tall perimeter fence and gated entry with a stone boundary and edging at the base of the fencing; and to install artificial grass turf, benches, dog park obstacles and signage. The property is located at **300 Second Street, Needham, MA** in the New England Business Center District.