

**PLANNING BOARD**

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

Planning Director  
Richard J. McCarthy, Jr.  
[rmccarthy@dedham-ma.gov](mailto:rmccarthy@dedham-ma.gov)



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Administrative Assistant  
Susan Webster  
[swebster@dedham-ma.gov](mailto:swebster@dedham-ma.gov)

**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS  
PLANNING BOARD**

**CERTIFICATE OF ACTION  
APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL**



**APPLICANT:** Dalco Realty Trust


**SUBJECT PROPERTY:** Parcel A, 1,672 square feet  
Map 136, Lot 11, 835 Providence Highway, Dedham, MA  
Norfolk County Registry of Deeds Book 5297, Page 367

**PROPERTY OWNER:** Dalco Realty Trust, P.O. Box 1602, Center Harbor, NH 03226


**OWNER'S ADDRESS:** P. O. Box 1602, Center Harbor, NH 03226

**DATE:** April 27, 2017

The plan entitled *Plan of Land, 835 Providence Highway, Dedham, MA*, prepared by Beals & Thomas, Inc., 144 Turnpike Road, Southborough, MA, submitted by Dalco Realty Trust, P.O. Box 1602, Center Harbor, NH 03226, on April 12, 2017, accompanied by a Form A application for a determination by the Planning Board dated April 12, 2017, was unanimously endorsed by the Planning Board at its meeting on April 27, 2017.

  
Susan Webster  
Administrative Assistant

cc: Town Clerk  
Building Department  
Eman.Sayegh, GIS  
Dalco Realty Trust  
Federal Realty Investment Trust

 <p><b>TOWN OF DEDHAM PLANNING BOARD</b> 26 BRYANT STREET, DEDHAM P: 781-751-9242 F: 781-751-9225 <a href="mailto:swebster@dedham-ma.gov">swebster@dedham-ma.gov</a></p> <p><b>ANR APPLICATION</b></p>	<p>CASE #: ANR- FEE: MEETING DATE: ENDORSEMENT: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OFFICE USE</p>	<p><b>RECEIVED</b> APR 12 2017 PLANNING BOARD</p> <p>OFFICE STAMP</p>

**FORM A**

**APPLICATION FOR DETERMINATION OF JURISDICTION AND ENDORSEMENT OF A PLAN NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW**

To be submitted to the Planning Board with the original reproducible copy of the plan conforming to the requirements of Section 4.0, two full-size copies, a computer file conforming to the requirements of the *Dedham GIS System*, and a computer file in ACAD format containing plan information conforming to the requirements of Section 4.0, and required filing and review fees.

**TO THE PLANNING BOARD:**

The undersigned owner of the land shown on the accompanying plan believing that said plan does not constitute a subdivision with: the meaning of the Subdivision control Law, hereby submits said plan for a determination and endorsement that approval under this Subdivision Control Law is not required for the reasons stated.

<b>Applicant</b>	Dalco Realty Trust
<b>Applicant's Address</b>	PO Box 1602, Center Harbor, NH 03226

<b>Owner of Record</b>	Dalco Realty Trust	Map 136	Lot 11
<b>Deed of Property</b>	Book 5297 Page 367 Norfolk County Registry of Deeds	Land Court Certificate # _____ Plan _____	

<b>Surveyor/Firm</b>	Ken Conte/Beals + Thomas	Phone (508) 366-0560
<b>Address</b>	Reservoir Corporate Center, 144 Turnpike Rd, Southborough, MA 01772	


<b>Location and description, including nearest street</b>
825 Providence Highway


MATERIALS SUBMITTED	
X	ANR Application - 6 copies
X	11" x 17" plans - 6 copies
X	Mylar - 1

Reason(s) approval is not required (check or complete as applicable):

<input type="checkbox"/>	Every lot has the required frontage of and access from the street as identified by the Zoning Bylaw, namely
<input checked="" type="checkbox"/>	Land designated Parcel A (1,472 SF) shall not be used as separate building lot(s), but only together as with abutting lot(s) 136-12, which have the required area and frontage as shown.
<input type="checkbox"/>	Lots having less area or frontage than currently required resulted from a taking for public purpose for _____ or have been recorded on _____ in Book _____, Page _____ in Norfolk County Registry of Deeds, have been in a separate ownership at the time of increase in requirements, and cannot be joined with abutting land of the same owner.
Other	

Planning Director Review		Planning Director Letter to Board	
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SIGNATURE(S)	
Owner *	
Owner's Address	PO Box 1602, Center Harbor, NH 03226

Applicant *	
Applicant's Address	PO Box 1602, Center Harbor, NH 03226

Date	3.29.17
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\* If there is more than one owner or applicant, all must sign.

**WASHINGTON STREET**  
(STATE HIGHWAY)

**WILSON AVENUE**  
(PUBLIC - 47' WIDE)

**TOTAL AREA**  
**323,141±S.F.**

**PARCEL A**  
**1,472±S.F.**

**PROVIDENCE TURNPIKE**  
**ROUTE 1**  
(PUBLIC - STATE HIGHWAY 120' WIDE)  
(STATE HIGHWAY LAYOUT #222)

**NOTES**

- 1) PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.
- 2) PARCEL A IS TO BE COMBINED WITH ADJUTING LAND OF FEDERAL REALTY INVESTMENT TRUST.
- 3) THIS PLAN WAS COMPILED FROM PLANS OF RECORD AT THE NORFOLK REGISTRY OF DEEDS.
- 4) THE PARCEL SHOWN IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 181 OF 4307 MAP NUMBER 3502102818, EFFECTIVE DATE JULY 17, 2012.

**REFERENCES:**

NORFOLK COUNTY REGISTRY OF DEEDS  
 PLAN BOOK 353 PLAN 528  
 PLAN BOOK 225 PLAN 801  
 PLAN BOOK 648 PLAN 84  
 PLAN BOOK 300 PLAN 141  
 L.C. PLAN 35428A

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
 DEDHAM PLANNING BOARD

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

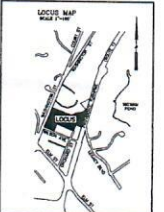
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE \_\_\_\_\_  
 HENNEKE CONTE, PLS No. 38033

PREPARED FOR:  
**Federal Realty Investment Trust**  
 50 East Wyanwood, Suite 200  
 Wyanwood, PA 19386

RECORD OWNER:  
**DALCO REALTY TRUST**  
 6397/287

**IN PROGRESS**  
 3/1/17



3			
4			
5			
6			
7			
8			
9	03/01/2017	INITIAL ISSUE	
ISSUE DATE		DESCRIPTION	
BYT	SEY	WDA	KCC
FLD	CALC	DWN	CHK'D

**PLAN OF LAND**  
**835 Providence Highway**  
**Dedham, MA**  
 (Norfolk County)

PREPARED BY:  
**BEALS & THOMAS**  
 Civil Engineers • Landscapers • Architects •  
 Land Surveyors • Planners •  
 Environmental Specialists

BEALS AND THOMAS, INC.  
 Reserve Corporate Center  
 244 Turnpike Road  
 Southborough, Massachusetts 01772-1104  
 T 508.366.0360 | www.bealsandthomas.com

DATE IN PROGRESS: \_\_\_\_\_  
 SCALE: 1" = 40'  
 B&T PLAN NO. 213410  
 213410P028A-001  
**ANR-1**  
 SHEET No. 1 OF 1