



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:	Zoning Board of Appeals
Location:	Dedham Town Hall 450 Washington Street O'Brien Room, 3rd Floor Comments & Questions jrosenberger@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, June 21, 2023, 7:00 p.m.
Submitted by:	Michelle Tinger

AGENDA

7:00 p.m.	95 Eastern Avenue – WBR, LLC & Pisces3 Qualified Opportunity Fund, LLC <i>(Continued from 5.17.23)</i> Requesting Variances to exceed the allowable building height (68.5 ft. proposed, 45 ft. max. allowed), number of stories (6 stories proposed, 4 stories allowed), and to exceed the allowable Floor Area Ratio (21.74 proposed, .35 max. allowed) to construct a six (6) story, 120 room hotel. Applicant's previous variances granted by the Zoning Board of Appeals on 7/21/21 have lapsed pursuant to M.G.L. Chapter 40A, Section 10. The +/- 2.82-acre subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). <i>Town of Dedham Zoning By-Law Section 4.1, 4.2, 9.2, 9.3, 9.4, 9.5, and Table 2. Representative: Kevin Hampe, Esq.</i> Project Documents https://bit.ly/May2023DedhamZBA
	43 Barrows Street – Daniel P. Whoriskey <i>(Continued from 5.17.23)</i> Requests a Special Permit and/or Variance for the division of a lot bifurcated by the General Residence (GR) and Single Residence B (SRB) Zoning Districts with 20,489 sq. ft. of land and 100 ft. of frontage into two (2) lots and for the construction of a single-family dwelling to be constructed thereon with side yard setbacks of 11 ft. which extends approximately 33 ft. into the SRB Zoning District and one (1) lot with area of 10,228 sq. ft. and lot frontage and width of 50 ft. with a single-family dwelling to be constructed thereon with side yard setbacks of 11 feet which extends approximately 33 feet into the SRB Zoning District. The +/- 20,493 sq. ft. subject property is located at 43 Barrows Street, Dedham, MA, Map/Lot 110/46 and is located within the Single Residence B (SRB) and General Residence (GR) Zoning Districts. <i>Town of Dedham Zoning Bylaw Sections 280-2.1, 3.1, 4.1, 9.2, 9.3 and Table 1 and 2. Representative: Peter A. Zahka, II, Esq.</i>

	<p>Project Documents https://bit.ly/May2023DedhamZBA</p>
	<p>66 Quincy Avenue – Edward F. St. George and Elisabeth St. George Requests a Variance for frontage of 75 feet (90 ft. required) and a Variance for lot width of 75 ft. (90 ft. required) for a two-family house. The +/- 11,332 sq. ft. subject property is located at 66 Quincy Avenue, Dedham, MA, Map/Lot 129-56 and is located within the General residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw 280-9.2, 9.3, Table 1, and Table 2.</i></p> <p>Project Documents https://bit.ly/June2023DedhamZBA</p>
	<p>10 Leominster Road – Roselaine Vigue Requests Variances and/or Special Permits for an existing nonconforming in-ground swimming pool with a rear yard setback of 5 ft. (20 ft. required) and a right-yard setback of 8 ft. (10 ft. required), and to construct a two-story, +/- 195 sq. ft. addition; proposed project in total would exceed the maximum lot coverage (38.1% proposed, 30% allowed). The +/- 7,100 sq. ft. subject property is located at 10 Leominster Road, Dedham, MA, Map/Lot 171-37 and is located within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://bit.ly/June2023DedhamZBA</p>
	<p>ZBA Rules & Regulations Discussion and/or approval of revised draft ZBA rules and regulations.</p> <p>Project Documents https://bit.ly/DedhamZBA_RulesAndRegulations</p>
	<p>Meeting Minutes Review & approval of meeting minutes for May 17, 2023.</p> <p>Project Documents https://bit.ly/June2023DedhamZBA</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>