



TOWN OF DEDHAM

MEETING NOTICE

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

Board or Committee:	Zoning Board of Appeals
Location:	Town Hall, Lower Conference Room
Day, Date, Time:	Wednesday, January 15, 2020, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA – AMENDED ON 1/14/20

ORIGINALLY POSTED JANUARY 10, 2020

NEW POSTING JANUARY 14, 2020

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 pm	685 Providence Highway - Federal Realty Investment Trust Request for a Special Permit for greater than 25% impervious lot area within an Aquifer Protection Overlay District and a Special Permit to extend an active use 10 ft. into the adjacent zoning district; Applicant seeks to demolish existing single story automotive service building and to construct a +/- 7,400 sq. ft. retail building with associated parking, landscape and utility infrastructure. The subject property is located at 685 Providence Highway, Dedham, MA, Map 122 Lots 3 & 4, and is within a Highway Business Zoning District, Single Residence B Zoning District and Aquifer Overlay District. Town of Dedham Zoning Bylaw Sections 2.1.4.3, 8.2, 9.2 and 9.3. <i>Representative: Kevin F. Hampe, Esq.</i> PROPOSED TO BE WITHDRAWN WITHOUT PREJUDICE
	326 Bridge Street – Fastsigns of Needham Request for waivers from the provisions of the Dedham Sign Code to install a 16 ft. tall, internally illuminated freestanding sign (Dedham Veterinary Associates); internal illumination is not allowed, and a maximum height of 12 ft. is allowed for freestanding signs. The +/- 14,877 sq. ft. subject property is located at 326 Bridge Street, Dedham, MA, Map 55 Lot 35, and is within a Limited Manufacturing Zoning District (LMA). Town of Dedham Sign Code Section 237-18 and Table 2. Continued from 12/18/19
	31 Eastern Avenue – Blue Hill Fuels, LLC Request for any necessary waivers from the provisions of the Dedham Sign Code to install a new signage as part of rebranding effort (Gulf); signage would exceed the allowable total signage square footage, provide internal illumination (internal illumination is not allowed) and exceeds allowable hours of illumination. The +/-

	<p>15,763 sq. ft. subject property is located at 31 Eastern Avenue, Dedham, MA, Map 108 Lot 98, and is within a Central Business Zoning District (CB). Town of Dedham Sign Code Section 237-18, 237-19 and Table 2.</p> <p>Continued from 12/18/19</p>
	<p>800 Providence Highway – Dedham 800, LLC Request for Special Permit to operate a +/- 2,900 sq. ft. animal/veterinary hospital with ancillary services and sale of goods. The 1.3-acre subject property is located at 800 Providence Highway, Dedham, MA, Map 136 Lot 15, and is within a Highway Business Zoning District (HB). Town of Dedham Zoning Bylaw Sections 3.1.3, 9.2, 9.3 and Table 1. <i>Representative: Peter A. Zhaka, Esq.</i> TO BE CONTINUED TO 1/29/20</p>
	<p>114 Bussey Street – Supreme Development, LLC Request for Variances and Special Permits to change a nonconforming use and structure to another nonconforming use, and to demolish a preexisting nonconforming building (with first floor space formally used commercially and four residential apartments on the upper floors) and replace with four (4) two-family residential dwellings on the same lot or abutting lots in common ownership containing approximately 12,396 sf of land in SRB Zoning District (12,500 sf required) and 8,296 sf of land in the LB Zoning District (12,500 sf required), with frontage of 156 feet of frontage with 64 feet in the SRB Zoning District (95 feet required) and 92 feet in the LB Zoning District (0 feet required), and which will have a front yard setbacks of 10 feet (8.6 feet required) , side yard setbacks of not less than 10.5 feet (10 feet required in the SRB Zoning District and 0 feet required in the LB Zoning District), rear yard setbacks of 10.5 feet (20 feet required in the SRB District and 0 feet required in the LB Zoning District), floor area ratio in the SRB Zoning District of 66% (maximum of 50% allowed), floor area ratio in the LB Zoning District of 61% (maximum of 40% allowed), lot coverage in the SRB Zoning District of 41% (maximum of 30% allowed), and lot coverage in the LB Zoning District of 36% (maximum of 40% allowed). The 20,651 square foot Subject Property is located at 114 Bussey Street, Dedham, MA (Assessors Map 79, Lot 140) and is in the Local Business (LB) and Single Residence B (SRB) Zoning Districts. Town of Dedham Zoning By-Law Sections 2.1.4, 3.3, 9.2, 9.3, Table 1 and Table 2. <i>Representative: Peter A. Zhaka, Esq.</i> TO BE CONTINUED TO 1/29/20</p>
	<p>Meeting Minutes <i>Review & approval of December 18, 2019 meeting minutes</i></p>
	<p>Old/New Business <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>