



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, June 20, 2019 - 7:30PM**

Minutes	Review and approve minutes from May 16, 2019 meeting.
Case #1 – 7:30PM	320 Charles River Street - 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 320 Charles River Street, Needham, MA in the Single Residential A District. (Continued from May 16, 2019 – Request for Withdrawal)
Case #2 – 7:30PM	1458 Great Plain Avenue – Public notice is hereby given that, the Tobin Afterschool, has made an application to the Board of Appeals for a Special Permit Amendment under Sections 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law to increase the number of children enrolled in the program to a maximum of 90 students, and to increase the maximum number of staff at any given time to ten and waiving the requirement of compliance with the number of parking spaces, as well as certain parking design requirements. The property is located at 1458 Great Plain Avenue, Needham, MA in the Single Residence B District.
Case #3 – 7:45PM	38 Glendale Road – Public notice is hereby given that Alfon Properties Corporation, has made an application to the Board of Appeals for a Special Permit under Sections 6.11.1, 6.11.3, 6.11.4, 6.11.5, 7.5.2 and any other applicable Sections of the By-Law to allow the building of a retaining wall in the set back at a height higher than 4 feet. The property is located at 38 Glendale Road, Needham, MA in the Single Residence A District.
Case #3 – 8:00PM	300 Second Avenue - 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 (Over)

Next Meeting: Thursday, July 18, 2019, 7:30pm, Town Hall, Select Board Chambers

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 Avenue, Needham, MA** in the New England Business Center District. (Continued from May 16, 2019)