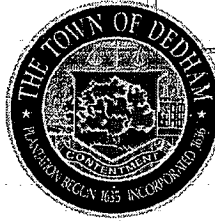


PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves



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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Tuesday, October 14, 2014, 7:00 p.m.

Present: John R. Bethoney, Chairman
Michael A. Podolski, Esq., Vice Chairman
Robert D. Aldous, Clerk
Ralph I. Steeves
Richard J. McCarthy, Jr., Planning Director

2015 JAN 23 PM 12:04

**PUBLIC HEARING
ZONING ARTICLE 14
SPECIAL TOWN MEETING, NOVEMBER 17, 2014**

PRESENT: Kevin F. Hampe, Esq., Precinct 4 Town Meeting Member
Curtis Bryant, SIP Trust
Mark Driscoll, Wyman Street Advisors

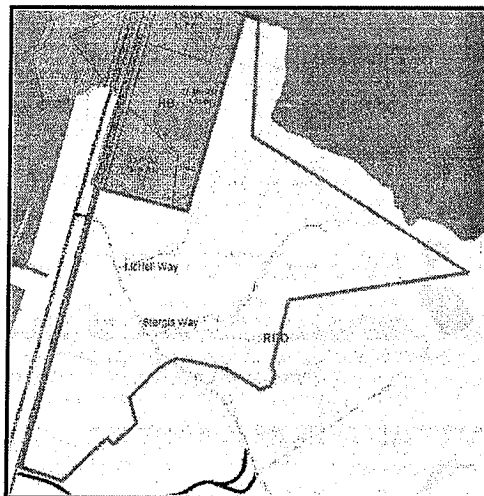
Mr. Bethoney called the meeting to order at 7:02 p.m. Mr. O'Brien was not present for this meeting because it was his wedding anniversary. Please note that the recording of the meeting was very difficult to hear. Every attempt was made to transcribe the proceedings as accurately as possible.

Mr. Podolski made a motion to open the public hearing, seconded by Mr. Aldous. The vote was unanimous at 4-0. Mr. Podolski made a motion to waive reading of the public notice, seconded by Mr. Aldous. The vote was unanimous at 4-0. The public hearing was advertised in the *Dedham Times* on September 26, 2014, and October 3, 2014. Abutting towns, City of Boston, Metropolitan Area Planning Council, and Department of Community Development were notified via certified mail, return receipt.

ARTICLE 14: This article was submitted by Kevin F. Hampe, Precinct 4 Town Meeting member on behalf of SIP Trust. The proposal is to amend the Town of Dedham Zoning Map by changing specific parcels from RDO to Highway Business (HB):

| MAP/LOT | LOCATION | MAP/LOT | LOCATION |
|------------|------------------------|---------|------------------------|
| 136/19A | 75 McNeil Way | 149/14 | 888 Providence Highway |
| 136/20 | 820 Providence Highway | 149/15 | 870 Providence Highway |
| 149/1 | 850 Providence Highway | 149/16 | 858 Providence Highway |
| 149/2 | 25 McNeil Way | 149/17 | 928 Providence Highway |
| 149/3/1, 2 | 30 Stergis Way | 149/18 | 930 Providence Highway |
| 149/3A | 60 Stergis Way | 149/19 | 940 Providence Highway |
| 149/3B | 110 Stergis Way | 149/20 | 946 Providence Highway |
| 149/3C | 45 Stergis Way | 149/41 | 872 Providence Highway |
| 149/11 | 81 Legacy Boulevard | 149/42 | 948 Providence Highway |
| 149/12 | 910 Providence Highway | 150/7A | 125 Stergis Way |
| 149/13 | 900 Providence Highway | 150/7B | 75 Stergis Way |

Dedham GIS Map of Proposed Change
(the area in question is outlined in green)



Mr. Hampe explained that the purpose of this article is to change the zoning on the above parcels from RDO to Highway Business. He presented a map and list of parcels involved. He gave a history of the RDO district, which was created in 1996; it had previously been LMA. The area is contiguous to the Highway Business district, and is not spot zoned. In 1996, it had been hoped that this entire area would become offices due to its proximity to the railroad. However, the economy declined, and offices were not being built. With the addition of Legacy Place, the area has become primarily retail with the mix of the 51 businesses in the area being 44% Retail/Restaurants, 35% Offices, and 21% Mixed Uses, i.e., distribution, recreation, veterinary. All inquiries for leasing property were for retail use; Mr. Driscoll attested to this.

Mr. Hampe explained that retail use in an RDO district has to go to the Zoning Board of Appeals for a Special Permit, and then to the Planning Board site plan review. This oftentimes detracts from the economic value of the property and the ability of property owners to be able to use the land. The benefit of changing the zoning is that retail and office are both allowable uses in those zones; this is the best of both worlds¹. Retail will be allowable as a matter of right, and offices could remain there or new ones could come in. There will also be minimal difference in the tax base. The properties are not vacant; by changing the zoning district, it would be reuse of the properties. He noted that some properties are in the HB zoning district in the front, and in the RDO zoning district in the back; this re-zoning would correct that.

Mr. McCarthy said he had previously discussed the rezoning with Mr. Hampe. He said the change supports and is in harmony with the retail trend and redevelopment of the area and will still allow offices. If the article is recommended by the Board, Leon Scott, GIS Manager, will create a better map that shows parcel numbers for Town Meeting. Mr. Podolski asked Mr. McCarthy to read into the record what as of right uses can go in. These include child care, government, medical office, automotive, retail business, personal service establishment, restaurant, hospital, hotel, motel, commercial boat launch, limousine services, office, parking lot, printing, and publishing.

Mr. Bethoney commented that he is in support of the article, and questioned the need for the RDO district at all. He expressed surprise that the article does not include a wider area. There were no questions from members of the audience. With regard to traffic, if it becomes unmanageable, the Board can tell an applicant that it is too aggressive.

Mr. Podolski made a motion to close the public hearing, seconded by Mr. Steeves. The vote was unanimous at 4-0. Mr. Podolski made a motion to support Article 14, seconded by Mr. Steeves. The vote was unanimous at 4-0.

This public hearing ended at 7:32 p.m.

Respectfully submitted,



Robert D. Aldous, Chair
Town of Dedham Planning Board

¹ For specific uses in the RDO and HB zoning districts, please see the Town of Dedham Zoning Bylaw, Table 1, Principal Use Regulations