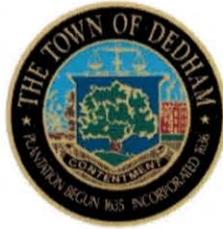


ZONING BOARD MEMBERS

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

ASSOCIATE MEMBERS

JESSICA L. PORTER  
JARED F. NOKES, J.D.



DEDHAM TOWN HALL  
26 BRYANT STREET  
DEDHAM, MA 02026  
PHONE 781-751-9242  
FAX 781-751-9225

SUSAN WEBSTER  
ADMINISTRATIVE ASSISTANT  
[swebster@dedham-ma.gov](mailto:swebster@dedham-ma.gov)



**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS  
ZONING BOARD OF APPEALS  
DECISION**

APPLICANT:	<b>Rebecca Gates, d/b/a Purple Door Catering</b>
PROJECT ADDRESS:	<b>360 Washington Street, Dedham, MA</b>
CASE #	<b>VAR-03-14-1811</b>
PROPERTY OWNER/ADDRESS:	Amit Kanodia, 354-360 Washington Street Limited Partnership, 8 Crescent Hill, Wakefield, MA 01880-2403
MAP/LOT AND ZONING DISTRICT:	92/64, Central Business
DATE OF APPLICATION:	March 19, 2014
MEMBERS PRESENT AND VOTING:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jared F. Nokes, J.D., Jason L. Mammone, P.E.
PETITION:	To be allowed a Special Permit to operate a tea café at 360 Washington Street, Dedham, MA
SECTION OF ZONING BYLAW:	<i>Town of Dedham Zoning Bylaw Section 3.1.3 Use Regulation Table E.8 and Section 3.1.6, Footnote 16</i>
REPRESENTATIVE:	Rebecca Gates, 35 Goshen Road, Dedham, MA Mollie Moran, AIA, 18 School Street, Dedham, MA
DATE FILED WITH TOWN CLERK:	<b>MAY 13, 2014</b>

The Zoning Board of Appeals (“Zoning Board of Appeals”) of the Town of Dedham, Massachusetts, held public hearings on Wednesday, April 16, 2014, in the Town of Dedham Office Building, 26 Bryant Street, Dedham, MA. Present were members of the Zoning Board of Appeals, James F. McGrail, Esq., Chairman, J. Gregory Jacobsen, Vice Chairman, Scott M. Steeves, and Jason L. Mammone, P.E. Member E. Patrick Maguire recused himself from this meeting due to a professional relationship with the Applicant’s architect, Mollie Blundell Moran, AIA. Associate Member Jared F. Nokes, J.D. sat in his stead.

---

1 | Town of Dedham Zoning Board of Appeals Decision, April 16, 2014  
Rebecca Gates d/b/a Purple Door Catering, 360 Washington Street, Dedham, MA

The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings.

At 7:24 p.m., the Chairman called for the hearing on the petition of Rebecca Gates, d/b/a Purple Door Catering, 35 Goshen Road, Dedham, MA (hereinafter referred to as the "Applicant"), for a Special Permit to operate a tea café at 360 Washington Street, Dedham, MA. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. 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.

The subject property is known and numbered as 360 Washington Street, Dedham, MA, and is shown on Dedham Assessors' Map 92, Lot 64. The certified plot plan indicates that the Subject Property contains of 12,215 acres of land and has 120.94 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the Central Business zoning district. Currently, the property is occupied by a vacant office building. According to the records maintained by the Dedham Board of Assessors, the dwelling was constructed in 1984.

The Applicant seeks to be allowed a Special Permit to operate a tea café at 360 Washington Street, Dedham, MA. The property is located in the Central Business (CB) zoning district. *Town of Dedham Zoning Bylaw Section 3.1.3 Use Regulation Table E.8 and Section 3.1.6, Footnote 16*

The Applicant went to the Planning Board on March 13, 2014, for a site plan review scoping session, and will be submitting a formal application to them. The consensus from the Board was that this would be a great use for the property. Mrs. Gates stated that she intends to both feed and support the other businesses in Dedham Square. People may come from the courthouse for lunch, lawyers may need meeting space, and others would come on their lunch hours. She proposes breakfast, lunch, and afternoon tea, as well as a take-out dinner at night.

Ms. Moran stated that the façade of the building would be altered with the addition of more glass, and handicapped parking spaces would be added. The café would be about 1,800 square feet and have 38 benches, dining tables, and lounge area seats. There would be two private dining areas for private gatherings or meetings. She stated that it is not a use that will generate a significant amount of traffic.

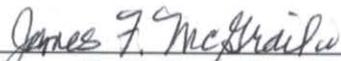
No one appeared before the Board to support or object to this petition.

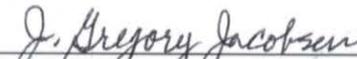
On a motion made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the Zoning Board of Appeals voted unanimously (5-0) to allow a Special Permit to Rebecca Gates, 35 Goshen Road, Dedham, MA, and Purple Door Catering to operate a tea café at 360 Washington Street, Dedham, MA, in the Central Business zoning district. The Board was of the opinion that the Applicant meets the requirements of MGL Chapter 40A, Section 10, specifically that the Applicant would incur a hardship if the Special Permit was not granted. There is no detriment to the public good or derogation in the intent of purpose of the bylaw. In granting said special permit, the ZBA finds that, after consideration of the criteria in the Dedham Zoning Bylaw, the adverse effects of the Applicant's proposal will not outweigh its beneficial impacts on the Town and the neighborhood, and will not be substantially more detrimental to the neighborhood.

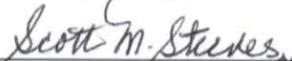
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, a copy of this decision bearing the certification of the Dedham Town Clerk that twenty (20) days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County. The Applicant is further advised that no waivers/variances will be issued by the Building Department until evidence is presented that this decision has been recorded in the Norfolk County Registry of Deeds. The Applicant should furnish the Zoning Board of Appeals with a receipt from the Registry of Deeds indicating that the decision has been filed.

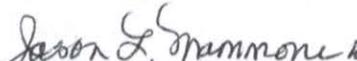
Dated: April 16, 2014

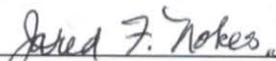
**Attest, by the Zoning Board of Appeals:**

  
James F. McGrail, Esq., Chairman

  
J. Gregory Jacobsen

  
Scott M. Steeves

  
Jason L. Mammone, P.E.

  
Jared F. Nokes, J.D.

**Attest, by the Administrative Assistant:**

  
Susan N. Webster

**Copies of this decision are filed in the office of the Dedham Town Clerk. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning/Zoning Department.**

**Materials Submitted:**

- ZBA application
- Statement prepared by Mollie Moran
- Petition statement prepared by Mollie Moran
- Letter of permission from Jim Conviser, Conviser Property Group, 858 Washington Street, Suite 306, Dedham, MA for the owner
- Town of Dedham GIS map
- Previous parking plan
- Rendering of proposed parking plan and restaurant
- Photographs of existing conditions