



# TOWN OF DEDHAM

## MEETING NOTICE

POSTED:

TOWN CLERK

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

<b>Board or Committee:</b>	Planning Board
<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/89225977053">https://us06web.zoom.us/j/89225977053</a></p> <p><b><u>Telephone (Audio Only)</u></b>            1-646-558-8656, Webinar ID: 892 2597 7053</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:jdoherty@dedham-ma.gov">jdoherty@dedham-ma.gov</a>            781-794-9240</p>
<b>Day, Date, Time:</b>	Wednesday, February 9, 2022, 6:00 pm
<b>Submitted by:</b>	Jeremy Rosenberger

### AGENDA (\*Amended 2/7/22)

<b>6:00 p.m.</b>	<p><b>Select Board Traffic/Pedestrian Study Request</b>            Discussion regarding Select Board traffic/pedestrian study request and future joint committee/board meetings.</p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0">https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0</a></p>
	<p><b>Wiggin Avenue – Town of Dedham Engineering Department</b>            Review of layout</p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0">https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0</a></p>
	<p><b>146, 188, and 216 Lowder Street and 125 Stoney Lea Road</b>            Discussion and/or approvals regarding proposed restrictions and conditions for the donation of 20 acres of open space land to the Town of Dedham as part of an approved Planned Residential Development (PRD) and Memorandum of Understanding (MOU) between the Planning Board and Old Grove Partners, LLC.</p>

	<p><b>Project Documents</b>  <a href="https://bit.ly/LowderStreetPRD2022">https://bit.ly/LowderStreetPRD2022</a></p>
7:00 p.m.	<p><b>Public Hearing (continued from 1/12/22)</b>  <b>124 Quabish Road – Route 1 Management Land Trust, LLC</b>  Request for Special Permits for a Major Non-Residential Project, Planned Commercial Development, Mixed Use Development, work within a Flood Plain Overlay District, retaining walls in excess of 4 feet, and for various uses (free-standing ATM, General Service Establishment, and Restaurant), and any associated waivers to construct a four (4) story, 293 dwelling unit Mixed-Use Development with 454 off-street parking spaces. The subject property is located at 124 Quabish Road, Dedham MA, Assessors Map/Lot 149/6, and is located within the Research, Development, and Office (RDO) Zoning District and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Sections 280-3.1, 4.1, 4.2, 5.1, 5.2, 6.3, 6.5, 7.4, 7.9, 8.1, 9.2, 9.3, 9.4, 10, Table 1, Table 2 and Table 3. <i>Representative: Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/124QuabishRoad">https://bit.ly/124QuabishRoad</a></p>
	<p><b>270 &amp; 290 Bussey Street – Dela Plaza East, Inc.</b>  Request for a determination of insignificant modification for proposed parking/site improvements to improve ADA accessibility. <i>Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0">https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0</a></p>
	<p><b>Planned Residential Development (PRD) Bylaw</b>  Review and discussion of potential updates to existing PRD zoning bylaw. <i>Michell Tinger, Assistant Town Planner</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0">https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0</a></p>
	<p><b>Meeting Minutes</b>  Review and approval of January 4, 2021, January 5, 2021, January 13, 2021 and January 27, 2021</p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?dl=0">https://www.dropbox.com/sh/h193r11nsbpskqv/AACGRaRPruoDbgx8GHAJgXqra?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>