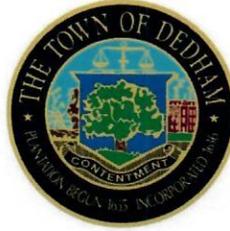


PLANNING BOARD

John R. Bethoney, Chair
Ralph I. Steeves, Vice Chair
Robert D. Aldous, Clerk
Michael A. Podolski, Esq.
James E. O'Brien IV



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Phone 781-751-9240
Fax 781-751-9225

Planning Director

Richard J. McCarthy, Jr.
rmccarthy@dedham-ma.gov

Administrative Assistant

Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
PLANNING BOARD**

**CERTIFICATE OF APPROVAL
OF
INSUBSTANTIAL MODIFICATION**



APPLICANT: Chick-Fil-A
PROJECT ADDRESS: 100-140 Providence Highway, Dedham, MA
PROPERTY OWNER: OSJ of Dedham, LLC
OWNER'S ADDRESS: 375 Commerce Park Road, Kingston, RI 02852
DATE: May 11, 2017

In a letter dated April 5, 2017, Chick-Fil-A (hereinafter referred to as the "Applicant") requested approval of an insubstantial modification for parking, signage, and landscape changes. Revisions include:

1. Twenty five parking spaces added to the south side of the restaurant
2. Improvements of the Providence Highway right-of-way with additional signage, striping, and an accessible driveway crossing with ADA compliant ramps connecting the sidewalks on either side of the driveway.
3. Addition of a pedestrian link and additional landscaping to the existing walk within Providence Highway.

In accordance with Section 9.5.9 of the Dedham Zoning Bylaws, the Planning Board first makes a determination whether or not the change is insignificant. At the meeting held on May 11, 2017, the Planning Board, consisting of Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously, 5-0, that the modification was insignificant and did not warrant notice.

On May 11, 2017, after discussion, the Planning Board, consisting of Chairman Michael A. Podolski, Esq., Vice Chairman John R. Bethoney, Clerk Robert D. Aldous, Ralph I. Steeves, and

James E. O'Brien IV, voted unanimously, 5-0, to approve the above listed revisions and changes on the following terms and **CONDITIONS**:

1. The changes will be shown on the as-built plan.
2. The conditions of the original decision remain in full force and effect.

Dated: August 17, 2017

By the Dedham Planning Board


Robert D. Aldous, Clerk