

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**



Members

Scott M. Steeves, Chair
Sara Rosenthal, AIA, LEED AP, Vice Chair
J. Gregory Jacobsen
Jason L. Mammone, P.E.
Tom Ryan, Esquire

ASSOCIATE MEMBERS

George Panagopoulos
Andrew Pepoli

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**ZONING BOARD OF APPEALS
MINUTES**

**Wednesday, January 20, 2021, 7:00 p.m.
Remote meeting by Zoom**

Present: Scott M. Steeves, Chair
Sara Rosenthal, AIA, LEED AP, NCARB, Vice Chair
J. Gregory Jacobsen
Jason L. Mammone, P.E.
Tom Ryan, Esq., Member
George Panagopoulos, Associate Member

Not Present:

Staff: Jeremy Rosenberger, Town Planner
Jennifer Doherty, Administrative Assistant
Michelle Tinger, Community Planning and Engagement Specialist

The meeting began at **7:00 pm** on the night of **Wednesday, January 20, 2021**. The Chairman opened the meeting by reading the following statement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Dedham's Zoning Board of Appeals is being conducted via remote participation by video meeting. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to this meeting while in progress may do so by dialing toll-free 1-646-558-8656, The access code is 919 7002 0615. Again, the toll-free number is 1-646-558-8656. The

access code is 919 7002 0615 . The meeting was also being recorded. The Chairman then reviewed video procedures and policy.

The Chairman then asked for a roll call of the attendees. In attendance on the conference call were:

Vice Chair, Sara Rosenthal

Member, Gregory Jacobsen

Member, Jason Mammone

Member, Tom Ryan

Associate Member, George Panagopoulos

Chairman, Scott Steeves

Planning Director, Town of Dedham: Jeremy Rosenberger

Planning Administrative Assistant: Jennifer Doherty

Community Planning and Engagement specialist for the Town of Dedham: Michelle Tinger

The Chairman continued with the first applicant:

98 Quincy Avenue

Applicant:	Raising Stars LLC, c/o Inga Yaghubyan
Project Address:	98 Quincy Avenue
Zoning District, Map/Lot:	General Residence (GR) Zoning District, Map/Lot 142-179
Legal Notice:	Request for a Special Permit for a Family Day Care (large). The +/- 7,515 sq. ft.
Section of Zoning Bylaw:	<i>Town of Dedham Bylaw Sections 3.1, 9.2, 9.3, and Table 1. (Continued from 11/18/20)</i>

The applicant had asked for an extension as they were still working with the Building Department on some issues. A motion was made by Greg Jacobsen to continue the application until March 17, 2021. The motion was seconded by Sara Rosenthal, and a roll call vote was taken.

Sara Rosenthal – yes
 Gregory Jacobsen – yes
 Jason Mammone – yes
 Tom Ryan - yes
 George Panagopoulos – yes
 Scott Steeves – yes

The motion passed unanimously, 6-0, and the application will be moved to the March 17, 2021 meeting.

70 Tower Street

Applicant:	Joseph D. Shea
Project Address:	70 Tower Street
Zoning District, Map/Lot:	Single Residence B (SRB) Zoning District Map 155, Lot 69
Legal Notice:	Request for a Special Permit and/or Variance to convert existing side porch to include living space (+/- 44 sq. ft.): proposed project would intensify but maintain pre-existing nonconforming side yard setback of 5.2 ft. (10 ft. required).
Section of Zoning Bylaw:	<i>Town of Dedham Bylaw Section 3.3, 9.2, 9.3 and Table 2.</i>

Kerry Shea was on the video call for the application. She was the co-owner with Joseph Shea. She explained that they were trying to convert their side porch to become a mud room.

There were no questions from the board and there were no members of the public with any questions.

A motion was made by Greg Jacobsen to approve the proposal as presented. The motion was seconded by Sara Rosenthal, and a roll call vote was taken.

Sara Rosenthal – yes
 Gregory Jacobsen – yes
 Jason Mammone – yes
 Tom Ryan - yes
 George Panagopoulos – yes
 Scott Steeves – yes

The motion passed unanimously, 6-0.

A motion was made by Greg Jacobsen to close the public hearing for the application. The motion was seconded by Sara Rosenthal, and a roll call vote was taken.

Sara Rosenthal – yes
Gregory Jacobsen – yes
Jason Mammone – yes
Tom Ryan - yes
George Panagopoulos – yes
Scott Steeves – yes

The motion passed unanimously, 6-0.

980 Washington Street

Applicant:	Adams Ahern Sign Solutions, Inc
Project Address:	980 Washington Street
Zoning District, Map/Lot:	Research Development & Office (RDO) Zoning District. Map 160, Lot 36
Legal Notice:	Requests 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).
Section of Zoning Bylaw:	<i>Town of Dedham Sign Code Section 237-19 (E)</i>

Chris Adams of Adams/Ahern Sign Solutions, Inc. was in attendance for the property at 980 Washington Street. The Chairman Scott Steeves stated that the board was in possession of the recommendation letter from the Design Review Advisory Board and asked if the applicant was aware of their suggestions. He was.

Mr. Adams explained the proposal. He wished to explain the data that he had compiled, they were based on the site plan. He then explained the proposal in detail. The tenant for the building, Brown & Brown, wished to move their sign from their current location in Dedham to this new space. Due to the wish to reuse the existing sign, there were few places on the building where the sign would fit. They wished to install the sign close to the top of the building on the East side location, facing the highway route 128.

Tom Ryan asked the applicant what his thoughts were on the Design Review Advisory Board’s suggestions? Mr. Adams replied that he understood their requests. However, the applicant was trying to reuse the sign, and it would also not be seen from anywhere except the highway. Mr. Ryan felt it was not a great hardship to drop the sign down three

or four feet. He also understood the aesthetic value of what the DRAB was proposing. He would be in favor of coming to some sort of agreement between the two.

Sara Rosenthal was in favor of reusing the existing sign, for the sake of recycling, and re-using. She also felt that the text of a linear sign would be too small on the building. She also stated that she did not mind the aesthetics of it spanning two materials, but she understood DRAB's recommendation.

There were no members of the public wishing to ask questions.

Tom Ryan explained that he would like to see any new signage if the applicant decided to go with a linear sign. The applicant would need to return with drawings showing what the linear sign would look like, therefore the hearing would need to be continued.

A motion was made by Sara Rosenthal to continue the hearing until the February 17, 2021 meeting. The motion was seconded by Tom Ryan and a roll call vote was taken.

Sara Rosenthal – yes
Gregory Jacobsen – yes
Jason Mammone – yes
Tom Ryan - yes
George Panagopoulos – yes
Scott Steeves – yes

The motion passed unanimously, 6-0. The applicant will return on February 17, 2021.

Old Business/New Business

Greg Jacobsen asked about the Associate Vacancy position. The staff was currently working with Nancy Baker, Assistant Town Manager, to get the vacancy posted.

Greg Jacobsen made a motion to adjourn the meeting, and Sara Rosenthal seconded the motion. A roll call vote was taken.

Sara Rosenthal – yes
Gregory Jacobsen – yes
Jason Mammone – yes
Tom Ryan - yes
George Panagopoulos – yes
Scott Steeves – yes

The motion passed unanimously, 6-0. The meeting adjourned at 7:30 p.m.