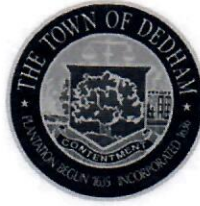


MEMBERS

JAMES F. McGRIL, Esq., CHAIR
J. GREGORY JACOBSEN, VICE CHAIR
SCOTT M. STEEVES
E. PATRICK MAGUIRE, LEED AP
JASON L. MAMMONE, P.E.

ASSOCIATE MEMBERS

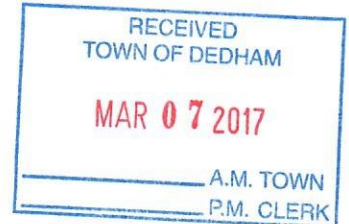
JESSICA L. PORTER
JARED F. NOKES, J.D.



DEDHAM TOWN HALL
26 BRYANT STREET
DEDHAM, MA 02026-4458
PHONE 781-751-9242
FAX 781-751-9225

ADMINISTRATIVE ASSISTANT
SUSAN WEBSTER
swebster@dedham-ma.gov

TOWN OF DEDHAM
ZONING BOARD OF APPEALS
DECISION



Applicant: **DRX UC Dedham, P.C., d/b/a Doctors Express**
Property Address: **370 Providence Highway, Dedham, MA**
Property Owner: OCW Retail – Dedham II, LLC
Property Owner Address: c/o The Wilder Companies, 800 Boylston Street, Suite 1300, Boston, MA 02199

Agent/Agent Address: Joseph DiRuzza, Signarama, 184 Broadway, Suite 11, Saugus, MA 01906

Legal Notice: The applicant seeks to be allowed a waiver from the Town of Dedham Sign Code for internal illumination and sign height for wall signs that are higher than the lowest roofline on some portions of the building. Sign area will be reduced on Providence Highway from 78 square feet to 58 square feet and from 30 square feet to 19 square feet on the side of the building. Total sign area is 4.3% of wall area on Providence Highway and 3.2% of wall area on the side of the building.
Town of Dedham Sign Code Sections 237-18C and 237-19E

Section of Zoning Bylaw: *Town of Dedham Sign Code Sections 237-18C and 237-19E*

Zoning District, Map and Lot: Central Business, Map 93, Lot 2
Date of Application: January 4, 2017
Date of Public Hearing: March 1, 2017
Date of Decision: March 1, 2017
Vote: 5-1, Approved
Voting Members: J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, MLA, RLA, CLARB, LEED AP,[®] Jason L. Mammone, P.E., Jessica L. Porter

Date Filed with Town Clerk: ***March 7, 2017***

The Zoning Board of Appeals (“ZBA”) of the Town of Dedham, Massachusetts held a public hearing on Wednesday, March 1, 2017, at 7:00 p.m. in the Town Office Building, 26 Bryant Street,

Dedham, MA. Present were members of the ZBA, J. Gregory Jacobsen, Vice Chairman, Scott M. Steeves, E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E. Chairman James F. McGrail was unable to attend the meeting, so Vice Chairman Jacobsen appointed Associate Member to Jessica L. Porter sit in his stead.

The hearings were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood). Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

At 7:00 p.m., the Chairman called for the hearing on the appeal of DRX UC Dedham, P.C., d/b/a Doctors Express, to be allowed a waiver from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for internal illumination and sign height for wall signs that are higher than the lowest roofline on some portions of the building. Sign area will be reduced on Providence Highway from 78 square feet to 58 square feet and from 30 square feet to 19 square feet on the side of the building. Total sign area is 4.3% of wall area on Providence Highway and 3.2% of wall area on the side of the building. The property is located at 370 Providence Highway, Dedham, MA, and is located in the Central Business zoning district. *Town of Dedham Sign Code Sections 237-18C and 237-19E*

The Applicant was represented by Joseph DiRuzza of Signarama. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference.

The subject property is known and numbered as 370 Providence Highway, Dedham, MA, and is shown on Dedham Assessors' Map 93, Lot 2. The certified plot plan indicates that the Subject Property contains of 11,320 square feet of land and has 161.07 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the Central Business zoning district. Currently, the property is occupied by a medical clinic. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1987.

Doctors Express is re-branding the signs by removing the caduceus and replacing it with crossed Band-Aids and changing the signs to read "Urgent Care." They will be internally lit with LED. The

size will be decreased. It is a little more modern and streamlined. The hours for illumination will be Monday through Friday, 8 a.m. to 8 p.m., and Saturday and Sunday 8:00 a.m. to 5 p.m. The sign will be on a timer set to go off one-half hour after the close of business. The new wall signs will be in the same locations as the old ones, which were approved on December 9, 2013:


Upon motion being duly made by Mr. Steeves and seconded by Mr. Jacobsen, the ZBA further voted unanimously to grant the requested waivers and relief from the provisions of the Dedham Sign Code to allow internally illuminated wall signs, for wall signs that are above the roof line of other portions of the building, and for a wall sign that is 6% of the wall area for the property located at 370 Providence Highway.

---Zoning Board of Appeals Decision VAR-12-12-1609

Mr. Steeves moved to approve a waiver from the Town of Dedham Sign Code for internal illumination and sign height for wall signs that are higher than the lowest roofline on some portions of the building. Sign area will be reduced on Providence Highway from 78 square feet to 58 square feet and from 30 square feet to 19 square feet on the side of the building. Total sign area is 4.3% of wall area on Providence Highway and 3.2% of wall area on the side of the building. Ms. Porter seconded the motion. The vote was unanimous at 5-0.

Upon motion being duly made by Scott M. Steeves and seconded by Jessica L. Porter, the ZBA voted 5-0 to grant a waiver from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for internal illumination and sign height for wall signs that are higher than the lowest roofline on some portions of the building at 370 Providence Highway, Dedham, MA. Sign area will be reduced on Providence Highway from 78 square feet to 58 square feet and from 30 square feet to 19 square feet on the side of the building. Total sign area is 4.3% of wall area on Providence Highway and 3.2% of wall area on the side of the building.

Dated: March 1, 2017


J. Gregory Jacobsen


Scott M. Steeves


E. Patrick Maguire, LEED AP

Jason L. Mammone
Jason L. Mammone, P.E.^N

Jessica L. Porter
Jessica L. Porter

Attest by the Administrative Assistant

Susan N. Webster
Susan N. Webster

Materials Submitted:

- Zoning Board of Appeals application
- Memorandum from Eileen Boylen, The Wilder Companies, dated 8/18/16
- Town of Dedham Design Review Advisory Board recommendation letter dated 11/30/16
- Photographs of existing conditions
- Renderings of proposed conditions
- Certified plot plan prepared by R.J. O'Connell and Associates, Inc., 80 Montvale Avenue, Stoneham, MA 02180