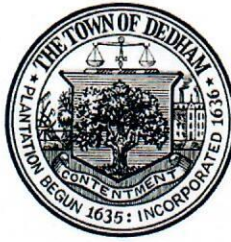


PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves

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**TOWN OF DEDHAM
PLANNING BOARD**

**CERTIFICATE OF ACTION
FOR
INSUBSTANTIAL MODIFICATION**



APPLICANT: National Development
PROPERTY: 100 Meadow Road, Dedham, MA
PROPERTY OWNER: National Development
OWNER ADDRESS: 2310 Washington St # 200, Newton, MA 02462
PROJECT: Change of Use: Warehouse to Cross-Fit Gym
DATE: March 9, 2017

PROJECT SUMMARY

In a letter dated January 25, 2017, National Development (hereinafter referred to as the "Applicant") requested approval of an insubstantial modification for a change of use from warehouse to cross-fit gym in Tenant space #4. The following modifications will be necessary:

1. Change in required parking spaces from warehouse to gym.
2. Add 5 new parking spaces for new tenant going into Tenant space #4. An existing tree, missing from the previous survey, has been approximately located.
3. Installation of one new egress door for the new tenant and installation of full bay loading doors to function as the air conditioning for the exercise use.

In accordance with Section 9.5.9 of the Dedham Zoning Bylaws, the Planning Board first makes a determination on whether or not the change is insignificant. At the meeting held on January 26, 2017, the Planning Board, consisting of Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, Ralph I. Steeves, and James E. O'Brien III, voted 5-0 that the modification is insignificant, does not warrant notice, but does require peer review.

On March 9, 2017, after discussion, the Planning Board¹, consisting of Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, and James E. O'Brien III, voted unanimously, 4-0, to approve the above listed revisions and changes on the following terms and **CONDITIONS**:

1. The changes were shown on the plans entitled "National Development 100 Meadow Road," consisting of Plan sheets, Overall Location Plan, Existing Conditions Plan, and Parking Plan, prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184, dated January 30, 2017, revised through March 7, 2017.
2. Architectural Plans were shown entitled "Boston Business Park, Building 100, 100 Meadow Road, Readville, MA," consisting of sheet, Title Sheet, Partial Selective Demolition Floor Plans, Proposed Main Floor and Mezzanine Plans, Room Finish Schedule, Reflected Ceiling Plans, Door Schedule, Wall Types, Miscellaneous Details, Exterior Elevation, Stair Plans and Details prepared by NDA Architects, 205 Newbury Street, Framingham, MA 01701, dated December 9, 2016, revised through January 19, 2017.
3. The changes will be shown on the as-built plan.
4. Except as otherwise amended herein, all pre-existing Certificates and conditions shall remain in full force and effect.

Dated: March 15, 2017

By the Dedham Planning Board


Robert D. Aldous, Clerk

¹ Member Ralph I. Steeves was out of state and was not present at the meeting on March 9, 2017.