



# TOWN OF DEDHAM

## MEETING NOTICE

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

<b>Board or Committee:</b>	Planning Board
<b>Location:</b>	Lower Conference Room
<b>Day, Date, Time:</b>	Thursday, October 25, 2018, 7:00 p.m.
<b>Submitted by:</b>	Jennifer Doherty, Administrative Assistant
<b>Date:</b>	October 23, 2018

### AGENDA

<b>7:00 p.m.</b>	<p><b>Pledge of Allegiance</b></p> <p><b><u>327 WHITING AVENUE, APPLICANT John Aplin – Temporary Occupancy Dedham Zoning Bylaw 5.2.4</u></b></p>
	<p><b><u>DISCUSSION</u></b> Costco proposal to construct egress curb cut from gas station to improve traffic flow from site, returning from initial discussion back in February 2018</p>
<b>7:15 p.m.</b>	<p><b><u>PUBLIC HEARING</u></b></p> <p><b><u>Article 13 for November 26, 2018, Special Town Meeting</u></b>          For a Planned Residential Development (“PRD”) at 219 Lower Street (Dedham Assessor’s Map 89, Lot 37) submitted by Collis, LLC and shown on the Plan entitled “Plan of Land, 219 Lower 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.</p> <p><b><u>Article 14 for November 26, 2018, Special Town Meeting</u></b>          To see if the Town will vote to amend the Zoning Bylaws, Section 7.4 entitled “<i>MIXED USE DEVELOPMENTS</i>,” 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.</p>

	<p>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 <u>and after Town Meeting approval of the concept plans submitted under Section 7.4.1.5</u></p> <p>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, <u>the Planning Board shall be the Special Permit Granting Authority (SPGA) for all such Special Permits.</u></p> <p>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.</p>
<p><b>8:15 p.m.</b></p>	<p><b><u>PUBLIC HEARING (Continued)</u></b>  <b>26 Bryant Street, Dedham</b> Special Permit for a Major Nonresidential Project, Applicant Town of Dedham, Jim Kern – Town Manager, A proposed 3-story structure approximately 49,500 square feet, Public Safety Facility to meet the needs of the Police and Fire Departments, Dore and Whittier Representing</p>
	<p><b>Old/New Business*</b></p> <p><i>*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.</i></p>