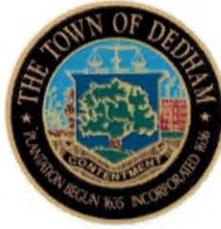


**ZONING BOARD MEMBERS**  
JAMES F. McGRAIL, CHAIRMAN  
J. GREGORY JACOBSEN, VICE CHAIRMAN  
SCOTT M. STEEVES  
E. PATRICK MAGUIRE, LEED AP  
JASON L. MAMMONE, P.E.

**ASSOCIATE MEMBERS**  
JESSICA L. PORTER  
JARED F. NOKES, J.D.



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**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

**ZONING BOARD OF APPEALS**  
**DECISION**

<b>APPLICANT:</b>	<b>Town of Dedham c/o Jason Mammone, P.E.</b>
<b>PROJECT ADDRESS:</b>	<b>450 Sprague Street, Dedham, MA</b>
<b>PROPERTY OWNER/ADDRESS:</b>	Town of Dedham, 55 River Street, Dedham, MA
<b>MAP/LOT AND ZONING DISTRICT:</b>	157/8, General Residence and Limited Manufacturing A
<b>DATE OF APPLICATION:</b>	June 24, 2014
<b>MEMBERS PRESENT AND VOTING:</b>	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jared F. Nokes, J.D.
<b>PETITION:</b>	To be allowed such Special Permits or variances as may be necessary or proper for construction and maintenance of retaining walls with a height of not more than 9 feet and fences with a height of not more than 10 feet
<b>SECTION OF ZONING BYLAW:</b>	<i>Town of Dedham Zoning Bylaw Section 6.5.2, Retaining Walls, Section 9.3, Special Permits, and Section 10.0, Definitions</i>
<b>REPRESENTATIVE:</b>	Deborah Myers, RLA, Activitas, Inc., 16 School Street, Dedham, MA
<b>DATE FILED WITH TOWN CLERK:</b>	<b>JULY 25, 2014</b>

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, July 16, 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, E. Patrick Maguire, LEED AP,

and Jason L. Mammone, P.E. These hearings and meeting of the ZBA were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11.

At 7:27 p.m. the Chairman called for the hearing on the appeal of the Town of Dedham (hereinafter referred to as "Applicant"), 55 River Street, Dedham, MA. The Applicant is requesting allowed such Special Permits or variances as may be necessary or proper for construction and maintenance of retaining walls with a height of not more than 9 feet and fences with a height of not more than 10 feet at the Manor Fields, 450 Sprague Street, Dedham, MA. *Dedham Zoning By-Law Section 6.5.2, Retaining Walls, Section 9.3, Special Permits, and Section 10.0, Definitions*

Prior to beginning the hearing, Mr. McGrail announced that Members E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E., were recusing themselves from this hearing. Mr. Maguire is the principal of Activitas, Inc., and Mr. Mammone is the Director of Engineering for the Town of Dedham, which is the applicant. Mr. McGrail appointed Associate Member Jared F. Nokes, J.D. to sit in Mr. Maguire's stead. Mr. McGrail also said that the Applicant would require a unanimous vote for this application to be approved. Ms. Myers, the Applicant's representative, understood this and chose to continue with the hearing.

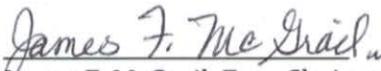
The Applicant was represented by Deborah Myers, RLA, of Activitas, Inc., 16 School Street, Dedham, MA. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

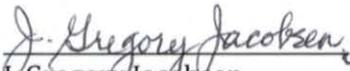
The subject property is known and numbered as 450 Sprague Street, Dedham, MA, and is shown on Dedham Assessors' Map 157, Lot 8. The certified plot plan indicates that the Subject Property contains 21.7 acres of land. and has 494 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the General Residence and Limited Manufacturing A zoning districts. Currently, the property is occupied by vacant land.

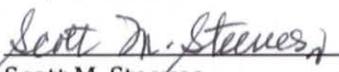
Upon motion duly made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the ZBA voted to grant the requested special permit for construction and maintenance of retaining walls with a height of not more than 9 feet and fences with a height of not more than 10 feet.

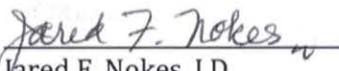
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal 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: July 16, 2014

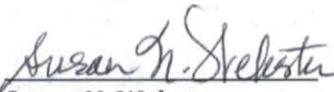
  
James F. McGrail, Esq., Chairman

  
J. Gregory Jacobsen

  
Scott M. Steeves

  
Jared F. Nokes, J.D.

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:**

- ZBA application
- Photographs of existing conditions
- Petition statement prepared by Jason L. Mammone, P.E., Town of Dedham Engineering