



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:	Dedham Town Hall 450 Washington Street Select Board Chambers, 3rd Floor Comments & Questions jdoherty@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, July 21, 2021, 7:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

7:00 pm	187 Bridge Street – Thomas M. Piersiak & Sons, Inc. Requests a Special Permit to alter, extend, and enlarge an existing building on a nonconforming lot and convert and use the same as a two-family residential dwelling. The +/- 8,807 sq. ft. subject property is located at 187 Bridge Street, Dedham, MA, Map/Lot 24-114 and is within a Limited Business (LB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, Table 1, and Table 2. Representative: Peter A. Zahka, II, Esq. Continued from 6/16/21</i> Project Documents http://bit.ly/June2021DedhamZBA
	5 Bryant Street – Citizens Bank Request for a waiver to install two (2) internally illuminated wall signs (27.3 sq. ft. and 15.1 sq. ft.); internally illuminated signs are not allowed. The +/- 13,542 sq. ft. subject property is located at 5 Bryant Street, Dedham, MA, Map/Lot 108-99 and is within a Central Business (CB) Zoning District. <i>Town of Dedham Sign Code Section 237-18 E. Continued from 6/16/21 and request to continue to 8/18/21</i> Project Documents http://bit.ly/June2021DedhamZBA
	51 Greenhood Street – Juan Urena & Juisa Diaz Santos Request for a Special Permit for the creation of a detached accessory dwelling unit (+/-750 sq. ft). The 16,500 sq. ft. subject property is located at 51 Greenhood Street, Map 80, Lot 6 and within a Single Residence B (SRB) Zoning District. <i>Town of Dedham By-Law Sections 3.3, 7.7, 9.2, 9.3, 10, and Table 1.</i>

	<p>Project Documents http://bit.ly/June2021DedhamZBA</p>
	<p>95 Eastern Avenue – WBR, LLC & Pisces3 Qualified Opportunity Fund, LLC Request for variances to exceed the allowable building height (68.5 ft. proposed, 45 ft. max. allowed), number of stories (6 stories proposed, 4 stories allowed), and to exceed the allowable Floor Area Ratio (21.74 proposed, .35 max. allowed) to construct a six (6) story, 120 room hotel. The +/- 2.82 acre subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). <i>Dedham Zoning By-Law Section 4.1, 4.2, 9.2, 9.3, 9.4, 9.5, and Table 2. Representative: Kevin Hampe, Esq.</i></p> <p>Project Documents http://bit.ly/July2021DedhamZBA</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>