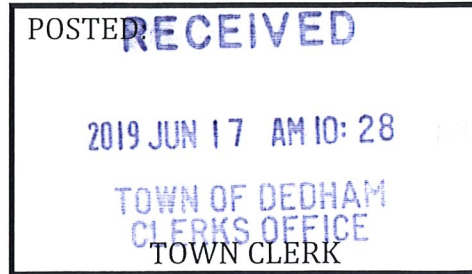


TOWN OF DEDHAM

MEETING NOTICE



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

Board or Committee:	Zoning Board of Appeals
Location:	Town Hall, Lower Conference Room
Day, Date, Time:	Wednesday, June 19, 2019
Submitted By:	Jennifer Doherty, Administrative Assistant
Date:	June 17, 2019

AGENDA:

NOTE: Times noted for each agenda item are approximate and subject to change. No public hearing item will begin before the start time assigned to it, and it may in fact begin later than the time scheduled.

- 7:00 pm** **94 DEDHAM BOULEVARD – CONTINUANCE FROM May 22 2019, Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA** seeks to be allowed a variance for a proposed lot at 94 Dedham Boulevard having 60.01 ft. frontage instead of the required 95 ft; lot area of 7,363 square feet instead of the required 12,500 square feet, and lot width of 60.01 ft. instead of the required 95 ft.; and side yard of 10 ft. instead of the required 15 ft. The property is located at 94 Dedham Boulevard, Dedham, MA, Map 98, Lot 4 and is in the Single Residence B zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.*
Attorney Edward J. Richardson representing
- 7:00 pm** **108 & 122 GARFIELD ROAD – CONTINUANCE FROM May 22, 2019, Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA** seeks to be allowed a variance for a proposed lot between 108 and 122 Garfield Road having frontage of 60,000 feet rather than the require 95 feet; lot area of 7,363 Square feet rather than the required 12,500 square feet; lot width of 60 feet rather than the required 95 feet; and side yard of 10 feet rather than the required 15 feet required in Single Residence B District. The property is located between 108 and 122 Garfield Road, Dedham, MA, and is in the Single Residence B Zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.* Attorney Edward J. Richardson representing
- 7:10 pm** **WEST STREET, DEDHAM, MA, ASSESSORS' PARCEL 101-1, CONTINUANCE FROM May 22, 2019 Applicant Town of Needham Select Board,** requests a Special Permit authorizing a governmental use pursuant to Section 3.1.6.B.5; a special permit authorizing a tower height in excess of 85' pursuant to Section 4.2.4; and a variance of the 50' height limit for antennas contained in Section 4.2.3. The proposed project is located in

Zoning District Single Residence A (SRA). *Town of Dedham Zoning Bylaw Section 3.1.6.B.5, Section 4.2.4, and Section 4.2.3.* Representative Christopher H. Heep, Esquire

- 7:15 pm** **117 CEDAR STREET – CONTINUANCE FROM May 22, 2019, Applicant James and Ruth Loughran, of 117 Cedar Street, Dedham, MA,** requests a Special Permit to be allowed to convert a single-family residence at 117 Cedar Street that was formerly a child care facility to a two-family residence in accordance with Town of Dedham Zoning By-law 7.2 and a variance to allow the two family residence to exist on a lot having 13,766 square feet instead required 18,750 sq.ft.in Single Residence B (SRB) Zone. *Town of Dedham Zoning Bylaw Section 7.2.1 Conversion of single family to two family dwelling, Table 1, principal use regulations, M.G.L. Ch. 40A, 9 & 10, Section 9.3 Special Permits.* Representative Kevin Hampe, Esquire
- 7:20 pm** **983 PROVIDENCE HIGHWAY - Applicant Convenient MD, LLC of 111 NH Avenue, Portsmouth, NH 03801** is requesting waivers from the provisions of the Dedham Sign Code as required for total sign area on the lot of 752 Square feet, two (2) free-standing signs with a total sign area of 150 sq. ft., and wall signs with a height of 32 ft. which will be above the lowest point of the roof and which are in excess of 5% of the wall area, Zoning District Research and Development (RDO). *Town of Dedham Sign Code Sections 237-19, 237-29, 237-30, Table 1, and Table 2.*
- 7:25 pm** **170 COLBURN STREET - Applicant Marc-Danie Nazaire** requests a Special Permit to be allowed to convert a single-family residence to a two-family in accordance with the Town of Dedham Zoning Bylaw Section 7.2 and a variance to allow the two-family residence to exist on a lot having 8,000 sq. ft. instead of the required 18,750 sq. ft. in the Zoning District Single Family B (SRB). *Town of Dedham Bylaws: Section 7.2.1, Conversion of Single Family to a Two Family Dwelling, Table 1, Principle Use Regulations, and Section 9.3, Special Permits.*

Review of Minutes from May 22, 2019

Old/New Business: 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.