



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

TOWN CLERK

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

Board or Committee:	Planning Board
Location:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/93021862082</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 930 2186 2082</p> <p><u>Watch & Participate on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments/Questions/Technical Assistance</u> jdoherty@dedham-ma.gov 781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings</i></p>
Day, Date, Time:	Wednesday, October 14, 2020, 7:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

7:00 p.m.	<p>Public Hearing: Fall 2020 Annual Town Meeting Zoning Articles (Continued from 9/9/20)</p> <p>In accordance with the provisions of M.G.L. Chapter 40A, s.5, the Planning Board will hold public hearings in accordance of the provisions of M.G.L Chapter 40A, Section 5, on the following proposed amendments to the Dedham Zoning By-Laws. The text of the proposed amendments are available by request from the Town Clerk and Planning & Zoning Department, and are available via Dropbox, along with a summary of the proposed amendments: https://bit.ly/PBFallTM2020.</p> <ol style="list-style-type: none"> 1.) To extend the lapse of Special Permits from two (2) years to (3) years; 2.) To consider if the Town will vote to approve the "Comprehensive Concept Plan", reviewed by the Dedham Planning Board, and on file in the Planning & Zoning Department, for a Planned Residential Development ("PRD") at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road,
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	<p>Dedham MA (Dedham Assessors' Map 105, Lots 17, 19, 23 and Map 118, Lot 31);</p> <p>3.) Make changes to Section <u>4.4.2 Buildings Permitted in Nonresidential Districts</u>, and to add a new Section 4.4.3 <u>Maximum Front Setbacks; Exceptions</u>;</p> <p>4.) Make changes to Section 7.4, Mixed Use Developments;</p> <p>5.) Create a new Section 7.9, to require the creation of Affordable Housing as part of Mixed-Use and Age-Restricted Developments; and</p> <p>6.) Insert the By-laws into the Town Code as Chapter 280; renumbering and recaptioning each section and subsection of the Zoning Bylaw accordingly; and updating internal references to reflect the new numbering system, all as set forth in the document on file in the office of the Town Clerk entitled "Zoning Bylaw Draft," dated February 2020, prepared by General Code, LLC.</p>
<p>8:00 p.m.</p>	<p>Public Hearing 95 Eastern Avenue, SREG Management, LLC</p> <p>Request for a Special Permit for a Major Nonresidential Project, Special Permit for a hotel use in a Flood Plain Overlay District, Major Site Plan Review, Variances to exceed the allowable Floor Area Ratio (.58 proposed, .35 max. allowed) and building height (75.5 ft. proposed, 40 ft. max. allowed) and associated waivers to construct a six (6) story, 125 room hotel and 435 off-street parking spaces. The subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16 and 123-22, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). <i>Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 8.1, 9.2, 9.3, 9.4, 9.5, Table 1, Table 2 and Table 3. Representative Kevin Hampe, Esq.</i></p> <p>Project Documents http://bit.ly/95EasternAvenue</p>
	<p>Planning Director's Update <i>Updates and discussion regarding upcoming agendas, projects, and initiatives</i></p>
	<p>Old/New Business <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>