



TOWN OF DEDHAM

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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:	Dedham Town Hall 450 Washington Street O'Brien Meeting Room, 3 rd Floor Comments & Questions jdoherty@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, June 15, 2022, 7:00 pm
Submitted by:	Jennifer Doherty

AGENDA

7:00 pm	<p>93 Madison Street – Peter Sachs Architecture Request for Special Permits for a two-story rear addition and to replace an existing detached garage; proposed project would intensify the pre-existing nonconforming front yard setback (+/- 9 ft. proposed, 25 ft. required) and intensify the pre-existing nonconforming left yard setback (+/- 4.3 ft. proposed, 10 ft. required). The +/- 4,632 sq. ft. subject property is located at 93 Madison Street, Map 141 Lot 59 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3.D, 4.3.2, 4.8, 9.2, 9.3, and Table 1 and 2.</i></p> <p>Project Documents https://bit.ly/June2022DedhamZBA</p>
	<p>121 Chickering Road – Daniel J. Colarusso Requests a Special Permit and/or Variance to construct a +/- 728 sq. ft. 2-car garage that would exceed the maximum allowed height of 15 ft. (+/- 25 ft. 10 in. proposed). The 17,955 sq. ft. subject property is located at 121 Chickering Road, Map 146, Lot 12 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 4.1, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://bit.ly/June2022DedhamZBA</p>
	<p>110 Stergis Way – Stergis Lots 3, 4 and 5 Owner LLC (Request for continuance to 7/20/22) Requests a Special Permit to alter, change and reduce the size of the existing non-conforming office building and warehouse (+/- 24,894 sq. ft.) by demolishing a section of the existing building and to be allowed to reconstruct a smaller office building (+/- 18,809 sq. ft.) located on the lot within the original footprint and a Special Permit for work within the Flood Plain Overlay District (FPOD). The +/- 55,321 sq. ft. subject property is</p>

	<p>located at 110 Stergis Way, Map 149 Lot 3B and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). <i>Town of Dedham Zoning Bylaw Section 3.3.C, 3.3.G, 9.2, 9.3, and Table 2. Representative: Kevin F. Hampe, Esq.</i></p> <p>Project Documents https://bit.ly/June2022DedhamZBA</p>
	<p>21 Crowley Avenue – Dan and Raelee Giacalone Requests a Special Permit and Variances to construct a one-story, +/- 476 sq. ft. addition; proposed project would intensity the preexisting nonconforming front yard setback (9.5 ft. proposed, 20 ft. required) and exceed the required left side yard setback (8.2 ft. proposed, 10 ft required) and maximum lot coverage (31.2% proposed, 30% allowed). The +/- 5,997 sq. ft. subject property is located at 21 Crowley Avenue, Map 109 Lot 31 and is located within a General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3, 4, 9.2, 9.3, and Table 2. Representative: Henry MacLean</i></p> <p>Project Documents https://bit.ly/June2022DedhamZBA</p>
	<p>59 Bayard Street – Martin Grealish, Phoenix Holdings LLC Administrative/Clerical correction of ZBA Decision dated April 20, 2022</p> <p>Project Documents https://bit.ly/June2022DedhamZBA</p>
	<p>Meeting Minutes Review & approval of meeting minutes for May 18, 2022.</p> <p>Project Documents https://bit.ly/June2022DedhamZBA</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>