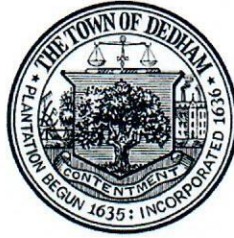


Planning Board

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
MEETING MINUTES**

March 24, 2016, 7 p.m., Lower Conference Room



Present: Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV
Richard J. McCarthy, Jr., Planning Director

Call to order 7:11 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office.

PUBLIC HEARING:

Discussion of Proposed Zoning Articles 21, 22, 23, 24, 25, and 26

Start: 7:11 p.m. Mr. Bethoney moved to open the public hearing, seconded by Mr. Aldous, voted unanimously, 5-0. He then moved to waive reading of the public notice, seconded by Mr. Aldous, voted unanimously, 5-0. Public Hearing notice for the proposed zoning articles for the spring Town Meeting was posted in Town Hall on March 8, 2015, and advertised in the *Dedham Times* on March 4, 2015, and March 11, 2015. Abutting towns, City of Boston, Metropolitan Area Planning Council, and Department of Community Development were notified via certified mail, return receipt. Positions on each article were taken at the end of the Public Hearings.

Article 21: Amend Use Regulation Table (Table 1) re: Mixed Use Developments

- Delete Use Category A.4 (buildings containing dwelling units in combination with stores or other permitted uses) and Use Category A5 (Subsidiary apartments) in entirety and replace with new Use Category A.4 (Mixed Use Development)

Article 22: Amend Zoning Bylaw: Principal Use Table

- In Section 3.1.6, delete Footnote 6 to Principal Use Table in its entirety and replace with "Reserved for future use."

Article 23: Amend Zoning Bylaw: Definition of Subsidiary Apartment

- In Section 10, delete definition of "Subsidiary Apartment" in its entirety.

Article 24: Amend Zoning Bylaw: New Definition of Mixed-Use Development

- Amend Section 10 with new definition of Mixed-Use Development

Article 25: Amend Zoning Bylaw: Replace Section 7.4 with new Section 7.4

- Delete Section 7.4 (Subsidiary Apartments) in its entirety and replace with new Section 7.4 (Mixed-Use Development)

The Board wants to re-design subsidiary apartment language to be in conformity with various hearings and presentations, including the presentation of Dr. Barry Bluestone (how people in Dedham are aging in place but need smaller homes). Multiple mix-use developments, especially in Dedham Square, have been approved, but the ZBL language for subsidiary apartments has been confusing, contradictory, and subject to various interpretations. These bylaw changes will strike and substitute "Mixed-Use Developments" for Subsidiary Apartments.

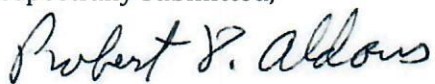
Special Permits will now be required for all zoning districts other than General Business and Central Business, which are allowed by right. These Special Permits are to be granted by the Planning Board, which will approve the site plans. The ZBL right now does not require residential parking, although the recent developments do have parking for residential use. The proposed articles will require one parking space per residential dwelling units. In CB, additional parking for commercial uses can be provided as seen fit. Simultaneous uses and shared parking can be used in this regard. Parking may not be necessary on site. In General Business, one parking space will be required per dwelling unit, and the commercial element will need parking. The other change is that the mixed use developments will not be regulated by number of bedrooms per the Attorney General. They can, however, be regulated by unit size. The minimum size is 400 square feet, and the maximum is 1,500 square feet. The type of unit mix can be distinguished in the Zoning Bylaw. The definition of Subsidiary Apartment will be deleted and a new definition for Mixed-Use Developments put in place. Section 7.4 will be deleted and replaced with a new Section 7.4 for Mixed-Use Development. Articles 21-25 will accomplish this.

Article 26: Amend Zoning Bylaw: Amend Use Category C.6: Amend Use Category C.6 (boat launching site, tennis court, riding academy, outdoor skating rink, ski ground, or golf course [but not a miniature golf course or a driving range]) in Use Regulation Table (Table 1) by changing it from a "NO" to a Special Permit (SP) in the Central Business zoning district.

Because of the Central Business zoning changes to East Dedham, and because Mother Brook is there, amended uses such boat launching can be allowed by Special Permit. A table was provided illustrating mixed-use over the past two years.

Mr. Steeves moved to close the Public Hearing, seconded by Mr. Aldous, voted unanimously 5-0. Mr. Aldous moved to approve the proposed zoning articles, seconded by Mr. Steeves, voted 4-0-1, with Mr. Bethoney abstaining. The zoning article discussion ended at 7:37 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk
Town of Dedham Planning Board