

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, APRIL 28, 2022– 7:30 PM
Zoom Meeting ID Number: 821-3177-8205
*Adopted May 19, 2022***

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held remotely on Zoom on Thursday, April 28, 2022 at 7:30pm. Jon D. Schneider, Chair, presided and the following members were present: Howard S. Goldman and Peter Friedenberg. Jonathan D. Tamkin joined the meeting before the start of Case #2. Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Goldman motioned to approve the minutes of February 17, 2022. Mr. Friedenberg seconded the motion. The Board unanimously approved the minutes.

Case #1	1183 Highland Avenue	Approved
Case #2	329 Chestnut Street	Approved
Case #3	1346 South Street	Approved
Case #4	132-134 Hillside Avenue	Approved

1545 Central Avenue – Needham Platform Tennis Club Report

The Needham Pool and Racquet Club (“NPRC”) appeared before the Board as required by the Special Permit dated July 16, 2020 (“*Special Permit*”). Barry Nectow presented a status report concerning the platform tennis courts located at and leased from NPRC. Construction of the paddle courts began in February 2021 and was completed by October 1, 2021. There are three paddle courts with a 660 square foot club house. The courts are operated by the Needham Platform Tennis Club and are open to members seven days a week from 7:00 a.m. to 10:00 p.m. The court lights are turned off at 10:30 pm. There are lights along the walkways that are on from dusk to closing.

The first season was successful. The courts were full and there is a waiting list for club membership. He would like to add a fourth court in a couple of years.

The club would like to upgrade to a traditional bathroom instead of a compostable toilet as proposed in the *Special Permit*. He hopes to have a design by October 2022.

The club would also like to extend the closing time from 10:00 p.m. to 11:00 p.m. to allow more playing time for members and accommodate matches. Mr. Schneider said that an extension of hours would require an amendment to the *Special Permit* and a new hearing with notice to neighbors.

The meeting was open for public comment.

Mr. John McCarthy, 1509 Central Avenue, said that the courts have been a nice addition and that it has been fun to watch paddle tennis. He was concerned about a fourth court and was opposed to extending court hours. The 10:00 p.m. close time works for the neighbors. He was glad to hear about the change of the composting toilets. He wanted to know the details of whether the proposed bathroom would tie into the existing septic system or if a new septic system was planned. He was concerned about the age of the existing septic system which was built in 1962 since his home and wetlands are downhill from NPRC. He did not want to see an increase in the paddle club's membership. He was upset that there are porta potties on site.

Mr. Nectow did not know the details of the septic system as he has not met with the engineer to discuss the new bathroom. The porta potties were installed before the composting toilet was finished when they had problems with the composting toilet. He hopes they can eliminate the porta potties.

Laura DeMaio, President of NPRC, responded that the septic system has been updated since 1962 and is serviced every year. The system will be replaced before it fails. NPRC wants to keep the porta potties for the youth tennis program. They are maintained regularly and the smell is not an issue.

Mr. McCarthy argued that he believed that porta potties were not allowed by the *Special Permit*. He did not support permanent porta potties. Mr. Schneider responded that porta potties were not addressed in the Special Permit. The Special Permit said that there would be a composting toilet with a maintenance plan filed with the Board of Health. Regulation of toilets is a matter for the Board of Health and not this Board.

There were no other neighbors or parties that asked to speak. Mr. Schneider commented that he was surprised by the lack of other parties. The absence of comments seems to indicate that Mr. Nectow's group had done a good job operating the courts and the Board had made a reasonable decision to allow the courts. Mr. Schneider informed Mr. Nectow that he would need to apply for an amendment to the *Special Permit* to add a court or expand the hours.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> or at <https://www.youtube.com/user/TownofNeedhamMA/playlists>

The meeting adjourned at 9:22 p.m.