



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:	Planning Board
Location:	<p><u>Dedham Town Hall</u> 450 Washington Street O'Brien Meeting Room, 3rd Floor</p> <p><u>Watch 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> jdoherty@dedham-ma.gov 781-794-9240</p>
Day, Date, Time:	Wednesday, March 23, 2022, 6:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

6:00 p.m.	<p>11 Cecil Place – Eversource Minor Site Plan Review for modification/upgrading of existing electric substation, including updated screening and landscaping.</p> <p>Project Documents https://bit.ly/11CecilPlace2022</p>
	<p>Stergis Way – Nordblom Companies Update on progress on Road Safety Audit (RSA) for Legacy Boulevard/Providence Highway.</p> <p>Project Documents https://www.dropbox.com/sh/axy81vrynee3975/AADIsC_t4pAajJLfPXqSNa6ma?dl=0</p>
7:00 p.m.	<p>Public Hearing (continued from 3/9/22) 124 Quabish Road – Route 1 Management Land Trust, LLC 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</p>

	<p>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>Project Documents https://bit.ly/124QuabishRoad</p>
<p>8:00 p.m.</p>	<p>Public Hearing: Spring 2022 Annual Town Meeting Zoning Article In accordance with the provisions of M.G.L. Chapter 40A, s.5, the Planning Board will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, s.5, to consider proposed amendments to the provisions of the Dedham Zoning Bylaw:</p> <p>Article 19 To consider proposed amendments to the provisions of the Dedham Zoning Bylaw concerning the Flood Plain Overlay District. The text of the proposed amendments is available to review via Dropbox: https://bit.ly/PBSpringTM2022</p> <p>Article 20 To see if the Town will vote to amend Section I.2 of the Use Regulation Table (Table 1) of the Dedham Zoning By-law by deleting the strikethrough text and inserting the <u>underlined text</u>, as follows:</p> <p style="padding-left: 40px;">Private garage for not more than three (3) automobiles, one of which may be a commercial vehicle if not exceeding 2.5 tons in gross weight. The keeping of an unregistered automobile <u>that is either unregistered or does not bear a current State inspection sticker</u> outside of an enclosed garage <u>for more than three months in any calendar year</u> shall not be regarded as an accessory use in any residential district, nor after a period of three months except in accordance with a permit therefor by the Board of Appeals based on a finding that the further keeping of the automobile upon the premises complies with the requirements of this Bylaw and specifying a fixed term and such conditions as the Board of Appeals deem necessary to assure such compliance.</p> <p>Project Documents https://bit.ly/PBSpringTM2022</p>
	<p>200 Legacy Boulevard – Costco <i>Minor/Modification Site Plan Review for to parking/site improvements to improve ADA accessibility.</i></p> <p>Project Documents https://www.dropbox.com/sh/axy81vrynee3975/AADIsC_t4pAajJLfPXqSNa6ma?dl=0</p>
	<p>270 & 290 Bussey Street – Dela Plaza East, Inc. 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>Project Documents https://www.dropbox.com/sh/axy81vrynee3975/AADIsC_t4pAajJLfPXqSNa6ma?dl=0</p>
	<p>Meeting Minutes</p>

	<p>Review and approval of October 13, 2021, October 18, 2021, October 27, 2021, November 9, 2021, and December 8, 2021.</p> <p>Project Documents https://www.dropbox.com/sh/axy81vrynee3975/AADIsC_t4pAajJLfPXqSNa6ma?dl=0</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>