

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

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Associate Members

Norman Vigil, Esquire

Jeremy Rosenberger  
Town Planner

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ZONING BOARD OF APPEALS  
MINUTES

Wednesday, August 18, 2021, 7:00 p.m.  
Dedham Town Hall

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.  
Norman Vigil, Esquire, Associate Member

Not Present: Tom Ryan, Esq., Member  
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, August 18, 2021**. The Chair-  
man 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 im-  
posing strict limitations on the number of people that may gather in one place, this meet-  
ing 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 protocol. The Chairman did a roll call:

Sara Rosenthal, AIA, LEED AP, NCARB, Vice Chair  
 J. Gregory Jacobsen  
 Jason L. Mammone, P.E.  
 Norman Vigil, Esquire, Associate Member  
 Scott M. Steeves, Chair

The Chairman called the meeting to order.

**187 Bridge Street**

<b>Applicant:</b>	<b>Thomas M. Piersiak &amp; Sons, Inc.</b>
<b>Project Address:</b>	<b>187 Bridge Street</b>
<b>Zoning District, Map/Lot:</b>	Limited Business (LB) Zoning District, Map/Lot 24-114
<b>Legal Notice:</b>	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.
<b>Section of Zoning Bylaw:</b>	<i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, Table 1, and Table 2</i>

Due to the venue being changed from in person at Dedham Town Hall, 450 Washington Street, to a remote, online meeting, the Chairman requested the meeting be continued to the September 15, 2021 meeting in order to inform and notify the abutters and public of the Zoom meeting details.

A motion was made by Greg Jacobsen to continue the application to the September 15, 2021 meeting. The motion was seconded by Sara Rosenthal. A roll call vote was taken:

Sara Rosenthal	Yes
J. Gregory Jacobsen	Yes
Jason L. Mammone	Yes
Norman Vigil	Yes
Scott M. Steeves	Yes

**The motion passed unanimously 5-0. The application will be continued to September 15, 2021.**

**5 Bryant Street**

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

The applicant had requested a withdrawal without prejudice due to a change in the plans which would not require any waivers.

A motion was made Greg Jacobsen to withdraw the application without prejudice. Sara Rosenthal seconded the motion, and a roll call vote was taken.

Sara Rosenthal	Yes
J. Gregory Jacobsen	Yes
Jason L. Mammone	Yes
Norman Vigil	Yes
Scott M. Steeves	Yes

**The motion passed unanimously 5-0. The application was withdrawn without prejudice.**

The rest of the applications originally scheduled for the evening did not need to be adjourned as the public hearings had not yet been opened.

The abutters and public would be notified of the new date for this hearings, September 15, 2021.

**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.**