



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

TOWN CLERK

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

Board or Committee:	Planning Board
Location:	<p><u>Dedham Town Hall</u> 450 Washington Street O'Brien Meeting Room, 3rd Floor</p> <p><u>Watch on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments/Questions/Technical Assistance</u> rosenberger@dedham-ma.gov 781-794-9240</p>
Day, Date, Time:	Wednesday, October 12, 2022, 6:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

6:00 p.m.	<p>Public Hearing Article 6, Fall 2022 Town Meeting Zoning Amendment</p> <p>To see if the Town will vote to amend the Dedham Zoning By-Laws as follows:</p> <p>1. Amend Use Category E.8. ("Common Victualler License") as follows [text to be inserted shown in <i>bold, italicized text</i>, deleted in striketrough], and deleting footnotes #15 and #16, and renumbering the remaining footnotes accordingly, as shown:</p>																																																			
	<table border="1"> <thead> <tr> <th rowspan="2">PRINCIPAL USE</th> <th colspan="12">Districts</th> </tr> <tr> <th>SRA SRB</th> <th>GR</th> <th>PR</th> <th>PC¹⁹</th> <th>RDO</th> <th>AP</th> <th>LMA</th> <th>LMB</th> <th>HB</th> <th>LB¹⁵</th> <th>GB</th> <th>CB</th> </tr> </thead> <tbody> <tr> <td>E. COMMERCIAL USES</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8. <i>Any use requiring a common victualler license, but not an inn holder license, under section 2 of Chapter 140 of the General Bylaws</i> <i>Restaurant</i></td> <td>NO</td> <td>NO</td> <td>NO</td> <td>SP <i>YES</i></td> <td>SP <i>YES</i></td> <td>NO</td> <td>SP</td> <td>SP</td> <td>SP¹⁵ <i>YES</i></td> <td>SP¹⁵</td> <td>SP¹⁶</td> <td>SP¹⁶ <i>YES</i></td> </tr> </tbody> </table>	PRINCIPAL USE	Districts												SRA SRB	GR	PR	PC ¹⁹	RDO	AP	LMA	LMB	HB	LB ¹⁵	GB	CB	E. COMMERCIAL USES													8. <i>Any use requiring a common victualler license, but not an inn holder license, under section 2 of Chapter 140 of the General Bylaws</i> <i>Restaurant</i>	NO	NO	NO	SP <i>YES</i>	SP <i>YES</i>	NO	SP	SP	SP ¹⁵ <i>YES</i>	SP ¹⁵	SP ¹⁶	SP ¹⁶ <i>YES</i>
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15. Provided that the area used by the public does not exceed 1,500 square feet and that no dancing, live, or mechanical entertainment is regularly provided and subject to such other conditions as the Zoning Board of Appeals may impose regarding hours of operation, traffic, take-out service, etc.

16. Provided that the area used by the public does not exceed 2,000 square feet and that no dancing, live, or mechanical entertainment is regularly provided and subject to such other conditions as the Board of Appeals may impose regarding hours of operation, traffic, take-out service, etc.

Project Documents
<https://bit.ly/PBFallTM2022>

Public Hearing
Article 7, Fall 2022 Town Meeting Zoning Amendment

To see if the Town will vote to amend the Dedham Zoning By-Laws by making the following changes related to increasing the Life Science industry within Dedham, as follows:

1. Amend the Zoning By-Laws, Section 10, Definitions, by deleting the definition “Research and Development Facilities” in its entirety and inserting the following new definitions:

LABORATORY, RESEARCH AND DEVELOPMENT - Technical facility consisting of laboratory space, office space, storage space, and space for assembly of materials for study, research and development, experimentation, and prototype development in one or more scientific fields including, but not limited to, life sciences, biotechnology, biomedical research, robotics, renewable technology, sustainable technology, computer science, electronic technology, or medicine.

Manufacturing activity shall be considered an allowed accessory use to a technical facility provided that such manufacturing activity is related to the research and development being conducted in such a facility and occurs inside of buildings.

LABORATORY, RESEARCH AND DEVELOPMENT (MANUFACTURING) - A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market.

2. Amend Use Category H in the Table of Uses, by revising Category H(3) and inserting a new Use Category H(4), Laboratory, Research and Development (Manufacturing), all as shown below in the amendments to Table 1 (Principal Use Table), including any related footnotes, with text to be inserted shown in **bold, italicized text**, and text to be deleted shown with ~~strikethrough~~, and renumbering the remaining uses in Category H. accordingly:

See Footnote explanations at the end of this Table.												
Principal Use	Districts											
	SRA SRB	GR	PR	PC ¹⁹	RDO	AP	LMA	LMB	HB	LB ¹⁰	GB	CB
H. MANUFACTURING AND PROCESSING USES												
1. Manufacturing	NO	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO
2. Limited manufacturing	NO	NO	NO	SP	SP	NO	SP	YES	SP	NO	NO	NO
3. Research, experimental, or testing laboratory <i>Laboratory, Research and Development</i>	NO <i>YES¹⁹</i>	NO	NO	YES	YES	NO	YES	YES	SP	NO	SP	SP
4. <i>Laboratory, Research and Development (Manufacturing)</i>	<i>YES¹⁹</i>	NO	NO	YES	YES	NO	YES	YES	SP	NO	SP	SP

3. Amend Footnote #19 to Principal Use Regulations Table 1 by inserting text shown in ***bold, italicized text***, and text to be deleted shown in ~~strike through~~, as follows:

PC - Planned Commercial development may be allowed on a lot or lots consisting of a minimum of five acres ***or any development project with the principal use meeting the definition of “Laboratory, Research and Development”, and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), located in the LMA, LMB, HB, GB, CB, or RDO Districts in accordance with §6.3 Article VI, upon approval of a Major Nonresidential Project Special Permit. Planned Commercial development may be allowed on a lot or lots for any development project with the principal use meeting the definition of “Laboratory, Research and Development”, and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), and that meet all the following criteria: 1.) are within a SRA Zoning District; 2.) abut Route 128/95; and 3.) consist of a minimum of ten (10) acres.***

Project Documents

<https://bit.ly/PBFallTM2022>

Public Hearing

Article 8, Fall 2022 Town Meeting Zoning Amendment

To see if the Town will vote to amend the Dedham Zoning By-Laws, by inserting after Section 280-9.5(F).(1), Site Plan Review, Procedures, the following new subsection:

- (a) Scoping Session. Prior to the filing of a complete application pursuant to 280-95.(D.), an applicant may request a Scoping Session to request waivers from the site plan review application requirements pursuant to 280-9.5.(D.), peer review, and abutter notification. The Planning Board may waive the requirements at its discretion.

Project Documents

<https://bit.ly/PBFallTM2022>

7:00

Public Hearing

359 Washington Street – Hub Development LLC

Request for Special Permit for a Mixed-Use Development, Special Permit for a use of 10 ft. of a Single Residence B District for residential parking, any associated waivers, and Major Site Plan Review to construct a four (4) story, 16 residential building, with 2,495 sq. ft. of non-residential space and 17 off-street parking spaces. The subject property is located at 359 Washington Street,

	<p>Dedham MA, Assessors Map/Lot 92/45, and is located within the Central Business District and Single Residence B Zoning Districts. <i>Dedham Zoning By-Law Sections 280-2.1, 5.1, 5.2, 7.4, 9.2, 9.3, 10, Table 1, Table 2 and Table 3. Representative: Kevin F. Hampe, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p>Project Documents https://bit.ly/355359WashingtonStreet</p>
	<p>392 Mount Vernon Street -- Evergreen Property Solutions, LLC Request for Determination of Adequate Access for proposed single family dwelling. <i>Representative: Peter A. Zahka, II, Esq. Staff: Jeremy Rosenberger, Planning Director</i></p> <p>Project Documents https://bit.ly/October122022PBMeeting</p>
	<p>Wigwam Pond Access Plan Review and/or approvals of candidates for Wigwam Pond Access Plan Advisory Committee. <i>Staff: Michelle Tinger, Senior Planner</i></p> <p>Project Documents https://bit.ly/October122022PBMeeting</p>
	<p>Public Comment</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>