



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

2019 NOV 18 PM 2:22

TOWN OF DEDHAM
CLERKS OFFICE

TOWN CLERK

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, November 20, 2019, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA - **AMENDED**

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	22 Harding Terrace - Shiloh Limited Liability Company Request for a Special Permit to construct 3 rd floor dormers; proposed dormers would be an intensification of pre-existing nonconforming front yard setback (20.1 ft.) and side yard setbacks (3.5 ft and 6 ft.), where 25 ft. is required for a front yard setback and 10 ft. is required for side yard setback. The property is located in the Single Residence B Zoning District, Map 97, Lot 43. <i>Town of Dedham Zoning Bylaw Sections 3.3, 4.1, 9.2 and 9.3.</i> Continued from October 16, 2019
7:05 pm	685 Providence Highway - Federal Realty Investment Trust Request for a Special Permit for greater than 25% impervious lot area within an Aquifer Protection Overlay District and a Special Permit to extend an active use 10 ft. into the adjacent zoning district; Applicant seeks to demolish existing single story automotive service building and to construct a +/- 7,400 sq. ft. retail building with associated parking, landscape and utility infrastructure. The subject property is located at 685 Providence Highway, Dedham, MA, Map 122 Lots 3 & 4, and is within a Highway Business Zoning District, Single Residence B Zoning District and Aquifer Overlay District. <i>Town of Dedham Zoning Bylaw Sections 2.1.4.3, 8.2, 9.2 and 9.3.</i> <i>Representative: Kevin F. Hampe, Esq.</i> Request to continue to December 18, 2019
7:10 pm	16 Federal Lane - Warren and Lu Ann Reeb Requests Variances for an existing lot improved by a single family dwelling to have less than the allowed minimum frontage of 95 ft. (+/- 52.13 ft.) and a lot width of less than the allowed minimum lot width of 95 ft. (+/- 52.13 ft.). The subject property is located at 16 Federal Lane, Dedham, MA, Map 135 Lot 34, and is within a Single Residence B Zoning District. <i>Town of Dedham Zoning Bylaw Sections 4.1 (Table 2), 9.2 and 9.3.</i> <i>Representative: Peter A. Zhaka, Esq.</i>

<p>7:15 pm</p>	<p>7 Bussey Street - Avi Kurlantzick Request for Variances and/or Special Permits to demolish existing +/-1,560 sq. ft. single family dwelling and construct a new +/- 2,700 sq. ft. single family dwelling; existing lot provides lot area of 6,024 sq. ft. where 12,500 sq. ft. is required, provides lot width of 71.1 ft. where 95 ft. is required, provides lot frontage of 83.4 ft. of frontage where 95 ft. is required, and provides side yard setbacks of 11.1 ft. and 13 ft. where 15 ft. is required. The subject property is located at 7 Bussey Street, Dedham, MA, Map 60 Lot 1, and is within a Single Residence B Zoning District. <i>Town of Dedham Zoning Bylaw Sections 4.1 (Table 2), 9.2 and 9.3.</i></p>
	<p>Review of Minutes from October 15, 2019</p>
	<p>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.</p>