



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:	Zoning Board of Appeals
Location:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/91970020615</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 919 7002 0615</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> jdoherthy@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, November 18, 2020, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA *Amended 11.12.20 and 11.18.20

7:00 pm	<p>* 875 Providence Highway – Serrato Signs LLC Request for a waiver for a 12 sq. ft. illuminated monument sign; proposed sign would be located within required front setback area. The +/- 17,217 sq. ft. property is located at 875 Providence Highway, Dedham MA, Map/Lot 149-35, and is within a Research & Development (RDO) Zoning District. <i>Dedham Sign Code Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/ydrxbec0jet1hs9/AACqj3419n3jMiIG6IAV9EDVa?dl=0</p>
	<p>123 and 97 Westfield Street and 50 Haven Street – Westfield Crossings, LLC Request for a Special Permit and/or Variance to allow an existing shared driveway serving three (3) lots to serve four (4) lots; driveway for more than two (2) lots not allowed. The subject properties are located at 123 and 97 Westfield Street and 50 Haven Street, Dedham, MA, Map/Lot 88/13, 88/14 and 71-1, and are within a Single Residence A (SRA) Zoning District. <i>Town of Dedham Bylaw Sections 3.3, 9.2, 9.3, and 10.</i></p>

	<p>Project Documents https://www.dropbox.com/sh/152hiy4w6s1r93k/AABZdKza4HzGmcXUf8HomM34a?dl=0</p>
	<p>49 Wentworth Street – Kylie Calzone Request for a Variance to replace an existing side deck with a +/- 72 sq. ft. mudroom where the proposed addition would not meet the minimum side yard requirement of 10 ft. (5 ft. proposed). The +/- 5,378 sq. ft. property is located at 49 Wentworth Street, Dedham, MA, Map/Lot 139-80, and is within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Section 4.1, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/39by05ajemvh993/AAD74GnAXQ44L8v8sYMTNcgga?dl=0</p>
	<p>159 High Street – Pina and Renato Reda Request for Special Permits and/or Variances to construct a two-family dwelling; proposed two-family/lot provides 55 ft. of lot frontage where 90 ft. is required and provides a lot width of 55 ft. where 90 ft. is required. The +/- 17,915 sq. ft. subject property is located at 159 High Street, Dedham, MA, Map/Lot 96-4, and is within a General Business (GB) Zoning District. <i>Town of Dedham Bylaw Sections 3.3, 4.1, 4.5, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/q3mzcv6bou7ghul/AACV53fQcaXtOWbvmXPrPIy-a?dl=0</p>
	<p>* 46 Hazelnut Place – Dan DeHart Requests a Special Permit to construct one-story addition (+/- 384 sq. ft.) that would be intensify, but not increase pre-existing nonconforming front yard setback. The +/-8,753 sq. ft. property is located at 46 Hazelnut Place, Dedham, MA, Map 112, Lot 42, and is within a General Residence (GR) Zoning District. <i>Town of Dedham Bylaw Section 3.3, 4.1, 9.2, 9.3 and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/khr7ta1yfmnns1/AAA3cPKoMZdG5nrCjV3n92nua?dl=0</p>
	<p>98 Quincy Avenue – Raising Stars LLC, c/o Inga Yaghubyan Request for a Special Permit for a Family Day Care (large). The +/- 7,515 sq. ft. property is located at 98 Quincy Avenue, Dedham, MA, Map/Lot 142-179, and is within the General Residence (GR) Zoning District. <i>Town of Dedham Bylaw Sections 3.1, 9.2, 9.3, and Table 1.</i></p> <p>Project Documents https://www.dropbox.com/sh/pqyabzosre5stql/AABXXYrnruLd--17Hb3NwoaGa?dl=0</p>
	<p>297 Pine Street – Michael and Christine Hernon Request for Variances to construct a single-family dwelling on a lot that does not meet the required lot frontage of 95 ft. (73.57 ft. provided) and minimum front yard lot width of 95 ft. (71.67 ft. provided). The +/- 12,500 sq. ft. subject property is located at 297 Pine Street, Dedham, MA, Map/Lot 23-22, and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaw Sections 4.1, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/kck5qa205mwt9xc/AADffxLAUnmLKs3Q4GXXKcl4ta?dl=0</p>

	Meeting Minutes <i>Review & approval of August 19, 2020 meeting minutes</i>
	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>