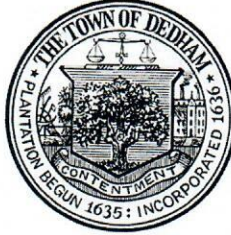


**ZONING BOARD MEMBERS**  
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J. GREGORY JACOBSEN, VICE CHAIRMAN  
SCOTT M. STEEVES  
E. PATRICK MAGUIRE, LEED AP  
JASON L. MAMMONE, P.E.

**ASSOCIATE MEMBERS**  
JESSICA L. PORTER  
JARED F. NOKES, J.D.



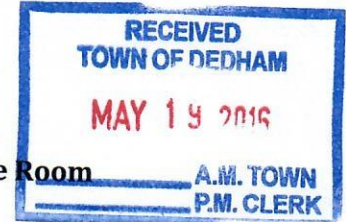
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SUSAN WEBSTER  
ADMINISTRATIVE ASSISTANT  
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## TOWN OF DEDHAM

### ZONING BOARD OF APPEALS MINUTES

Wednesday, March 24, 2016, 7:00 p.m., Lower Conference Room



**Present:** James F. McGrail, Esq., Chairman  
J. Gregory Jacobsen, Acting Chairman  
Scott M. Steeves  
E. Patrick Maguire, LEED AP  
Jason L. Mammone, P.E.  
Jessica L. Porter  
Susan Webster, Administrative Assistant

Mr. McGrail called the meeting to order at 7:00 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office. In addition, the legal notice for each hearing was read into the record.

**Applicant:** Italian American Citizens Club  
**Property Address:** 21 Allen Lane, Dedham, MA  
**Case #:** VAR-01-16-2066  
**Property Owner:** Italian American Club, 1024 Metropolitan Avenue, Milton, MA 02186  
**Map/Lot, Zoning District:** 94/12, General Residence  
**Application Date:** February 2, 2016  
**Present and Voting:** James F. McGrail, Esq., Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E., Jessica L. Porter  
**Representative:** Charles Prisco, Jr., Vice President of I & A Club  
Charles Prisco, Sr., 81 Highland Street, Canton, MA  
**Legal Notice:** To be allowed such Special Permits and/or variances as may be necessary for the alteration and extension of a pre-existing nonconforming use and structure.  
**Section of Zoning Bylaw:** *Town of Dedham Zoning Bylaw Sections 3.1.3, 3.3, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 9.2, 9.3, and Tables 1 and 2*

Start 7:01 p.m. Mr. Jacobsen recused himself from this hearing because he is a member of the Italian American Citizens Club. The Chair appointed Associate Member Jessica L. Porter to sit in his stead. They want to construct a 900 square foot handicapped accessible addition. There will be no change in seating. On 1/28/16, the Planning Board approved a parking plan with the condition that it is to be paved no later than three years from the date that the building permit for the addition is issued. Parking spaces will be striped. They now have to address all the areas in which they need to become compliant. If they are unable to do that, they need relief from the Zoning Board of Appeals. They have done everything they could possibly physically do within the confines of the lot. Mr. Steeves moved to approve such Special Permits and/or variances as may be necessary for the alteration and extension

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of a pre-existing nonconforming use and structure, seconded by Ms. Porter, voted unanimously 5-0. End 7:12 p.m.

**Applicant:** CLW Operating Partners, LLC, 57 Upland Road, Brookline, MA 02445  
**Property Address:** 585 High Street, Dedham, MA  
**Case #:** VAR-02-16-2071  
**Property Owner:** Washington High, LLC  
**Map/Lot, Zoning District:** 92/65, Central Business  
**Application Date:** February 18, 2016  
**Present and Voting:** J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E., Jessica L. Porter  
**Representative:** Chris Lutes, CLW Operating Partners, LLC  
**Legal Notice:** To be allowed such Special Permits as necessary for a full service restaurant (i.e., a use requiring a common victualler license) with seating for 105 patrons and a change of use.  
**Section of Zoning Bylaw:** *Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, and Table 1.E.8*

Start 7:13 p.m. Mr. McGrail recused himself from this hearing due to a professional relationship with the building owner. Mr. Jacobsen assumed the chair. The Chair appointed Associate Member Jessica L. Porter to sit in his stead. The applicant wants to open a restaurant at the former Wardles Drug store with capacity for a maximum of 105 patrons; however, seating will be 85. He also needs a Special Permit for change of use. They will operate on the first floor with seating, a kitchen, and a handicapped bathroom. The basement will have storage, food preparation, and non-handicapped bathrooms. There is a vacant space next to the restaurant, and the plan is to use that as a private dining room or a wine storage room with a glass window and seating. The tenants on the second floor of the building will remain. The improvements made to the corner location are triggering the Architectural Access Board law, which will force the landlord to either make accessible renovations throughout his building or seek variances. This is in process. The applicant hopes to have a roll top door with open air access to walk in and out; this is not clear, and will be determined by the Board of Health. The second egress is to an alley at the back of the building that leads to Washington Street. Deliveries will be in the back alley. A petition with about 150 signatures in favor of the proposal was presented to the Board. They hope to open in the fall. Mr. Steeves motioned to allow such Special Permits as necessary for a full service restaurant (i.e., a use requiring a common victualler license) with occupancy for 105 patrons and a change of use, seconded by Ms. Porter, voted unanimously 5-0. End 7:22 p.m.

Mr. Maguire moved to approve the minutes of 3/16/16, seconded by Mr. Steeves, voted unanimously. Mr. Steeves moved to adjourn, seconded by Ms. Porter, voted unanimously. End 7:25 p.m.

Respectfully submitted,



Susan Webster  
Administrative Assistant