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**TOWN OF DEDHAM
PLANNING BOARD**

Planned Residential Developments (PRD) FAQ

1. What are PRDs and why are they important?

A Planned Residential Development (PRD) zoning bylaw is the legal framework that regulates a type of residential development that allows for a flexible layout, lot sizes, and building design. In the Town of Dedham, PRDs can have a higher density of housing units in comparison to other residential developments, offering a mix of single-family homes, townhouses, and apartments. PRDs aim to preserve natural features and open space while providing shared amenities and services to the residents.

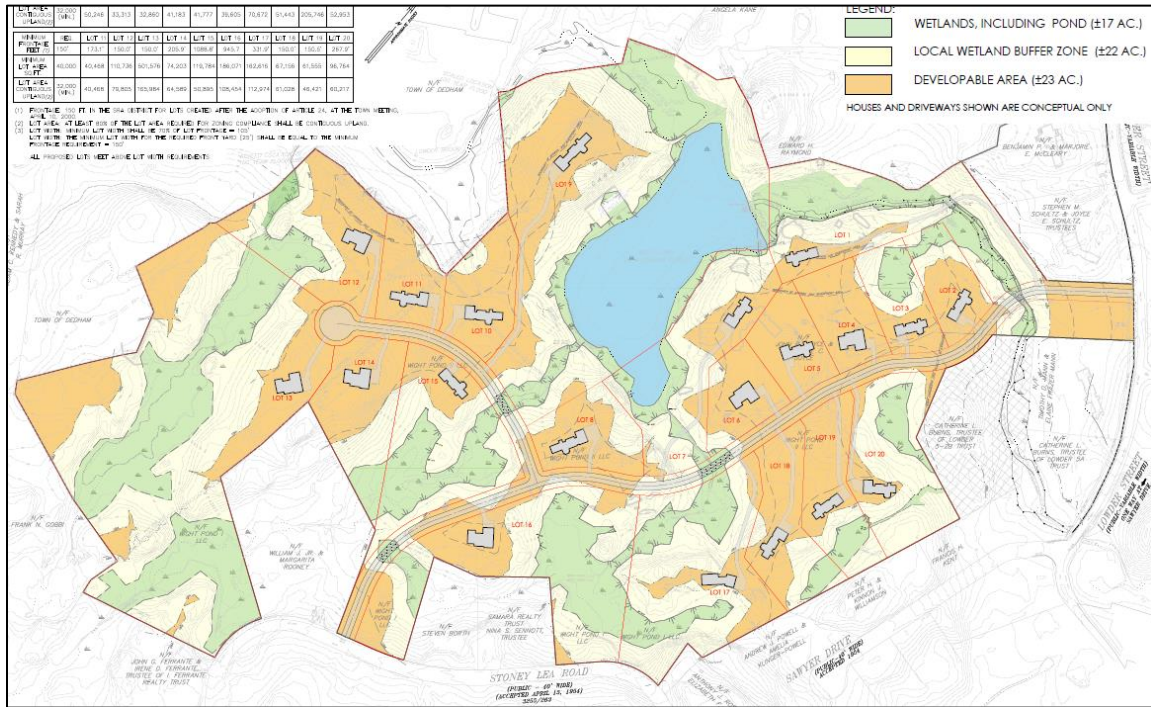


Example of a PRD-style Development

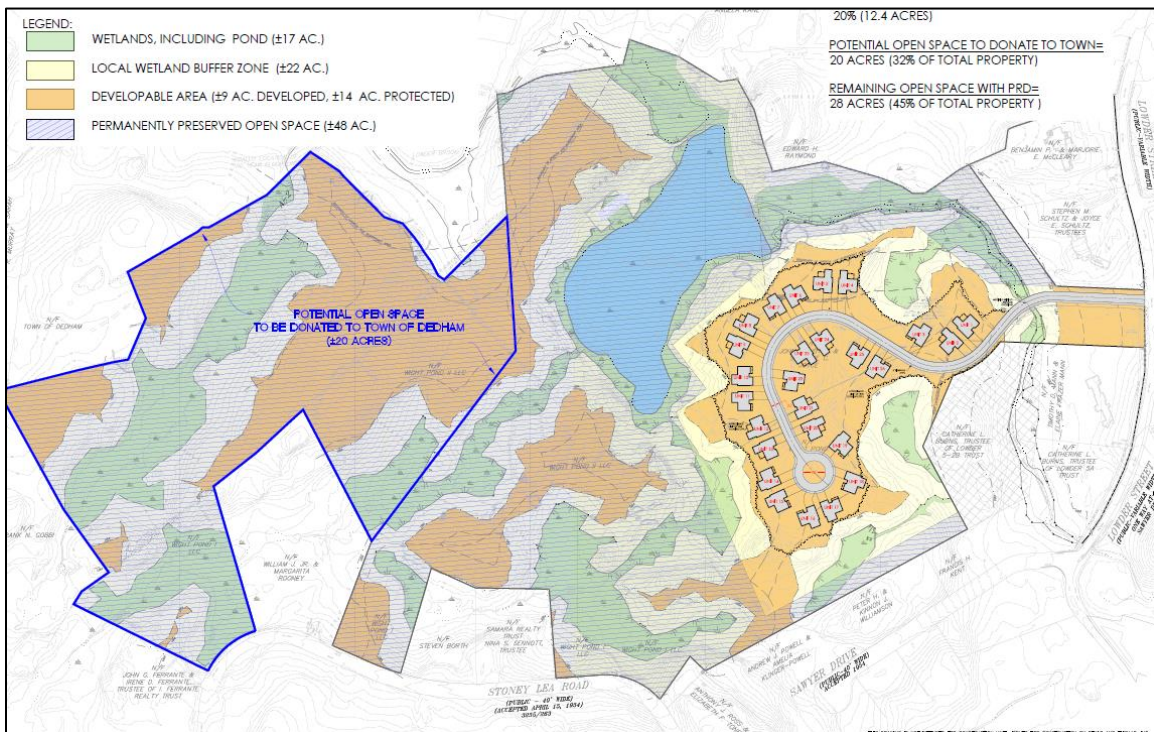
PRDs are important because they provide a framework for the development of residential properties that take into consideration the unique natural features and characteristics of a given piece of land. PRDs aim to promote more efficient use of land and encourage the preservation of open space, protection of natural resources, and the development of more diverse and flexible housing options. Additionally, PRDs can promote more attractive, economical, and sustainable designs of residential developments. By updating and providing effective zoning bylaw regulations for PRDs, communities can ensure that new residential developments are built in a way that is both environmentally and economically sustainable, and that meets the needs and preferences of the community.

2. How does a PRD differ from a subdivision?

A subdivision is when a plot of land is divided into two or more parcels. This process is often used to create multiple residences out of a single piece of land. A subdivision is designed to maximize the usage of a plot of land. In Dedham, subdivision regulations set safety and infrastructure standards for roadways, sidewalks, and utilities.



Lower Street Subdivision Proposal without Protected Open Space



Lower Street PRD Proposal w/Protected Open Space

3. Who approves a PRD?

In Dedham, the PRD zoning bylaw requires a “three-step” approval process. First, the Planning Board will review and recommend a proposed comprehensive concept plan to Town Meeting. Next, Town Meeting must endorse this concept plan. If approved, the proposal is referred back to the Planning Board where a more detailed site development plan is presented. The Planning Board will then carry out the final approvals for the PRD according to the regulations and procedures for a definitive subdivision plan.

4. When was the current PRD established?

The PRD was adopted by Town Meeting in 1995 to provide a higher density of residential development for smaller households in a variety of dwelling types. In 2005, new standards for PRDs were approved by Town Meeting, such as overall density allowance and requiring at least 20% of a PRD be maintained as natural open space.

5. How many PRDs are there in Dedham?

Three PRDs have been approved since the adoption of the bylaw.

In 2015, a seven-unit “cottage-style” PRD was approved by developer Greg Carlevale and Charlesbend LLC located at 255 Common Street.



In 2019, a seven-unit PRD was approved by developer Collis LLC at the corner of Wampanoag Road and Lowder Street.



In 2021, a 26-unit PRD was approved by developer Old Grove Partners, LLC on Lowder Street.



6. Why are we discussing PRDs?

Although the current PRD zoning bylaw outlines criteria aimed at ensuring these developments conform to established standards for density and open space, the current bylaw lacks clarity and substance in terms of guiding the regulatory process for potential applicants when compared to similar bylaws in surrounding municipalities. There are currently no specific parameters in place regarding location restrictions, parcel and lot size, dimensional regulations, and other important factors. Furthermore, unlike all other communities with similar bylaws, PRDs in Dedham are subject to review and approval through Town Meeting; every other community researched in the Commonwealth requires just a Special Permit from the Planning Board. This additional regulatory layer of review and approval is likely a barrier for the consideration of a PRD versus a subdivision by developers.