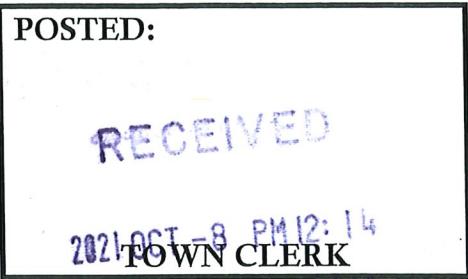


TOWN OF DEDHAM

MEETING
NOTICE

POSTED:



POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

TOWN OF DEDHAM
CLERK'S OFFICE

| | |
|----------------------------|--|
| Board or Committee: | Planning Board |
| Location: | <p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://us06web.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> jdohererty@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, October 13, 2021, 6:00 pm |
| Submitted by: | Jeremy Rosenberger |

AGENDA

| | |
|------------------|---|
| 6:00 p.m. | <p>Public Hearing <i>(continued from 9/8/21 and request to continue to 11/9/21)</i></p> <p>95 Eastern Avenue – SREG Management, LLC</p> <p>Request for a Special Permit for a Major Nonresidential Project, Special Permit for a hotel use in a Flood Plain Overlay District, 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.</i></p> <p>Project Documents https://bit.ly/95EasternAve2021</p> |
|------------------|---|

7:00 p.m.

Public Hearing: Fall 2021 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: <https://bit.ly/PBFallTM2021>

To see if the Town will vote to amend the Dedham Zoning By-Law as follows:

1. Add new Use Category 1.13. (“Short Term Rental (Private Swimming Pool)”) to Table 1 (Principal Use Table) as follows [text to be inserted shown in bold, italicized text]:

| PRINCIPAL USE | DISTRICTS | | | | | | | | | | | |
|---|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | SRA SRB | GR | PR | PC | RDO | AP | LMA | LMB | HB | LB | GB | CB |
| 1. Accessory Use Table - Residential | | | | | | | | | | | | |
| 13. Short Term Rentals (Private Swimming Pool) | <u>NO</u> | <u>NO</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> | <u>YES</u> |

1. Add the following new definitions to Section 10 Definitions:

SHORT TERM RENTAL (PRIVATE SWIMMING POOL) - An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (a) use of a private swimming pool located thereon is rented to a non-occupant: and (b) rentals are reserved in advance.

SWIMMING POOL (PRIVATE) - Any outdoor pool, having a depth of at least 24" and a water surface area of at least one hundred fifty (150) square feet, which is used, or intended to be used, as a swimming or bathing pool in connection with a residence and available only to the family and private guests of the householder.

197 Milton Street – Jodaan LLC

Request for issuance of a Certificate of Compliance regarding Minor Site Plan Review. Staff: Jeremy Rosenberger, Planning Director

Project Documents

https://www.dropbox.com/sh/jkr720oxbmbgru/AABA_wseeMYp9swNp3DxVEgla?dl=0

Dedham Square Planning Committee

Update regarding the status of the Dedham Square Planning Committee and next steps. Planning Board members Jessica Porter and Michael Podolski

Planning Initiatives Update

Updates on Designing Dedham 2030 Master Plan & VFW/Providence Highway Corridor Action Plan Staff: Jeremy Rosenberger, Planning Director

Meeting Minutes

Review and approval of October 24, 2019, November 7, 2019, December 5, 2019 and December 12, 2019

Project Documents

https://www.dropbox.com/sh/jkr720oxbmnbgru/AABA_wseeMYp9swNp3DxVEgla?dl=0

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.