



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

2019 DEC 12 AM 10:18

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, December 18, 2019, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

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	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. Representative: Kevin F. Hampe, Esq.</i>
7:05 pm	326 Bridge Street – Fastsigns of Needham Request for waivers from the provisions of the Dedham Sign Code to install a 16 ft. tall, internally illuminated freestanding sign (Dedham Veterinary Associates); internal illumination is not allowed and a maximum height of 12 ft. is allowed for freestanding signs. The +/- 14,877 sq. ft. subject property is located at 326 Bridge Street, Dedham, MA, Map 55 Lot 35, and is within a Limited Manufacturing Zoning District (LMA). <i>Town of Dedham Sign Code Section 237-18 and Table 2.</i>
7:10 pm	235 Bridge Street – Audy Auto Center LLC Request for a waiver from the provisions of the Dedham Sign Code to install a +/- 59.16 sq. ft., internally illuminated wall sign (Audy Auto Center LLC); internal illumination is not allowed. The +/- 14,614 sq. ft. subject property is located at 235 Bridge Street, Dedham, MA, Map 39 Lot 126, and is within a Local Business Zoning District (LB) and General Residence Zoning District (GR). <i>Town of Dedham Sign Code Section 237-18.</i>
7:15 pm	545 Common Street – Andrew Mulligan Request for a Special Permit to convert existing +/- 4,125 sq. ft. single family dwelling to a two-family dwelling (no expansion of existing building footprint proposed). The +/- 64,904 sq. ft. subject property is located at 545 Common Street,

	Dedham, MA, Map 19 Lot 4, and is within a Senior Campus Zoning District (SC). <i>Town of Dedham Zoning Bylaw Sections 7.2, 7.6, 9.2, 9.3 and Table 1.</i>
7:20 pm	39 Clark Street – Tara L. Ikenouye Request for a Variance and/or Special Permit to construct a one-story +/- 240 sq. ft. rear addition and +/- 414 sq. ft. deck; proposed additions would intensify pre-existing rear yard setback. The +/- 8,301 sq. ft. subject property is located at 39 Clark Street, Dedham, MA, Map 110 Lot 71, and is within a General Residence Zoning District (GR). <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2.</i>
7:25 pm	218, 220 and 222 High Street – Hub Development LLC Request for a Special Permit to construct a concrete block retaining wall that will be 13.5 ft. in height and gradually decline to 7.6 ft. along the easterly sideline of 218 High Street and the rear yard of 218, 220 and 222 High Street. The +/- 15,521 sq. ft. subject properties are located at 210, 2220 and 222 High Street, Dedham, MA, Map 111 Lots 3 and 67, and are within a General Residence Zoning District (GR). <i>Town of Dedham Zoning Bylaw Sections 6.5.2, 9.2, 9.3. Representative: Kevin F. Hampe, Esq.</i>
7:30 pm	581 High Street – Washington High LLC Petitioner requests waivers from the provisions of the Dedham Sign Code to install two (2), 31.25 sq. ft. wall signs (Horse Thieves Tavern); proposed signage exceeds allowable total sq. ft. of signage. The +/- 5,162 sq. ft. subject property is located at 581 High Street, Dedham, MA, Map 92 Lot 65, and is within a Central Business Zoning District (CB). <i>Town of Dedham Sign Code Table 2.</i>
7:35 pm	360 Washington Street – Sean Martin Request for a waiver from the provisions of the Dedham Sign Code to install a +/- 8.25 sq. ft., internally illuminated blade sign (C-2 Pilates); internal illumination is not allowed. The +/- 12,215 sq. ft. subject property is located at 360 Washington Street, Dedham, MA, Map 92 Lot 64, and is within a Central Business Zoning District (CB). <i>Town of Dedham Sign Code Section 237-18.</i>
7:40 pm	31 Eastern Avenue – Blue Hill Fuels, LLC Request for any necessary waivers from the provisions of the Dedham Sign Code to install a new signage as part of rebranding effort (Gulf); signage would exceed the allowable total signage square footage, provide internal illumination (internal illumination is not allowed) and exceeds allowable hours of illumination. The +/- 15,763 sq. ft. subject property is located at 31 Eastern Avenue, Dedham, MA, Map 108 Lot 98, and is within a Central Business Zoning District (CB). <i>Town of Dedham Sign Code Section 237-18, 237-19 and Table 2.</i>
	Review of Minutes from November 20, 2019 and December 2, 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.