

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

**PLANNING BOARD**

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**PLANNING BOARD**

**CERTIFICATE OF ACTION**

**APPLICANT:** ACP Properties LLC

**SUBJECT PROPERTY:** 910- 928 Providence Highway, Dedham, MA

**PROPERTY OWNER:** ACP Properties, LLC

**OWNER'S ADDRESS:** 928 Providence Highway, Dedham, MA

**DATE:** November 9, 2017

**PROJECT SUMMARY**

The applicant, ACP Properties LLC, 928 Providence Highway, Dedham, Massachusetts, submitted an application for Special Permits for:

1. A Major Non-Residential Project consisting of a 46,525 square foot, four-story mixed use building containing 9,640 square feet of commercial space on the first floor, and 48 apartments (35 one bedroom apartments and 13 two-bedroom apartments) on the upper floors in accordance with Zoning By-Law Section 9.4 (which will include a Site Plan review in accordance with Zoning By-Law 9.5) and 7.4.2 Mixed Use Developments.
2. A Special Permit in accordance with Section 4.2.2 to allow the height of the building to be measured from Providence Highway.
3. A Special Permit to allow the height of retaining walls to be 12 feet instead of four (4) feet.

**BACKGROUND AND FINDINGS OF FACTS**

1. The property is shown on the Assessors Maps 149/17 and 149/12 and contains 1.29 acres of land with 174 feet of frontage on Providence Highway.

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2. The subject property has access from Providence Highway and Legacy Boulevard.
3. The existing property is presently occupied by a mix of retail stores, professional offices, and manufacturing uses.
4. According to the Zoning Map of the Town of Dedham, the property is located in a Highway Business Zoning District.
5. The Project includes demolition of all existing buildings and construction of a 46,525 square foot mixed use building.
6. The Project provides a total of 98 indoor and outdoor parking spaces for the project.
7. The Applicant is proposing office, retail or general service establishment type tenants for the commercial section of the property.
8. The project has 46,250 square feet of gross floor area and qualifies as a Major Non-Residential Project according to the Town of Dedham Zoning By-Laws.
9. The Planning Board of the Town of Dedham, in accordance with Section 9.4.2 of the Town of Dedham Zoning By-Law, is the proper Special Permit Granting Authority for a Major Non-Residential Project, as well as the Special Permit Granting Authority for the mixed use development and other dimensional special permits proposed within the project.
10. This project qualifies and meets all of the requirements of a Mixed Use Development under Section 10 and 7.4 of the Town of Dedham Zoning By-Laws as a result of the following:
  - a. Requirement: All dwelling units in a mixed use development shall be located above ground and have a separate entrance, and shall not share stairs or hallways with commercial uses, except that a fire escape or exit used only in emergencies may be available for both. The Applicant's plans show that this requirement is satisfied.
  - b. Requirement: Each dwelling unit in a mixed use development shall have a complete set of sanitary facilities, cooking and living space that includes sleeping facilities independent from another dwelling unit in the mixed use development. The Applicant's plans show that this requirement is satisfied.
  - c. Requirement: Each dwelling unit cannot be less than 400 square feet and not more than 1,500 square feet in total gross floor area, and must meet all the occupancy and building code requirements. The Applicant's plans show that this requirement is satisfied.

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- d. Requirement: The maximum number and type of allowable residential dwelling units shall be determined by the Planning Board as part of the permit process. The Planning Board finds herein that the 48 residential units proposed by the Applicant is compatible with the site.
  - e. Requirement: The gross floor area of the commercial and other nonresidential uses in a Mixed Use Development must be at least 10 percent of the gross floor area of the entire building. The Applicant’s plans as submitted indicate that the gross floor area of the building is 46,525 square feet. The non-residential floor area is 9,640 square feet or 20 percent.
  - f. A Mixed Use Development in a Highway Business Zoning District with 12 or more apartments shall have a maximum lot coverage of 80 percent and a maximum floor area ratio of 1.0. The Applicant’s plans satisfy this requirement by having a 32.7 percent lot coverage and a floor area ration of .83.
11. Table 2, Table of Dimensional Requirements, of the Town of Dedham Zoning By-Law sets forth the dimensional requirements applicable to buildings in a Highway Business District. Footnote 4 of this table provides that minimum lot frontage and area shall not apply to any lot recorded by plan or deed in the Norfolk Registry of Deeds or with the Land Court prior to passage of Article 40 of the 1963 Town Meeting, if in a LMA, LMB, RDO, or HB zoning district. The lots that comprise the locus property are described in deeds and plans recorded prior to the passage of Article 40.

	Required	Provided
Minimum Frontage	n/a	174 feet
Minimum Lot Area	n/a	1.29 acres
Minimum Lot Width	n/a	174 feet
Minimum Front Yard	30 feet	66.1 feet
Minimum Side Yard	20 feet	20.2 feet
Minimum Rear Yard	25 feet	27.5 feet
Maximum Lot Coverage	80%	32.7%
Maximum Floor Area Ratio (FAR)	1.0	.83
Maximum Height	40 feet	50 feet

12. Pursuant to section 7.4.3.3 of the Town of Dedham Zoning By-Laws, “all Mixed Use Developments shall provide at least one parking space per dwelling unit.” Accordingly, the residential component of this Project consists of 48 residential units and requires 48 parking spaces. Section 7.4.3.3 further provides that Mixed Use Developments shall provide additional parking for the non-residential uses per the requirements of Table 3 (Dedham Parking Table). Table 3 calls for one (1) parking space for every 200 ft. of retail or office uses on the first floor. Accordingly, the 9,640 square feet of commercial space of the project requires 43 parking spaces. The total number of parking spaces required for this project is 97 spaces. The applicant’s plans provide 98 parking spaces and complies with the parking requirements.

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13. The Applicant's plans comply with the parking lot design standards and landscape requirements set forth in section 5.1.7 and section 5.2 of the zoning by-laws except with regard to those requirements for which the applicant has requested waivers.
14. On May 25, 2017, and August 21, 2017, the Applicant met with town officials to review the proposal, including the Planning Director, Director of Public Works, Police Chief, Fire Chief, and Economic Development Director. The various department heads expressed their concerns about the project and also made suggestions on how to improve the Project.
15. On August 30, 2017, the Applicant submitted the following to the Planning Board (hereinafter referred to collectively as the "Application"):
  - a. Special Permit application for Major Non-Residential Project and Site Plan review
  - b. Project narrative
  - c. Fiscal Impact Statement from RKG Associates, Inc., 76 Canal Street, Suite 401, Boston, MA 02114
  - d. Environmental Impact Assessment from Henderson Consulting Services, LLC, P.O. Box 626, Lexington, MA 02420
  - e. Traffic study from Vanasse & Associates, Inc., 35 New England Business Center Drive, Suite 140, Andover, MA 01810-1071
  - f. Plan set entitled "Proposed Mixed Use Development 910-928 Providence Highway, Dedham, MA02026, Parcels: 149-12 & 149-17 dated June 30, 2017," prepared by Henderson Consulting Services, LLC, P.O. Box 626 Lexington, MA 02420 consisting of the following:
    - i. Cover Sheet
    - ii. Index and notes
    - iii. existing conditions
    - iv. Site layout first floor level
    - v. Site layout Ground level
    - vi. Grading and Drainage
    - vii. Utility
    - viii. Site Preparation
    - ix. Landscape Plan
    - x. Photometric Lighting Plan
    - xi. Construction details
    - xii. Waiver Requests
    - xiii. Filing Fee
    - xiv. Consultant's fee
16. The Application was reviewed by the Planning Director and was determined to satisfy all of the submittal requirements for Major Site Plan Review under Section 9.5 of the Town of Dedham Zoning By-Laws.

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17. In accordance with section 9.4.3 of the Dedham Zoning By-Law, upon receipt of the application and above materials, the Planning Board distributed copies of the aforesaid plans and reports to and otherwise solicited comments from various Town of Dedham boards, departments and officials. Pursuant to section 9.4.3.3 of the Zoning By-Law, these agencies are provided with a 35-day period to file reports with the Planning Board. Failure to respond within the time frame constitutes approval by such department of the adequacy of the submittal, and that, in the opinion of the department, the project will not have an adverse impact.
18. The Planning Board referred the Application to McMahon Associates for peer review.
19. The Planning Board reviewed and considered the project for a special permit for Major Non-Residential Project at Public Hearings on September 28, 2017, October 12, 2017, and October 26, 2017, and at a Public Meeting on November 9, 2017. Prior to the initial hearings on this matter, the Planning Board caused the written notice of said hearings to be mailed to abutters to the subject property as required by section 9.4.5, and caused the required notice of said meeting to be published in the Dedham Times as required by G.L. Ch. 40A Section 11.
20. Present at the hearings and the meeting on this matter were Planning Board members John R. Bethoney, Chairman, Ralph I. Steeves, Vice Chairman, Robert D. Aldous, Clerk, Michael A Podolski Esq., and James E. O'Brien IV. Also present at these meeting on behalf of the Planning Board were Planning Director Richard McCarthy and representatives from McMahon Associates, the Planning Board's peer reviewer.
21. The Applicant was represented at these meetings by Kevin F. Hampe, Esq., Law Offices of Winbourne, Hampe & Sheehan, 411 Washington Street, Dedham, MA Also present at these meetings were Christian Priore, Manager of ACP Properties LLC, Scott Henderson of Henderson Consulting Services, LLC, and Michael McKay of McKay Architects.
22. At each meeting, the Applicant was provided an opportunity to make a full and complete presentation through his development team. This was followed by questions and comments from the Planning Board, the Planning Director and the Planning Board's peer review consultant.
23. The hearings on September 28, 2017, October 12, 2017, and October 26, 2017, were formal public hearings at which the Planning Board accepted input and comments from the general public. The formal public hearing was closed after the October 26, 2017, meeting.
24. The Planning Board also received two letters from the public expressing concerns relating to traffic and parking for the Project and the height of the building. Mr. Ron Priore, a direct abutter to the project, was concerned about traffic and parking. After hearing from the Applicant's traffic engineer and project engineer on these issues, as well as the Peer Reviewer, the Planning Board made a determination that those issues

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- had been safely and properly addressed by the Applicant. In addition, the Board received a letter from Mr. Michael Malamut, 30 Elm Street, Dedham, MA, concerning the height of the building blocking his view of the Blue Hills. After the Applicant's architect performed a view analysis of the Project from his property, Mr. Malamut indicated that he had no objection to the height of the building.
25. In addition to testimony at the hearings, the Planning Board received a number of reports and other documents from the Applicant, the Planning Director, the peer review consultant, and other Town boards and departments. Such reports are listed on Exhibit A attached hereto and are incorporated herein by reference.
26. In response to requests by the Planning Board, the Planning Director, and the peer review consultant during the course of the permitting process, the Applicant made numerous revisions to the Project and/or submitted supplemental material and/or explanations.
27. The Applicant also appeared before the Design Review Advisory Board on August 2, 2017, and November 1, 2017. The Design Review Advisory Board voted unanimously approved the Project with the following recommendations:
- a. That the water retention areas in front of the building be further landscaped or scattered with grasses.
  - b. That the Applicant return with more relevant material samples at the next meeting because the colors presented for the metal panels were not comparable to the rendering that was previously presented.
  - c. That the lighting as presented is just a "placeholder" at this time, and will be further reviewed.
  - d. That the Applicant return to the Board for review of any future signage on the Building.
28. The Applicant filed a Major Stormwater Permit application with the Dedham Conservation Commission on June 30, 2017. On November 21, 2017, the Dedham Conservation Commission issued the Permit with conditions. This Permit and Certificate are incorporated herein by reference.
29. Stanton Lyman, AIA, 67 Stoney Lea Road, performed a peer review of the Applicant's architectural plans. A number of his recommendations were discussed and adopted by the Applicant and reviewed at the meeting of the Board on November 9, 2017.
30. The Applicant requested **WAIVERS** on the Plans and Project Narrative from the Board as follows:
- a. **WAIVER** from the Zoning By-law section 5.1.7.3 to be allowed a 20 foot one-way driveway width instead of the 15 feet maximum.

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- b. **WAIVER** from the Zoning By-Law section 5.2.2.1 to be allowed to have a frontage landscape area of 18 feet instead of the required 20 feet.
- c. **WAIVER** from the Zoning By-Law section 5.2.2.2 to be allowed to have 7.8 percent interior landscaping instead of the required 15 percent.
- d. **WAIVER** from the Zoning By-law section 5.2.2.3 to be allowed to have no perimeter landscaping instead of the required 5 feet.
- e. **WAIVER** from section 9.4.4.1 of the Zoning By-Law to be allowed to have a site Plan scale of 1 inch = 30 feet instead of the required 1 inch = 40 feet.

At the meeting duly held on November 9, 2017, after discussion, the Planning Board, consisting of John R. Bethoney, Chairman, Ralph I. Steeves, Vice Chairman, Robert D. Aldous, Clerk, Michael A Podolski Esq., and James E. O'Brien IV, voted unanimously (5-0), to approve and grant the following **WAIVERS**:

1. **WAIVER from the Zoning By-Laws Section 5.1.7.3, One Way Driveway Width:**

The Town of Dedham Zoning By-laws require that all “one-way driveway aisle widths” be at least 15 feet to prevent drivers from incorrectly utilizing the driveways. The applicant has reduced the width to 20 feet from 24 feet, which will still allow emergency and loading vehicles to access the site without causing drivers to improperly use the driveways. The Planning Board finds that granting this **WAIVER** does thwart the purpose of the Zoning by-law and or go against the public interest. The Board approved this **WAIVER**.

2. **WAIVER from the Zoning Bylaw Section 5.2.2.1, Frontage Landscape Area:**

The Town of Dedham Zoning By-Laws require that 20 feet of frontage area be landscaped. The existing site has no landscaping along the frontage of the site. The Planning Board finds that, as a result of the topography and shape of the site and the proposed improvement the new landscaping will make to the site, strict adherence to the 20 feet requirement for frontage landscaping will not go against the purpose of the By-Law or the public interest. The Board approved the **WAIVER** for 18 feet of landscaping along the front strip rather than 20 feet.

3. **WAIVER from the Zoning By-Law Section 5.2.2.2, Interior Landscape:**

The Town of Dedham Zoning By-Laws requires that there be landscaping within 15 percent of the interior of a parking area. The Board finds that most of the parking will be in a garage, and that the proposed 7.8 percent landscaping will not go against the purpose of the Zoning By-Law and or the public interest. The Board approved said **WAIVER**.

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4. **WAIVER from the Zoning By-Law Section 5.2.2.3, Perimeter Landscaping:**

The Town of Dedham Zoning By-Law section 5.2.2.3 requires that the first 5 feet from the side and rear lot lines be landscaped. As a result of the proximity of the building to the rear and side lines and the location of adjacent roads and parking areas to the site, the proposed 0 percent is practical, and the **WAIVER** will not go against the purpose of the Zoning By-Law or the public interest. The Board approved said **WAIVER**.

5. **WAIVER from the Zoning Bylaw Section 9.4.4.1, Plan Scale:**

Section 9.4.4.1 of the Town of Dedham Zoning By-Law requires that a scale of 1 inch = 40 feet be used on plans submitted for Major Non-Residential Projects. The Applicant has requested that they be allowed to use a scale of 1 inch = 30 feet. The Board finds that said **WAIVER** is appropriate and will not go against the purpose of the Zoning By-Law or be against the public interest. The Board approved said **WAIVER**.

**SPECIAL PERMITS**

At a Meeting of the Town of Dedham Planning Board on November 9, 2017, the Board unanimously approved the following **SPECIAL PERMITS**:

1. **SPECIAL PERMIT** for a Major Non-Residential Project in accordance with Section 7.4.2 and 9.4 of the Town of Dedham Zoning By-Laws
2. **SPECIAL PERMIT** for the maximum height of the building to be 50 feet instead of 40 feet.
3. **SPECIAL PERMIT** for the construction of retaining walls to be 12 feet instead of four (4) feet.

In granting said special permits, the Board specifically finds that the application meets the required traffic, environmental, community, and fiscal standards as set forth in the By-Laws. The Board also finds that the application as a whole substantially conforms to the intent and purpose of the Zoning Bylaw and proposes an appropriate and beneficial development of the site. The Board also finds that, due to of the topography of the site, the granting of the **SPECIAL PERMITS** for the height of the building and the height of the retaining walls will be necessary and appropriate without derogating from the intent of the Zoning Bylaw.

**DECISION**

At the meeting duly held on November 9, 2017, after discussion, the Planning Board, consisting of John R. Bethoney, Chairman, Ralph I. Steeves, Vice-Chairman, Robert D. Aldous, Clerk, Michael A. Podolski Esq., and James E. O'Brien IV, voted unanimously, 5-0, to approve the **SPECIAL PERMITS** for the Mixed Use Development and Major Non Residential



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Project as well as the **WAIVERS** and additional **SPECIAL PERMITS** on the following terms and conditions:

1. Subject to the Conditions contained herein, the Project shall be substantially constructed in accordance the Record Plans listed on Exhibit B attached hereto and incorporated herein by reference.
2. The Applicant shall erect a large flag pole to exhibit an American Flag to be located on Providence Highway in front of the building.
3. The Applicant will prepare and abide by a snow removal plan that will provide for all snow to be removed from the site.
4. The Applicant will provide the Board with a copy of the Operation and Maintenance Plan approved by the Conservation Commission for the landscaped retention area in the parking area, which Operation and Maintenance Place is incorporated herein by reference.
5. Any dumpsters located on the Subject Property shall be screened by opaque screening, and be constructed and maintained in strict compliance with all the Zoning By-Laws and Board of Health Regulations.
6. The Applicant shall request and receive the required permit from the Massachusetts Department of Transportation for curb cuts on Providence Highway as shown on said plans.
7. Members of the Planning Board and the Planning Director shall be permitted access to the project site during the construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction office or shall be through the emergency call number of the Applicant's representative in case of emergency or off-hours situations. A copy of phone numbers will be on file in the Planning Department.
8. The Applicant agrees that, no later than one year from issuance of a Permanent Certificate of Occupancy, it shall file a written report with the Planning Director detailing compliance with all the terms and conditions of this certificate. 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.
9. The Applicant shall appear before the Design Review Advisory Board for any signage and changes to the lighting fixtures proposed for the building during the construction period.
10. The revised plans should note that the plan is tied to NAD83 and NAVD88 prior to endorsement by the Planning Board. A minimum of two control points tied to NAD

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83 and NAVD88 should be shown on the plan at the corners or at geometric changes along the property line.

11. The existing conditions plan should be stamped by a Professional Land Surveyor registered in the State of Massachusetts prior to endorsement by the Planning Board.
12. Following construction of the Project, the Applicant shall provide an “as-built” Site plan tied horizontally to NAVD 88 to the Planning Board, the Building Department, the Department of Infrastructure Engineering, and the Board of Assessors prior to the issuance of the final certificate of occupancy for the buildings in the Project, in accordance with applicable regulations.
13. During construction of the Project, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust, and blocking of town roads or state roads. Exterior construction of the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 8:00 p.m., except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 7:00 a.m. and shall not continue beyond 8:00 p.m. with the same exceptions. The Building Commissioner may allow longer hours of construction in special circumstances, provided that such activity is normally requested in advance in writing by the Applicant, except for emergency circumstances where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Dedham Building Commissioner and the Police Department.
14. Prior to the start of any Project site construction work, the Applicant shall submit a comprehensive construction management plan to the Planning Director for review and approval. The plan shall include, but not be limited to the following requirements:
  - a. The Applicant shall be responsible for the clean-up of construction debris, including the tracking of dirt by construction vehicles, which shall be conducted on a daily basis on public ways within 100 yards from the entrance to the Project construction site.
  - b. The Applicant shall submit a proposed truck route for construction vehicles for review and approval by the Planning Director and Dedham Police Chief. The Applicant shall provide each contractor with a copy of the approved truck routes.
  - c. The limit of construction areas shall be clearly delineated at all times during the construction phase.
  - d. No dumping, burning, or storage of any waste materials shall be permitted on the subject property. During construction, waste materials may be temporarily stored pending removal, provided that such waste materials shall not consti-

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tute a hazardous condition and that all waste materials subject to being wind-blown are secured. Nothing contained herein shall be deemed to permit activities otherwise prohibited by applicable law, order, rule, regulation, code or by-law.

- e. All equipment and material staging shall be located on the property or on adjacent property owned by the Applicant, to the extent possible. Any off-site staging shall be subject to the approval of the Dedham Police Chief.
- 15. Prior to the issuance of the final certificate of occupancy for the Project, the Applicant shall complete the landscaping improvements as shown on the approved landscaping plan, or provide the Planning Board with a performance bond for same.
- 16. The Planning Director will be contacted by the Applicant upon completion of the Project to verify that the project has been completed in full compliance with the specifications of the plans as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the Project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
- 17. All invoices generated by the Board's peer reviewers shall be paid prior to the issuance of any building permits or occupancy certificates.

Dated: December 14, 2017

By the Dedham Planning Board:

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Robert D. Aldous, Clerk

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**EXHIBIT A**

**DOCUMENT LIST**

1. Application for Site Plan Review, submitted on July 5, 2017, by ACP Properties, LLC, 928 Providence Highway, Dedham, MA 02026
2. Petition letter prepared by Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA
3. Peer Review report and issues summary dated August 8, 2017, prepared by McMahon Associates, 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780, to Planning Director Richard J. McCarthy
4. Site Plan Review memorandum dated August 14, 2017, prepared by Jason L. Mammone, P.E., Town of Dedham Director of Engineering
5. Site Plan Review memorandum dated September 29, 2017, prepared by Jason L. Mammone, P.E., Town of Dedham Director of Engineering
6. Review Response to Mr. Mammone's memorandum dated October 8, 2017, prepared by Scott P. Henderson, P.E., Henderson Consulting Services, LLC, P.O. Box 626, Lexington, MA 02420
7. Review Response to McMahon Associates peer review dated October 8, 2017, prepared by Scott P. Henderson, P.E., Henderson Consulting Services, LLC, P.O. Box 626, Lexington, MA 02420
8. Peer Review report and issues summary dated October 18, 2017, prepared by McMahon Associates, 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780, to Planning Director Richard J. McCarthy
9. Review Response to McMahon's report dated October 24, 2017, prepared by Scott P. Henderson, P.E., Henderson Consulting Services, LLC, P.O. Box 626, Lexington, MA 02420
10. Peer Review report and issues summary dated October 25, 2017, prepared by McMahon Associates, 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780, to Planning Director Richard J. McCarthy

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11. Site Plan Review memorandum response to Henderson Consulting Services, LLC, dated November 6, 2017, prepared by Jason L. Mammone, P.E., Town of Dedham Director of Engineering
12. Photographs of existing conditions
13. Architectural Review dated October 12, 2017, prepared by Stanton A. Lyman, AIA, 67 Stoney Lea Road, Dedham, MA 02026
14. E-mail dated September 19, 2017, from Keith Hampe, Esq., 411 Washington Street, Dedham, MA, requesting a continuation of the Public Hearing to October 12, 2017.
15. Letter to John R. Bethoney, Chairman, dated September 25, 2017, from Planning Director Richard J. McCarthy, requesting Board consideration of continuation of Public Hearing to October 12, 2017
16. Copy of Design Review Advisory Board minutes dated November 1, 2017
17. Copy of Zoning Board of Appeals decision dated August 6, 2012
18. Waiver requests, prepared by Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA
19. Letter to John Haven, RLA, ASLA, Chairman, Design Review Advisory Board, dated April 2, 2017, from Michael E. Malamut, 30 Elm Street, Dedham, MA, regarding height of proposed mixed-use building
20. Letter to Michael E. Malamut, 30 Elm Street, Dedham, MA, dated November 1, 2017, from Planning Director Richard J. McCarthy
21. Letter from abutter Ronald J. Priore, Sr., R & R Realty Associates, LLC, 32 Tamarack Road, Westwood, MA 02090, regarding parking, its impact on abutting properties and traffic issues
22. Photograph taken by Michael McKay, AIA, McKay Architects, 35 Bryant Street, Dedham, MA, of view from Mr. Malamut's house

**EXHIBIT B**

**RECORD PLANS**

1. Plan Set entitled "Proposed Mixed-Use Development, #910- #928 Providence Highway, Dedham, MA 02026, Parcels: 149-12 & 149-17," dated June 30, 2017,

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revised September 19, 2017, revised September 20, 2017, revised September 27, 2017, revised October 8, 2017, revised October 20, 2017, revised October 24, 2017, prepared by Henderson Consulting Services, LLC, P. O. Box 626, Lexington, MA 02420, surveyed by R. E. Cameron & Associates, Inc., 681 Washington Street, Norwood, MA 02062, consisting of:

- a. Cover sheet
  - b. C1 - Index & Notes
  - c. C2 - Existing Conditions
  - d. C3 - Site Layout First Floor Level
  - e. C4 - Site Layout Ground Level
  - f. C5 - Grading & Drainage
  - g. C6 – Utility
  - h. C7 – Site Preparation
  - i. C8 – Landscape Plan
  - j. C9 – Photometric Lighting Plan
  - k. C10 – C19 – Construction Details
2. A-1.1 Garage Plan, dated October 6, 2017, received October 10, 2017, prepared by McKay Architects, 35 Bryant Street, Dedham, MA
  3. Architectural Rendering of proposed mixed-use building and plan set dated February 3, 2016, prepared by McKay Architects, 35 Bryant Street, Dedham, MA 02026, consisting of:
    - a. Photographs of existing conditions
    - b. A-1.1 - Site Plan
    - c. A-1.2 – Zoning Summary Requirements
    - d. A-1.3 – Floor Summary, Second and Third Floors
    - e. A-1.4 – Floor Summary, Fourth Floor
    - f. Rendering of front elevation
    - g. Rendering of right side elevation
    - h. Rendering of left side elevation
    - i. Rendering of rear elevation
  4. Site Lighting Photometric Plan dated June 30, 2017, prepared by Vincent A. DiIorio, Inc., Consulting Engineers, 89 Access Road, Suite 18, Norwood, MA 02062
  5. “Transportation Impact Assessment, Proposed Mixed-Use Development, Dedham, MA,” dated June 2017, prepared by Vanasse & Associates, Inc., Transportation Engineers & Planners, 35 New England Business Center Drive, Suite 140, Andover, MA 01810-1066, received June 30, 2017
  6. “Stormwater Report & Drainage Calculations, Site Redevelopment, #910 - #928 Providence Highway, Dedham, MA,” dated June 30, 2017, prepared by Scott P.

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Henderson, P.E., Henderson Consulting Services, LLC, P. O. Box 626, Lexington, MA 02420

7. "Environmental Impact Assessment, Site Redevelopment, #910 - #928 Providence Highway, Dedham, MA," dated June 30, 2017, prepared by Scott P. Henderson, P.E., Henderson Consulting Services, LLC, P. O. Box 626, Lexington, MA 02420
  
23. "Vehicle Maneuvering," Figures 1-6, 918-928 Providence Highway, Dedham, MA, dated June 30, 2017, prepared by Scott P. Henderson, P.E., Henderson Consulting Services, LLC, P.O. Box 626, Lexington, MA 02420