

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, September 21, 2023 - 7:30PM
Approved October 19, 2023.

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241
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Pursuant to notice published at least 48 hours prior to this date, a hybrid meeting of the Needham Board of Appeals was held at the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham and remotely on Zoom on Thursday, September 21, 2023 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan D. Tamkin, Acting-Chair, Howard S. Goldman, Nikolaos M. Ligris and Peter Friedenberg.

STAFF PRESENT: Daphne M. Collins, Zoning Specialist.

Mr. Tamkin, Acting-Chair presided and opened the meeting at 7:30 p.m.

1. MINUTES OF JULY 20, 2023

Mr. Goldman moved to approve the minutes of July 20, 2023. Mr. Ligris seconded the motion. The motion was unanimously approved.

2. MR. LIGRIS APPOINTED AS MEMBER

Mr. Tamkin announced that Mr. Ligris was appointed by the Select Board as a Member to fill the vacancy created by the departure of Jon D. Schneider.

3. NOMINATION AND ELECTION OF OFFICERS – *BOARD OF APPEALS RULES, ARTICLE II, SECTION 1*

- Mr. Ligris moved to nominate and elect Mr. Tamkin as Chair. Mr. Tamkin accepted the nomination. Mr. Goldman seconded the motion. The motion was unanimously approved.

- Mr. Ligris moved to nominate and elect Mr. Goldman as Vice-Chair. Mr. Goldman accepted the nomination. Mr. Tamkin seconded the motion. The motion was unanimously approved.

CASE #1 1458 GREAT PLAIN AVENUE WITHDRAWN WITHOUT PREJUDICE.

4. 1111 HIGHLAND AVENUE – INFORMAL MATTER

The Board granted a Special Permit on October 16, 1997 to Norfolk Lodge A.F. & A.M. allowing the selling of Christmas trees and related items during the holiday season based upon the submittal of a yearly letter of request with a letter from the Christ Episcopal Church allowing the selling on their premises. The requested sale period is from November 18 - December 24, 2023, Monday through Friday, 3:00 p.m.-9:00 p.m.; Saturday 9:00 a.m. to 6:00 p.m., and Sunday Noon to 6:00 p.m.

Mr. Goldman moved to grant the Norfolk Lodge A.F. & A.M. permission to sell Christmas trees and related items at 1111 Highland Avenue as allowed by the 1997 Special Permit limited to the hours and period specified in the submitted letters. Mr. Ligris seconded the motion. The motion was unanimously approved.

5. RECOGNITION AND APPRECIATION - JON D. SCHNEIDER

Mr. Schneider resigned effective August 31, 2023 after nearly 30 years on the Board and serving as its Chair for the past 15 years. The Board presented him with a Proclamation (attached) followed by a video in appreciation linked here:

https://videoplayer.telvue.com/player/O7e6JrKKSJ3H_TX3VgEvpbSSL7Dbnrk2/media/825062?autostart=false&showtabssearch=true&fullscreen=false (Appreciation begins at 9:55 minutes).

ADJOURNMENT

The meeting adjourned at 7:50pm

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/> and <https://www.youtube.com/@TownofNeedhamMA/videos>

PROCLAMATION

WHEREAS: Jon D. Schneider was appointed by the Needham Select Board as a member to Zoning Board of Appeals in 1994; and has led as Chair for the last 15 years using his fine legal mind and in-depth knowledge of Massachusetts General Law 40A & 40B and Needham Zoning By-Laws;

WHEREAS: Jon has carefully deliberated on 918 Board Decisions for Special Permits, Variances, Comprehensive Permits, Amendments and Appeals of Decisions of the Building Inspector;

WHEREAS: Jon has demonstrated masterful chairmanship keeping the meetings on point while listening to and balancing competing concerns with respect, clarity and wit for all stakeholders while also gaining a loyal Needham Cable Channel viewership;

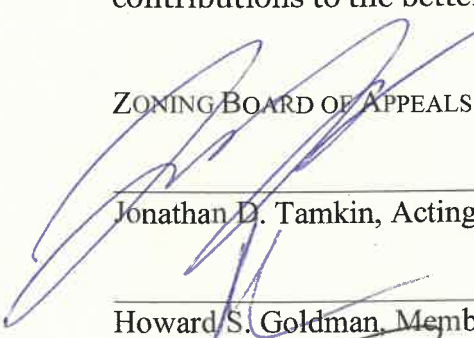
WHEREAS: Jon has led the charge in excellence and innovation amending Board Rules to reflect changes in MGL; presenting in an educational video titled “What is ZBA?”; and holding the first municipal Zoom meeting with public participation in March 2020 maintaining the Board’s scheduled Public Hearings without disruption during the early days of the Covid19 pandemic;

WHEREAS: Jon has always generously shared his zoning expertise with the Town, elected officials and staff, often sitting on committees such as the Large House Review Study Committee and the Needham 40B Guidelines Working Group;

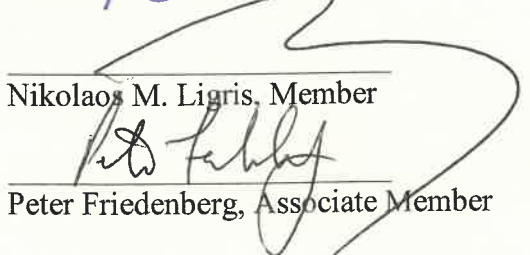
NOW, THEREFORE, BE IT RESOLVED that the Needham Zoning Board of Appeals hereby extends their deepest appreciation to Jon D. Schneider, Chair, colleague and friend, for the 29 years of committed service leading our Board and for his contributions to the betterment of our community.

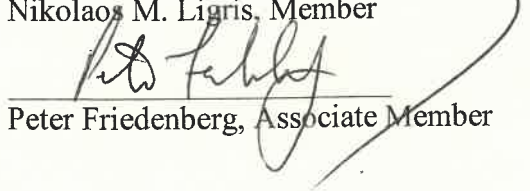
Signed this 21st day of September 2023

ZONING BOARD OF APPEALS


Jonathan D. Tamkin, Acting-Chair


Howard S. Goldman, Member


Nikolaos M. Ligris, Member


Peter Friedenberg, Associate Member

