



# TOWN OF DEDHAM

## MEETING NOTICE

POSTED:

TOWN CLERK

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

<b>Board or Committee:</b>	<b>Planning Board</b>
<b>Location:</b>	<p><b>Dedham Town Hall</b>  <b>450 Washington Street</b>  <b>Select Board Chambers, 2<sup>nd</sup> Floor</b></p> <p><b><u>Watch on Facebook</u></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><u>Watch on Dedham TV</u></b>  Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b><u>Comments/Questions/Technical Assistance</u></b>  <a href="mailto:jdoherty@dedham-ma.gov">jdoherty@dedham-ma.gov</a>  781-794-9240</p>
<b>Day, Date, Time:</b>	Wednesday, June 9, 2021, 6:00 pm
<b>Submitted by:</b>	Jeremy Rosenberger

### AGENDA

<b>6:00 p.m.</b>	<p><b>146, 188, and 216 Lowder Street and 125 Stoney Lea Road - Old Grove Partners, LLC</b>  Review and approve draft Certificate of Action (COA) for a Planned Residential Development (PRD), as shown on a detailed site development plan submitted in accordance with Section 7.1 of the Dedham Zoning By-Law. The proposed PRD shall have a maximum of twenty-six (26) dwelling units on +/- 62 acres. The properties are located at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road, Dedham MA, located within a Single Residence A Zoning District, and shown on Dedham Assessors' Map 105, Lots 17, 19, 23 and Map 118, Lot 31. <i>Representative Peter A. Zhaka, Esq.</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/LowderStreetPRD">http://bit.ly/LowderStreetPRD</a></p>
<b>7:00 p.m.</b>	<p><b>Public Hearing (continued from 5/12/21)</b>  <b>95 Eastern Avenue – SREG Management, LLC</b>  Request for a Special Permit for a Major Nonresidential Project, Special Permit for a hotel use in a Flood Plain Overlay District, Special Permit to exceed the allowable building height, Major Site Plan Review, and associated waivers to construct a six (6) story, 120 room hotel and 144 off-street parking spaces. The subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16 and 123-22, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD).</p>

	<p>Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 8.1, 9.2, 9.3, 9.4, 9.5, Table 1, Table 2 and Table 3. <i>Representative: Kevin Hampe, Esq.</i></p> <p><b>Project Documents</b>  <a href="http://bit.ly/95EasternAvenue">http://bit.ly/95EasternAvenue</a></p>
<b>8:00p.m.</b>	<p><b>Public Hearing (continued from 5/12/21)</b>  <b>80 Bridge Street, Petruzzello Properties, LLC</b>  Request for a Special Permit for a Mixed-Use Development Project, Special Permit for work within a Flood Plain Overlay District, Major Site Plan Review, and any associated waivers to construct a four (4) story, 41 dwelling unit Mixed Use Development and 66 off-street parking spaces. The subject property is located at 80 Bridge Street, Dedham MA, Assessors Map/Lot 14-54, and is located within General Business (GB) and Local Business (LB) Zoning Districts and Flood Plain Overlay District (FPOD). <i>Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 7.4, 8.1, 9.2, 9.3, 9.5, Table 1, Table 2 and Table 3. Representative Peter A. Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/80BridgeStreet">https://bit.ly/80BridgeStreet</a></p>
	<p><b>Meeting Minutes</b>  <i>Review and approval of July 25, 2019, August 8, 2019, August 20, 2019 and September 12, 2019 meeting minutes</i></p> <p><b>Project Documents</b>  <a href="https://www.dropbox.com/home/Planning%20Board/2019%20Meeting%20Minutes">https://www.dropbox.com/home/Planning%20Board/2019%20Meeting%20Minutes</a></p>
	<p><b>Planning Director's Update</b>  <i>Updates on VFW/Providence Highway Corridor Action Plan, Sign Code Study &amp; Dedham Square Planning Study</i></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>