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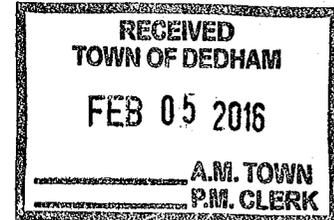
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**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS**

**ZONING BOARD OF APPEALS**

**DECISION**



**Applicant:** DIV Rustcraft, LLC, CCM  
**Property Address:** 180-160 Rustcraft Road, Dedham, MA  
**Case #:** VAR-  
**Property Owner/Address:** DIV Rustcraft, LLC, CCM, 125 High Street, 21<sup>st</sup> Floor, Boston, MA 02110  
**Map/Lot, Zoning District:** 164/1 and 5, Research, Development and Office  
**Date of Application:** November 23, 2015  
**Present and Voting:** James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E.  
**Representative:** Bill Gisness, Spagnolo Gisness, 200 High Street, #2, Boston, MA 02110  
Emily Sano, Spagnolo Gisness, 200 High Street, #2, Boston, MA 02110  
**Legal Notice:** To be allowed a waiver and Special Permit from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for two additional free-standing monument signs to replace existing signs that have been removed.  
**Section of Sign Code:** *Town of Dedham Sign Code as noted in the Town of Dedham Charter, Section 237 Table 2, Note 9*  
**Date Filed with Town Clerk:** February 5, 2016

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held a public hearing on Wednesday, January 20, 2016, at 7:00 p.m. in the Town Office Building, Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Member E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E. This hearing and meeting of the ZBA was 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 7:10 p.m., the Chairman called for the hearing on the appeal of DIV Rustcraft, LLC, CCM, 125 High Street, 21<sup>st</sup> Floor, Boston, MA to be allowed a waiver and Special Permit from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for two additional free-standing monument signs to replace existing signs that have been removed at 180-260 Rustcraft Road, Dedham, MA. The property is located in the Research, Development, and Office zoning district. *Town of Dedham Sign Code as noted in the Town of Dedham Charter, Section 237 Table 2, Note 9*

The Applicant was represented by Bill Gisness, Founding Partner, Spagnolo Gisness (SGA), 200 High Street, #2, Boston, MA, and Emily Sano, Environmental Graphic Designer, SGA. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference.

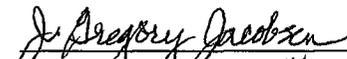
The subject property is known and numbered as 180-260 Rustcraft Road, Dedham, MA and is shown on Dedham Assessors' Map 164, Lots 1 and 5. The certified plot plan indicates that the Subject Property contains 45.7 acres of land and has well over 3,500 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the Research, Development, and Office zoning district. Currently, the property is occupied by offices and warehouses. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1974.

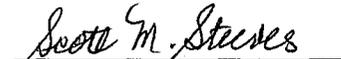
Ms. Sano said they want to replace the two existing signs with two new monument signs. One of the monument signs will be for the main entry to the American Red Cross, and the other will be for tenants at the secondary entry, who currently do not have signs. The signs will keep in character with the building and its materials. Both signs are under 40 square feet and comply, but the Zoning Bylaw only allows one. The minimum frontage is 25 feet, but they are asking to bring it to 17.5 and 20 feet for the signs.

Upon motion being duly made by Jason L. Mammone, P.E. and seconded by J. Gregory Jacobsen, the ZBA voted 5-0 to grant a waiver from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for a Special Permit for two additional free-standing monument signs to replace existing signs that have been removed, and a front setback of 17.5 feet for the Red Cross sign, and 20 feet for the secondary entry sign instead of the required 25 feet. Mr. Jacobsen seconded the motion. The vote was unanimous at 5-0.

Dated: January 20, 2016

  
James F. McGrail, Esq.

  
J. Gregory Jacobsen

  
Scott M. Steeves

  
E. Patrick Maguire, LEED AP

  
Jason L. Mammone, P.E.

Attest by the Administrative Assistant

  
Susan N. Webster