

**PLANNING BOARD**

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

**Planning Director**

Richard J. McCarthy, Jr.  
[rmccarthy@dedham-ma.gov](mailto:rmccarthy@dedham-ma.gov)



Town Hall  
26 Bryant Street  
Dedham, MA 02026-4458  
T: 781-751-9242  
F: 781-751-9225

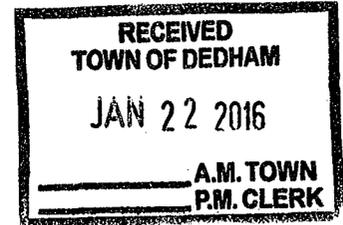
**Administrative Assistant**

Susan Webster  
[swebster@dedham-ma.gov](mailto:swebster@dedham-ma.gov)

**TOWN OF DEDHAM**

**PLANNING BOARD**

**CERTIFICATE OF ACTION  
APPLICATION FOR SITE PLAN APPROVAL**



**APPLICANT:** R.K. Associates, Inc.  
**PROPERTY:** 450 Providence Highway/62 Eastern Avenue  
Dedham, MA  
**PROPERTY OWNER:** R.K. Associates, Inc.  
**DATE:** December 10, 2015

2016 JAN 22 AM 10:22

**PROJECT SUMMARY**

R.K. Associates, Inc. (hereinafter referred to as the "Applicant") submitted an application for modification of the site plan for the property at 450 Providence Highway/62 Eastern Avenue (hereinafter referred to as the "Subject Property"). The modifications consist of adding one (1) additional handicap parking space and revising/correcting the Parking Requirement Table on the submitted plans.

**FACTS AND DECISION**

1. The Subject Property is known and numbered as 450 Providence Highway/62 Eastern Avenue, contains approximately 2.73 acres of land, and according to the Zoning Map for the Town of Dedham, is located in the Highway Business (HB) Zoning District.
2. The Planning Board most recently approved an Application for Minor Site Plan Review for the Subject Property on or about June 26, 2014, for the addition of parking lot lights and new landscaping.
3. In connection with the June 26, 2014, approval of the Application for Minor Site Plan Review for the Subject Property, the Planning Board approved the following

requests for waivers: (a) a waiver from Section 5.1.4 of the Dedham Zoning By-Law (Required Parking Spaces); (b) a waiver from Section 5.1.7.3 of the Dedham Zoning By-Law (Required Driveway Radii); (c) a waiver from Section 5.1.13.7 of the Dedham Zoning By-Law (Size of Loading Bays); and (d) a waiver from Section 5.2.2 of the Dedham Zoning By-Law (Lot Interior Landscaping/Number of Trees).

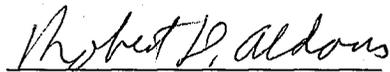
4. Subsequent to the June 26, 2014, approval, the Applicant noted an error on the Parking Requirement Table on the submitted plans. Specifically, the Applicant noted that certain second floor space was reported as "office" instead of "retail."
5. Subsequent to the June 26, 2014, approval, the Dedham Building Commissioner requested that the Applicant relocate and/or add one additional handicap parking space on site. While the Applicant satisfied all handicap parking requirements, the Applicant has agreed to add such additional handicap parking space as requested.
6. On or about November 4, 2015, the Applicant submitted the following to the Planning Board:
  - a. Form X: Application for Site Plan Modification
  - b. Plan entitled "450 Providence Highway/62 Eastern Avenue, Dedham, Massachusetts, Parking Plan", dated November 3, 2015, prepared by Mistry Associates, Inc.
7. The cover letter from Attorney Peter A. Zahka II, accompanying said submission requested the same waivers as granted with the June 26, 2014, approval. Said waivers were listed on the plan submitted.
8. The Planning Board first reviewed and considered the Application for Site Plan Modification at its regularly scheduled meeting on November 12, 2015. Present at this meeting were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien, IV. Also present at the meeting on behalf of the Planning Board was Planning Director Richard J. McCarthy, Jr.
9. The Applicant was represented at said meeting by Attorney Peter A. Zahka, II. Attorney Zahka was provided the opportunity to make a full presentation.
10. At said meeting, the Planning Board, pursuant to Section 9.5.9 of the Dedham Zoning By-Law, made a determination and unanimously voted that the proposed revisions to the plans were "insignificant modifications" and did not warrant notice to abutters or require peer. After said determination, the Planning Board continued this matter to its next meeting.
11. The Planning Board again reviewed and considered the Application for Site Plan Modification at its regularly scheduled meeting on December 10, 2015. Present at this meeting were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and

James E. O'Brien, IV. Also present at the meeting on behalf of the Planning Board was Planning Director Richard J. McCarthy, Jr.

12. The Applicant was represented at said meeting by Attorney Peter A. Zahka II. Attorney Zahka was provided the opportunity to make a full presentation.
13. At said meeting, the Planning Board unanimously voted to approve the Application for Site Plan Modification and the following **WAIVERS**<sup>1</sup>:
  - a. **WAIVER** from Section 5.1.4 of the Dedham Zoning By-Law (Required Parking Spaces) to allow the Subject Property to be served with 175 parking spaces instead of the required 264 parking spaces.
  - b. **WAIVER** from Section 5.1.7.3 of the Dedham Zoning By-Law (Required Driveway Radii) to allow the driveway and interior parking drive aisle radii to be as shown on the submitted plan.
  - c. **WAIVER** from Section 5.1.13.7 of the Dedham Zoning By-Law (Size of Loading Bays) to allow the loading bays to be as shown on the submitted plan.
  - d. **WAIVER** from Section 5.2.2 of the Dedham Zoning By-Law (Lot Interior Landscaping/Number of Trees) to allow interior landscaping and trees to be as shown on the submitted plan.
14. The Planning Board also voted to approve the corrected Parking Requirement Table.

Dated: December 10, 2015

Dedham Planning Board

  
Robert D. Aldous, Clerk

<sup>1</sup> These waivers are basically the same as set forth in the Certificate of Action relating to the June 26, 2014, site plan approval. The rationale for same are set forth in detail in said Certificate of Action. All conditions of approval set forth in said Certificate of Action are incorporated herein by reference.