



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.

Board or Committee:	Zoning Board of Appeals
Location:	<p>Remote Participation: Video & Tele-Conference</p> <p>Via Computer/Phone/Tablet (via Zoom) https://zoom.us/j/91970020615</p> <p>Telephone (Audio Only) 1-646-558-8656, Webinar ID: 919 7002 0615</p> <p>Watch & Participate on Facebook https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p>Watch on Dedham TV Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p>Comments/Questions/Technical Assistance jdoherly@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 (*Amended 3/5/21)

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. Representative Christine M. DiBiase, Esq. Continued from 2.17.21</i></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 Continued from 2.17.21</i></p>

	<p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>80 Bridge Street – Petruziello Properties, LLC Request for 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. Representative Peter A. Zahka, Esq.</i></p> <p>Project Documents http://bit.ly/March2021DedhamZBA</p>
	<p>325 East Street – Built Right Construction Group, LLC *(To be heard 4.21.21) 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. Representative Kevin Hampe, Esq.</i></p> <p>Project Documents http://bit.ly/March2021DedhamZBA</p>
	<p>Spring 2021 Town Meeting Zoning Article Discussion with Town Meeting member Peter Zahka regarding his proposed zoning amendment for Zoning Bylaw Section 4.5.1 (Special Lot Size Exceptions for Dwellings) and public hearing with the Planning Board for such zoning amendment on April 14, 2021.</p> <p>Project Documents http://bit.ly/PBSpringTM2021</p>
	<p>Meeting Minutes <i>Review & approval of September 16, 2020 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>