

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, May 15, 2025 - 7:30 PM
Adopted June 12, 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, May 15, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Peter Friedenbergl, 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 APRIL 17, 2025

Mr. Goldman moved to approve the minutes of April 17,2025. Mr. Friedenbergl seconded the motion. The motion was unanimously approved.

2. 6 BROOK ROAD

SPECIAL

APPROVED

Mr. Goldman moved to grant Advanced Softball Training, LLC a Special Permit to allow the operation of a softball training facility with indoor batting cages under Section 3.2.6.2 (i) of the By-Law for an indoor athletic and exercise facility; and to waive strict adherence to the number of required parking spaces and the parking plan and design requirements under

Sections 5.1.1.5, 5.1.2, and 5.1.3 of the By-Law. Mr. Friedenbergs seconded the motion. The motion was unanimously approved. A written decision will be prepared.

3. 51 FREMONT STREET

DE MINIMIS CHANGE TO A SPECIAL PERMIT

APPROVED

Mr. Goldman moved to grant a de minimis change to the *51 Fremont Street - Special Permit – January 29, 2025* to allow the approved below ground 500-gallon propane tank be replaced with an above ground one. The size, location and purpose are unchanged. Ms. Elzon second the motion. The motion was unanimously approved.

Mr. Tamkin left the meeting at 8:25 p.m. prior to the opening of the next public hearing presided by Mr. Goldman, Vice-Chair.

4. 339 CHESTNUT STREET

COMPREHENSIVE PERMIT (LIP)

CONTINUED TO JUNE 15, 2025

The public comment period portion of the meeting was closed and the meeting was continued for final discussions, deliberation and vote to June 15, 2025 at 7:30 p.m. A draft decision will be prepared and posted on the Board website.

The meeting adjourned at 9:05 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

May 15, 2025 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

NAME (PRINT)	ADDRESS	E-MAIL
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