



TOWN OF DEDHAM

# MEETING NOTICE

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

<b>Board or Committee:</b>	<b>Zoning Board of Appeals</b>
<b>Location:</b>	<p><b>Town Hall, Lower Conference Room</b> Per current Town policy that all meetings and gatherings, scheduled and hosted by the Town of Dedham, including its departments, boards, and committees involving external parties, should be held virtually or cancelled, this meeting of the Zoning Board of Appeals will be conducted via telephone conference call. To access this telephone conference call, please utilize the following phone number and access code for the meeting:</p> <p><b>Phone Number (Toll Free): 1-844-875-7777</b> <b>Access Code: 297567</b></p>
<b>Day, Date, Time:</b>	<b>Wednesday, March 18, 2020, 7:00 pm</b>
<b>Submitted By:</b>	Jennifer Doherty, Administrative Assistant

## AGENDA

### **(AMENDED TO PROVIDE FOR REMOTE MEETING ATTENDANCE BY THE ZONING BOARD OF APPEALS, APPLICANTS AND GENERAL PUBLIC)**

*NOTE: Times noted for each agenda item are approximate and subject to change. No public hearing item will begin before the start time assigned to it, and it may in fact begin later than the time scheduled.*

7:00 pm	<p><b>17 Maverick Street – Genci Pance</b> Request for six-month extension of Variance granted on April 5, 2019 to construct a new, two-family dwelling. <i>Representative: Kevin F. Hampe, Esq.</i></p>
	<p><b>70 Hastings Street - Joseph Federico</b> Request for a Special Permit to construct a single-family dwelling that would exceed the allowable maximum impervious lot coverage (25% required, 37.2% proposed). The +/- 8,681 sq. ft. subject property is located at 70 Hastings Road, Dedham, MA, Map 182 Lot 91, and is within a Single Residence B Zoning District (SRB) and Aquifer Protection Overlay District. <i>Town of Dedham Zoning Bylaw Sections 8.2, 9.2, 9.3 and Table 2. Continued from February 19, 2020 and proposed to be continued to April 15, 2020</i></p>
	<p><b>909 Providence Highway - Amy McGrath c/o Sterling Sign</b> Request for waivers from the provisions of the Dedham Sign Code to install a +/- 113 sq. ft., internally illuminated wall sign (Autobahn USA); wall signs above the roof line are not permitted. The +/- 21,658 sq. ft. subject property is located at 909 Providence Highway, Dedham, MA, Map 149 Lot 24, and is within a Research, Development &amp; Office Zoning District (RDO) and Single Residence B Zoning District (SRB). <i>Town of</i></p>

	<i>Dedham Sign Code Section 237-19(E) and Table 2. Continued from February 19, 2020 and proposed to be continued to April 15, 2020</i>
	<p><b>118 Bridge Street - David Flynn</b>  Request for a Special Permit to convert a pre-existing nonconforming five (5) unit residential building to six (6) unit residential building (new dwelling unit in the existing basement area) with ten (10) off-street parking spaces. The subject property is located at 118 Bridge Street, Dedham, Map 25, Lot 6 and is within Limited Business (LB) and General Residence (GR) Zoning Districts and the Flood Plain Overlay District (FPOD). <i>Dedham Zoning By-Law Section 3.3.2, 8.0, 9.2, 9.3 and Table 1. Proposed to be continued to April 15, 2020</i></p>
	<p><b>142 Oakdale Avenue - Adam Maislen</b>  Request for a Special Permit to extend/alter a pre-existing nonconforming two-family dwelling (via dormers) and a Special Permit to construct dormer(s) within the pre-existing nonconforming front yard setback. The subject property is located at 142 Oakdale Avenue, Dedham, Map 142, Lot 80 and located within a Single Residence B (SRB) Zoning District. <i>Dedham Zoning By-Law Section 3.3.2, 3.3.3, 4.1, 9.2, 9.3 and Table 2. Proposed to be continued to April 15, 2020</i></p>
	<p><b>56 Greenlodge Street – Andrew &amp; Ashley Pepoli</b>  Request for a Special Permit for the creation of an accessory dwelling unit and Waiver to allow the accessory dwelling unit to be located on a lot that does not provide ten percent greater land area than required by the dimensional regulations (12,463 sq. ft. provided, 13,750 sq. ft. required). The subject property is located at 56 Greenlodge Street, Map 167, Lot 64 and within a Single Residence B (SRB) Zoning District. <i>Town of Dedham By-Law Sections 3.3, 7.7, 9.2, 9.3, 10, Table 1 and Table 2. Representative Peter A. Zahka, Esq. Proposed to be continued to April 15, 2020</i></p>
	<p><b>110, 200, 210, and 214 Elm Street and 119 Quabish Road – Legacy Place, LLC</b>  Request for such relief and/or waivers from the Dedham Sign Code to amend the <i>Legacy Place Sign Program</i>, to define and allow murals, new pylon signs (42 ft. in height, same as existing pylon signs) providing for up to ten (10) tenant sign panels, internally and externally illuminated monument signs, and a Special Permit for a retaining wall in excess of four (4) ft. The subject property is located at 110, 200, 210, and 214 Elm Street and 119 Quabish Road, Dedham, MA, Map 162 Lots 1, 3, 44 and 45, Map 150 Lot 5 and is within a Research, Development &amp; Office (RDO) Zoning District and is a Planned Commercial (PC) Development. <i>Dedham Sign Code Sections 1-12; Table 1 &amp; 2. Dedham Zoning By-Law Sections 6.5.2, 9.2, and 9.3. Representative Peter A. Zahka, Esq. Proposed to be continued to April 15, 2020</i></p>
	<p><b>Old/New Business</b>  <i>This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee / Board, by staff, or by the public.</i></p>