



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.

<b>Board or Committee:</b>	<b>Zoning Board of Appeals</b>
<b>Location:</b>	<p><b>Remote Participation: Video &amp; Tele-Conference</b></p> <p><b>Via Computer/Phone/Tablet (via Zoom)</b>  <a href="https://zoom.us/j/91970020615">https://zoom.us/j/91970020615</a></p> <p><b>Telephone (Audio Only)</b>            1-646-558-8656, Webinar ID: 919 7002 0615</p> <p><b>Watch &amp; Participate on Facebook</b>  <a href="https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/">https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</a></p> <p><b>Watch on Dedham TV</b>            Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b>Comments/Questions/Technical Assistance</b>  <a href="mailto:jdoherty@dedham-ma.gov">jdoherty@dedham-ma.gov</a>            781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning &amp; Zoning Department's remote participation policy &amp; procedures: <a href="http://bit.ly/PZVirtualMeetings">bit.ly/PZVirtualMeetings</a></i></p>
<b>Day, Date, Time:</b>	<b>Wednesday, April 21, 2021, 7:00 pm</b>
<b>Submitted By:</b>	Jennifer Doherty, Administrative Assistant

## AGENDA

<b>7:00 pm</b>	<p><b>98 Quincy Avenue – Inga Yaghubyan</b>            Request for a Special Permit for a Family Day Care (large). The +/- 7,515 sq. ft. property is located at 98 Quincy Avenue, Dedham, MA, Map/Lot 142-179, and is within the General Residence (GR) Zoning District. <i>Town of Dedham Bylaw Sections 3.1, 9.2, 9.3, and Table 1.</i>  <i>Continued from 1.20.21</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/sh/pqyabzosre5stql/AABXXYrnrULd--17Hb3NwoaGa?dl=0">https://www.dropbox.com/sh/pqyabzosre5stql/AABXXYrnrULd--17Hb3NwoaGa?dl=0</a></p>
	<p><b>63 Colonial Drive – Lyndemberg Duque</b>            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>  <i>Continued from 03.17.21</i></p>

	<p><b>Project Documents</b>  <a href="http://bit.ly/Feb2021DedhamZBA">http://bit.ly/Feb2021DedhamZBA</a></p>
	<p><b>259 Washington Street – Recovery Centers of America</b>  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 03.17.21</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/Feb2021DedhamZBA">http://bit.ly/Feb2021DedhamZBA</a></p>
	<p><b>325 East Street – Build Right Construction Group, LLC</b>  Request for a Variance and/or 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><b>Project Documents</b>  <a href="http://bit.ly/April2021DedhamZBA">http://bit.ly/April2021DedhamZBA</a></p>
	<p><b>53 Richards Street – Michael &amp; Betsy Rivard</b>  Request for a Variance and/or Special Permit for the expansion of pre-existing nonconforming front porch; proposed project would provide front yard setback of 14.2 ft. (25 ft. required) and left side yard setback of 8.3 ft. (10 ft. required). The +/- 5,117 sq. ft. subject property is located at 53 Richards Street, Dedham, MA, Map/Lot 107-45 and is within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaws Section 3.3, 9.2, 9.3 and Table 2</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/April2021DedhamZBA">http://bit.ly/April2021DedhamZBA</a></p>
	<p><b>10 Carematrix Drive – Walden Behavioral Care, LLC</b>  Request for a Special Permit for two (2) temporary storage trailers on the northwestern end of the property. The +/- 122,268 sq. ft. subject property is located at 10 Carematrix Drive, Dedham, MA, Map/Lot 164-6 and is within the Research Development &amp; Office (RDO) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.2.1, 9.2 and 9.3. Representative Peter Zahka II, Esq.</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/April2021DedhamZBA">http://bit.ly/April2021DedhamZBA</a></p>
	<p><b>87 Border Street – Thomas Rowlings</b>  Request for Variances to construct a detached 2-car garage; proposed project would provide a side yard setback of 4 ft. (10ft. required) and space between buildings of 9 ft. (10 ft. required). The +/- 13,460 sq. ft. subject property is located at 87 Border Street, Dedham, MA, Map/Lot 142-171, and is within a General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2.</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/April2021DedhamZBA">http://bit.ly/April2021DedhamZBA</a></p>

	<p><b>Meeting Minutes</b> <i>Review &amp; approval of October 21, 2020, November 18, 2020, and December 16, 2020 meeting minutes</i> <a href="http://bit.ly/April2021DedhamZBA"><u>http://bit.ly/April2021DedhamZBA</u></a></p>
	<p><b>Old/New Business</b> <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>