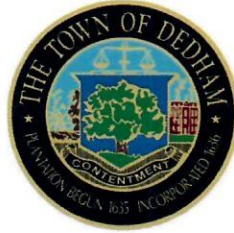


PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV

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**TOWN OF DEDHAM
PLANNING BOARD**

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



APPLICANT: B & A Contracting, Inc.
PROPERTY: 277 Milton Street, Dedham, MA
PROPERTY OWNER: B & A Contracting, Inc.
OWNER'S ADDRESS: 52 Grayfield Avenue, West Roxbury, MA 02132
PROJECT: Minor Site Plan Review
DATE: April 13, 2017

PROJECT SUMMARY

Robert Reissfelder, owner of 277 Milton Street, (hereinafter referral to as "Applicant"), submitted a request for minor site plan review to add a garage to the property to store vehicles and an office for B & A Contracting, Inc. Mr. Reissfelder represented himself at the meeting.

BACKGROUND & FACTS:

1. According to the Town of Dedham zoning map, the subject property is located in the Limited Manufacturing A and General Residence zoning district.
2. The subject property contains 19,676 square feet.
3. The site is rectangular in shape and abuts Milton Street.
4. In conjunction therewith, the applicant submitted the following to the Planning Board:
 - a. Site Plan Review Application dated March 7, 2017
 - b. Site Plan prepared by Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062, dated March 6, 2017
 - c. Garage Plans prepared by Edward H. Yeomans, 43 Gaslight Lane, N. Easton, MA 02356, dated November 5, 2016
5. The Planning Director submitted a written analysis dated April 7, 2017.

1 Town of Dedham Planning Board Certificate of Action, April 13, 2017
B & A Contracting, Inc., 277 Milton Street, Dedham, MA

6. The Planning Board reviewed and considered the "Application for Minor Site Plan Review" at its regularly scheduled meetings on April 13, 2017.
7. Present at the meeting on this matter were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV. Also present at the meeting on behalf of the Planning Board was Planning Director Richard J. McCarthy, Jr.

WAIVER REQUESTS:

1. **WAIVER** from the Zoning Bylaws Section 5.1.4 Required Parking Spaces

The garage requires six (6) parking spaces under this section. The operation of the contracting business and vehicle only needs three (3) parking spaces because the public does not come to the property, and employees go directly to various job sites. Therefore, the Planning Board finds that granting a **WAIVER** from six (6) parking spaces to three (3) parking spaces is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

2. **WAIVER** from the Zoning Bylaws Section 5.1.7 Parking Lot Design Standards

The setback of the house to the property on either site is less than 20 feet. The east side of the house is in the residential zoning district, which limits using this side for commercial purposes. The west side is wider at 17 feet. Therefore, the Planning Board finds that granting a **WAIVER** from 20 parking spaces to 17 parking spaces is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

3. **WAIVER** from the Zoning Bylaws Section 5.1.8. Construction Standards

Driveway lighting will be mounted on the garage. The garage faces commercial property and does not have any off-site glare that would impact residential property. Therefore, the Planning Board finds that granting this **WAIVER** is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

4. **WAIVER** from the Zoning Bylaws Section 5.2.2.3 Perimeter

A reduction of no buffer is needed to in order to provide adequate access to the rear portion of the lot where the garage will be located. Therefore, the Planning Board finds that granting this **WAIVER** is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

At its duly posted meeting held on April 13, 2017 after discussion, the Planning Board, consisting of Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV voted unanimously (5-0), to approve the Application for Minor Site Plan Review Waiver Requests with the following **CONDITIONS**:

1. Prior to any occupancy permit being issued, 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 plan as most recently

amended and approved in this Certificate of Action. A compliance letter will be issued forthwith once found to be properly completed.

2. The Applicant agrees that, no later than from **one year** from the Certificate of Occupancy, the Applicant shall file a written report with the Town Planner detailing the progress of the project, compliance with all terms and conditions of this certificate, and the expected completion date.
3. 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.
4. Any recommendations from the Design Review Advisory Board that are in conflict with this approval shall require Planning Board approval. Any recommendations from the Design Review Advisory Board that are not in conflict with this approval shall be hereby incorporated into the record plans.
5. The site lighting will be checked by the Planning Board and/or its agent prior to an occupancy permit being granted in order verify the adequacy of the lighting levels on and off site, and whether or not off-site glare has been created. If necessary, the Applicant shall adjust the lighting levels prior to an occupancy permit being issued.
6. 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.
7. 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: April 17, 2017



Robert D. Aldous, Clerk
Town of Dedham
Planning Board