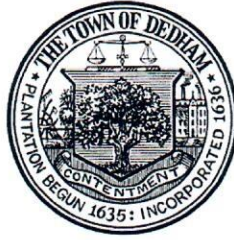


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J. GREGORY JACOBSEN, VICE CHAIRMAN  
SCOTT M. STEEVES  
E. PATRICK MAGUIRE, LEED AP  
JASON L. MAMMONE, P.E.

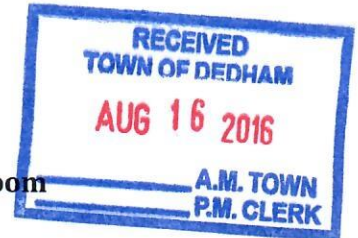
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**TOWN OF DEDHAM**  
**ZONING BOARD OF APPEALS MINUTES**  
Wednesday, July 20, 2016, 7:00 p.m., Lower Conference Room



**Present and Voting:** James F. McGrail, Esq., Chairman  
J. Gregory Jacobsen, Acting Chairman  
Scott M. Steeves  
E. Patrick Maguire, LEED AP  
Jared F. Nokes, J.D.  
  
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. Member Jason L. Mammone, P.E., was unable to attend the meeting. The Chair appointed Associate Member Jared F. Nokes, J.D., to sit in his stead.

**Applicant/Owner:** Jonathan and Rebecca Hammond  
**Property Address:** 98 Wentworth Street, Dedham, MA  
**Case #:** VAR-05-16-2094  
**Map/Lot, Zoning District:** 138/82, Single Residence B  
**Representative:** Jonathan Hammond  
**Legal Notice:** To be allowed a Special Permit for a retaining wall measuring six feet in height instead of the allowed four feet.  
**Section of Zoning Bylaw:** Town of Dedham Zoning Bylaw Section 6.5.2, Retaining Walls  
**Time:** 7:00 to 7:09 p.m.

Continued from June 22, 2016. At the last meeting, Mr. Hammond said that the existing retaining wall in front of his property is beginning to fail and become a safety issue for his two young children. It is very steep, and they wish to level out the grade with a four-foot wall with a three foot setback and plantings, and then another two foot wall. The Building Department said he needed to obtain a Special Permit due to the combined height of the walls. Mr. Hammond needed to provide a certified plot plan to verify that the wall was going to be on his property, and he needed to provide the offset of the property. The necessity for the Special Permit was in question, as these were two separate walls with plantings in between. His contractor provided a sketch of a portion of the wall to prove that. He has not brought this to the Building Department yet.

The Board reviewed the plans carefully and found that there is no need for a Special Permit. The two foot wall will not be placed on top of the four foot wall, and there is a separation of the walls with a three foot wide landscaped area. Mr. McGrail said these are two separate walls. He did not understand the Building Department's logic. The walls are over four feet high, and the second wall is not on top of the first wall. He will speak with the Building Department tomorrow to tell them that no relief is necessary.

**Applicant:** Kevin M. Gillette  
**Property Address:** 108 Crane Street, Dedham, MA  
**Case #:** VAR-06-16-2102  
**Map/Lot, Zoning District:** 156/62, General Residence  
**Representative:** Kevin M. Gillette  
**Legal Notice:** To be allowed a variance for a left side yard setback of 7.6 feet instead of the required 10 feet to add a second floor to the existing house.  
**Section of Zoning Bylaw:** *Town of Dedham Zoning Bylaw Section 4.1 Table 2, Table of Dimensional Requirements*  
**Time:** 7:09 to 7:12 p.m.

Mr. Gillette would like a variance to add a second floor to his single story ranch. The setback to his neighbor's property is 7.6 feet, so he needs a variance. He does not wish to move from the Town, but he wants to add on to his family, and needs the room for his family. There will be no dormers. Pictures of the property were shown to the Board. The following abutters signed a petition in support of the application:

Thomas Dietrich	104 Crane Street
Jessica Dietrich	104 Crane Street
Ruth Pray	105 Crane Street
Kenneth McLaughlin	103 Crane street
Michael Nosky	112 Crane Street
Michael Dundon	111 Crane Street

No one on the Board had any questions, and no one in the audience spoke on behalf or against the application.

Mr. Jacobsen moved to allow a variance for a left side yard setback of 7.6 feet instead of the required 10 feet to add a second floor to the existing house, seconded by Mr. Maguire, voted unanimously 5-0.

**Applicant:** Dedham-Westwood Water District (DWWD)  
**Property Address:** 538 Bridge Street, Dedham, MA  
**Case #:** VAR-06-16-2103  
**Map/Lot, Zoning District:** 73/7, Single Residence B  
**Representative:**

1. Eileen Commane, Executive Director, DWWD
2. Ronald Willey, Water Commissioner, DWWD
3. Robert Lexander, Production Superintendent, Water Treatment Plants, DWWD
4. Bob Eiben, General Manager, DWWD

5. Jim Cray, P.E., Lead Project Engineer, Wright-Pierce, 40 Shattuck Road, #305, Andover, MA 01810
6. Rich Protasowicki, P.E., Senior Project Manager, Wright-Pierce, 40 Shattuck Road, #305, Andover, MA 01810
7. Matthew Watsky, Esq., 30 Eastbrook Road, Dedham, MA 02026

**Legal Notice:**

To be allowed a Special Permit to continue the use of the property as a drinking water treatment facility.

**Section of Zoning Bylaw:**

*Town of Dedham Zoning Bylaw Section 3, Principal Uses, Table 1.B.5 and Section 8.2 Aquifer Protection Overlay District*

**Time:**

7:12 to 7:24 p.m.

The applicant is seeking a Special Permit to continue the use of the property as a drinking water treatment facility. The existing Bridge Street water treatment plan will be renovated to modernize the plant and upgrade the equipment. A filter building will be constructed to house filter equipment; it will not be connected with the existing plant. This will open up space in the existing building. The treatment process will remain the same. There are two buildings, a building for pretreatment and a building for control. The area for the new building will be cleared of trees and an abandoned well. Pavement will be regraded and realigned. A chlorine gas emergency scrubber system will be added. They will attempt to match the old building aesthetics architecturally. The building roof will have impervious surface; they are dealing with the Conservation Commission for stormwater management. They will be going before the Planning Board for site plan review. Mr. Willey said they wanted to give the Board some background. The Zoning Bylaw Principal Use Table, Section 1B.5 states that any municipal facility, essential services such as public utilities, requires a Special Permit, so the use is being changed by increasing the extent to which the site is being used for the use. This will improve water quality. During construction, there will be periods of time when the facility is off-line and the Town will take water from the MWRA. It is hoped to keep the existing facility on-line as much as possible during construction.

Mr. Steeves moved to approve the Special Permit to continue the use of the property as a drinking water treatment facility, seconded by Mr. Jacobsen, and voted unanimously 5-0.

**Review of Minutes:** Mr. Jacobsen moved to approve the minutes of June 22, 2016, seconded by Mr. Steeves, and voted unanimously 5-0.

Mr. Steeves moved to adjourn, seconded by Mr. Maguire, and voted unanimously 5-0. The meeting ended at 7:26 p.m.

Respectfully submitted,



Susan Webster

Administrative Assistant