

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
Thursday, October 30, 2025 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID:820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
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Minutes Review and approve Minutes from September 18, 2025 meeting.

7:30 PM **6 Brook Road** – Advanced Softball Training, LLC, Applicant, applied for a Special Permit Amendment to allow the expansion of the operation of softball training facility with indoor batting cages under Section 3.2.6.2 indoor athletic and exercise facilities; and to modify the waiver of strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable sections of the By-Law.

7:30 PM* **1545 Central Avenue** –Needham Pool and Racket Club, applicant, applied for an Amendment to the Special Permit issued July 16, 2020 to change the daily closing from 10:00pm to 11:00pm; change the time of the warming hut light to be turned off from 10:30pm to 11:30pm; and to change the opening date of the club from October 1 to September 15 per Section 3.2.1 and any other applicable sections of the Zoning By-Law.

7:30 PM* **0 Colgate Road** – Estate of Patricia M. Connolly c/o Mark Connolly, Appellant, has filed an Appeal of a Building Inspector Decision (ABID) dated September 4, 2025 who denied *the request for determination of adequate/compliant frontage for the lot known as 0 Colgate Road*. The Appellant asserts that the vacant lot has 95 feet of frontage on a private paved way which satisfies the minimum frontage of 80 feet for parcels in Single-Residence B per Section 4.2.1 of the By-Law.

Informal Matter **1101 Highland Avenue** – Norfolk Lodge A.F. & A.M. request a continuation of the ZBA Special Permit granted on October 16, 1997 to allow the sale and storage of Christmas trees and related items in the parking lot located at 1101 Highland Avenue.

**Prior cases may delay the precise start time.*

Next ZBA Meeting – November 20, 2025