

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, June 12, 2025 - 7:30PM
Adopted July 17, 2025

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, June 12, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Peter Friedenberg, Associate Member Valentina Elzon, Associate Member

BOARD MEMBERS ABSENT: Nikolaos Ligris, Member

STAFF PRESENT: Daphne Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In Form

Mr. Tamkin, Chair, presided and opened the meeting at 730 p.m.

1. MINUTES OF MAY 15, 2025

Mr. Goldman moved to approve the minutes of May 15,2025. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

**2. 99 WHITMAN ROAD
SPECIAL PERMIT**

APPROVED

Ms. Elzon moved to grant Jeffrey Gayman, Trustee of the Jeffrey Gayman Revocable Trust 2023, and Andrea Grayman, Trustee of the Andrea Gayman Revocable Trust 2023 a Special Permit to allow for one additional enclosed garage space within the accessory cabana/pool house under Section 6.1.2 of

the By-Law. Mr. Goldman seconded the motion. The motion was unanimously approved. A written decision will be prepared.

Mr. Tamkin left the meeting at 8:40 p.m. prior to the opening of the next public hearing presided by Mr. Goldman, Vice-Chair.

3. 339 CHESTNUT STREET

COMPREHENSIVE PERMIT (LIP)

APPROVED

Mr. Friedenberg moved to issue a Comprehensive Permit /LIP to Needham Enterprises, LLC pursuant to MGL Chapter 40B, Sections 20 through 23 and 760 CMR 56.00, to allow the development of six rental units consisting of one one-bedroom unit and five two-bedroom units with 8 parking spaces; two units will be affordable. Ms. Elzon seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:06 p.m.

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. Copies of the Decisions are filed at the Board website linked here:

<https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=>

or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 72261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>



TOWN OF NEEDHAM
BOARD OF APPEALS

June 12, 2025 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

NAME (PRINT)	ADDRESS	E-MAIL
Daphne Richardson	500 Dedham Ave	dcrunz@gmail.com
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Scott Melwing	116 ARYL STREET	Scott@scottmelwing.com