



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:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/93059990691</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 930 5999 0691</p> <p><u>Watch & Participate on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments or Questions</u> jdoherty@dedham-ma.gov 781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings</i></p>
Day, Date, Time:	Wednesday, August 19, 2020, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA

7:00 pm	<p>325 East Street – Built Right Construction Group, LLC Request Variance(s) and Special Permits to demolish existing single-family dwelling and construct new two-family dwelling; proposed two-family dwelling will continue pre-existing nonconforming lot frontage, area, lot width, front setback, side yard setback and exceed the maximum lot coverage. The +/- 3,545 sq. ft. subject property is located at 325 East Street, Dedham, MA, Map/Lot 93-21, and is within a Central Business Zoning District (CB). <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/ypy63ug4srb6t5i/AAA2tynWm-iz12JD7dkwKa92a?dl=0</p>
	<p>55 Hillsdale Road – Daniel Lombardo Requests a Special Permit for the construction of a second detached garage and Variances as the proposed detached garage will not meet the required front yard setback (16 ft. proposed, 25 ft. required) and not meet the required space between buildings (4</p>

	<p>ft. proposed, 10 ft. required). The 22,000 sq. ft. property is located at 55 Hillsdale Road, Dedham, MA 02026, Map/Lot 169-84, and is within a Single Residence B District (SRB). <i>Dedham Zoning By-Law Section 3.3, 9.2, 9.2, 9.3, 10, Table 1, Table 2. Representative Peter A. Zahka, II, Esq.</i></p> <p>Project Documents https://www.dropbox.com/sh/hymtsop2qb482wc/AAD25KYNUuDb1vCtm46aybGa?dl=0</p>
	<p>55 Elm Street – Dedham Savings Bank Requests waivers from the provisions of the Dedham Sign Code to install a monument sign that will have a 10 ft. setback (25 ft. required) and two (2) internally illuminated wall signs (40 sq. ft. and 74 sq. ft.) where wall signs above the roof line and/or 25 ft. above grade not permitted. The 109,771 sq. ft. property is located at 55 Elm Street, Dedham, MA, Map 148-29, and is within a Research Development & Office (RDO) Zoning District. <i>Town of Dedham Sign Code Section 237-19(E), 237-26 and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/gqwtija8fa9os9w/AACJtkVN4pIPVN33pAYNCe3Ya?dl=0</p>
	<p>2 Washington Street – Duncan Senisse Requests waivers and/or modification of existing ZBA Decision (#VAR-02-14-1801) dating from March 28, 2014 to reface existing a canopy fascia with an internally LED illuminated wordmark and logo (14.8 sq. ft. and 9.6 sq. ft.); replace existing internally illuminated wall sign with new internally illuminated wall sign (15 sq. ft.); and reface existing illuminated ground sign (79.2 sq. ft.); internal illumination is not allowed and exceeds allowable hours of illumination. The 17,539 sq. ft. property is located at 2 Washington Street, Dedham, MA, Map/Lot 59-10, and is within a Local Business (LB) Zoning District. <i>Town of Dedham Sign Code Section 237-18, 237-19 and Table 2.</i></p> <p>Project Documents https://www.dropbox.com/sh/wg5xtyme5tzj5jj/AAAdrTLJ-BepBBs7G-QSo0WUa?dl=0</p>
	<p>725 Providence Highway – Red Dog Barn Holdings, LLC Requests a Special Permit to operate a dog day care facility with grooming services and overnight stays. The 784,082 sq. ft. property is located at 725 Providence Highway, Dedham, MA, Map/Lot 122-1, and is within a Highway Business District (HB). <i>Dedham Zoning By-Law Section 3.1, 9.2, 9.3 and Table 1. Representative Kevin F. Hampe, Esq.</i></p> <p>Project Documents https://www.dropbox.com/sh/qp47ha0a46zuti0/AABMjMmIVWYih8FJGrKSBbdoa?dl=0</p>
	<p>99 Oakdale Ave. – Silva Developments, LLC Requests a Special Permit to demolish a pre-existing non-conforming two-family dwelling and construct a new two-family dwelling. The 8,915 sq. ft. property is located at 99 Oakdale Ave., Dedham, MA, Map/Lot 127-134, and is within a Limited Business Zoning District (LB). <i>Dedham Zoning By-Law Section 3.1, 3.3, 3.3.5, 9.2, 9.3, Table 1 and Table 2. Representative Kevin P. Hampe, Esq.</i></p> <p>Project Documents https://www.dropbox.com/sh/f0g71rk43jku7si/AAB5p_SHBLlqqrZFhKJi5JmNa?dl=0</p>

	<p>43 Hillsdale – Patricia Ferreria Requests a Special Permit for a retaining wall over 4 ft. tall (9 ft. proposed). The 15,500 sq. ft. property is located at 43 Hillsdale Road, Dedham, MA, Map/Lot 169-85, and is within a General Residence Zoning District (GR). <i>Dedham Zoning By-Law Section 6.5.2., 9.2 and 9.3</i></p> <p>Project Documents https://www.dropbox.com/sh/nw8o2t9mg73t6sk/AAB77CMrAEe50khnd-m7jmLQa?dl=0</p>
	<p>49 Hillsdale – Patricia Ferreria Requests a Special Permit for a retaining wall over 4 ft. tall (9 ft. in height proposed). The 27,500 sq. ft. property is located at 49 Hillsdale Road, Dedham, MA, Map/Lot 169-85, and is within Single Residence B (SRB) and General Residence (GR) Zoning Districts. <i>Dedham Zoning By-Law Section 6.5.2, 9.2 and 9.3</i></p> <p>Project Documents https://www.dropbox.com/sh/gqwtija8fa9os9w/AACJtkVN4pIPVN33pAYNCe3Ya?dl=0</p>
	<p>211 High Street – Dental Group Requests a waiver from the provision of the Dedham Sign Code to install an 11.25 sq. ft. illuminated wall sign; wall signs above the roof line and/or 25 ft. above grade are not permitted. The 7,466 sq. ft. property is located at 211 High Street, Dedham, MA, Map/Lot 95-74, and is within the Limited Manufacturing District (LMA). <i>Town of Dedham Sign Code Section 237-15. Representative Heather Hopkins Dudko.</i></p> <p>Project Documents https://www.dropbox.com/sh/mew6f19f90fndit/AACXRKh4C46Sjmw1dxuXLkF5a?dl=0</p>
	<p>22 Bridge Street Request Special Permits and Variances necessary to construct an +/- 528 sq. ft. addition to a pre-existing nonconforming use (service station) to be used as a bay for automobile inspections. The subject property is located at 22 Bridge Street, Map/Lot 14-51, and is located in a General Business Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, and Table 1. Representative Peter A. Zahka, Esq.</i></p> <p>Project Documents https://www.dropbox.com/sh/ql0k9j3v8noxwz6/AABB1qTr8ogMuCFxQStzJqHma?dl=0</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>