

James F. McGrail, Esq., Chairman
J. Gregory Jacobsen
Scott M. Steeves
E. Patrick Maguire
Jason L. Mammone, P.E.
JH Rumpp, Alternate
Jessica L. Porter, Alternate

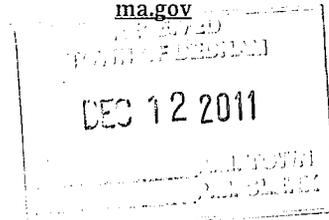
TOWN OF DEDHAM
Commonwealth of Massachusetts



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ZONING BOARD OF APPEALS
26 Bryant Street
Dedham, Massachusetts 02026

DECISION

Case # VAR-10-11-1445

Applicant: Noble & Greenough School
Address: 10 Campus Drive, Dedham, MA
Map/Lot: 38-43/90, SRA/SRB District
Date of Hearing: November 16, 2011
Date of Filing: 12/12/11

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held a public hearing on Wednesday, November 16, 2011, at 7:00 p.m. in the Town Office Building, 26 Bryant Street, Dedham, MA. Present at the hearings were members of the ZBA, James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and Jason L. Mammone, P.E. In the absence of Member E. Patrick Maguire, the Chairman appointed Alternate JH Rumpp to sit in his place. The hearings and meetings of the ZBA were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11.

At 7:22 p.m. on Wednesday, November 16, 2011, the Chairman called for the hearing on the request of Noble & Greenough School, 10 Campus Drive, Dedham, MA for a Special Permit to install two (2) temporary kitchen trailers on its property for a period of four months during construction of an addition to the school in 2012.

The one page transcript from the hearing is the primary source of evidence and is incorporated herein by reference.

The Applicant presented the following to the Board:

- Zoning Board of Appeals application, request for abutters list, and authorization form for publication in *The Dedham Times*
- Letter of necessity from Paul Avery, P.E., McFarland Johnson, 100 Conifer Hill Drive, Suite 407, Danvers, MA
- Plot plan of Noble & Greenough Castle Addition project prepared by Paul Avery, P.E., McFarland Johnson, 100 Conifer Hill Drive, Suite 407, Danvers, MA
- Temporary Kitchen Plan Paul Avery, P.E., McFarland Johnson, 100 Conifer Hill Drive, Suite 407, Danvers, MA

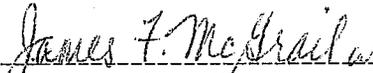
Paul Avery, P.E. represented the school in its petition. He was accompanied by Steve Ginsberg, Business Manager of the school. Mr. Avery stated that they need to install temporary kitchen trailers for approximately four months from April to August 2012 during construction of the new addition to the Castle, as the kitchen and dishwashing areas will not be able to be used during that time. These will be placed in front of the hockey rink, which will not be used due to the end of hockey season. The trailers will be well away from any roads and not visible. They received a negative determination of applicability from the Town of Dedham Conservation Commission. He is requesting the trailers from March 26, 2012 to August 15, 2012.

No one appeared before the Board either in favor or against the petition.

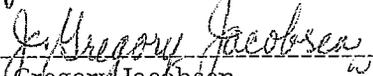
Upon motion duly made by J. Gregory Jacobsen and seconded by JH Rumpp, the ZBA voted unanimously (5-0) to grant the requested special permit for the period of March 26, 2011 thru August 31, 2012. In granting said special permit, the ZBA, based upon the testimony before the ZBA and after consideration of the various factors set forth in the Dedham Zoning By-Law, finds that the proposal satisfies the criteria and standards for a special permit in Chapter 40A, Section 9, to wit: that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or neighborhood.

Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, a copy of this decision bearing the certification of the Dedham Town Clerk that twenty (20) days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County. Applicant is further advised that no waivers/variance will be issued by the Building Department until evidence is presented that this decision has been recorded in the Norfolk County Registry of Deeds. The Applicant should furnish the Zoning Board of Appeals with a receipt from the Registry of Deeds indicating that the decision has been filed.

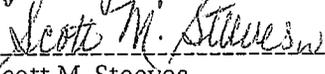
Dated: December 12, 2011



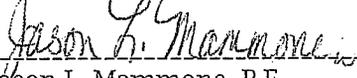
James F. McGrail, Esq.



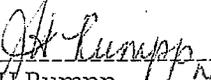
J. Gregory Jacobsen



Scott M. Steeves



Jason L. Mammone, P.E.



JH Rumpp