



# TOWN OF DEDHAM

## MEETING NOTICE

POSTED:  
  
  
  
  
  
  
  
  
  
**TOWN CLERK**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

<b>Board or Committee:</b>	Planning Board
<b>Location:</b>	<p><b><u>Dedham Town Hall</u></b> 450 Washington Street O'Brien Meeting Room, 3<sup>rd</sup> Floor</p> <p><b><u>Watch on Facebook</u></b> <a href="https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/">https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</a></p> <p><b><u>Watch on Dedham TV</u></b> Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b><u>Comments/Questions/Technical Assistance</u></b> <a href="mailto:rosenberger@dedham-ma.gov">rosenberger@dedham-ma.gov</a> 781-794-9240</p>
<b>Day, Date, Time:</b>	Wednesday, March 22, 2023, 6:00 pm
<b>Submitted by:</b>	Jeremy Rosenberger

### AGENDA

<b>6:00 pm</b>	<p><b>Public Hearing</b> <b>Article 15, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By Citizens Petition of Richard Irving, et al.</i> To see if the Town will vote the following language, as submitted by petitioner; the Dedham Protected Aquifer Buffer for the Bridge Street Well Field should be restored to the boundaries documented by Weston &amp; Sampson Engineers, Inc. on page 24 Figure III-H in the 1991 Dedham Open Space and Recreation Plan, or take any other action relative thereto.</p> <p><b>The proposed article available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b> <b>Article 12, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By the Planning Board.</i> To see if the Town will vote to amend the Dedham Zoning By-Laws to regulate and define Electric Vehicle Charging Stations as accessory uses; or take any action relative thereto.</p> <p><b>The proposed article is available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b> <b>Article 13, Spring 2023 Town Meeting Zoning Amendment</b></p>

	<p><i>By the Planning Board.</i> To see if the Town will vote to amend Section 10.1 of the Zoning the Dedham Zoning By-Laws to define Human Occupancy, or take any action relative thereto.</p> <p><b>The proposed article is available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b>  <b>Article 14, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By the Planning Board.</i> To see if the Town will vote to amend the Dedham Zoning Map to add a new overlay district entitled Multi-Family Housing Overlay District (MFHOD) near Dedham Corporate Center MBTA Station, consisting of sub-districts MFHOD-1 (Low Density) and MFHOD-2 (High Density), as depicted on a plan on file with the Town Clerk, and further to amend the Dedham Zoning By-Laws, Chapter 280, to establish requirements for such District for the purpose of complying with the Commonwealth’s Multi-Family Housing Requirement for MBTA Communities, as set forth in G.L. Chapter 40A, Section 3A, or take any action relative thereto.</p> <p><b>The proposed article available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b>  <b>Article 16, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By Citizens Petition of Richard Irving, et al.</i> To see if the Town will vote the following language, as submitted by petitioner; 280-3.1 F. Residential special permit requirement: Development projects in residential areas that meet the threshold for a Major Site Plan Review (280-9.5) shall require the applicant to present conceptual plans to Town Meeting prior to either the application for, or issuance of, a special permit, or take any other action relative thereto.</p> <p><b>The proposed article available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b>  <b>Article 17, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By Citizens Petition of Richard Irving, et al.</i> To see if the Town will vote the following language, as submitted by petition; 280-3.1 G. Residential special permit requirement: Upon receipt of an application for a Special Permit that meets the threshold for a Major Site Plan Review (280-9.5), the Planning Department will immediately notify all residents within a 1-mile radius of the proposed project through both the Town Website and US Mail. All expenses related to such notifications shall be the responsibility of the Special Permit applicant, or take any other action relative thereto.</p> <p><b>The proposed article available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>Public Hearing</b>  <b>Article 18, Spring 2023 Town Meeting Zoning Amendment</b></p> <p><i>By Citizens Petition of Richard Irving, et al.</i> To see if the Town will vote the following language, as submitted by petition; 280-3.1 H. When Zoning Bylaw legislation is to be proposed that changes the existing Zoning Bylaws of specifically identified Zoning Districts (280-2.1) the Planning Department shall have the responsibility of proactively notifying residents/occupants of the</p>

specifically identified Zoning Districts of the proposed changes at least 1 month prior to submission of such for approval by Town Meeting, or take any other action relative thereto.

**The proposed article available to review via Dropbox: <https://bit.ly/PBSpring2023TM>**

**Public Hearing**  
**Article 19, Spring 2023 Town Meeting Zoning Amendment**

*By District Three Town Meeting Representatives Jason Brogan and Nancy Knight and District Seven Town Meeting Representative Steve Gasbarro. To see if the Town will vote to amend the Dedham Zoning Bylaws, Chapter 280, modifying the definition of “MOTEL OR HOTEL”, by deleting the text shown in strikethrough and text to be inserted showed in **bold, italic text**, as follows:*

**SECTION 280-10.1 TERMS DEFINED: MOTEL OR HOTEL**

A building or buildings intended and designed for transient, overnight or extended occupancy, divided into separate units within the same building with or without a public dining facility. ~~If such hotel or motel has independent cooking facilities, such u~~Units shall not be occupied by any guest for more than four continuous months, nor may the guest reoccupy any unit within 30 days of a continuous four-month stay, nor may the guest stay more than six months in any calendar year. No occupant of such hotel or motel may claim residency at such location. **Each violation of this by-law shall be subject to a penalty of \$300 per violation, per day, and shall otherwise be enforced in accord with Section 1-6 of the General By-laws, or take any other action relative thereto.**

**The proposed article available to review via Dropbox: <https://bit.ly/PBSpring2023TM>**

**Public Hearing**  
**Article 20, Spring 2023 Town Meeting Zoning Amendment**

*By District One Town Meeting Representative William Shaw McDermott. To see if the Town will vote to impose a Moratorium that is limited in duration, scope and purposes as follows:* In view of the report of the Planning Board in 1980, reflected in the Town Report of 1989; the Open Space Plan of 1991; the build out study prepared by the Metropolitan Area Planning Council (“MAPC”) in 2001; the analysis prepared in the 2009 Master Plan of areas of Potential Development on vacant Residential Lane (Table 3.3); the analysis of potential development on vacant land being refined by the MAPC for the “Designing Dedham 2030” Master Plan, in light of the 26 house Planned Residential Development on Lowder Street in the SRA zoning district;

In consideration of the 43 years history since 1980 of the reduction of undeveloped land from the then calculated 2000 acres and the reduction of potentially developable residential acres in 2001 from over 880 acres to under 200 acres today, with today’s remaining undeveloped acreage more evenly distributed as between zoning district Single Resident A on one hand and zoning districts Single Resident B and General Resident on the other;

In light of population trends for the town for 2020 to 2050, as reflected in the foregoing town reports and studies and, the 2014 housing study entitled “The Town of Dedham: Yesterday, Today and Tomorrow” prepared by the Northeastern University School of Public Policy & Urban Affairs, and data from the United States Census Bureau;

And in further consideration of the need to study the effects of land development on the increased burden of traffic and constraints on water usage in the Town;

	<p>And in further consideration of the availability of federal and local sources of funding to study these critical issues of traffic and water;</p> <p>Be it resolved that the Town imposes a limited Moratorium of one year in duration from the enactment of this Article on the issuance of special permits for new development projects on undeveloped residential land exceeding five acres in size, for the purpose of evaluating the impacts of land development in the town on traffic and water, or take any other action relative thereto.</p> <p><b>The proposed article available to review via Dropbox: <a href="https://bit.ly/PBSpring2023TM">https://bit.ly/PBSpring2023TM</a></b></p>
	<p><b>1133 High Street – Martha Praught</b>  Determination of Approval Not Required (ANR) subdivision plan. <i>Staff: Jeremy Rosenberger, Planning Director</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/March222023PBMeeting">https://bit.ly/March222023PBMeeting</a></p>
	<p><b>120,124, and 293 Country Club Road – Dedham Country and Polo Club</b>  Minor Site Plan Review (Request for Insubstantial Modification) for modification of site plan approved by Planning Board on December 8, 2021 for a reduction in the floor area of the buildings as approved and the addition of pickle ball courts. <i>Representative: Peter A. Zahka, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/March222023PBMeeting">https://bit.ly/March222023PBMeeting</a></p>
	<p><b>780 Washington Street (835 Providence Highway)– InSite Real Estate, LLC</b>  Scoping Session for proposed +/- 16,207 sq. ft. childcare center. <i>Representative: Peter A. Zahka, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/March222023PBMeeting">https://bit.ly/March222023PBMeeting</a></p>
	<p><b>930 Providence Highway - iFly</b>  Major Site Plan Review for a +/-7,400 sq. ft. indoor skydiving facility. <i>Representative: Kevin F. Hampe, Esq. Staff: Michelle Tinger, Senior Planner</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/930ProvHwy">https://bit.ly/930ProvHwy</a></p>
	<p><b>Public Comment</b></p>
	<p><b>Old/New Business</b>  <i>This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee/ Board, by staff, or by the public.</i></p>