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Zoning Board of Appeals Actions Date: August 25, 2009

This is a summary of the official decisions rendered by the Zoning Board of Appeals at its meeting on August 25, 2009.

Clear Wireless LLC - installation of two antennae, 200 West Street, James Hoyt, Esq.

- **Decision:** The Board unanimously voted to **grant** a special permit to modify existing wireless communications to 200 West Street by adding two blackhaul dish antennae.

Clear Wireless LLC - Installation of four antennae and relocation of two existing antennae, 55 Ariadne Road, James Hoyt, Esq.

- **Decision:** The Board unanimously voted to **grant** a special permit to modify existing wireless communications to 55 Ariadne Road by adding two blackhaul dish antennae.

Minuteman Press - Nonconforming sign replacement, 35 Enterprise Drive, Brian Davis, owner.

- **Decision:** The Board unanimously voted to **approve** installation of a lit sign on a free-standing commercial property on the overhang of the building, the sign being 3' x 10' to replace the existing sign, and to allow it to be lit until 10 p.m. each night.

Dedham Real Estate Development (Vitamin Shoppe) - Free standing sign replacement, area of 120 square feet, front setback of 3.5 feet, 800 Providence Highway, Peter Z. Zahka II, Esq.

- **Decision:** On a vote of 4-1, the Board voted to **grant relief from the Sign Code** to be allowed to replace the existing free-standing sign with an area of 120.54 square feet and a front setback of 3.5 feet with a new free-standing sign with an area of 120 square feet and a front setback of 3.5 feet at 780-800 Providence Highway

Federal Realty Investment Trust (Dedham Plaza) – Free standing sign replacement, reduction in size by 130 square feet and 65% of total sign area instead of maximum of 70%, 725 Providence Highway, Kevin Hampe, Esq.

- **Decision:** Mr. McGrail was unable to sit on this case due to a professional relationship with the company. The hearing was postponed until 9/22/09 to ensure an adequate number of members on the Board

Old/New Business

RAR2-Jefferson at Dedham Station – request for insubstantial change and modification of Comprehensive Permit, dumpster location and loss of eight parking spaces, Peter A. Zahka II, Esq.

- **Decision:** The Board unanimously determined that the request was an **insubstantial modification**.

Discussion regarding charges for abutters mailings

- **Status:** The Board agreed that more research needed to be undertaken by comparing fees from surrounding towns.

New meeting date: September 22, 2009

Please note that formal decisions are pending and will be filed with the Town Clerk upon completion.

For more information regarding these decisions, please contact Susan Webster, Administrative Assistant, at swebster@dedham-ma.gov or 781-751-9242.