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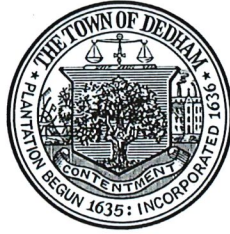
TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

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TOWN OF DEDHAM
CLERKS OFFICE

Members
James F. McGrail, Esq., Chair
J. Gregory Jacobsen, Vice Chair
Scott M. Steeves
Jason L. Mammone, P.E.
Sara Rosenthal, AIA, LEED AP

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Andrew Pepoli



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026-4458
Phone 781-751-9240

Planning Director
Jeremy Rosenberger

Administrative Assistant
Jennifer Doherty

ZONING BOARD OF APPEALS
DECISION

Applicant: David Filippone c/o Whole Foods Market
Property Address: 300 Legacy Place, Dedham, MA
Property Owner: Legacy Place, LLC, c/o WS Asset Management, Inc.
Property Owner Address: 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467

Legal Notice: The applicant seeks to be allowed a Special Permit house a temporary trailer behind Whole Foods Market from November 8, 2019 through November 29, 2019 for storage during the holiday season.

Section of Zoning Bylaw: *Town of Dedham Zoning Bylaw Section 3.2.1 Trailers*
Zoning District, Map and Lot: Research, Development, and Office, Map 162, Lot 1
Date of Application: September 19, 2019
Date of Public Hearing: October 16, 2019
Date of Decision: October XX, 2019
Vote: Unanimous approval, 5-0
Voting Members: James F. McGrail, Esq., J. Gregory Jacobsen, Scott Steeves, Jason L. Mammone, P.E., Sara Rosenthal, AIA, LEED AP, NCARB

Date Filed with Town Clerk: October 23, 2019

The Zoning Board of Appeals (“ZBA”) of the Town of Dedham, Massachusetts held a public hearing on Wednesday, October 16, 2019, 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, Scott Steeves, Jason L. Mammone, P.E., Sara Rosenthal, AIA, LEED AP, NCARB. The hearing was duly advertised and notified pursuant to the requirements of MGL Chap. 40A Sec. 11 and the Town of Zoning Bylaw. Copies of all plans referred to in the decision and the detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning and Zoning Department.

On October 16, 2019, the Chairman called for the hearing on the appeal of Whole Foods Market for a Special

Permit request to house a temporary trailer behind Whole Foods Market from November 8, 2019 to November 29, 2019, for storage during the holiday season, located at 300 Legacy Place (Map 113, Lot 40), Dedham, MA ("Subject Property"). On behalf of Whole Foods Market, representative Steve Coletti stated that each year, Whole Foods has a trailer behind the building for storage of holiday goods for Thanksgiving. The trailer is only needed for eleven days, from November 8, 2019, to November 29, 2019.

The Chairman asked if there were any questions from the audience regarding the Applicant's proposal. There were none. The Chairman then asked if the Board had any questions for the Applicant regarding the proposal. There were none.

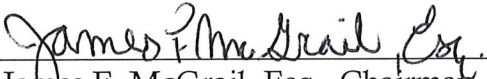
Upon motion being duly made by and seconded, the ZBA voted 5-0 to grant a Special Permit for a temporary trailer for storage from November 8, 2019, to November 29, 2019, during the holiday season. The vote was unanimous at 5-0.

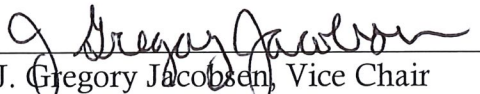
In granting said Special Permit, the ZBA finds that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. Furthermore, the ZBA finds that, after consideration of the criteria in Section 9.3.2 of the Dedham Zoning By-Law, the adverse effects of the Applicant's proposal will not outweigh its beneficial impacts on the Town and neighborhood.

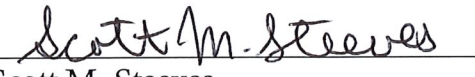
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no special permit and/or variance shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed and that no special permit and/or 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 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.

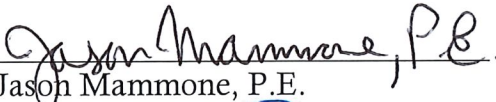
Date: October 23, 2019


Attest by the Zoning Board of Appeals:


James F. McGrail, Esq., Chairman



J. Gregory Jacobsen, Vice Chair


Scott M. Steeves


Jason Mammone, P.E.


Sara Rosenthal, AIA, LEED AP

Attest by the Administrative Assistant:


Jennifer Doherty