

**Dedham Town Hall**

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**Planning Board**

**Michael A. Podolski, Esq., Chair**

**John R. Bethoney, Vice Chair**

**Robert D. Aldous, Clerk**

**Ralph I. Steeves**

**James E. O’Brien IV**

**Planning Director**

**Richard J. McCarthy Jr.**

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**TOWN OF DEDHAM**

**PLANNING BOARD**

**MEETING MINUTES**

**April 13, 2017, 7 p.m., Lower Conference Room**

**Present:** Michael A. Podolski, Esq., Chair

John R. Bethoney, Vice Chair

 Robert D. Aldous, Clerk

 Ralph I. Steeves

 James E. O’Brien IV

 Richard J. McCarthy, Jr., Planning Director

Call to order 7:02 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office.

**PUBLIC HEARING:**

**Discussion of Proposed Zoning Article 1**

**2017 Annual Town Meeting**

Mr. Steeves moved to open the Public Hearing, seconded by Mr. Bethoney, voted unanimously 5-0. Mr. Bethoney moved to waive reading of the public notice, seconded by Mr. Steeves, voted unanimously, 5-0. Public Hearing notice for the proposed zoning articles for the spring Town Meeting was posted in Town Hall on March 23, 2017, and advertised in the *Dedham Times* on March 24, 2017, and March 31, 2017. Abutting towns, Needham, Westwood, Canton, and Milton, City of Boston, Department of Housing and Community Development, Metropolitan Area Planning Council, and Boston Planning & Development Agency were notified on March 27, 2017, via certified mail, return receipt. Mr. McCarthy stated that the Planning Board has complied with all the notification requirements for Public Hearing of zoning articles. Mr. Podolski stated that this is a Public Hearing, and will be opened up for comments from the public. Speakers must furnish their names and addresses for the record. Positions on each article were taken at the end of the Public Hearing.

**ARTICLE 1:** *To see if the Town will vote to amend the Zoning Bylaw, Section 3.1.3 Use Regulations Table (Table 1) under Principal Use H.6 Brewery, Distillery, or Winery with Tasting Room under H. Manufacturing and Processing Uses to allow the use by Special Permit of the Planning Board in the Limited Manufacturing B (LMB) Zoning District.*

**Present:**

* Peter A. Zahka II, Esq., 12 School Street, Dedham, MA 02026
* Charles (Chuck) Landry, 100 BBP, LLC, Vice President, Asset Management, National Development, 2310 Washington Street, Newton Lower Falls, MA 02462

This article would allow breweries, distilleries, or wineries with tasting rooms by Special Permit in the LMB zoning district. The entire property, located off Meadow Road, is divided by the Boston/Dedham line. The land in Dedham is the only property in Town that is in the LMB zoning district. Half of it is owned by 100 BBP, LLC, and half is owned by M.S. Walker. At the last Town Meeting, a warrant article was submitted to allow by Special Permit a new use category, Brewery, Distillery, Winery, etc., in the LMA zoning district. This removed the use in the LMB District, which was already allowed. The LMB district was the only district at that time that allowed manufacturing, warehousing, and bottling works of any kind as a matter of right; he said that a brewery is manufacturing, warehousing, and bottling. This zoning article would correct what was allowed by right but unintentionally deleted. Mr. Landry said he was about to execute a letter of intent for a brewery and continues to discuss this with a tenant, but there is no guarantee that the tenant will move forward on the site due to the length of time this will take. They have been negotiating for six months, there is a wait for Town Meeting, there is uncertainty as to what Town Meeting will do, and there will be a length of time to wait for approval by the Attorney General before anyone will spend significant money for the permitting process. The tenant is still around, and there are ongoing discussions, but they do not want to mislead anyone that the tenant will move in the next day. Now that Mr. Landry has talked with one tenant looking at 80,000 square feet, it is hoped that there will be someone similar to that in the future.

No one in the public had any questions. The Board had no questions. Mr. McCarthy said there were no issues with the proposal. Mr. Zahka said that Economic Development Director John Sisson has also recommended that this use be allowed in the Highway Business zoning district.

Mr. Bethoney moved to close the Public Hearing, seconded by Mr. O’Brien. The vote was unanimous at 5-0. Mr. Bethoney moved that the Planning Board recommend that Article 1 be so voted, seconded by Mr. O’Brien. The vote was unanimous at 5-0.

Respectfully submitted,

Robert D. Aldous, Clerk

/snw