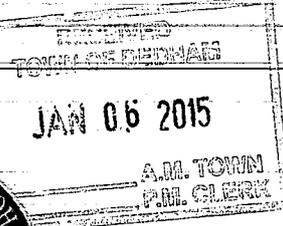
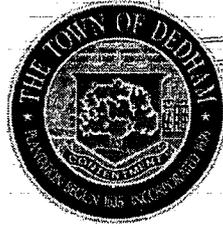


ZONING BOARD MEMBERS
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS
DECISION

2015 JAN -6 PM 2:19

APPLICANT:	Mother Brook Arts and Community Center (MBACC)
PROJECT ADDRESS:	123 High Street, Dedham, MA
CASE #	VAR-10-12-1603
PROPERTY OWNER/ADDRESS:	Town of Dedham, 26 Bryant Street, Dedham, MA
MAP/LOT AND ZONING DISTRICT:	96/112, General Residence
DATE OF APPLICATION:	October 29, 2014
MEMBERS PRESENT AND VOTING:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jessica L. Porter
PETITION:	To be allowed an extension of a Special Permit granted on November 14, 2013, for the development, conduct, and operation of an arts and community center, including but not limited to artists' studios and workshops, educational classes and programs, social, cultural, and artistic performances, exhibits and events, café, community gathering space, and other charitable and philanthropic uses, and such uses (including parking) that are accessory and incidental thereto.
SECTION OF ZONING BYLAW:	Section 3.1.3, Principal Use Regulations Table 1.B.2 and 1.B.6 and Section 9
REPRESENTATIVE:	Sarah MacDonald, 120 Taylor Avenue, Dedham, MA, Member of Board of Directors
DATE FILED WITH TOWN CLERK:	January 6, 2015

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, December 3, 2014, commencing at 7:00 p.m. in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James

F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and E. Patrick Maguire, LEED AP. In the absence of Member Jason L. Mammone, P.E., the Chair appointed Associate Member Jessica L. Porter to sit in his stead. These hearings and meeting of the ZBA were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood).

At 7:37p.m. the Chairman called for the hearing on the appeal of Mother Brook Arts and Community Center (hereinafter referred to as "the Applicant"), to be granted an extension of a Special Permit granted on December 3, 2012, for the development, conduct, and operation of an arts and community center, including but not limited to artists' studios and workshops, educational classes and programs, social, cultural, and artistic performances, exhibits and events, café, community gathering space, and other charitable and philanthropic uses, and such uses (including parking) that are accessory and incidental thereto. The property is in the General Residence zoning district. *Dedham Zoning By-Law Section Section 3.1.3, Principal Use Regulations Table 1.B.2 and 1.B.6 and Section 9*

The Applicant was represented by Sarah MacDonald, a Member of the Board of Directors. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

The subject property is known and numbered as 123 High Street, Dedham, MA, and is shown on Dedham Assessors' Map 96, Lot 112. The certified plot plan indicates that the Subject Property contains 3.8 acres of land and has 231.4 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the General Residence zoning district. Currently, the property is occupied by Mother Brook Arts and Community Center. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1921.

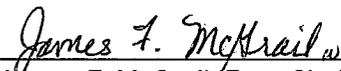
Ms. MacDonald gave a history of the previous Special Permit request and decision, which was granted on December 3, 2012. During Town Meeting, the use of the library for a café was discussed. It was pointed out that if MBACC did not exercise its right under the Special Permit

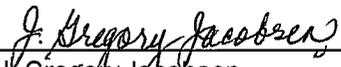
within two years, it could lose the right to operate a café. It is still the intent of MBACC to move in this direction, but it will need more time. Ms. MacDonald is therefore asking for a two-year extension of the Special Permit.

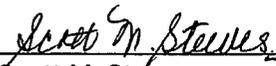
Upon motion duly made by E. Patrick Maguire, LEED AP, and seconded by Jessica L. Porter, the ZBA voted to grant the requested extension of the Special Permit originally approved on December 3, 2012

The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

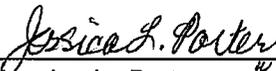
Dated: December 3, 2014


James F. McGrail, Esq., Chairman

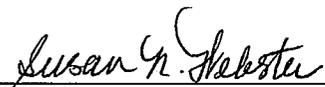

J. Gregory Jacobsen


Scott M. Steeves


E. Patrick Maguire, LEED AP


Jessica L. Porter

Attest, by the Administrative Assistant:


Susan N. Webster

Copies of this decision are filed in the Dedham Town Clerk's office. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

Materials Submitted:

- Petition letter from Sarah MacDo8/nald, Member of the Board of Directors of MBACC