

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

Dedham Town Hall
450 Washington Street
Dedham, MA 02026-4458
Phone 781-751-9242
Fax 781-751-9225

Associate Members

Norman Vigil, Esquire

Jeremy Rosenberger
Town Planner
jrosenberger@dedham-ma.gov

ZONING BOARD OF APPEALS
MINUTES

Wednesday, July 21, 2021, 7:00 p.m.
Dedham Town Hall
450 Washington Street, Select Board Room

Present: Scott M. Steeves, Chair
Sara Rosenthal, AIA, LEED AP, NCARB, Vice Chair
J. Gregory Jacobsen
Tom Ryan, Esq., Member
Norman Vigil, Esquire, Associate Member

Not Present: Jason L. Mammone, P.E.
Jeremy Rosenberger, Town Planner

Staff: Michelle Tinger, Community Planning and Engagement Specialist
Jennifer Doherty, Administrative Assistant

The meeting began at **7:00 pm** on the night of **Wednesday, July 21, 2021** in the Dedham Town Hall, at 450 Washington Street, Dedham, MA 02026.

The Chairman called the meeting to order.

187 Bridge Street

Applicant:	Thomas M. Piersiak & Sons, Inc.
Project Address:	187 Bridge Street

Zoning District, Map/Lot:	Limited Business (LB) Zoning District, Map/Lot 24-114
Legal Notice:	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.
Section of Zoning Bylaw:	<i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, Table 1, and Table 2</i>

The applicant had requested a continuance to the August 18, 2021 meeting at 7:00 pm.

A motion was made by Greg Jacobsen to continue the application to the August 18th meeting. The motion was seconded by Sara Rosenthal. All were in favor.

The motion passed unanimously 5-0. The application will be continued to August 18, 2021.

5 Bryant Street

Applicant:	Citizens Bank, Bisbano and Associates
Project Address:	5 Bryant Ave
Zoning District, Map/Lot:	Central Business (CB) Zoning District, Map/Lot 108-99
Legal Notice:	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.
Section of Zoning Bylaw:	<i>Town of Dedham Sign Code Section 237-18 E.</i>

The applicant had requested a continuance to the August 18, 2021 meeting at 7:00 pm.

A motion was made Greg Jacobsen to continue the application to the August 18th meeting. The motion was seconded by Sara Rosenthal. All were in favor.

The motion passed unanimously 5-0. The application will be continued to August 18, 2021.

51 Greenhood Street

Applicant:	Juan Urena & Juisa Diaz Santos
Project Address:	51 Greenhood Street
Zoning District, Map/Lot:	Single Residence B (SRB), Map 80, Lot 6
Legal Notice:	Request for a Special Permit for the creation of a detached accessory dwelling unit (+/-750 sq. ft).

Section of Zoning Bylaw:	<i>Town of Dedham By-Law Sections 3.3, 7.7, 9.2, 9.3, 10, and Table 1.</i>
---------------------------------	--

Juan Urena and Juisa Diaz Santos were in attendance at the meeting. Due to a language barrier, Assistant Town Planner Michelle Tinger presented the application on their behalf, and assisted with translating for the applicant.

Ms. Tinger explained that the applicant would like to convert their garage into an accessory dwelling unit. Gregory Jacobsen asked who would be residing in the ADU if proposed. It would be just her mother, one person.

Sara Rosenthal asked about the proposed floor plan and elevations. Outside would be exactly the same, and the inside would be refabricated. Elevations would remain the same.

Tom Ryan asked about the placement of windows. He also asked about neighbor opposition or support. There was no opposition or support. He then asked about notice being given to the abutters. The Administrative Assistant listed the dates that the legal notice had been advertised in the Dedham Times (June 25, 2021, and July 2, 2021), and the date that the legal notice had been sent to the abutters within 300 feet of the property (June 23, 2021).

A motion was made by Gregory Jacobsen to approve the proposal as presented. The motion was seconded by Sara Rosenthal. All were in favor, and none opposed.

The motion passed 5-0, unanimously.

95 Eastern Ave

Applicant:	WBR, LLC & Pisces3 Qualified Opportunity Fund, LLC
Project Address:	95 Eastern Avenue
Zoning District, Map/Lot:	Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD), Map/Lot 123-16
Legal Notice:	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.
Section of Zoning Bylaw:	<i>Dedham Zoning By-Law Section 4.1, 4.2, 9.2, 9.3, 9.4, 9.5, and Table 2.</i>

In attendance for the applicant were:

Kevin F. Hampe Legal representative

Owners and Developers: Jeff Saletin and Cris Crecelius of The Saletin Group

Project Engineers: Brandon Carr and Joseph Penney from DiPrete Engineering

Architect: Rolf Biggars from BMA Architectural Group

Attorney Hampe began by explaining that the applicant was being heard by the Planning Board for approval to construct the building for almost the past two years. They were before the Zoning Board this evening to request a height waiver. He introduced the applicant's team and gave a background summary.

Brandon Carr gave a detailed presentation of the hotel project, the developer's history, other projects the developer has been involved in, and views of how the height would look from various angles.

Sara Rosenthal asked where the Planning Board was in terms of approval. John Sisson, the Economic Development Director, stated that he had been asked by the Planning Board to perform an economic study on the impacts of the hotel on the town. This project would raise approximately \$400,000 a year for the town, which would be 10 times the amount of money the parking lot that is currently there contributes.

Sara Rosenthal also had questions about the floor ratio, the piles under the foundation, and the economic benefits. She also asked if there had ever been a discussion about having the driveway entrance under the rooms? Rolf Biggars answered no, this was usually done for urban hotels that did not have more room.

Tom Ryan asked what the price difference would be if they reduced the hotel by one floor? It would be increased by \$250,000 - \$270,000 which would not normally be a lot, but added to the costs over the past two years, costs for peer review, design changes, materials over time with the increase in prices. With these projects taking so much time in the permitting process you can easily become \$1 million - \$2 million over budget.

It was also explained that the applicant had been under the impression that the height discussion would be undertaken by the Planning Board. However, the town's legal counsel had recently informed the applicant that they should go before the Zoning Board of Appeals. The plans had been changing over time through peer reviews and architectural upgrades.

Tom Ryan then asked if the Zoning Board of Appeals approved the height waiver, could the Planning Board reduce the height, or make changes to it after it the fact? The answer was yes. They had approval to do that. The Zoning Board would be approving the height limit it could go up to.

A motion was made by Sara Rosenthal to grant the variances as presented. The motion was seconded by Gregory Jacobsen, and vote was taken. All were in favor and none opposed.

The motion passed 5-0 unanimously.

Adjournment

A motion was made by Sara Rosenthal to adjourn the meeting at 8:45 pm. The motion was seconded by Greg Jacobsen, and all were in favor.

The motion passed 5-0 unanimously.