

PLANNING BOARD

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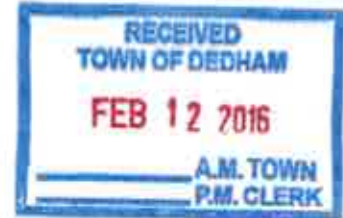


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**TOWN OF DEDHAM
PLANNING BOARD**

CERTIFICATE OF ACTION



APPLICATION FOR MINOR SITE PLAN REVIEW

APPLICANT: Italian American Citizens Club, San Giovanni Battista
PROPERTY: 20 Allen Lane
PROPERTY OWNER: Italian American Citizens Club, San Giovanni Battista
OWNER'S ADDRESS: 20 Allen Lane
DATE: June 26, 2014, revised January 28, 2016

PROJECT SUMMARY:

Italian American Citizens Club, San Giovanni Battista (hereinafter referred to as "Applicant") requests Minor Site Plan Review in order to put an addition onto the existing Italian American Club building. The addition will house a handicapped lift, handicapped bathrooms and storage space. The existing club building pre-dates site plan review. Thus, this minor site plan review will establish a site plan including a parking plan and the addition.

BACKGROUND AND FACTS:

1. The applicant was represented by Paul Ruscito of the Italian American Club.
2. The subject property contains 22,694 square feet.
3. The site is bounded by Churchill Place and Allen Lane. Churchill Park is on one side, and residential homes abut the other sides.
4. According to the Zoning Map for the Town of Dedham, the subject property is located in the General Residence Zoning District (GR).

5. In conjunction therewith, on April 11, 2014, the Applicant submitted the following to the Planning Board:
 - Application for Site Plan Review
 - Existing Conditions Plan and Proposed Parking Plan prepared by Trowbridge Associates, Inc., 200 Chauncey Street, Mansfield, MA, dated September 5, 2012, revised through April 8, 2014.
6. The Application was reviewed by the Planning Board and the Town Planner and was determined to satisfy all of the submittal requirements under Section 9.5 Site Plan Review of the Dedham Zoning By-Law.
7. The project requires more than nine (9) parking spaces; therefore, a peer review by an outside consultant is required.
8. Section 9.5.2 of the Dedham Zoning By-Law provides that "site plan review and approval by the Planning Board shall be required before a building or occupancy permit can be issued for any modification not shown on a parking or site plan previously approved by the Planning Board."
9. The Zoning Board of Appeals granted a Special Permit to expand a pre-existing non-conforming structure on November 12, 2012.
10. The Planning Board initially reviewed and considered the "Application for Site Plan Review" at its regularly scheduled meeting on May 22, 2014. Relative to said meeting, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the subject property as required by Section 9.5.6, and caused the meeting to be posted as required by State law and Town By-Law.
11. The Planning Director submitted written analyses dated May 16, 2014.
12. This project has been sent to various municipal reviewers.
13. At the meeting, the Applicant and its representatives were provided an opportunity to make a full presentation. This was followed by questions and comments from the Planning Board and the Town Planner. Notwithstanding that these meetings are not public hearings, the Planning Board accepted testimony and questions from the public.
14. The Planning Board reviewed and considered the "Application for Minor Site Plan Review" at its regularly scheduled meetings on May 22, 2014. No action was taken.

15. The Planning Board next reviewed and considered a revised "Application for Minor Site Plan Review" at its regularly scheduled meetings on January 14, 2016.
16. 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.

After discussion, the Planning Board voted unanimously (5-0) to approve the "Application for Minor Site Plan Review" with the following **WAIVERS**:

1. All requirements of Section 5.1 Off-Street Parking Regulations of the Dedham Zoning Bylaws are hereby **WAIVED** except for what is depicted on the Parking Plan prepared by Hutchins-Trowbridge Associates, Inc., 200 Chauncy Street, Mansfield, MA, dated September 5, 2012, revised through December 30, 2015.
2. All requirements of Section 5.2 Landscaping of the Dedham Zoning Bylaws are hereby **WAIVED** except for what is depicted on the Parking Plan entitled "Phase 2, Plot Plan, 21 Allen Lane" prepared by Hutchins-Trowbridge Associates, Inc., 200 Chauncy Street, Mansfield, MA, dated September 5, 2012, revised through September 11, 2014.
3. All requirements of Section 9.5.4 Application of the Dedham Zoning Bylaws are hereby **WAIVED** except for what is depicted on the Parking Plan prepared by Hutchins-Trowbridge Associates, Inc., 200 Chauncy Street, Mansfield, MA, dated September 5, 2012, revised through December 30, 2015, and "Phase 2, Plot Plan, 21 Allen Lane" prepared by Hutchins-Trowbridge Associates, Inc., 200 Chauncy Street, Mansfield, MA, dated September 5, 2012, revised through September 11, 2014.
4. A site parking plan for lots requiring ten (10) or more parking spaces shall be submitted to the Planning Board's Peer Review Consultant for review and report to the Planning Board Section 9.5.6 Application of the Dedham Zoning Bylaws is hereby **WAIVED**.

After extensive discussion, the Planning Board, consisting of 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 "Minor Site Plan Review Modification" with the following **CONDITIONS**:

1. The parking areas that are not presently paved on site as of January 28, 2016, shall be paved in compliance with an approved parking plan no later than 3 (three) years of the date that a building permit is issued for the addition as shown on "Phase 2, Plot Plan, 21 Allen Lane," prepared by Hutchins-Trowbridge Associates, Inc., 200 Chauncey Street, Mansfield, MA, dated September 5, 2012, revised through September 11, 2014. The landscaping shown on the plan shall be planted and completed at the same time as the parking plan. Those landscaped areas are generally described as the parking area adjacent to 39 Churchill Place, the mulch area, and bocce courts.
2. During the three years described in condition #1, all existing pavement will be maintained by patch and repaired so it can be kept in a state of good condition in order for people to walk to and from vehicles to the club without tripping or stepping into potholes.
3. Any future changes to the property that trigger site plan review shall be submitted to the Dedham Planning Board for review and approval in a timely fashion.
4. The Applicant shall provide the Planning Board, upon issuance, a copy of the Operation and Maintenance Plan approved by the Dedham Conservation Commission for the storm water permit for this project, which permit is incorporated herein by reference.
5. Applicant agrees that, no later than one year from the date of the certificate of occupancy, it shall file a written report with the Town Planner detailing the progress of the project and compliance with all terms and conditions of this certificate and the expected completion date. 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.
6. The Planning Board's agent shall be contacted by the applicant upon completion of the project to verify the project has been completed in full compliance with the specifications of the modified plan as submitted and approved in this Certificate of Action prior to any permanent or temporary occupancy permit being issued. A compliance letter will be issued forthwith once found to be properly completed.
7. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.
8. 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. Proper notification shall be through the construction trailer sign-in process or shall be through the emergency call number of the applicant's representative in case of emergency or off-hours situations.

9. 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: January 28, 2016

Dedham Planning Board

Robert D. Aldous

Robert D. Aldous, Clerk