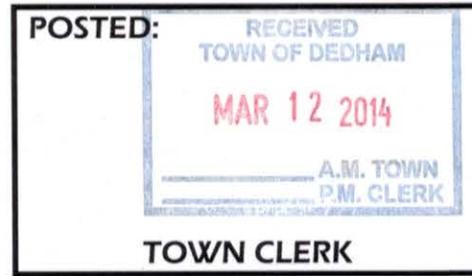




TOWN OF DEDHAM

# MEETING NOTICE



POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

<b>Board or Committee:</b>	<i>Zoning Board of Appeals</i>
<b>Location:</b>	<i>Selectmen's Chambers</i>
<b>Day, Date, Time:</b>	<i>Wednesday, March 19, 2014</i>
<b>Submitted By:</b>	<i>Susan Webster, Administrative Assistant</i>
<b>Date:</b>	<i>March 11, 2014</i>

## **AGENDA:**

- 7:00 p.m. **Ford S. Madeira, Trustee, 77 Village Avenue Realty Trust, 77 Village Avenue, VAR-02-14-1804:** To be allowed such Special Permits and/or variances as required for a side yard setback of six feet instead of the required ten feet, space between buildings of 1.7 feet instead of 5 feet, and lot coverage of 27.3% instead of the allowed 30% in the Aquifer Protection Overlay District (*Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements, and Section 8.2.5.1 Aquifer Protection Overlay District, Permitted Uses*)
- 7:05 p.m. **Gulf Brand Conversion, 2 Washington Street, VAR-02-14-1801:** To be allowed such variances, waivers, permits, or other relief as may be necessary from the Town of Dedham Sign Code as may be required for:
1. The installation and internal illumination of a new fluorescent Gulf branding pylon sign (primary identification "Gulf" sign) consisting of 36 square feet, one digital LED price cabinet with two faces (20 square feet), a "Gulf Express" sign (8.33 square feet, and a programmable electronic message board (10 square feet, for a total of 74.33 square feet of pylon signage rather than the existing 80 square feet of signage, but 54.33 square feet more than the allowable square footage per Table 2 of the Sign Code.
  2. Internal illumination of the pylon sign pursuant to the *Sign Code, Section 7 Special Regulations c.5*
  3. Reduction in height of the pre-existing pylon sign from the existing 17 feet to 16 feet, exceeding the maximum height of 8 feet allowed per *Table 2, Town of Dedham Sign Code* in the Local Business zoning district
  4. Installation and internal illumination of a 21 square foot "Gulf" sign on the north side of the canopy
  5. Installation and internal illumination of a 20.8 square foot "Gulf Express" sign on the building facing Washington Street
  6. Total proposed signage of 137.1 square feet (pylon 74.3 square feet, canopy 42 square feet, and building 20.8 square feet  
(*Town of Dedham Sign Code including Section 7.c.5, Table 2, Section 11.c*)
- 7:10 p.m. **East Coast Sign Company, Inc., 216 Bussey Street, LMA Zoning District, VAR-01-14-1783:** Waiver from Sign Code for internal illumination of a wall sign and free-standing sign at Family Dollar (*Town of Dedham Sign Code, Section 7, Part C, Illumination*) **CONTINUATION FROM FEBRUARY 19, 2014**

- 7:15 p.m. **Joseph B., Robert E., and Paul J. Laughter, 17 Roosevelt Road, VAR-02-14-1793:** Construction of a single family dwelling on a lot with 70 feet of frontage instead of the required 95 feet, 7,000 square feet of total lot area instead of the required 12,500 square feet, and front yard width of 70 feet instead of the required 95 feet (*Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements and MGLA Ch. 40A, Section 10*)
- 7:20 p.m. **Paul M. Cook, Divine Signs, 122 Allied Drive, VAR-02-14-1796:** Waiver from Sign Code for total square footage of signage on property (*Town of Dedham Sign Code Section 7.d.2*)
- 7:25 p.m. **Paul M. Cook, Divine Signs, 171 Milton Street, VAR-02-14-1795:** Waiver from Sign Code for internal illumination (*Town of Dedham Sign Code Section 7.c.6*)
- 7:30 p.m. **Phoenix Properties Group, LLC and Katherine N. Conkling, 60 Emmett Avenue, VAR-02-14-1799:** Such Special Permit and variances required to alter, change, expand, and enlarge (including but not limited to adding upper floors, extension of an exterior wall that is 3 feet from the side line, and expansion of a free-standing garage) a pre-existing nonconforming use (3-family) and structure, and the parking area and accessory uses related thereto (*Town of Dedham Zoning Bylaw Sections 3.3.2, 3.3.3, 3.3.4, 9.2.2, 9.3, Tables 1 and 2*)
- 7:40 p.m. **Clyde H. Simms, 65 Legacy Boulevard (a/k/a 910 Providence Highway), VAR-02-14-1798:** Special Permit for a fitness/exercise facility for spin classes (*Town of Dedham Zoning Bylaw Section 3.3.2 Nonconforming Use, Section 3.1.6 Footnote 23*)
- 7:45 p.m. **Joy Lee, 77 & 83 Washington Street, VAR-02-14-1803:** To be allowed such Special Permits and/or variances required for the demolition of an approximate 1,468 square foot restaurant/lounge building with a 72-seat capacity of and parking lot for the same (i.e., pre-existing nonconforming uses and structures), and for reconstruction of a new extended, altered, and changed restaurant/lounge building of not more than 2,200 square feet with not more than a 72-seat capacity which exceeds the volume and area of the original nonconforming structure and use, and is located other than on the original footprint to be served by a new parking lot with a minimum of 18 parking spaces (*Town of Dedham Zoning Bylaw Sections 3.0, 3.3.2, 3.3.3, 3.3.7, 5.1.4, 9.2.2, and 9.3, Tables 1 and 3*)
- 8:00 p.m. **Artis Senior Living, LLC, 255 and 303 West Street, VAR-02-14-1802:** Such Special Permits as required for a 72-bed assisted living Assisted Living Residence with any and all other uses normally accessory and/or incidental thereto, and for retaining walls in excess of 4 feet in height (*Zoning Bylaw Sections 3.0, 6.5.2, 7.5, 9.3, and Tables 1 and 6*)

**Old/New Business\***

- Review of Minutes, February 19, 2014

*\*This item is included to acknowledge that there may be matters not reasonably anticipated by the Chair that could be raised during the Public Comment period by other members of the Committee, by staff or others.*