



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> 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, April 14, 2021, 7:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

7:00 p.m.	<p>Public Hearing (<i>Request for Withdrawal without Prejudice</i>) 337-339 Washington Street – Garnett Realty Trust, Robert Naser Trustee Public Hearing regarding Special Permit & Site Plan Review for expanded structure to include eleven (11) residential units and sixteen (16) additional off-street parking spaces. <i>Representative: Stephen Rahavy, Esq. (Continued from 2/10/21)</i></p> <p>Project Documents https://www.dropbox.com/sh/wkmfivismel8t9z/AACqTm_ql4OrDHXXV0M6v80pa?dl=0</p>
7:00 p.m.	<p>Public Hearing (<i>Request for Withdrawal without Prejudice</i>) 75, 110-120, and 125 Stergis Way – Nordblom Company Public Hearing for Definitive Subdivision Plan Approval by the Nordblom Company (Stergis Lots, 3, 4, and 5 Owner LLC). The Applicant is proposing a subdivision of three existing properties into four separate properties, along with reconfiguring the existing cul-de-sac on</p>

	<p>Stergis Way. The Subject Properties are located at 75, 110-120, and 125 Stergis Way, Map 393, Lots 3, 4 and 5 and are located within a Highway Business (HB) Zoning District. <i>(Continued from 2/10/21)</i></p> <p>Project Documents https://www.dropbox.com/sh/4gr9wosu06eqy8e/AACRMO6b8UKUfRLc922z6v-oa?dl=0</p>
<p>7:00 p.m.</p>	<p>Public Hearing (<i>Request to continue to continue to 5/12/21</i>) 95 Eastern Avenue – SREG Management, LLC Request for a Special Permit for a Major Nonresidential Project, Special Permit for a hotel use in a Flood Plain Overlay District, Special Permit to exceed the allowable building height, Major Site Plan Review, and associated waivers to construct a six (6) story, 120 room hotel and 144 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). 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. <i>Representative: Kevin Hampe, Esq. (Continued from 3/10/21)</i></p> <p>Project Documents http://bit.ly/95EasternAvenue</p>
	<p>219 Lowder Street – Collis, LLC Request for Covenant Release. <i>Representative: Peter A. Zahka, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p>Project Documents https://www.dropbox.com/sh/iiqewljlandau7/AAC1nIXd1gWWK98k9Snf6tj2a?dl=0</p>
	<p>10 Carematrix Drive, Walden Behavioral Care, LLC Request for a determination of insignificant modification of previous approvals to allow temporary storage containers within the parking areas. <i>Representative Peter A. Zahka, Esq. Staff: Michelle Tinger, Assistant Town Planner</i></p> <p>Project Documents https://www.dropbox.com/sh/iiqewljlandau7/AAC1nIXd1gWWK98k9Snf6tj2a?dl=0</p>
<p>8:00 p.m.</p>	<p>Public Hearing: Spring 2021 Annual Town Meeting Zoning Article In accordance with the provisions of M.G.L. Chapter 40A, s.5, the Planning Board will hold a public hearing in accordance of the provisions of M.G.L Chapter 40A, Section 5, on the following proposed amendment to the Dedham Zoning By-Laws. The text of the proposed amendment is available by request from the Town Clerk and Planning & Zoning Department, and are available via Dropbox, along with a summary of the proposed amendment: http://bit.ly/PBSpringTM2021</p> <p><i>To see if the Town will vote to amend Section 4.5.1 of the Dedham Zoning By-Law by adding at the end thereof the following new subsection:</i></p> <p><i>d. A lot which otherwise satisfies the requirements and conditions of this Section shall retain its status as separate building lot notwithstanding said lot is occupied by a garage, shed, or similar accessory structure</i></p>

Old/New Business

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.