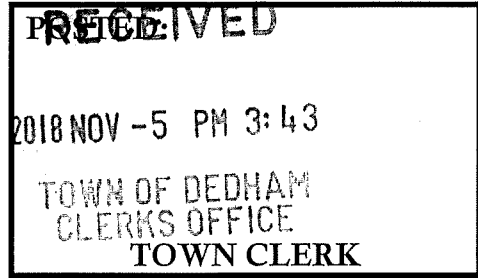


TOWN OF DEDHAM

MEETING NOTICE



POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

Board or Committee:	Planning Board
Location:	Lower Conference Room
Day, Date, Time:	Thursday, November 8, 2018, 7:00 p.m.
Submitted by:	Jennifer Doherty, Administrative Assistant
Date:	November 5, 2018

AGENDA

7:00 p.m.	Pledge of Allegiance
	<u>MINOR SITE PLAN REVIEW</u> – Applicant Northeastern , 370 Common Street, Dedham, MA. The project involves the construction of a new "throwing area" for track and field events in an existing parking area. Represented by Peter Zahka, Esq.
	<u>PRELIMINARY DISCUSSION</u> – Dedham Square Planning Committee
7:15 p.m.	<p><u>PUBLIC HEARING</u></p> <p><u>Article 14 for November 26, 2018, Special Town Meeting</u> To see if the Town will vote to amend the Zoning Bylaws, Section 7.4 entitled "<i>MIXED USE DEVELOPMENTS</i>," as follows:</p> <p>Item 1. Insert a new section 7.4.1.5, as follows: In order to establish a Mixed Use Development, a comprehensive concept plan, including identification of all special permits that may be required, shall be submitted to the Planning Board for review. If approved by the Planning Board, the Planning Board shall then recommend the concept plan to Town Meeting for its approval; if the plan is the subject of a petitioned article, it shall be referred to the Planning Board for its review and the Planning Board shall provide a recommendation prior to or at Town Meeting. If the concept plan is approved by Town Meeting, any special permits or site plans approved by the Planning Board hereunder shall conform to such concept plan.</p> <p>Item 2. Amend Section 7.4.2.1 by inserting the following underlined language: A Mixed Use Development may be allowed only upon issuance of a Special Permit by the Planning Board and after <u>Town Meeting approval of the concept plan submitted under Section 7.4.1.5</u></p> <p>Item 3. Amend Section 7.4.2.2 by inserting the following underlined language: If a concept plan is approved by Town Meeting under Section 7.4.1.5 and such Mixed</p>

	<p>Use Development application or project also requires other Special Permits, <u>the Planning Board shall be the Special Permit Granting Authority (SPGA) for all such Special Permits.</u></p> <p>Item 4. By inserting a new Section 7.4.3.5 as follows: A detailed site development plan conforming to the approved concept plan shall be submitted to the Planning Board and shall show and identify all work to be performed and construction to be undertaken with such detail as is required for site plans, including all elevations, and use of all buildings. The procedure for the review and approval of the detailed development plans shall follow, so far as apt, the approval regulations and procedures for a definitive subdivision plan, including the requirement for a covenant or security to guarantee the performance of all work in accordance with the plan and the schedule approved by the Planning Board.</p>
<p>8:00 p.m.</p>	<p><u>PUBLIC HEARING - CONTINUATION</u> 26 Bryant Street, Dedham Special Permit for a Major Nonresidential Project, Applicant Town of Dedham, Jim Kern – Town Manager, A proposed 3-story structure approximately 49,500 square feet, Public Safety Facility to meet the needs of the Police and Fire Departments, Dore and Whittier Representing</p>
	<p>Old/New Business*</p> <p><i>*This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee / Board, by staff, or by the public.</i></p>