

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

John R. Bethoney, Chair  
Michael A. Podolski, Esq., Vice Chair  
James E. O'Brien IV, Member  
Jessica L. Porter, Member  
James McGrail, Esq., Member  
Andrew Pepoli, Associate Member



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Dedham, MA 02026  
Phone 781-751-9240

Jeremy Rosenberger  
Planning Director

**PLANNING BOARD  
MEETING MINUTES**

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
DEDHAM, MA**

**MINUTES OF THE PLANNING BOARD MEETING  
VIA TELECONFERENCE  
JUNE 23, 2021, 7:00 P.M.**

**BOARD MEMBERS:**

James E. O'Brien IV	Member
Jessica L. Porter	Member
James McGrail	Member
Andrew Pepoli	Associate Member

**PLANNING DEPARTMENT STAFF:**

Jeremy Rosenberger	Planning Director
Michelle Tinger	Assistant Planning Director

Minutes prepared by Mary-Margaret Scrimger of Minutes Solutions Inc. from an audio recording.

**1. CALL TO ORDER**

Mr. O'Brien called the meeting to order at 7:00 p.m.

**2. PUBLIC HEARING**

**80 Bridge Street—Petruzzello Properties, LLC:**

*Request for a Special Permit for a Mixed-Use Development Project, Special Permit for work within a Flood Plain Overlay District, Major Site Plan Review, and any associated waivers to construct a four (4) story, 41 dwelling unit Mixed-Use Development and 66 off-street parking spaces. The subject property is located at 80 Bridge Street, Dedham MA,*

*Assessors Map/Lot 14-54, and is located within General Business (GB) and Local Business (LB) Zoning Districts and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 7.4, 8.1, 9.2, 9.3, 9.5, Table 1, Table 2 and Table 3. Representative Peter A. Zahka, Esq.*

**A motion duly made by Mr. McGail, it was resolved to continue the 80 Bridge Street hearing on July 1, 2021. The motion was seconded by Ms. Porter. A roll call vote was taken:**

**James McGrail:       Yes  
Jessica Porter:       Yes  
James O'Brien:       Yes  
Andrew Pepoli        Yes**

**Motion passed unanimously, 4-0.**

**3.    ADJOURNMENT**

**A motion duly made by Ms. Porter, it was resolved to adjourn the meeting at 7:05 p.m. The motion was seconded by Mr. O'Brien. A roll call vote was taken:**

**James McGrail:       Yes  
Jessica Porter:       Yes  
James O'Brien:       Yes  
Andrew Pepoli        Yes**

**Motion passed unanimously, 4-0. The meeting was adjourned.**

**DISCLAIMER**

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the Board of the Planning Committee. This document shall not be considered a verbatim copy of every word spoken at the meeting.