



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 Public Services Administration Building

Charles River Room

500 Dedham Avenue, Needham, MA

THURSDAY, November 21, 2019 - 7:30PM

Minutes	Review and approve minutes from October 17, 2019 meeting.
Case #1 – 7:30PM	1180 Great Plain Avenue - Public notice is hereby given that Petruzzello, LLC, applicant, has made application to the Board of Appeals for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23, 760 CMR 56.00, to allow the development of 16 rental units consisting of eight one-bedroom units and eight two-bedroom units with 28 parking spaces. The project involves the conversion of the existing vacant one story 14,500 sf building into a two-story building to contain 24,653 sf. Four units (25%) will meet the definition of low- and moderate-income housing. The property is located at 1180 Great Plain Avenue, Needham, MA in the Single Residence B District. <i>(Continued from October 17, 2019)</i>
Case #2 – 7:45PM	397-399 Great Plain Avenue – Public notice is hereby given that Chestnut Street, Inc., applicant, has made application to the Board of Appeals for a Special Permit Amendment to allow the transfer of the ownership as required in the Zoning Board Appeals Special Permit dated March 31, 2005 and amended in February 26, 2015 to another Dunkin' Donuts franchisee, ND Donuts, LLC. The property is located at 397-399 Great Plain Avenue, Needham, MA in the Neighborhood Business District.
Case #3 – 7:45PM	1201 Highland Avenue – Public notice is hereby given that Highland Avenue Donuts, Inc., applicant, has made application to the Board of Appeals for a Special Permit Amendment to allow the transfer of the ownership as required in the Zoning Board Appeals Special Permit dated July 16, 1996 and amended in May 15, 2014 to another Dunkin' Donuts franchisee, ND Donuts, LLC. The property is located at 1201 Highland Avenue, (with a mailing address 1203 Highland Avenue), Needham, MA in the Business District.

(over)

Next Meeting: Thursday, December 19, 2019 7:30pm, Charles River Room, PSAB

- Case #4 – 8:00PM **350 Cedar Street** – Public notice is hereby given that ATC Watertown, 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 permit the installation of a 44' lattice extension along with the installation, replacement and removal of antennas and associated cabling on an existing 1192' guyed tower. The property is located at **350 Cedar Street**, Needham, MA in the Single Residential B District.
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- Case #5 – 8:00PM **350 Cedar Street** – Public notice is hereby given that Entravision Communications Corporation, applicant, has made application to the Board of Appeals for a Special Permit under Sections 6.7.7 (b), 7.5.2, and any other applicable Sections of the By-Law to permit the installation of a 400kw CAT diesel powered emergency generator that will be located on a proposed concrete pad (10' x 26') within the fenced compound on the property. The property is located at **350 Cedar Street**, Needham, MA in the Single Residential B District.
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- Case #6 – 8:15PM **642 Webster Street** – Public notice is hereby given that Westview Partners, LLC, applicant, has made application 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 to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming two-family dwelling and its replacing with a new two-family residence. The property is located at **642 Webster Street**, Needham, MA in the Single Residential B District.