



# 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

**Charles River Room**  
**Public Services Administration Building**  
**500 Dedham Avenue, Needham, MA**  
**THURSDAY, May 16, 2019 - 7:30PM**

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| Minutes          | Review and approve minutes from April 25, 2019 meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Case #1 – 7:30PM | <b>320 Charles River Street</b> - Public notice is hereby given that, Myles Walker, 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 a new attached two-car garage to an existing single-family structure with an existing attached two-car garage. The property is located at <b>320 Charles River Street, Needham, MA</b> in the Single Residential A District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Case #2 – 7:30PM | <b>73 Highland Avenue</b> - Public notice is hereby given that Michael J. Fucci has made application to the Board of Appeals for a Special Permit under Sections 3.2.5, 3.2.5.2, 5.1.1.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law for a restaurant serving meals on the premises, with catering and take-out operation accessory to the restaurant and to waive strict adherence to the parking requirements. The request is associated with the establishment of Chef Mike's Trattoria, an Italian restaurant, take out and catering services. The property is located at <b>73 Highland Avenue, Needham, MA</b> in the Highland Commercial 128 District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Case #3 – 8:00PM | <b>300 Second Street</b> - 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 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 <b>300 Second Street, Needham, MA</b> in the New England Business Center District. (Continued from April 25, 2019) |

Next Meeting: **Thursday, June 20, 2019, 7:30pm, PSAB, Charles River Room**