

**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

Senior Planner
Michelle Tinger

Associate Members

Norman Vigil, Esquire
Allen MacDuffie

**ZONING BOARD OF APPEALS
MINUTES**

**Wednesday, January 18, 2023, 7:00 p.m.
Dedham Town Hall**

Present: Scott Steeves, Chair
Sara Rosenthal, AIA, LEED AP, NCARB, Vice Chair
J. Gregory Jacobsen
Tom Ryan, Esq.
Norman Vigil, Esq., Associate Member
Allen MacDuffie, Associate Member

Regrets: Jason L. Mammone, P.E.

Staff: Michelle Tinger, Senior Planner
Kelli Leahy, Office Manager

The meeting began at **7:03 p.m.** on the night of **Wednesday, January 18, 2023**. Chairman Steeves conducted roll call:

Sara Rosenthal
Greg Jacobsen
Tom Ryan
Norman Vigil
Allen MacDuffie
Scott Steeves

Chairman Steeves called the meeting to order.

217 Sandy Valley Road (continued from 12/15/2022)

Applicant:	Frank Gobbi (Representative: Peter A. Zahka, II, Esq.)
Project Address:	928 Providence Highway
Zoning District, Map/Lot:	Single Residence A (SRA) Zoning District, Map 133, Lot 8
Legal Notice:	Requests a Variance and/or Special Permit for a finding/determination that the lot width is not applicable to the pre-existing nonconforming lot, or in the alternative for a lot width of 114 ft. (125 ft. required) and to be allowed to have a shared access driveway with more than two other lots.
Section of Zoning Bylaw:	Town of Dedham Zoning Bylaw Section 280-3.3, 4.1, 9.2, 9.3, 10, and Table 2.

Ms. Tinger reported that she received an email from Attorney Peter Zahka regarding this ZBA application. In this email, Attorney Zahka noted that he received an email from Building Commissioner Kenneth Cimeno, in which Mr. Cimeno confirmed that the lot width requirement and common access restriction are not applicable to the property. Relief is no longer required, and Attorney Zahka formally requests that the ZBA vote to allow the application to be withdrawn without prejudice.

A roll call vote was taken.

Sara Rosenthal – yes
Greg Jacobsen – yes
Tom Ryan – yes
Norman Vigil – yes
Scott Steeves – yes

The motion passed unanimously, 5-0.

Milton Benjamin and Joan Wallace-Benjamin, residents of 175 Sandy Valley Road, and Chuck Holland and Robin Allen, residents of 211 Sandy Valley Road, were in attendance to express their concerns about the project. Chairman Steeves provided further explanation about the above request and next steps in the process. It was advised that the public contact Mr. Cimeno with additional questions/clarification.

Applicant:	Steven J. Feeley and Stacy Deal-Feeley
Project Address:	25 Calvin Road
Zoning District, Map/Lot:	Single Residence B (SRB) Zoning District, Map 190, Lot 52
Legal Notice:	Requests a Variance and/or Special Permit for the addition of a farmer’s porch with a front yard setback of +/- 22.1 ft. (25 ft. required) and a Special Permit for work within the Flood Plain Overlay District.
Section of Zoning Bylaw:	Town of Dedham Section 280-4.1, 8.1, 8.2, 9.2, 9.3, and Table 2.

Applicant Steven J. Feeley was present for the meeting and asked the Board for a Variance to build a farmer’s porch on the front of his residence. The Variance is needed for the proposed front yard setback of 22.1 feet, as 25 feet are allowed.

The Chairman asked if there were any questions from the Board, and there were none. The Chair then asked if there were any members of the public wishing to speak, and there were none.

Upon a motion made by Member Jacobsen and duly seconded by Vice Chair Rosenthal, the Board voted in favor (5-0) to accept and grant the requested Variance and/or Special Permit for the addition of a farmer’s porch with a front yard setback of +/- 22.1 ft. where 25 ft. are required and a Special Permit for work within the Flood Plain Overlay District, pursuant to plans of record.

- Sara Rosenthal – yes
- Greg Jacobsen – yes
- Tom Ryan – yes
- Norman Vigil – yes
- Scott Steeves – yes

The motion passed unanimously, 5-0.

Meeting Minutes

A motion was made by Member Rosenthal to approve the minutes of the December 15, 2022 meeting. The motion was seconded by Member Jacobsen and a roll call vote was taken.

Sara Rosenthal – yes
Greg Jacobsen – yes
Tom Ryan – yes
Norman Vigil – yes
Scott Steeves – yes

The motion passed unanimously, 5-0.

Adjournment

A motion was made by Member Jacobsen and seconded by Member Rosenthal to adjourn the meeting at 7:29 p.m. A roll call vote was taken, all agreed, and the meeting was adjourned.