



TOWN OF DEDHAM

# MEETING NOTICE

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

<b>Board or Committee:</b>	<b>Zoning Board of Appeals</b>
<b>Location:</b>	<p><b>Remote Participation: Video &amp; Tele-Conference</b></p> <p><b>Via Computer/Phone/Tablet (via Zoom)</b>  <a href="https://zoom.us/j/93059990691">https://zoom.us/j/93059990691</a></p> <p><b>Telephone (Audio Only)</b>            1-646-558-8656, Webinar ID: 930 5999 0691</p> <p><b>Watch &amp; Participate on Facebook</b>  <a href="https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/">https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</a></p> <p><b>Watch on Dedham TV</b>            Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b>Comments or Questions</b>  <a href="mailto:jdoherty@dedham-ma.gov">jdoherty@dedham-ma.gov</a>            781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning &amp; Zoning Department's remote participation policy &amp; procedures: <a href="http://bit.ly/PZVirtualMeetings">bit.ly/PZVirtualMeetings</a></i></p>
<b>Day, Date, Time:</b>	<b>Wednesday, July 15, 2020, 7:00 pm</b>
<b>Submitted By:</b>	Jennifer Doherty, Administrative Assistant

## AGENDA-AMENDED 7/8/20

<b>7:00 pm</b>	<p><b>325 East Street – Built Right Construction Group, LLC</b>            Request Variance(s) and Special Permits to demolish existing single-family dwelling and construct new two-family dwelling; proposed two-family dwelling will continue pre-existing nonconforming lot frontage, area, lot width, front setback, side yard setback and exceed the maximum lot coverage. The +/- 3,545 sq. ft. subject property is located at 325 East Street, Dedham, MA, Map/Lot 93-21, and is within a Central Business Zoning District (CB). <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/ypy63ug4srb6t5i/AAA2tynWm-iz12JD7dkwKa92a?dl=0">https://www.dropbox.com/sh/ypy63ug4srb6t5i/AAA2tynWm-iz12JD7dkwKa92a?dl=0</a></p>
	<p><b>960 Washington Street – LAMP Realty Corp.</b>            Request for Waivers from the provisions of the Dedham Sign Code to install two (2) illuminated wall signs (+/- 100 sq. ft. and 13.5 sq. ft.); wall signs above the roof line</p>

	<p>and/or second-floor window frames are not permitted. The +/- 29,246 sq. ft. subject property is located at 960 Washington Street, Dedham, MA, Map/Lot 160-32, and is within a Research, Development &amp; Office Zoning District (RDO). <i>Town of Dedham Sign Code Section 237-19(E), 237-29, 237-30 and Table 2. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/2m5qr5h9c2ug0j3/AABA1-Mlrcd1ZKKZqVdY1pBha?dl=0">https://www.dropbox.com/sh/2m5qr5h9c2ug0j3/AABA1-Mlrcd1ZKKZqVdY1pBha?dl=0</a></p>
	<p><b>960 Washington Street – LAMP Realty Corp.</b>  Request for a Special Permit to construct a retaining wall in excess of four (4) ft. The +/- 29,246 sq. ft. subject property is located at 960 Washington Street, Dedham, MA, Map/Lot 160-32, and is within a Research, Development &amp; Office Zoning District (RDO). <i>Dedham Zoning By-Law Section 6.5.2, 9.2, and 9.3. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/2m5qr5h9c2ug0j3/AABA1-Mlrcd1ZKKZqVdY1pBha?dl=0">https://www.dropbox.com/sh/2m5qr5h9c2ug0j3/AABA1-Mlrcd1ZKKZqVdY1pBha?dl=0</a></p>
	<p><b>47 Pratt Avenue – James and Diane McLeish</b>  Request for Variances and/or Special Permits to reconstruct front addition after catastrophe; proposed project will not comply with lot area and side yard setback requirements and will maintain pre-existing nonconforming front yard setback. The subject property is located at 47 Pratt Avenue, Dedham, Map/Lot 143-3 and located within a General Residence (GR) Zoning District. <i>Dedham Zoning By-Law Section 3.3, 3.37, 9.2, 9.3, and Table 2. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/cgk0nusz59bls31/AACyqN-wC1knN KRq4 ArkUBa?dl=0">https://www.dropbox.com/sh/cgk0nusz59bls31/AACyqN-wC1knN KRq4 ArkUBa?dl=0</a></p>
	<p><b>47 Pratt Avenue (Lot 42) – James and Diane McLeish</b>  Request for Variances to construct a single family dwelling; proposed lot /dwelling will not comply with the required minimum lot area, side yard setbacks and lot coverage. The subject property is located at 47 Pratt Avenue (Lot 42), Dedham, Map/Lot 143-3 and located within a General Residence (GR) Zoning District. <i>Dedham Zoning By-Law Section 3.3, 4.5, 9.2, 9.3, and Table 2. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/cgk0nusz59bls31/AACyqN-wC1knN KRq4 ArkUBa?dl=0">https://www.dropbox.com/sh/cgk0nusz59bls31/AACyqN-wC1knN KRq4 ArkUBa?dl=0</a></p>
	<p><b>300 Providence Highway – Ashbrook Furniture</b>  Request for waiver from the provisions of the Dedham Sign Code to install +/- 198.75 sq. ft. illuminated wall sign; wall signs above the roof line and/or 25 ft. above grade are not permitted. The +/- 35 acre subject property is located at 300 Providence Highway, Dedham, MA, Map/Lot 76-1, and is within a Highway Business Zoning District (HB). <i>Town of Dedham Sign Code Section 237-4, 237-19, 237-29, 237-30, Table 1, and Table 2. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/cs060ma13udcx0a/AAD77JRLIAct66ZBZkRljkua?dl=0">https://www.dropbox.com/sh/cs060ma13udcx0a/AAD77JRLIAct66ZBZkRljkua?dl=0</a></p>

	<p><b>5 Incinerator Road – Town of Dedham</b>  Request for a Special Permit authorizing a municipal facility use (Wireless Communications Facility), a Special Permit authorizing a tower height in excess of 85 ft. (demolish existing 129 ft. incinerator smoke stack and construct Wireless Communication Facility 200 ft. in height) and a Special Permit to construct said Wireless Communications Facility in a Wireless Communications Overlay District. The +/- 37,026 sq. ft. subject property is located at 5 Incinerator Road, Dedham, MA, Map/Lot 77-68, and is within a Highway Business Zoning District (HB), Flood Plain Overlay District (FPOD) and Wireless Communications Services Overlay District. <i>Town of Dedham Zoning Bylaw Section 4.2, 8.3, 9.2, 9.3 and Table 1</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/r6fs17gv7ytm6pu/AABB5zenl2qSkIJ1qNaYe-7Aa?dl=0">https://www.dropbox.com/sh/r6fs17gv7ytm6pu/AABB5zenl2qSkIJ1qNaYe-7Aa?dl=0</a></p>
	<p><b>Electronic Signatures</b>  <i>Discussion and possible adoption of M.G.L. c.110G, regarding the use of electronic signatures by ZBA members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020.</i></p>
	<p><b>Old/New Business</b>  <i>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.</i></p>