



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>	<b>Zoning Board of Appeals</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://zoom.us/j/91970020615">https://zoom.us/j/91970020615</a></p> <p><b><u>Telephone (Audio Only)</u></b>            1-646-558-8656, Webinar ID: 919 7002 0615</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:jdoherthy@dedham-ma.gov">jdoherthy@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>	Wednesday, February 16, 2022, 7:00 pm
<b>Submitted by:</b>	Jennifer Doherty

## AGENDA

<b>7:00 pm</b>	<p><b>69 Common Street – 69 Comm Street Realty, LLC</b>            Request for a Special Permit to construct a detached 1,000 sq. ft. accessory dwelling unit above the existing garage. The +/-88,352 sq. ft. subject property is located at 69 Common Street, Map 73, Lot 1 and is located within a Single Residence A (SRA) Zoning District. <i>Town of Dedham Zoning Bylaw Section 7.7, 8.2, 9.2, 9.3, Table 1 and Table 2. Representative: Peter A. Zhaka, II, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</a></p>
	<p><b>725 Providence Highway – Federal Realty</b>            Request for a Variance for the pre-existing nonconforming Floor Area Ratio (.36 existing/proposed, .35 maximum allowed) and Special Permits for a Drive-Thru Facility and Common Victualler License (Restaurant) to demolish the existing former car dealership/service center and construct a new +/- 4,000 sq. ft. drive-thru restaurant. The +/- 792,745 sq. ft. subject property is located at 725 Providence Highway, Map 122, Lot 1</p>

	<p>and is located within a Highway Business Zoning District (HB). <i>Town of Dedham Zoning Bylaw Section 3.3, 9.2, 9.3, Table 1 and Table 2. Representative: Kevin Hampe, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</a></p>
	<p><b>302 East Street – Charles Farias</b>  Request for a Special Permit to construct a two-story rear addition; proposed project would intensify, but not increase the pre-existing nonconforming 6 ft. left side yard setback. The +/- 7,220 sq. ft. subject property is located at 302 East Street, Map 93, Lot 45 and is located within a General Residence Zoning District (GR). <i>Town of Dedham Zoning Bylaw Section 3.3, 9.2, 9.3 and Table 1.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</a></p>
	<p><b>11 Cecil Place – Eversource</b>  Requests for Special Permits for the extension of a pre-existing nonconforming use (Essential Services) within the Flood Plain Overlay District (FPOD). The +/- 73,616 sq. ft. subject property is located at 11 Cecil Place, Map 109, Lot 24 and is located within a Highway Business (HB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3. 8.1, 9.3, Table 1. Representative: Joshua Lee Smith, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</a></p>
	<p><b>119 Harding Terrace – Bianca Rodriguez</b>  Request for a Special Permit to convert an existing 270 sq. ft. garage into an accessory dwelling unit and waivers from accessory dwelling unit requirement for the minimum lot size area requirement (13,750 sq. ft. required, 3,964 sq. ft. provided), parking requirement (1 off-street parking space required, none provided) and minimum unit size requirement (350 sq. ft. required minimum, +/- 270 sq. ft. provided.) The +/-3,964 sq. ft. subject property is located at 119 Harding Terrace, Map 98, Lot 131 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 7.7, 9.2, 9.3, Table 1 and Table2.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</a></p>
	<p><b>Meeting Minutes</b>  Review &amp; approval of meeting minutes for January 19, 2022</p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAFebruary2022">https://bit.ly/ZBAFebruary2022</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>