



# TOWN OF DEDHAM

## MEETING NOTICE

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TOWN OF DEDHAM  
CLERK'S OFFICE

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

<b>Board or Committee:</b>	Planning Board
<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://us06web.zoom.us/j/93021862082">https://us06web.zoom.us/j/93021862082</a></p> <p><b>Telephone (Audio Only)</b>            1-646-558-8656, Webinar ID: 930 2186 2082</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>	Wednesday, October 18, 2021, 6:00 pm
<b>Submitted by:</b>	Jeremy Rosenberger

## AGENDA

<b>6:00 p.m.</b>	<p><b>Public Hearing: Fall 2021 Town Meeting Zoning Article</b></p> <p>In accordance with the provisions of M.G.L. Chapter 40A, s.5, the Planning Board will hold a public hearing in accordance of the provisions of M.G.L Chapter 40A, Section 5, on the following proposed amendment to the Dedham Zoning By-Laws. The text of the proposed amendment is available by request from the Town Clerk and Planning &amp; Zoning Department, and are available via Dropbox, along with a summary of the proposed amendment: <a href="https://bit.ly/PBFallTM2021">https://bit.ly/PBFallTM2021</a></p> <p><i>To see if the Town will vote to amend the Dedham Zoning By-Law as follows:</i></p> <ol style="list-style-type: none"> <li><i>Add new Use Category A.10. ("Short Term Rental") to Table 1 (Principal Use Table) as follows [text to be inserted shown in bold, italicized text]:</i></li> </ol>
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PRINCIPAL USE	DISTRICTS											
	SRA											
	SRB	GR	PR	PC	RDO	AP	LMA	LMB	HB	LB	GB	CB
<b>A. Residential Uses</b>												
<b><i>10. Short Term Rentals</i></b>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>

2. Add new Use Category 1.12. (“Short Term Rental”) to Table 1 (Principal Use Table) as follows [text to be inserted shown in bold, italicized text]:

PRINCIPAL USE	DISTRICTS											
	SRA											
	SRB	GR	PR	PC	RDO	AP	LMA	LMB	HB	LB	GB	CB
<b>1. Accessory Use Table - Residential</b>												
<b><i>12. Short Term Rentals</i></b>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>

3. Add the following new definition to Section 10 Definitions:

**SHORT TERM RENTAL** - An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (a) at least 1 room or unit is rented to an occupant or sub-occupant; and (b) all accommodations are reserved in advance; provided however, that a private owner-occupied property shall be considered a single unit if leased or rented as such. This definition shall be interpreted consistent with and shall incorporate the definitions of terms used herein set forth in G.L. c.64G, s.1.

**Meeting Minutes**

Review and approval of July 14, 2021, July 17, 2021, August 24, 2021 and August 25, 2021

**Project Documents**

<https://www.dropbox.com/sh/2uuhdhv5hfem9s/AAAP8eWtByLetz7CaWELQA3wa?dl=0>

**Old/New Business**

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.