|  |  |  |
| --- | --- | --- |
|  | TOWN OF DEDHAM **MEETING**  **NOTICE** | POSTED:  TOWN CLERK |

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

|  |  |
| --- | --- |
| **Board or Committee:** | **Zoning Board of Appeals** |
| **Location:** | **Lower Conference Room** |
| **Day, Date, Time:** | **Wednesday, July 18, 2018, 7:00 p.m.** |
| **Submitted By:** | Jennifer Doherty, Administrative Assistant |
| **Date:** |  |

**AGENDA:**

***NOTE:*** *Times noted for each agenda item are approximate and subject to change. No public hearing item will begin before the start time assigned to it, and it may in fact begin later than the time scheduled.*

|  |  |
| --- | --- |
| 7:00 p.m. | **T-Mobile, 5 Incinerator Road:**  To be allowed a Special Permit and variances as needed to erect a temporary tower structure to house existing wireless equipment at the site of the soon-to-be demolished smokestack on the site of the Transfer Station. The time limit for the temporary tower is no more than two (2) years. *Town of Dedham Zoning Bylaw Sections 6.4, 8.3, 9.2.2, 9.2.3* |
| 7:05 p.m. | **Robert and Joanne Bogie, 154 Bonham Road:** To be allowed a side yard setback of nine feet, two inches (9’2”) to construct a second floor addition to a non-conforming single family dwelling. *Town of Dedham Zoning Bylaw Sections 3.3.4 and 4.1, Table of Dimensional Requirements* |
| 7:10 p.m. | **Morais and Martins, LLC, 250 Washington Street:** To be allowed such Special Permits and variances as required to construct an addition to a pre-existing nonconforming two-family dwelling on a pre-existing nonconforming lot, which addition will have a lot width through the rear building line of 71.9 feet instead of the required 90 feet. *Town of Dedham Zoning Bylaw Sections 3.3.2, 3.3.3, 3.3.4, 3.3.5, 9.2.2, 9.3.2, Table 1, and Table 2* |
| 7:15 p.m. | **Elie on Bridge Street, LLC, 22 Bridge Street:** To be allowed such Special Permits and variances as necessary to construct an approximately 528 square foot addition to a pre-existing nonconforming service station to be used as a bay for automobile inspections (i.e., an extension, alteration, and enlargement of a pre-existing nonconforming structure and use) at 22 Bridge Street, Dedham, MA, in the General Business zoning district. *Town of Dedham Zoning Bylaw Sections 3.1.3, 3.3.2, 3.3.3, 9.2.2, 9.3, 10, and Table 1* |
| 7:20 p.m. | **Robert Keogh and Michael J. Bellante, Trustees, Alibi Realty Trust, 100 Meadowbrook Road:** To be allowed such Special Permits and variance required to divide an existing lot occupied by a single family house into two separate lots, one lot with an area of approximately 94,827 square feet occupied by the existing single family house, and one lot with an area of approximately 40,093 square feet occupied by the existing two-family house. *Town of Dedham Zoning Bylaw Sections 3.1, 4.1, 4.7, 9.2, 9.3, Table 1, and Table , and Table 2* |
| 7:25 p.m. | **Dedham Marketplace, LLC, 95 Eastern Avenue/600 Providence Highway:** To be allowed a Special Permit to re-grade, re-pave, add drainage structures, landscape, and perform other work in a parking lot located in the Flood Plain Overlay District.  *Town of Dedham Zoning Bylaw Sections 8.1, 9.2, and 9.3* |
| 7:30 p.m. | **Petruzziello Properties, LLC, 125 Washington Street:** To be allowed a waiver from the Town of Dedham Sign Code for an off-premises (and on-premises signs/sign panels) on an otherwise conforming free-standing sign. *Town of Dedham Sign Code Sections 237-4, 237-9, 237-15, 237-29, 237-30, and Table 1* |
| 7:35 p.m. | **Sean Woods, 24 Madison Street:** To be allowed a front yard setback of 22 feet instead of the required 25 feet to construct a 4’ x 6’ portico over the front door. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* |
| 7:40 p.m. | **Walden Behavioral Care, LLC, and HCRI Massachusetts Properties Trust II, 10 Carematrix Drive:** To be allowed such variances and Special Permits as necessary for a (former) nonconforming nursing home in a nonconforming building on a nonconforming lot to be used as a hospital with (existing and continuing) lot area of approximately 2.8 acres, lot frontage of approximately 140 feet, lot width of zero, front yard setback of approximately 48 feet, side yard setbacks of approximately 43 feet, 78 feet, and 59 feet, lot coverage of approximately 20%, and floor area ratio of approximately 59%, and without 15% interior landscaping or landscape buffers along property lines. The property owner is HCRI Massachusetts Properties Trust II, One Seagate, Toledo, Ohio. The Applicant’s address is 51 Sawyer Drive, Waltham, MA 02453. The property, 10 Carematrix Drive, is in the Research, Development, and Office zoning district. *Town of Dedham Zoning Bylaw Sections 3.1, 3.3. 4.1, 5.2, 6.2, 9.2, 9.3, Table 1, and Table 2* |
| 7:45 p.m. | **Jordaan, LLC, 197 Milton Street:** To be allowed such variances and Special Permits necessary to close two automotive bays, to construct approximately 455 square feet of additional floor area, and to use approximately 2,585 square feet of floor area for retail of non-automotive products sales at a pre-existing, nonconforming gasoline service station. *Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 4.1, 9.2, 9.3, Table 1, and Table 2* |
| 7:50 p.m. | **Mollie Blundell Moran, 25 Boathouse Lane:** To be allowed an extension of a previously approved Special Permit to construct a single family dwelling on a previously developed lot, of which approximately 80% is in the Flood Plain Overlay District. *Town of Dedham Zoning Bylaw Section 8.1, Flood Plain Overlay District, Section 9.2, and Section 9.3* |
| 7:55 p.m. | **James Sullivan, 31 Chestnut Street:** To be allowed a Special Permit to have 28% impervious lot coverage instead of the allowed 25%; to be allowed a variance to locate an accessory building five (5) feet from the left side and rear property lines with a height of one-and-one-half (1½) stories instead of the allowed single story; to be allowed a variance to locate an accessory building that will be approximately eight (8) feet from an adjacent building instead of the required 10 feet. *Town of Dedham Zoning Bylaw Section 4.0 Table 2, Table of Dimensional Requirements, and Section 8.2 Aquifer Protection Overlay District* |
| 8:00 p.m. | **Anna Haluch, 694 Washington Street:** **CONTINUATION FROM 6/20/18:** To be allowed a waiver from the Town of Dedham Sign Code to remove the manual gas price changer and replace it with an internally illuminated 41” x 46” digital gas price changer on the existing 10 foot high pylon sign that will be 10 feet high. *Town of Dedham Sign Code Sections 237-18 Illumination, 237-19 Computation of Sign Area and Height, 237-4 Definitions, Off-Premises Sign, Table 1, Permitted Signs by Type and District* |
| 8:05 p.m. | **63 Colonial Drive, LLC, 63 Colonial Drive:** **CONTINUATION FROM 6/20/18:** To be allowed a front yard setback of 10 feet instead of the required 25 feet to construct a new single family dwelling. *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements* |
| 8:10 p.m. | **Kevin Costello, 35 Roosevelt Road:** **CONTINUATION FROM 6/20/18:** To be allowed such Special Permits and variances as required to construct a single family dwelling on a lot with an area of 7,500 square feet instead of the required 12,500 square feet, lot frontage and width of 75 feet instead of the required 95 feet, and with a resulting impervious surface of 25% of the lot area, including the area to the center line of any new street, in the Single Residence B zoning district and the Aquifer Protection Overlay district. *Town of Dedham Zoning Bylaw Sections 8.2, 9.2, 9.3, and Table 2* |
|  |  |
|  | **Old/New Business\***   * Review of Minutes, 6/20/18   **\***This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee/Board, by staff, or by the public. |
|  |  |