



# TOWN OF DEDHAM

## MEETING NOTICE

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TOWN CLERK

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

<b>Board or Committee:</b>	<b>Planning Board</b>
<b>Location:</b>	<p><b>Remote Participation: Video &amp; Tele-Conference</b></p> <p><b><u>Via Computer/Phone/Tablet (via Zoom)</u></b>  <a href="https://us06web.zoom.us/j/93021862082">https://us06web.zoom.us/j/93021862082</a></p> <p><b><u>Telephone (Audio Only)</u></b>            1-646-558-8656, Webinar ID: 930 2186 2082</p> <p><b><u>Watch &amp; Participate on Facebook</u></b>  <a href="https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/">https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</a></p> <p><b><u>Watch on Dedham TV</u></b>            Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b><u>Comments/Questions/Technical Assistance</u></b>  <a href="mailto:jdoherly@dedham-ma.gov">jdoherly@dedham-ma.gov</a>            781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning &amp; Zoning Department's remote participation policy &amp; procedures: <a href="http://bit.ly/PZVirtualMeetings">bit.ly/PZVirtualMeetings</a></i></p>
<b>Day, Date, Time:</b>	Tuesday, November 9, 2021, 6:00 pm
<b>Submitted by:</b>	Jeremy Rosenberger

### AGENDA (\*Amended 11/5/21)

<b>6:00 p.m.</b>	<p><b>146, 188, and 216 Lowder Street and 125 Stoney Lea Road—Old Grove Partners</b>            Request for Covenant approval as part of approved Planned Residential Project (PRD).  <i>Representative: Peter A. Zahka</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/gnip99z6qh1a7j5/AAB_2GBYTmZBq9y6L5mFsDfOa?dl=0">https://www.dropbox.com/sh/gnip99z6qh1a7j5/AAB_2GBYTmZBq9y6L5mFsDfOa?dl=0</a></p>
	<p><b>530 Providence Highway – Rosemary and Hydn Vales</b>            Minor Site Plan Modification for a 1,000 sq. ft. cafe. <i>Staff: Michelle Tinger, Assistant Town Planner</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/530ProvidenceHighway2021">https://bit.ly/530ProvidenceHighway2021</a></p>

<p><b>6:00 p.m.</b></p>	<p><b>Public Hearing (<i>continued from 10/13/21</i>)</b>  <b>95 Eastern Avenue – SREG Management, LLC</b>  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><b>Project Documents</b>  <a href="https://bit.ly/95EasternAvenue2021">https://bit.ly/95EasternAvenue2021</a></p>
	<p><b>120,124, and 293 Country Club Road – Dedham Country and Polo Club</b>  Major Site Plan Review for clubhouse renovations, replacing existing paddle building, paddle court parking lot modifications and a new golf instruction building. <i>Representative: Peter A. Zahka, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/DCPCPB2021">https://bit.ly/DCPCPB2021</a></p>
	<p><b>*5 Bryant Street – Citizens Bank (<i>Request to be moved to 12/8/21</i>)</b>  Minor Site Plan Review for proposed ADA parking/site improvements. <i>Staff: Michelle Tinger, Assistant Town Planner, Representative: Jim Souza</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/5BryantStreet2021">https://bit.ly/5BryantStreet2021</a></p>
	<p><b>*Dedham Square Planning Study</b>  Discussion and/or vote regarding study proposal. <i>Planning Board members Jessica Porter and Michael Podolski</i></p>
	<p><b>Planning Initiatives Update</b>  Updates on Designing Dedham 2030 Master Plan &amp; VFW/Providence Highway Corridor Action Plan <i>Staff: Jeremy Rosenberger, Planning Director</i></p>
	<p><b>Meeting Minutes</b>  Review and approval of July 14, 2021, July 17, 2021, August 24, 2021 and August 25, 2021</p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/gnip99z6qh1a7j5/AAB_2GBYTmZBq9y6L5mFsDfOa?dl=0">https://www.dropbox.com/sh/gnip99z6qh1a7j5/AAB_2GBYTmZBq9y6L5mFsDfOa?dl=0</a></p>
	<p><b>Old/New Business</b>  <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>