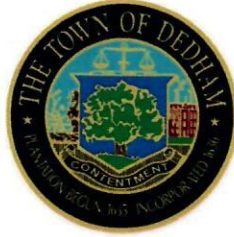


PLANNING BOARD

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



Dedham Town Hall
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Planning Director

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rmccarthy@dedham-ma.gov

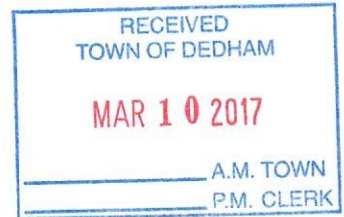
Administrative Assistant

Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
PLANNING BOARD**

CERTIFICATE OF ACTION

INSUBSTANTIAL MODIFICATION



2017 MAR 10 PM 3:03

APPLICANT: Marbridge , LLC
PROJECT: 280 Bridge Street
RE: ADA Parking
DATE: January 12, 2017

In a letter dated January 8, 2017, Marbridge, LLC (hereinafter referred to as the "Applicant"), requested approval of a revision to the approved plan that moves the handicapped parking back approximately 20 feet to the east in order to meet the slope requirements for handicapped parking. This will completely satisfy ADA and Architectural Access Board (AAB) regulations, and will have the required two handicapped parking spaces and an accessory pathway with cross slope of less than 2% and longitudinal slope of less than 5% in all locations.

In accordance with Section 9.5.9 of the Dedham Zoning Bylaws the Planning Board first makes a determination whether or not the change is insignificant. At a meeting 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 unanimously 5-0 to consider the modification to be insignificant and does not warrant notice and peer review.

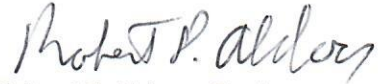
On January 12, 2017, after discussion, the Planning Board, consisting of Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, Ralph I. Steeves, and James E. O'Brien III, voted unanimously 5-0 to approve the above listed revisions and changes on the following terms and **CONDITIONS**:

1. The plan entitled "Site Modification Plan, 280 Bridge Street, Dedham, MA - Interim Parking Plan" prepared by Henderson Consulting Services dated January 6, 2017.

2. Marbridge, LLC will return by May 2017 with a revised parking plan that landscapes and adds amenities for the tenants between the buildings edge to the location of the parking spaces referenced herein.
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