**PUBLIC HEARING**

**2018 FALL ANNUAL TOWN MEETING**

**ZONING ARTICLES**

Notice is hereby given that the **Dedham Planning Board** will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, s.5, on the proposed amendments to the Dedham Zoning By-laws in the Lower Conference Room of the Town Office Building, 26 Bryant Street, on **Thursday, October 25, 2018 at 7:00 p.m.** The complete text relative to the proposed amendments is available for inspection during regular business hours at the Town Clerk’s office and the Planning Board office in the Dedham Town Office Building.

**ARTICLE THIRTEEN:** *By the Planning Board*. To see if the Town will vote to approve the “Comprehensive Concept Plan”, reviewed by the Dedham Planning Board, and on file in the Office of the Town Clerk, for a Planned Residential Development (“PRD”) at 219 Lowder Street (Dedham Assessor’s Map 89, Lot 37) submitted by Collis, LLC and shown on the Plan entitled “Plan of Land, 219 Lowder Street, Assessor’s Map 89, Lot 37, Dedham, Massachusetts 02026 – PRD Concept” (Sheet C3), dated August 1, 2018, prepared by Henderson Consultant Services Inc. with the following conditions: (a) the PRD shall have a maximum of seven (7) dwelling units; (b) the minimum dedicated open space within the PRD shall be 21 percent of the total area; and (c) subject to a comprehensive review of the site development plan by the Planning Board, or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE FOURTEEN:**  *By Planning Board Member Michael A. Podolski and District 4 Town Meeting Representative Carmen E. Dello Iacono, Jr.* To see if the Town will vote to amend the Zoning Bylaws, Section 7.4 entitled *“MIXED USE DEVELOPMENTS,”* as follows:

Item 1. Insert a new section 7.4.1.5, as follows: In order to establish a Mixed Use Development, a comprehensive concept plan, including identification of all special permits that may be required, shall be submitted to the Planning Board for review. If approved by the Planning Board, the Planning Board shall then recommend the concept plan to Town Meeting for its approval; if the plan is the subject of a petitioned article, it shall be referred to the Planning Board for its review and the Planning Board shall provide a recommendation prior to or at Town Meeting. If the concept plan is approved by Town Meeting, any special permits or site plans approved by the Planning Board hereunder shall conform to such concept plan.

Item 2. Amend Section 7.4.2.1 by inserting the following underlined language:

A Mixed Use Development may be allowed only upon issuance of a Special Permit by the Planning Board and after Town Meeting approval of the concept plansubmitted under Section 7.4.1.5

Item 3. Amend Section 7.4.2.2 by inserting the following underlined language:

If a concept plan is approved by Town Meeting under Section 7.4.1.5 and such Mixed Use Development application or project also requires other Special Permits, the Planning Board shall be the Special Permit Granting Authority (SPGA) for all such Special Permits.

Item 4. By inserting a new Section 7.4.3.5 as follows:

A detailed site development plan conforming to the approved concept plan shall be submitted to the Planning Board and shall show and identify all work to be performed and construction to be undertaken with such detail as is required for site plans, including all elevations, and use of all buildings. The procedure for the review and approval of the detailed development plans shall follow, so far as apt, the approval regulations and procedures for a definitive subdivision plan, including the requirement for a covenant or security to guarantee the performance of all work in accordance with the plan and the schedule approved by the Planning Board.

or take any other action relative thereto.

*Referred to Planning Board for study and report.*