



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

TOWN CLERK

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

Board or Committee:	Zoning Board of Appeals
Location:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/91970020615</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 919 7002 0615</p> <p><u>Watch & Participate on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments/Questions/Technical Assistance</u> jdoherthy@dedham-ma.gov 781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings</i></p>
Day, Date, Time:	Wednesday, March 16, 2022, 7:00 pm
Submitted by:	Jennifer Doherty

AGENDA (Amended 3.9.22)

7:00 pm	<p>17 Vincent Road – Jared Nokes Request for a Special Permit for the addition of two (2) +/- 13.5 sq. ft. dormers above the second floor; proposed additions would intensify the pre-existing nonconforming front yard setback. The +/- 7,356 sq. ft. subject property is located at 17 Vincent Road, Map 178, Lot 56 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3(E), 9.2, 9.3, and Table 2.</i></p> <p>Project Documents ZBADropboxMarch162022</p>
	<p>449 High Street – Patricia Sampson Request for a Special Permit extend a pre-existing nonconforming use (landscape business) or change to a trade shop (another nonconforming use). The +/- 19,855 sq. ft. subject property is located at 449 High Street, Map 93 Lot 93 and is located within a General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3, and Table 1. Representative: Peter A. Zahka, II, Esq.</i></p>

	<p>Project Documents https://bit.ly/ZBAMarch2022</p>
	<p>55 Creston Avenue – Mary Ellen McDonough and Michael Cummings Request for variances necessary to establish a buildable lot; proposed new lot would not meet required minimum lot frontage (75 ft. provided, 95 ft. required) and minimum lot area (+/- 7,500 sq. ft. provided, 12,500 sq. ft. required). The +/- 17,500 sq. ft. subject property is located at 55 Creston Avenue, Map 178 Lot 32 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 9.2, 9.3, Table 2. Representative: Keith Hampe, Esq.</i></p> <p>Project Documents https://bit.ly/ZBAMarch2022</p>
	<p>3 Sylvia Lane – Caryl Moses Request for a Special Permit for a +/- 200 sq. ft. addition and to convert a single-family dwelling into a two-family dwelling. The +/- 56,299 sq. ft. subject property is located at 3 Sylvia Lane, Map 135, Lot 60 and is located within a Single Residence A (SRA) Zoning District. <i>Town of Dedham Zoning Bylaw Section 7.2, 9.2, 9.3, Table 1 and 2. Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents https://bit.ly/ZBAMarch2022</p>
	<p>Meeting Minutes Review & approval of meeting minutes for February 16, 2022.</p> <p>Project Documents https://bit.ly/ZBAMarch2022</p>
	<p>Old/New Business <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>