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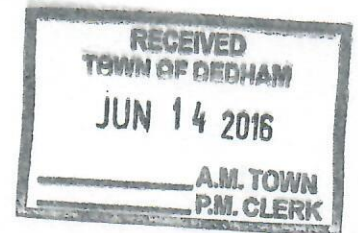


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**TOWN OF DEDHAM  
PLANNING BOARD**

**CERTIFICATE OF ACTION  
APPLICATION FOR MAJOR SITE PLAN REVIEW**



**Applicant:** Chick-fil-A, Inc.  
**Property Owner:** OSJ of Dedham, LLC  
**Subject Property:** 100-140 Providence Highway  
**Date:** June 9, 2016

**PROJECT SUMMARY**

Chick-fil-A, Inc., proposes to construct a new one-story 4,960 square foot Chick-fil-A restaurant building at the real estate known and numbered as 100-140 Providence Highway. The Subject Property is occupied by an existing 36,780 square foot building housing an Ocean State Job Lot (which will remain). The new restaurant will be constructed on the southern portion of the parking lot at the Subject Property. The proposed restaurant will have seating for 152 patrons inclusive of 16 seasonal outside/patio seats. The restaurant will also have a drive-through facility. Applicant proposes to improve and upgrade the existing parking lot, which will have 231 parking spaces. The parking lot will be shared with Ocean State Job Lot. The Project is subject to Major 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. Chick-fil-A, Inc. (hereinafter referred to as "Applicant"), proposes to construct a new restaurant building at the real estate known and numbered as 100-140 Providence Highway (hereinafter referred to as the "Subject Property").
2. The Subject Property, shown on Dedham Assessors' Map 57, Lots 4A, 4B, and 4C, contains approximately 227,541 square feet (5.224 acres) of land and has approximately 814.4 feet of frontage on Providence Highway.

3. According to the Zoning Map for the Town of Dedham, the Subject Property is almost entirely located in the Highway Business (HB) Zoning District.
4. The Subject Property is currently occupied by an existing 36,780 square foot building housing an Ocean State Job Lot (hereinafter referred to as "OSJL"). The remainder of the Subject Property is an asphalt/paved parking lot with 269 parking spaces. This parking lot is nonconforming in a number of respects including deficiencies in landscaping, aisle width, and parking space size.
5. The Subject Property is currently accessed via curb-cuts off the "connector/service road" on Providence Highway. Access is also via an access easement that runs parallel to Providence Highway from the Dedham Mall to the Boston line.
6. The Subject Property is on a major highway and abuts commercial property to south (the Dedham Mall) and to the north (a self-storage facility). The property to the east (rear) of the Subject Property is undeveloped with a significant portion being heavily vegetated.
7. As further described herein, Applicant proposes to construct and operate a Chick-fil-A restaurant on the Subject Property. Chick-fil-A, a 60+ year old family owned and run business, is the largest quick serve restaurant chain in the United States with over 2,000 locations in 42 states. While known for their chicken sandwiches, Chick-fil-A has a wide variety of menu options for all tastes and diets. Most menu items are prepared on-site. There is no liquor in any Chick-fil-A. The typical hours of operation are 6:30 a.m. – 10:30 p.m., Monday through Saturday. All Chick-fil-A restaurants are closed on Sunday.
8. Applicant proposes to construct a new one-story 4,960 gross square foot Chick-fil-A restaurant building on the southern portion of the parking lot at the Subject Property. There will also be a storage building and dumpster area associated with the restaurant (the existing OSJL building will remain). The proposed restaurant will have seating for 152 patrons inclusive of 16-20 seasonal outside/patio seats. The restaurant will also have a two-lane drive thru facility. Access to the Subject Property shall remain as is with no new curb cuts proposed.
9. Applicant proposes to share the improved and upgraded parking lot with the OSJL. As proposed, the parking lot will have 231 parking spaces.<sup>1</sup> As discussed further below, the current parking lot is grossly underutilized. Applicant's project will also result in a major increase in the on-site landscaping. Applicant indicates that currently the interior landscaping is about 11% (primarily along the property lines and primarily grass). Applicant intends to increase the interior landscaping to almost 20%. In addition, there will be significant upgrades and improvements to the frontage landscaping along Providence Highway.

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<sup>1</sup> As originally submitted, Applicant proposed a parking lot with 227 parking spaces. As a result of various revisions to the plan during the review process the final number of parking spaces is 231.

10. As part of the Project, Applicant will be reviewing and modifying the entire parking area so as to eliminate all existing parking nonconformities to the extent feasible (as required by Section 5.1.2.1 of the Dedham Zoning By-Law).
11. Use Categories E.8 and E.14 of Table 1 (Use Regulation Table) of the Dedham Zoning By-Law provide that a “use requiring a common victualler license” (i.e., a restaurant) and a “drive-through facility” are allowed, respectively, in the HB Zoning District upon issuance of a special permit by the Zoning Board of Appeals (hereinafter referred as to the “ZBA”).
12. In *ZBA Case No. VAR-12-15-2054*, the ZBA approved and granted the necessary and required special permits for the proposed restaurant and drive-through facility. Accordingly, the uses proposed by Applicant are allowed at the Subject Property. The ZBA decision and findings are incorporated herein by reference.
13. In said *ZBA Case No. VAR-12-54-2054*, the ZBA also approved and granted special permits for fences and walls approximately 9 feet in height and waivers from the provisions of the Dedham Sign Code for three free-standing signs (inclusive of two so-called menu boards) and total sign area for free-standing signs of 260 square feet. The ZBA decision and findings are incorporated herein by reference.
14. Table 2 (Table of Dimensional Requirements) of the Dedham Zoning By-Law sets forth the following dimensional requirements applicable to buildings in the HB Zoning District:
  - Minimum Frontage: 200 feet
  - Minimum Lot Area: 1 acre
  - Minimum Lot Width: 70% of minimum frontage
  - Minimum Front Yard: 30 feet
  - Minimum Side Yard: 20 feet
  - Minimum Rear Yard: 25 feet
  - Maximum Lot Coverage: 40 %
  - Maximum Floor Area Ratio: 35%
15. As proposed, the Project satisfies the above referenced dimensional requirements for developments in the HB Zoning District.
16. Per Table 3 (“Dedham Parking Table”) of the Dedham Zoning By-Law, “retail uses” require one (1) parking space is required per 200 net square feet of floor area. Per said Table 3, a “restaurant” requires 2 parking spaces per 5 seats plus 1 space per 250 square feet of floor area. Based upon such requirement, the existing OSJL and proposed Chick-fil-A restaurant require a total of 249 parking spaces. As indicated above, Applicant proposes that the shared parking lot will have 231 parking spaces. Accordingly (as discussed further below), Applicant requested a waiver to the number of parking spaces.
17. On July 23, 2015, Applicant appeared before the Dedham Planning Board for a “scoping session” relative to this Project.

18. Inasmuch as the Project contains in excess of 5,000 square feet of gross floor area, the same is subject to Major Site Plan Review and approval by the Dedham Planning Board pursuant to Section 9.5 of the Dedham Zoning By-Law.
19. On February 4, 2016, Applicant submitted the following to the Planning Board (hereinafter referred to collectively as the "Application"):
  1. Form X "Application for Site Plan Modification with Project Narrative
  2. Owner Consent
  3. Site Development Plans prepared by Bohler Engineering, dated February 4, 2016 revised through May 20, 2016, consisting of the following:
    - a. Cover Sheet
    - b. General Notes Sheet
    - c. Survey (1 of 2)
    - d. Survey (2 of 2)
    - e. Demolition Plan
    - f. Overall Site Plan
    - g. Site Plan
    - h. Grading & Drainage Plan - A
    - i. Drainage & Grading Plan - B
    - j. Soil Erosions & Sediment Control
    - k. Soil Erosion Control Notes & Details
    - l. Chick-Fil-A Standard Details I
    - m. Chick-Fil-A Standard Details II
    - n. Chick-Fil-A Standard Details III
    - o. Construction Details
    - p. Plumbing Site Plan
    - q. Lighting Plan
    - r. Landscape Plan
    - s. Landscape Note & Details Sheet
  4. Traffic Impact and Access Study, dated January, 2016, prepared by Vanasse & Associates
  5. Building Elevations, Signage, and Floor Plan
  6. Existing Interior Landscaping Percentage Exhibit
  7. Proposed Interior Landscaping Percentage Exhibit
  8. Filing fee in the amount of \$2,255.00
  9. Consultant Review deposit in the amount of \$2,510.00

20. The Application was reviewed by the Planning Board and the Planning Director and was determined to satisfy all of the submittal requirements for Major Site Plan Review under Section 9.5 of the Dedham Zoning By-Law.
21. 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, and failure to so respond within such time frame constitutes approval by such agency of the adequacy of the submittal and also that in the opinion of the agency the project will have no adverse impact.
22. In addition, the Planning Board referred the Application to McMahon Associates for peer review.
23. Planning Director Richard McCarthy facilitated a project review meeting with Town Department heads and staff, and with the Applicant and its representatives to review and discuss the Project. Also present at these meetings was a representative from McMahon Associates, the Planning Board's peer review consultant.
24. The Planning Board reviewed and considered the Project for Major Site Plan Approval at its regularly scheduled meetings of May 12, 2016, and May 26, 2016. Prior to the initial meeting on this matter, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the Subject property as required by Section 9.5.6, and caused the required notice of said meeting to be posted as required by State Law and Town By-Law.
25. Present at the meetings on this matter were Planning Board Members Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, Ralph I. Steeves, and James E. O'Brien IV. Also present at these meetings on behalf of the Planning Board were Planning Director Richard McCarthy and a representative from McMahon Associates (the Planning Board's peer reviewer).
26. Applicant was represented at these meetings by Peter A. Zahka, II, Esq., Law Offices of Peter A. Zahka, II, P.C., 12 School Street, Dedham, MA. Also present at the May 26, 2016, meeting was Scott Goodsen, Development Senior Supervisor, for Applicant.
27. Applicant retained the following consultants who were present and/or made statements and/or presentations and/or submitted documentation during the meetings:
  - a. Civil Engineering/Environmental: Anthony Donato and Joshua Swerling, Bohler Engineering
  - b. Traffic: Scott Thornton, Vanasse & Associates

- c. Landscaping: Matthew Mrva, Bohler Engineering
  - d. Architecture: Jeremy Lindsey, Chipman Design
28. 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, the Planning Director, and the Planning Board's peer review consultant.
29. During said presentation, Applicant noted that (as set forth in the Project Narrative) there are nine (9) pre-existing nonconforming conditions in the parking lot. In conjunction with this Project, Applicant has been able to eliminate five (5) of these conditions.
30. Also presented and discussed at the meetings were Applicant's written request (as set forth in the Project Narrative) for the following waivers:
- a. A **WAIVER** from the parking space requirements as set forth in Section 5.1.4 and Table 3 of the Dedham Zoning By-Law to allow the Project to have 231 parking spaces instead of the required 249 parking spaces.
  - b. A **WAIVER** from the 12' radii requirement as set forth in Section 5.1.7.3 of the Dedham Zoning By-Law to allow radii to be as shown on the submitted plans.
  - c. A **WAIVER** from screening requirement as set forth in Section 5.1.13.6 of the Dedham Zoning By-Law to eliminate the requirement that the OSJL loading areas be screened.
  - d. A **WAIVER** from the 20 foot frontage landscape buffer requirement set forth in Section 5.2.2.1 of the Dedham Zoning By-Law to allow the frontage landscape buffer to be variable width as shown on the site plan.
  - e. A **WAIVER** from the 5 foot perimeter landscaping requirement set forth in Section 5.2.2.3 of the Dedham Zoning By-Law to allow the easterly side line to have the landscape strip as shown on the plan.
31. While these meetings were not formal public hearings, the Planning Board indicated it would accept input and comments from the general public. There were no such comments made at the meetings.
32. In addition to testimony at the hearings, the Planning Board received a number of reports and other documents from the Applicant, the Planning Director, the peer review consultant, and other Town boards and agencies. Such reports and documents are listed on Exhibit A attached hereto and incorporated herein by reference.
33. In response to requests by the Planning Board, the Planning Director, and the peer review consultant during the course of the public hearing, Applicant made numerous revisions to the Project and/or submitted supplemental material and/or

explanations including, but not limited to, expansion and clarification of the traffic study area and parking calculations, review of site circulation for fire apparatus and the drive-through, and revisions to the site design.

34. On January 15, 2016, and May 25, 2016, Applicant appeared before the Design Review Advisory Board for review and recommendations relative to Project (building/architecture and landscaping).
35. On April 11, 2016, Applicant submitted a Notice of Intent (NOI) to the Dedham Conservation Commission.

### **DECISION**

At the meeting duly held on June 9, 2016, after discussion, and upon motion duly made and seconded, 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 IV, voted unanimously (5-0), to approve and grant the following **WAIVERS**:

1. A **WAIVER** from the parking space requirements as set forth in Section 5.1.4 and Table 3 of the Dedham Zoning By-Law to allow the Project to have 231 parking spaces instead of the required 249 parking spaces (i.e., a waiver of 18 parking spaces). *Reasoning: Applicant will have shared parking with OSJL. Applicant's analysis of the existing parking indicates that the same is significantly underutilized, with peak demand for OSJL being about 75 parking spaces. In addition, the restaurant will have a drive-thru facility, thus reducing the need/demand of parking spaces required for take-out.*
2. A **WAIVER** from the 12' radii requirement as set forth in Section 5.1.7.3 of the Dedham Zoning By-Law to allow radii to be as shown on the submitted plans. *Reasoning: It is questionable if this requirement pertains to all radii within the parking plan or only those at driveways. Assuming that it applies to all radii, the existing parking lot is nonconforming. Applicant will be improving this situation by making all radii within the area of the parking lot around the Chick-fil-A restaurant comply with the requirement. However, the remainder of the parking lot (closest to OSJL) will remain. There are no known issues with the current situation.*
3. A **WAIVER** from screening requirement as set forth in Section 5.1.13.6 of the Dedham Zoning By-Law to eliminate the requirement that the OSJL loading areas be screened. *Reasoning: The existing loading area for OSJL is currently not screened. No changes are being made to this loading area and the same will not be screened. However, Applicant is improving the overall landscaping in this area, which should improve the appearance of the area. In addition, the loading area is adjacent to the OSJL building and not readily noticeable.*
4. A **WAIVER** from the 20 foot frontage landscape buffer requirement set forth in Section 5.2.2.1 of the Dedham Zoning By-Law to allow the frontage landscape buffer to be variable width as shown on the site plan. *Reasoning: This is an existing condition. While Applicant will be improving and upgrading the landscaping in the*

*frontage strip, Applicant is unable to provide the full 20 feet for the entire length of the frontage due to the existence of a 30 foot easement/right of way traversing the Subject Property. It is noted that there is 20 feet of landscaping to the curb line (which goes beyond the property line).*

5. A **WAIVER** from the 5 foot perimeter landscaping requirement set forth in Section 5.2.2.3 of the Dedham Zoning By-Law to allow the easterly side line to have the landscape strip as shown on the site plan. *Reasoning: This is an existing condition. In fact, there is currently no 5 foot landscape buffer along the northerly or easterly property lines. While Applicant is providing the 5 foot buffer along the northerly property line, Applicant is unable to do so along the easterly property line. Adding such a landscape strip would dramatically decrease the parking spaces and/or aisle widths at the Subject Property. Furthermore, the land behind the easterly property line is undeveloped (and is unlikely to be developed) and a significant portion of the same is heavily vegetated.*

At the meeting duly held on June 9, 2016, after discussion, and upon motion duly made and seconded, 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 IV, voted unanimously (5-0), to approve the Application for Major 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 listed on Exhibit B attached hereto and incorporated herein by reference.
2. Applicant shall coordinate with MassDOT to determine if any MassDOT permits are required. In the event that any such permits are required, Applicant shall submit an appropriate application for the same (and shall submit a copy to the Planning Board). In the event that MassDOT requires any revisions to the Record Plans, Applicant shall submit a request for a modification to the same for review and approval by the Planning Board.
3. Parking spaces shall remain free of snow after each storm and stockpiled in designated areas shown on the site plan. If designated snow storage areas are not large enough to stockpile snow the additional snow shall be removed.
4. Applicant shall designate and appropriately sign eleven (11) parking spaces along the northerly property line (behind the OSJL building) as shown on the Record Plans as "employee parking."
5. During the period from Thanksgiving to Christmas, Applicant and OSJL shall require and direct all employees to parking in the parking area behind the OSJL.
6. All large tractor truck (WB-50 and larger) deliveries to the restaurant shall be made prior to 8:00 a.m.



7. In the event of an emergency, Applicant shall allow the Dedham DPW, the Dedham Westwood Water District, and/or the Boston Water and Sewer Commission, as may be appropriate, access to the sewer and water lines on the Subject Property for repair purposes.
8. Applicant's dumpsters located on the Subject Property shall be screened by opaque screening, which is constructed and maintained in strict compliance with all Dedham Zoning Bylaws and all Board of Health Regulations.
9. 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.
10. The Applicant agrees that, no later from **one year** from the Certificate of Occupancy, it shall file a written report with the Planning Director detailing the progress of the Project, compliance with all terms and conditions of this certificate, and the expected completion date. 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.
11. The Planning Director will be contacted by the Applicant upon completion of the Project to verify that the Project has been completed in full compliance with the specifications of the modified plan as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the Project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
12. Applicant shall provide the Planning Board with a copy of the Order of Conditions and Operation and Maintenance Plan approved by the Dedham Conservation Commission, which is hereby incorporated by reference.
13. Following construction of the Project, Applicant shall provide an "as-built" site plan tied horizontally to NAD83 and vertically to NAVD88 to the Planning Board, the Building Department, the Department of Infrastructure Engineering, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project, in accordance with applicable regulations.
14. Prior to the issuance of the final certificate of occupancy for the Project, the Applicant shall complete the landscaping improvements, as shown on the approved landscaping plan or provide the Planning Board with a performance bond for same.
15. If any Condition imposed in this Decision requires permit, license, or other approval from any other board, committee, or agency of the Town of Dedham or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same.

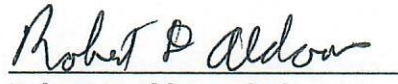
16. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00 p.m. except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 6:00 p.m. with the same exceptions. 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 exterior construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Dedham Building Commissioner and Police Department.
  
17. Prior to the start of any Project site construction work, Applicant shall submit a comprehensive Construction Management Plan to the Planning Director for review and approval. The Plan shall include, but not be limited to the following requirements:
  - a. Applicant shall employ the following construction noise mitigation measures: continuous running equipment, such as air compressors and welding generators, shall have effective muffling enclosures; quieter alternative equipment and construction techniques should be used whenever possible (i.e. electric instead of diesel-powered and vibration pile driving instead of impact driving); all equipment shall have the proper sound attenuation devices, such as mufflers or sound baffles; relatively loud, stationary construction equipment shall be located as far as practically possible from abutting residential properties; and construction trailers shall be located as far as practical from the abutting residential properties.
  - b. Applicant shall be responsible for the cleanup of construction debris, including the tracking of dirt by construction vehicles, which shall be conducted on a daily basis on public ways within 100 yards from the entrance to the Project construction site.
  - c. Applicant shall submit a proposed truck route for construction vehicles for review and approval by the Planning Director and Dedham Police Chief. Applicant shall provide each Contractor with a copy of the approved truck routes.
  - d. The limit of construction areas shall be clearly delineated at all times during the construction phase.
  - e. No dumping, burning or storage of any waste materials shall be permitted on the Subject Property. During construction, waste materials may be temporarily stored pending removal, provided that such waste materials shall not constitute a hazardous condition and that all waste materials subject to being windblown

are secured. Nothing contained herein shall be deemed to permit activities otherwise prohibited by applicable law, order, rule, regulation, code or by-law.

- f. All equipment and material staging shall be located on the Subject Property to the extent possible. Any off-site staging shall be subject to the approval of the Dedham Police Chief.
  - g. All construction employee parking shall be located on the Subject Property. Under no circumstances shall there be such parking on public streets.
18. All invoices generated by the Board's peer reviewers shall be paid prior to the issuance of any building permits or occupancy certificates.
19. All municipal taxes and fees shall be paid in full and all taxes accounts shall be in good standing prior to the issuance of any building permit.

Dated: June 9, 2016

By the Dedham Planning Board:

  
Robert D. Aldous, Clerk

## EXHIBIT A

### DOCUMENT LIST

1. Letter date February 4, 2016, from Boehler Engineering to Planning Director Richard McCarthy with Application for Site Plan Review and related plans, drawings, and documents
2. Dedham Zoning Board of Appeals Decision dated February 5, 2016 – Case # VAR-12-15-2052
3. Email dated February 10, 2016, from Dedham Police Chief Michael d'Entremont to Planning Director Richard McCarthy
4. Email dated February 11, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: new address assignment
5. Memorandum dated February 25, 2016, from Nathan S. Buttermore, P.E., Dedham Department of Infrastructure Engineering to Planning Director Richard McCarthy
6. Email dated March 2, 2016 from Dedham Fire Chief William Spillane to Planning Director Richard McCarthy
7. Email dated March 16, 2016, from Dedham Police Chief Michael d'Entremont to Planning Director Richard McCarthy
8. Letter (peer review report) dated April 20, 2016, from McMahon Associates to Planning Director Richard McCarthy
9. Issues Summary dated April 20, 2016, from McMahon Associates to Planning Director Richard McCarthy
10. Email dated May 3, 2016, from Scott Thornton, P.E. (Vanasse & Associates) to Planning Director Richard McCarthy re: peer review response, appendix of traffic material, and link to revised site plans

11. Letter (response to peer review report) dated May 3, 2016, from Scott Thornton, P.E. (Vanasse & Associates) to Planning Director Richard McCarthy
12. Email dated May 4, 2016, from Scott Thornton, P.E., (Vanasse & Associates) to Planning Director Richard McCarthy re: revised tractor trailer template
13. Letter (peer review report) dated May 6, 2016, from McMahon Associates to Planning Director Richard McCarthy
14. Issues Summary dated May 6, 2016, from McMahon Associates to Planning Director Richard McCarthy
15. Email dated May 9, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: updated responses to peer review comments
16. Email dated May 10, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: responses to peer review comments and link to revised plans
17. Letter (response to peer review and Engineering Department reports) dated May 9, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy
18. Email dated May 10, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: revised site plan C-2.1
19. Letter (peer review report) dated May 11, 2016, from McMahon Associates to Planning Director Richard McCarthy
20. Issues Summary dated May 11, 2016, from McMahon Associates to Planning Director
21. Email dated May 11, 2016, from Planning Director Richard McCarthy to Applicant re: Fire Chief concerns
22. Email dated May 11, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: Fire Chief comments
23. Email dated May 17, 2016 from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: ladder truck turning templates

24. Email dated May 20, 2016, from Fire Chief William Spillane to Planning Director Richard McCarthy re: satisfied with access for fire department apparatus
25. Email dated May 23, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: further comments to peer reviews
26. Letter (response to peer review and Engineering Department reports) dated May 23, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy
27. Email dated May 26, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: turning templates and signage
28. Email dated May 26, 2016, from Anthony Donato, P.E. (Bohler Engineering) to Planning Director Richard McCarthy re: revised landscape plan

**EXHIBIT B**

**RECORD PLANS**

Plan set entitled "Site Development Plans for Proposed Chick-fil-A with Drive-Thru 100-140 Providence Highway, Town of Dedham, Norfolk County, Massachusetts", dated February 4, 2016, revised through June 6, 2016, prepared by Bohler Engineering consisting of the following:

Cover Sheet

General Notes Sheet

ALTA/ACSM Land Survey Plan (by others)

ALTA/ACSM Land Survey Plan (by others)

Demolition Plan

Overall Site Plan

Grading & Drainage Plan "A"

Grading & Drainage Plan "B"

Soil Erosion & Sediment Control Plan

Soil Erosion Control Notes and Details Sheet

Chick-fil-A Standard Details

Chick-fil-A Standard Details

Chick-fil-A Standard Details

Construction Detail Sheet

Construction Detail Sheet

Plumbing Site Plan

Site Lighting Plan (by others)

Landscape Plan

Landscape Notes & Details Sheet

Drawings dated June 22, 2015, by Chipman Design, consisting of the following:

Perspective Views

Exterior Elevations (2 sheets)

Exterior Finishes