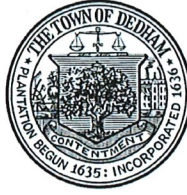


TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

James F. McGrail, Chairman
J. Gregory Jacobsen, Vice Chairman
Scott M. Steeves
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®
Jason L. Mammone, P.E.



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Associate Members
Jared F. Nokes, J.D.

ZONING BOARD OF APPEALS
DECISION

Applicant:	Mollie Blundell Moran
Project Address:	25 Boathouse Lane, Dedham, MA
Zoning District:	Single Residence B
Representative(s):	Mollie Blundell Moran
Petition:	To be allowed an extension of a previously approved Special Permit to construct a single family dwelling on a previously developed lot, of which approximately 80% is in the Flood Plain Overlay District
Section of Zoning Bylaw:	Town of Dedham Zoning Bylaw Section 8.1, Flood Plain Overlay District, Section 9.2, and Section 9.3
Zoning District, Map and Lot:	74/32
Date of Application:	June 22, 2018
Date of Public Hearing:	July 19, 2018
Date of Decision:	August 29, 2018
Vote:	5-0 Unanimous
Voting Members:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, MLA, RLA, LEED AP, Jason L. Mammone, P.E.
Date Filed with the Town Clerk	August 29, 2018

The Zoning Board of Appeals (“ZBA”) of the Town of Dedham, Massachusetts held a public hearing on Wednesday, July 18, 2018, at 7:00 p.m. in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, E. Patrick Maguire, and associate members Jared Nokes, Jason L. Mammone, P.E., and Scott M. Steeves.

The hearings were duly advertised for two consecutive weeks in the *Dedham Times* in accordance with the requirements of MGL Chapter 40A, Section 11 and the Town of Dedham Zoning Bylaw. Notices of the hearing were sent to abutters within 300 feet of the property in question on 29, 2018 and July 6, 2018. Notification of the hearing was sent to the neighboring towns, (Boston, Needham, Canton, and Westwood). Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

The Chairman called for the hearing on the petition Mollie Blundell Moran, 25 Boathouse Lane, Dedham, MA. The Applicant seeks to be allowed an extension of a previously approved Special Permit to construct a single family dwelling on a previously developed lot, of which approximately 80% is in the Flood Plain Overlay District. The property is located at 25 Boathouse Lane, Dedham, MA, and is in the Single Residence B zoning district. *Town of Dedham Zoning Bylaw Section 8.1, Flood Plain Overlay District, Section 9.2, and Section 9.3*

The minutes from the hearing are the primary source of evidence and are incorporated herein by reference:

Ms. Moran is seeking an extension of a previously approved Special Permit to construct a single family dwelling on a previously developed lot, of which approximately 80% is in the Flood Plain Overlay District. She received an extension about a year ago, thinking they were going to begin construction in the fall. However, there were some health issues, and hopefully they will begin this fall. The Conservation Commission has given them an extension to June 5, 2021. When she first received a Special Permit, she did not own the land. Under Conservation, it still shows the prior owner. She asked if there was some way that it would indicate that she now owns the property. Mr. McGrail said that the extension will be given to the original applicant. He believed that the permit runs with the transaction, but she should check on that. He did not think the Board would change anything as long as she has the back-up that shows that it was a seamless transaction. He did say that this was the last extension the Board could give, and it would be for one year. She would have to re-apply for the Special Permit.

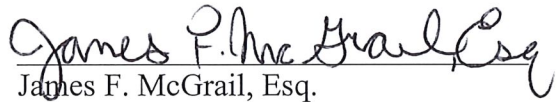
No one in the audience spoke in favor or in opposition to the petition. The Board had no other questions.

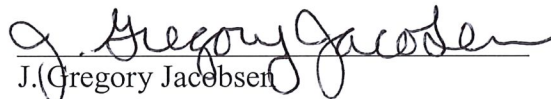
Mr. Steeves moved that Mollie Blundell Moran be allowed an extension of a previously approved Special Permit to construct a single family dwelling on a previously developed lot, of which approximately 80% is in the Flood Plain Overlay District, seconded by Mr. Jacobsen. The vote of the Board was unanimous at 5-0.

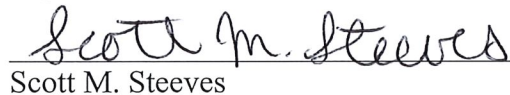
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no variance shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed and that no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

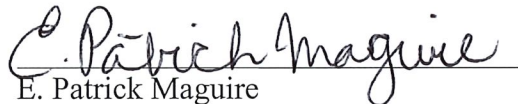
Dated: August 29, 2018

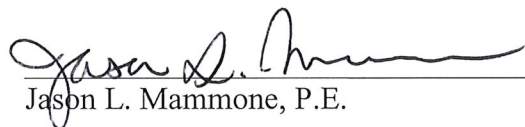
Attest by the Zoning Board of Appeals


James F. McGrail, Esq.

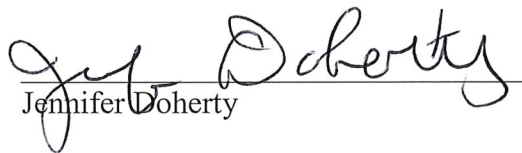

J. Gregory Jacobsen


Scott M. Steeves


E. Patrick Maguire


Jason L. Mammone, P.E.

Attest by the Administrative Assistant


Jennifer Doherty