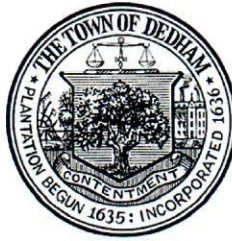


PLANNING BOARD

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

Planning Director

Richard J. McCarthy, Jr.
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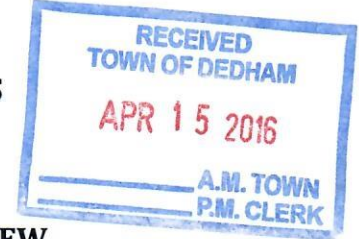
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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

**PLANNING BOARD
CERTIFICATE OF ACTION
APPLICATION FOR MINOR SITE PLAN REVIEW**



APPLICANT/OWNER: Dexter Southfield, Inc.
SUBJECT PROPERTY: 100 Bridge Street, Dedham, MA
OWNER'S ADDRESS: 20 Newton Street, Brookline, MA 02446
DATE: February 25, 2016

PROJECT SUMMARY

Richard D. Saul, Business Manager for Dexter Southfield School, proposes to install a rolling garage door on the side of the building and to add a ramp in order to bring the crew shells in and out of the building for teams that practice on the Charles River. The balance of the building is storage space and classroom space for the students. The Project is subject to Minor Site Plan Review by the Dedham Planning Board pursuant to Section 9.5 of the Dedham Zoning By-Law.

BACKGROUND AND FINDING OF FACTS

1. Dexter Southfield, Inc., 20 Newton Street, Brookline, MA, is the owner of the real estate known and numbered as 100 Bridge Street (hereinafter referred to collectively as the "Subject Property").
2. The portion of the Subject Property known as 100 Bridge Street is shown on Dedham Assessors' Map 25-4, contains approximately 33,437 square feet of land, and has approximately 111 feet of frontage on Bridge Street.

3. According to the Zoning Map for the Town of Dedham, the Subject Property is located within Local Business (LB) and General Business (GB) Zoning District.
 4. The Subject Property is currently accessed via two (2) curb-cuts on Bridge Street.
 5. The Subject Property abuts commercial property except one single family home on Bridge Street.
 6. Applicant proposes to add a rolling garage door on the side of the building and a ramp in order to bring in and out crew shells for the students. The balance of the building is for storage and some classroom space for students when there are at the site to study and do homework. The building was previously split between the school and commercial space. The building is now entirely owned by the Dexter Southfield School. Parking is based on an educational use.
 7. There are five (5) required parking spaces; however, there are 21 parking spaces on the site including one van accessible handicapped parking space.
 8. Except for perimeter landscaping all other landscaping requirements are not required since the required parking is less than 10 parking spaces.
 9. Dexter Southfield, Inc., came before the Planning Board on February 11, 2016, to request that no peer review be required and no meeting notice needs to be sent to direct abutters. The Planning Board voted on February 11, 2016, to not require peer review. Since the parking lot expansion required a special permit through the Zoning Board of Appeals, a public hearing notice was sent to abutters to abutters within 300 feet of the site. This notice exceeded the notice provision of the Section 9.5 Site Plan Review.
 10. On February 9, 2016, Applicant submitted the following to the Planning Board (hereinafter referred to collectively as the "Application"):
- Form X "Application for Site Plan Modification with Project Narrative
 - Plan set entitled "2016 Site Parking Plan", dated February 8, 2016, prepared by Environmental Consulting & Engineering Services, 100 Fifth Avenue, 5th Floor, Waltham, MA 02451 consisting of the following:
 - a. 2016 Site Parking Plan
 - b. Previously Approved Site Parking Plan
 - Architectural Plans dated February 1, 2016, prepared by Lincoln Architects LLC, One Mount Vernon Street, Suite 203 consisting of the following:
 -

- a. Floor Plan
 - b. Parking Diagram
 - c. Section through ramp
 - d. Framing Elevation
 - e. Foundation Plan
 - f. Framing Plan
 - g. Steel beam connection
- Issuance of Chapter 91 Waterways License Department of Environmental Protection dated August 25, 2008.
11. The Application was reviewed by the Planning Board and the Planning Director, and was determined to satisfy all of the submittal requirements for Minor Site Plan Review under Section 9.5 of the Dedham Zoning By-Law.
 12. In accordance with Section 9.5.6 of the Dedham Zoning By-Law, upon receipt of the Application and above materials, the Planning Board distributed copies of the aforesaid plans and reports to and otherwise solicited comments from various Town of Dedham boards, departments, and officials. Pursuant to said Section 9.5.6 of the Zoning By-Law, these agencies are provided with a 35-day period to file reports with the Planning Board. Failure to so respond within such time frame constitutes approval by such agency of the adequacy of the submittal, and that, in the opinion of the agency, the project will have no adverse impact.
 13. Planning Director Richard McCarthy reviewed the project on behalf of the Planning Board.
 14. The Planning Board reviewed and considered the Project for Minor Site Plan Approval at its regularly scheduled meetings of February 25, 2016.
 15. Present at the meetings on this matter were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV. Also present at these meetings on behalf of the Planning Board was Planning Director Richard McCarthy.
 16. Applicant was represented at these meetings by Richard D. Saul, Business Manager for Dexter Southfield School.
 17. At each meeting, Applicant was provided with the opportunity to make a full and complete presentation on the Project. This was followed by questions and comments from the Planning Board and the Planning Director.

18. While these meetings were not formal public hearings, the Planning Board accepted input and comments from the general public.
19. In addition to testimony at the public meeting, the Planning Board received a number of reports and other documents from the Applicant, Planning Director, and other Town boards and agencies.
20. In response to requests by the Planning Director, Applicant made numerous revisions to the Project and/or submitted supplemental material and/or explanations.

DECISION

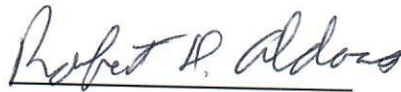
At the meeting duly held on February 25, 2016, after discussion, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously (5-0) to approve the Application for Site Plan Review on the following terms and **CONDITIONS**:

1. Subject to the **CONDITIONS** contained herein, the Project shall be substantially constructed in accordance with the Record Plans incorporated herein by reference.
2. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction process or shall be through the emergency call number of the applicant's representative in case of emergency or off-hours situations.
3. The Applicant agrees that, no later than **one year** from issuance of a certificate of occupancy permit, it shall file a written report with the Planning Director detailing compliance with all terms and conditions of this certificate. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action
4. Applicant shall provide the Planning Board with a copy of the Stormwater Permit approved by the Dedham Conservation Commission, which is hereby incorporated by reference.
5. The parking lot shall be seal coated and re-stripped. A non-coal tar sealant shall be used.

6. Two parking spaces at the north corner of the building shall be eliminated to provide adequate aisle width.
7. Consideration shall be given to install new metal panels to replace the deteriorated ones.
8. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Site Work for the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00 p.m. Site Work for the Project shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 6:00 p.m. The Building Commissioner may allow longer hours of construction in special circumstances, provided that such activity normally is requested in writing by the Applicant except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no site construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Dedham Building Commissioner and Police Department.

Dated: February 25, 2016

Dedham Planning Board



Robert D. Aldous, Clerk