

TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS

Members

Scott M. Steeves, Chair  
Sara Rosenthal, AIA, LEED AP, Vice Chair  
J. Gregory Jacobsen  
Jason L. Mammone, P.E.  
Tom Ryan, Esquire



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Planning Director  
Jeremy Rosenberger

Associate Members

Norman Vigil, Esquire  
Allen MacDuffie

Senior Planner  
Michelle Tinger

ZONING BOARD OF APPEALS  
MINUTES - DRAFT

Wednesday, October 19, 2022, 7:00 p.m.  
Dedham Town Hall

Present: Sara Rosenthal, AIA, LEED AP, NCARB, Vice Chair  
J. Gregory Jacobsen  
Jason L. Mammone, P.E.  
Tom Ryan, Esq.  
Norman Vigil, Esq., Associate Member  
Allen MacDuffie, Associate Member

Regrets: Scott Steeves, Chair

Staff: Jeremy Rosenberger, Planning Director  
Michelle Tinger, Senior Planner  
Jayson Schultz, Planning Intern

The meeting began at **7:00 pm** on the night of **Wednesday, October 19, 2022**. The Chair conducted roll call:

Greg Jacobsen  
Jason Mammone  
Tom Ryan  
Norman Vigil  
Allen MacDuffie  
Sara Rosenthal

The Chair called the meeting to order.

**930 Providence Highway**

<b>Applicant:</b>	<b>SkyGroup Investments</b> (Representative: Kevin Hampe, Esq.)
<b>Project Address:</b>	<b>930 Providence Highway</b>
<b>Zoning District, Map/Lot:</b>	Highway Business (HB) Zoning District, Map 149, Lot 18
<b>Legal Notice:</b>	Requests a Special Permit to voluntarily demolish the existing nonconforming restaurant building located on a nonconforming lot, construct a recreational indoor sky diving facility. and a Variance for the building height to be 55 ft. instead of 45 ft
<b>Section of Zoning Bylaw:</b>	Town of Dedham Zoning Bylaw Section 280-3.3, 4.5, 9.2, 9.3, Table 1, and Table 2.

Attorney Kevin Hampe, Patrick Framel and Anthony Gioia were present representing the application. Attorney Hampe explained that SkyGroup Investments seeks to build an iFly indoor skydiving facility at the site of the old Chili’s restaurant on Providence Highway. The applicants seek a Special Permit to demolish the existing nonconforming building, and a height variance of 55 feet for the new building (45 feet are allowed by right in non-residential zoning districts). After a short video explaining the iFly concept and technology, Mr. Framel and Mr. Gioia gave a detailed presentation about the customer experience, statistics about their many locations worldwide, and the safety of the iFly technology. They showed a site plan and renderings of the proposed facility and explained that the 55-foot height is necessary for the unique technology of a skydiving facility. The new building would not be much taller than the mixed-use building next door which was also granted a height variance, and the front of the building facing Providence Highway would be landscaped.

The Chair asked if any board members wished to speak. Greg Jacobsen asked if the fans used to create the wind tunnel would be audible outside the facility, and Mr. Gioia explained that it would not be, and in fact the fans are barely audible for anyone inside the facility as well (customers and employees inside the skydiving chamber wear earplugs). Jason Mammone asked about the cost of the experience, which is between \$70 and \$90 per person depending on the day of the week. Norman Vigil asked if there would be automobile access to Legacy Place from the lot and the length of the lease. The applicants responded that there is no access to Legacy Place and that the lease will run about 30 years. Sara Rosenthal asked if there could be pedestrian access to Legacy, and Mr. Framel explained that this would not be possible as there is a parcel between the iFly lot and Legacy Place.

The Chair asked if any members of the public wished to speak on the application, and there were none.

A motion was made by Greg Jacobsen and seconded by Jason Mammone to approve a Special Permit to voluntarily demolish the existing nonconforming restaurant building located on a nonconforming lot and construct a recreational indoor sky diving facility, and a Variance for the building height to be 55 feet instead of 45 feet.

A roll call vote was taken.

Greg Jacobsen – yes

Jason Mammone – yes

Tom Ryan – yes

Norman Vigil – yes

Sara Rosenthal – yes

**The motion passed unanimously, 5-0.**

### **Meeting Minutes**

A motion was made by Greg Jacobsen to approve the minutes of September 21, 2022. The motion was seconded by Jason Mammone and a roll call vote was taken.

Greg Jacobsen – yes

Jason Mammone – yes

Tom Ryan – yes

Norman Vigil – yes

Sara Rosenthal – yes

The motion passed unanimously, 5-0.

### **Old Business/New Business**

Associate Member Allen MacDuffie asked Planning Director Jeremy Rosenberger if there is a way to change the bylaw for temporary trailers, noting that Whole Foods comes before the Board year after year for their temporary turkey trailer. Mr. Rosenberger will have a discussion with the Building Commissioner and report back to the Board.

### **Adjournment**

A motion was made by Greg Jacobsen and seconded by Jason Mammone to adjourn the meeting at 7:47pm. A roll call vote was taken, all agreed, and the meeting was adjourned.