



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/91970020615</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 919 7002 0615</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/Questions/Technical Assistance</u> jdoherthy@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, March 17, 2021, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA

7:00 pm	<p>259 Washington Street – Recovery Connection Centers of America, Inc. Requests a Special Permit for a proposed 1,125 sq. ft. Substance Abuse Treatment Clinic (no dispensing of medication to occur at subject property). The +/- 23,212 sq. ft. property is located at 259 Washington Street, Dedham, MA, Map 93, Lot 8, and is within a Highway Business (HB) Zoning District. <i>Town of Dedham Bylaw Section 3.1, 9.2, 9.3, and Table 1.</i> Continued from 2.17.21</p> <p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>63 Colonial Drive – B&L Elite Builders, LLC c/o Lyndenberg Duque Request for a Variance to construct a +/- 2,900 sq. ft. single family dwelling; proposed dwelling would not meet the required front yard setback (10.5 ft. provided, 25 ft. required). The +/- 6,325 sq. ft. property is located at 63 Colonial Drive, Dedham MA, Map 79, Lot 129, and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaw Section 4.5, 9.2, 9.3 and Table 2</i> Continued from 2.17.21</p>

	<p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>80 Bridge Street – Petruziello Properties, LLC</p> <p>Requests a Variance to allow a Floor Area Ratio of 76% (40% maximum allowed). Petitioner proposes to redevelop a former office building into a mixed-use development consisting of approximately forty-one (41) residential units and approximately 4,179 sq. ft. of non-residential/commercial space. The +/- 54,650 sq. ft. property is located at 80 Bridge Street, Dedham, MA, Map 14, Lot 54, and is within General Business (GB) and Local Business (LB) Zoning Districts. <i>Town of Dedham Bylaw Section 3.3, 4 9.2, 9.3 and Table 2.</i></p> <p>Project Documents http://bit.ly/March2021DedhamZBA</p>
	<p>325 East Street – Built Right Construction Group, LLC</p> <p>Requests a Variance and Special Permits to demolish existing single-family dwelling and construct new single-family dwelling; proposed dwelling will continue pre-existing nonconforming lot frontage, area, lot width, front setback, side yard setbacks 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 http://bit.ly/March2021DedhamZBA</p>
	<p>Old/New Business</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>