



TOWN OF DEDHAM

MEETING NOTICE

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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> jdoherly@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, February 17, 2021, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA

7:00 pm	<p>980 Washington Street – Adams Ahern Sign Solutions, Inc. Request for a waiver for a 99 sq/ ft. wall sign that is 52.2 ft. from grade to top of sign (25 ft. above grade is not allowed). The +/- 120,226 sq. ft. property is located at 980 Washington Street. Dedham, MA, Map 160, Lot 36, and is within the Research Development & Office (RDO) Zoning District. <i>Town of Dedham Sign Code Section 237-19 (E) Continued from 1.20.21</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>900 Providence Highway – Mavis Tires & Brakes/Site Enhancement Services Request for a waiver to install three (3), 48.5 sq. ft. illuminated wall signs; proposed signage exceeds allowable wall sign height. The +/- 39,166 sq. ft. property is located at 900 Providence Highway, Dedham, MA, Map 149, Lot 13, and is within a Highway Business District. <i>Town of Dedham Sign Code Section 237-19 (D) and 237-19 (E)</i></p> <p>Project Documents</p>

	http://bit.ly/Feb2021DedhamZBA
	<p>259 Washington Street – Recovery Connection Centers of America, Inc. Requests a Special Permit for a proposed 1,125 sq. ft. Substance Abuse Treatment Clinic (no dispensing of medication to occur at subject property). The +/- 23,212 sq. ft. property is located at 259 Washington Street, Dedham, MA, Map 93, Lot 8, and is within a Highway Business (HB) Zoning District. <i>Town of Dedham Bylaw Section 3.1, 9.2, 9.3, and Table 1.</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>63 Colonial Drive – B&L Elite Builders, LLC c/o Lyndemberg Duque Request for a Variance to construct a +/- 2,900 sq. ft. single family dwelling; proposed dwelling would not meet the required front yard setback (10.5 ft. provided, 25 ft. required). The +/- 6,325 sq. ft. property is located at 63 Colonial Drive, Dedham MA, Map 79, Lot 129, and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaw Section 4.5, 9.2, 9.3 and Table 2</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>8 Bates Court – Danielle Forte Request for a Special Permit for adding additional living sq. ft. and extending existing porch to 25.5 sq. ft.; proposed additions would intensify pre-existing nonconforming front and side yard setbacks. The +/-5,880 sq. ft. property is located at 8 Bates Court, Dedham, MA, Map 91, Lot 8, and is within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaws Section 3.3, 3.3.1, 3.3.3, 9.2, 9.3, and Table 2</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>55 Norwell Road – Mike & Mary Forte Request for a Variance to construct an addition to connect the rear detached garage to the single-family dwelling and to construct a second story above the garage; proposed rear addition/garage would not meet the required rear yard setback (7 ft. provided, 20 ft. required). The +/- 11,575 sq. ft. property is located at 55 Norwell Road, Dedham, MA, Map 126, lot 60, and is within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Section 9.2, and Table 2</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>25 Boathouse Lane – Mollie Moran Request for a Special Permit to construct a single-family dwelling within a Flood Plain Overlay District. The +/- 16,110 sq. ft. property is located at 25 Boathouse Lane, Dedham, MA, Map 74, Lot 32, and is within a Single Residence B (SRB) Zoning District, Flood Plain Overlay District, and Aquifer Protection Overlay District. <i>Town of Dedham Bylaw Section 8.1, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</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>