

**PLANNING BOARD**

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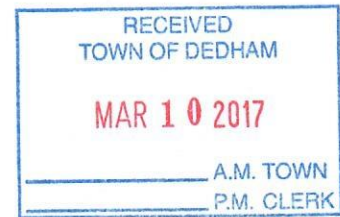
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**TOWN OF DEDHAM  
PLANNING BOARD**

**CERTIFICATE OF APPROVAL  
OF  
INSUBSTANTIAL MODIFICATION**



**APPLICANT:** Ursuline Academy  
**PROJECT ADDRESS:** 85 Lowder Street  
**RE:** Landscape Changes  
**DATE:** February 23, 2017

By letter dated January 6, 2017, Ursuline Academy (hereinafter referred to as the "Applicant") requested approval of an insubstantial modification to the Record Plans and Certificate of Action approved by the Planning Board on or about July 16, 2015, for the property at 85 Lowder Street (hereinafter referred to as the "Subject Property"). Revisions include:

1. Nine additional trees were been marked for removal
2. An existing tree, missing from the previous survey, has been approximately located.
3. A new 4' x 40' bituminous concrete walkway was added to provide maintenance and service access to a basement storage area in the Provincialate Building
4. A 1,400 square foot area of pervious turf reinforcement was added to enable overflow parking in front of the facilities and maintenance building
5. Minor grading modifications were required to facilitate changes on plan sheet L-1.00
6. Several trees had to be relocated after the original proposed locations were field-observed to be nonviable for the long term health of the tree. Caliper inches of relocated trees are unchanged.
7. Nine new trees were added to offset the loss of trees.

In accordance with Section 9.5.9 of the Dedham Zoning Bylaws the Planning Board first makes a determination whether or not the proposed changes are insignificant and whether the same warrant notice and peer review. At the meeting held on January 12, 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 modifications are insignificant and do not warrant notice and peer review.

On January 26, 2017, after discussion, 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 unanimously, 5-0, to approve the above listed revisions and changes on the following terms and **CONDITIONS**:

1. The changes are shown on the plans prepared by Stantec Planning Landscape Architecture, 236 Causeway Street, 6<sup>th</sup> Floor, Boston, MA 02214, dated November 18, 2016.
2. The changes will be shown on the as-built plan.
3. Except as revised by this Amended COA, all other requirements of the original COA remain in full force and effect.

Dated: March 2, 2017

By the Dedham Planning Board

  
Robert D. Aldous, Clerk